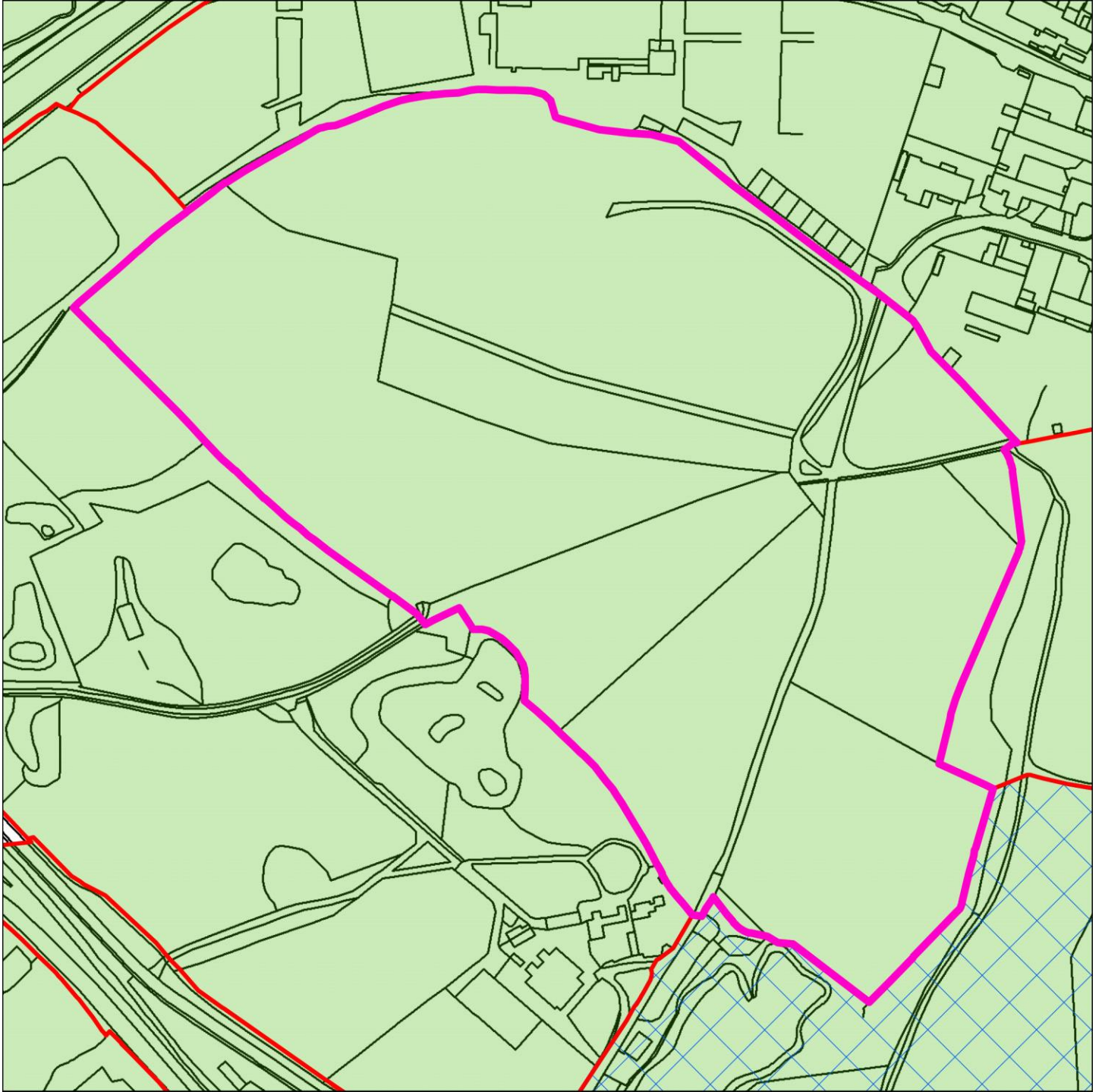


Land Parcel Ref: CWIE3

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 40 80
m



Land Parcel Ref: CWIE3

Parcel Type:

Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel borders the Cannock Wood Industrial Estate developed along the Cannock Wood Industrial Estate Road. The parcel abuts the development along the road not the road; therefore, the role of this parcel of Green Belt in preventing sprawling ribbon development is diminished.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel is roughly two thirds open pasture land used for grazing and one third woodland. Mature trees border the majority of the parcel, screening views of the surrounding countryside. There is no development within the parcel; therefore, the parcel is considered to be open.

Land Parcel Ref: CWIE3

Parcel Type:

Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel borders the Cannock Wood Industrial Estate, not a settlement. Therefore, while the wider Green Belt does contribute to preventing neighbouring towns from merging, in isolation, this parcel does not.

Land Parcel Ref: CWIE3

Parcel Type:

Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel is roughly two thirds open pasture land used for grazing and one third woodland. Mature trees border the majority of the parcel, screening views of the surrounding countryside. There is no development within the parcel; therefore, the parcel is considered to be open with no urbanising influences.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel is roughly two thirds open pasture land used for grazing and one third woodland. Mature trees border the majority of the parcel, screening views of the surrounding countryside. However, in isolation, this woodland is not considered to be a significant boundary able to assist in safeguarding the wider countryside from encroachment and there are no other significant boundaries performing this function within the parcel. Therefore, it is the designation of the land as Green Belt which contributes to protecting this piece of intact and open countryside from encroachment.

Land Parcel Ref: CWIE3

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within the historic town of Cannock and does not have direct views in to the town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of the historic town.

Land Parcel Ref: CWIE3

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: CWIE3

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

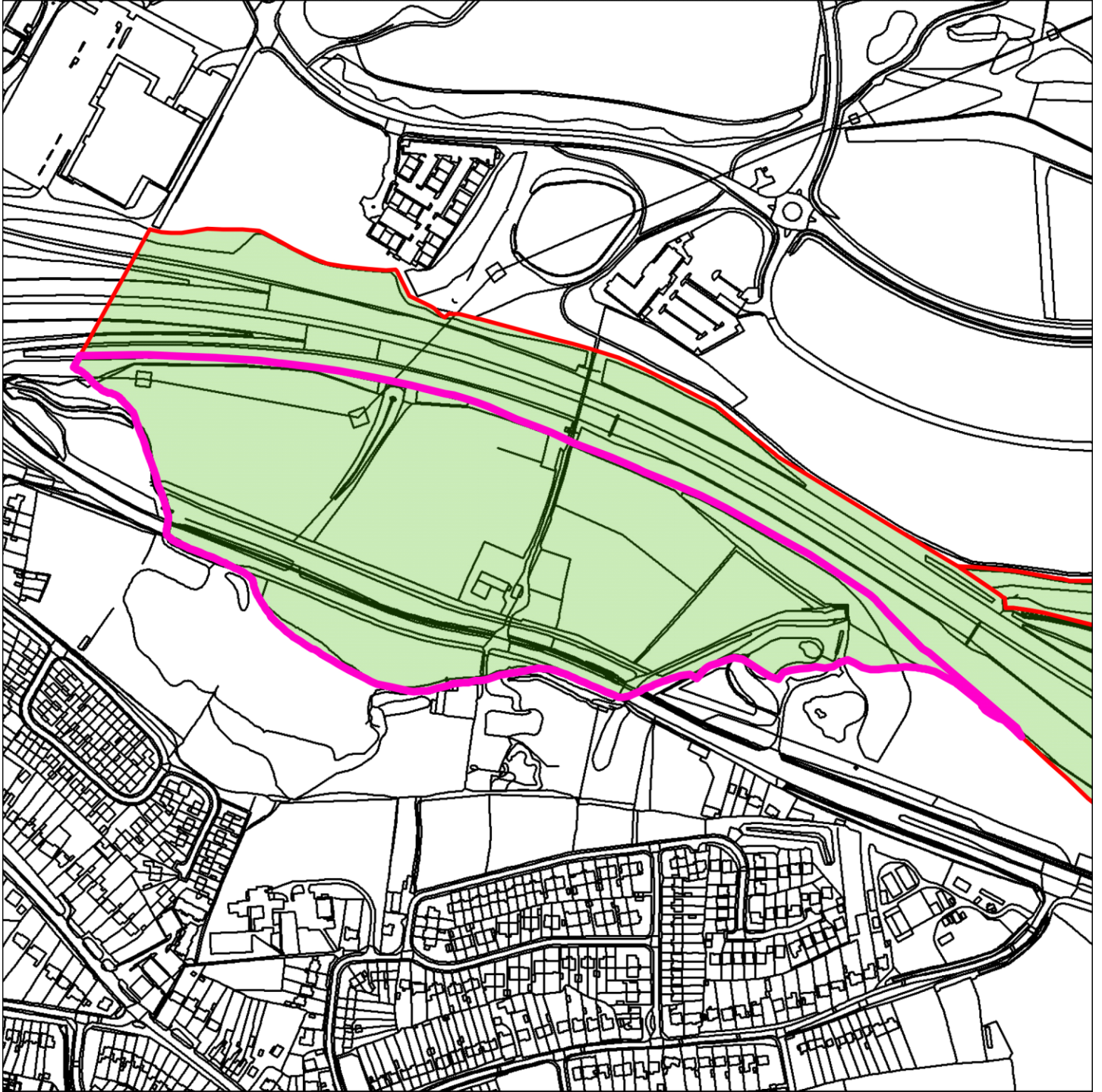
Purpose 5 Score: /4





Total Score: /20

Land Parcel Ref: GW1

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 62.5 125
m



Land Parcel Ref: GW1

Parcel Type:

Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

Great Wyrley lies to the south of the southern border of the parcel; Watling Street runs in parallel with this urban edge through the parcel, and further north, at the parcels northern edge the M6 Toll Motorway also runs east west. The M6 Toll is a motorway which is unlikely to facilitate sprawling ribbon development. The section of Watling Street that runs through GW1 does not directly emanate from the existing urban edge of a large built-up area and there is no ribbon development along the road directly to the east and west which could be extended along the road within the parcel. There are no other route ways that run through or border the parcel; therefore, the parcel is not considered to be playing a significant role in preventing the sprawl of Great Wryley.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel sits to the north of the town of Great Wyrley and to the south of Cannock on the other side of the M6 Toll Road. The parcel contains scrubland and pockets of woodland. A line of pylons runs through the parcel and the parcel contains a farm (Streetway Farm). The buildings associated with the farm compromise the openness of the Green Belt within their immediate vicinity and the significant infrastructure to the north creates a feeling of containment. From the higher ground within the parcel it is possible to see out to the wider countryside to the east and south east of the parcel.

Land Parcel Ref: GW1

Parcel Type:

Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel sits to the north of the town of Great Wyrley and to the south of Cannock on the other side of the M6 Toll Road. The earthworks and infrastructure of the motorway separate Cannock from the town of Great Wyrley to the south. At its narrowest point the distance between the two settlements is roughly the width of M6 Toll Road (less than 200m).

Land Parcel Ref: GW1

Parcel Type:

Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel sits to the north of the town of Great Wyrley and to the south of Cannock on the other side of the M6 Toll Road. The parcel contains scrubland and pockets of woodland. A line of pylons runs through the parcel and there have been some significant flood risk management engineering work in the parcel with the creation of concrete gullies. These urbanising features combined with the street lights along Watling Street and the M6 Toll Motorway to the north urbanise portions of the countryside within the parcel.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel sits to the north of the town of Great Wyrley and to the south of Cannock on the other side of the M6 Toll Road. The southern edge of the parcel follows a brook designated as Flood Zone 3. These two features retain the countryside within the parcel and serve to safeguard the wider countryside from encroachment.

Land Parcel Ref: GW1

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: GW1

Parcel Type:

Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GW1

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

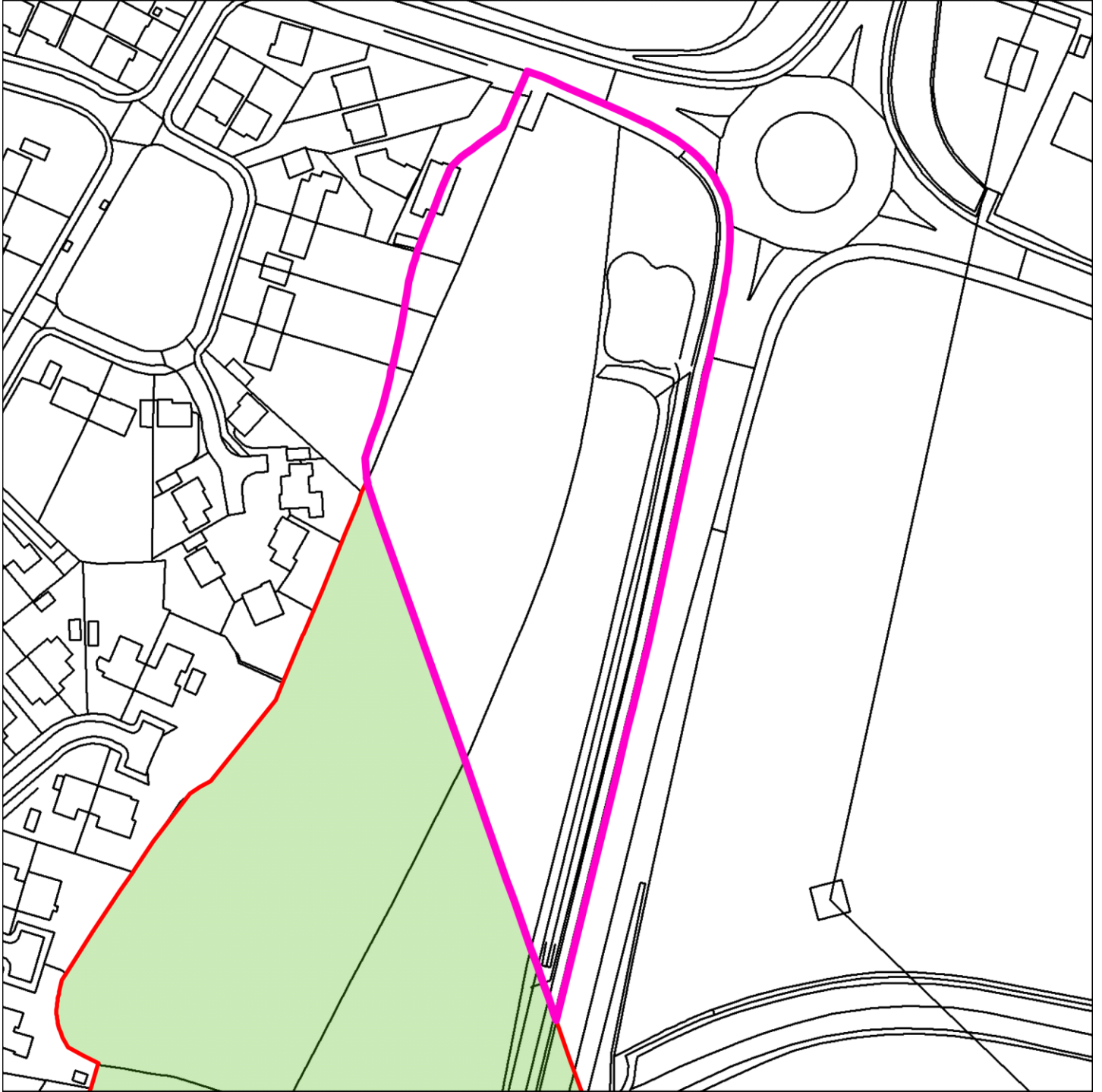
Total Score: /20





Land Parcel Ref:

LI1

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 15 30
m



Land Parcel Ref: LI1

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel plays some role in preventing the eastwards sprawl of Brereton (merged with Rugeley) along the southern side of Rugeley Road (A513).

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel sits to the south east of Brereton (merged with Rugeley). The parcel contains a thin strip of undeveloped land in between the urban edge of Brereton and the A51. A thin strip of woodland grows down the eastern half of the parcel. Despite being undeveloped, the parcel is very thin with limited views of the countryside and the residential development to the west combined with the busy roads to the north and east.

Land Parcel Ref: LI1

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel sits to the south east of Brereton (merged with Rugeley). The nearest settlement to this portion of Brereton's urban edge is Armitage to the east. Measured from the urban edge of Brereton at the northern end of the parcel, the distance between Brereton and Armitage is roughly 1.7km.

Land Parcel Ref: LI1

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel sits to the south east of Brereton (merged with Rugeley). The parcel contains a thin strip of undeveloped land in between the urban edge of Brereton and the A51. A thin strip of woodland grows down the eastern half of the parcel. Despite being undeveloped, the parcel is very thin with only limited views of the countryside to east and the residential development to the west combined with the busy, street lit roads to the north and east.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel sits near the western slope of Hobs Hill to the south east of Brereton. Half of the parcel is covered in mature trees. The A51 road runs down the eastern edge of the parcel. Although not a dual carriageway, the road, combined with the slope of Hobs Hill and the woodland are considered to play some role in assisting to safeguard the countryside from the eastwards encroachment of Brereton.

Land Parcel Ref: LI1

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within the historic town of Rugeley and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of the historic town.

Land Parcel Ref: LI1

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: LI1

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

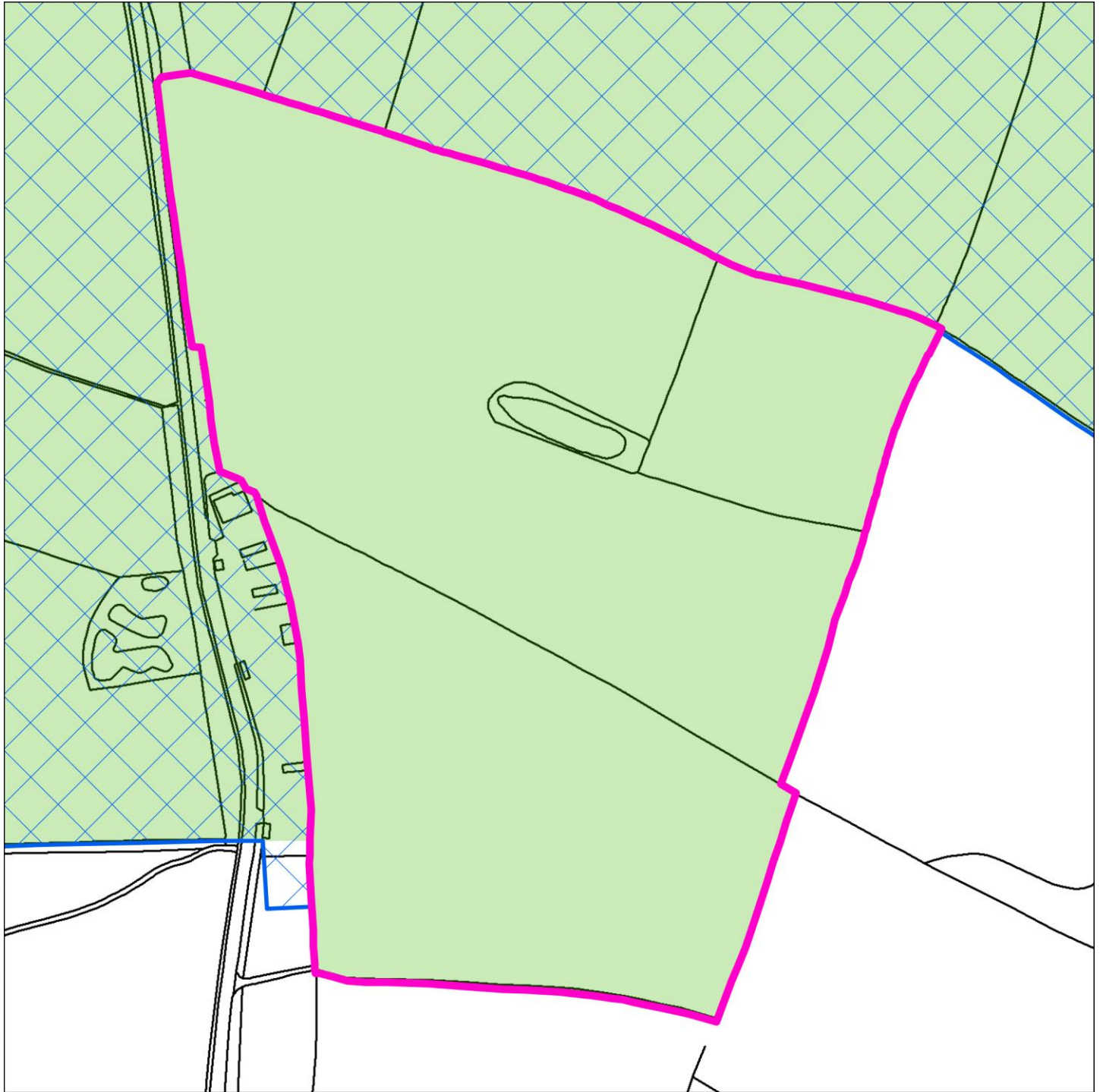
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: LL1 (GTS)

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 30 60
m



Land Parcel Ref: LL1 (GTS)

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The Green Belt within the parcel sits to the north and south of a gypsy and traveller site along Norton Road. The Green Belt is playing some role in preventing the northwards and southwards sprawl of this site.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the east of a gypsy and traveller site. It contains two large agricultural fields, a small pocket of woodland in the north eastern corner and a small pocket of scrubland in the south western corner. The parcel is open, containing no development and retaining good views of the surrounding countryside.

Land Parcel Ref: LL1 (GTS)

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the east of a gypsy and traveller site, not a settlement. Therefore, while the wider Green Belt does contribute to preventing neighbouring towns from merging, in isolation, this parcel does not.

Land Parcel Ref: LL1 (GTS)

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the east of a gypsy and traveller site. It contains two large agricultural fields, a small pocket of woodland in the north eastern corner and a small pocket of scrubland in the south western corner. The parcel is open, containing no development and retaining good views of the surrounding countryside. There are no urbanising influences within the parcel that would constitute encroachment of the countryside.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel contains no significant boundaries likely to protect the countryside within and outside the parcel from encroachment from the gypsy and traveller site to the west. Therefore, it is the designation of the land as Green Belt which contributes to protecting this piece of intact and open countryside from encroachment.

Land Parcel Ref: LL1 (GTS)

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: LL1 (GTS)

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: LL1 (GTS)

Parcel Type: Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

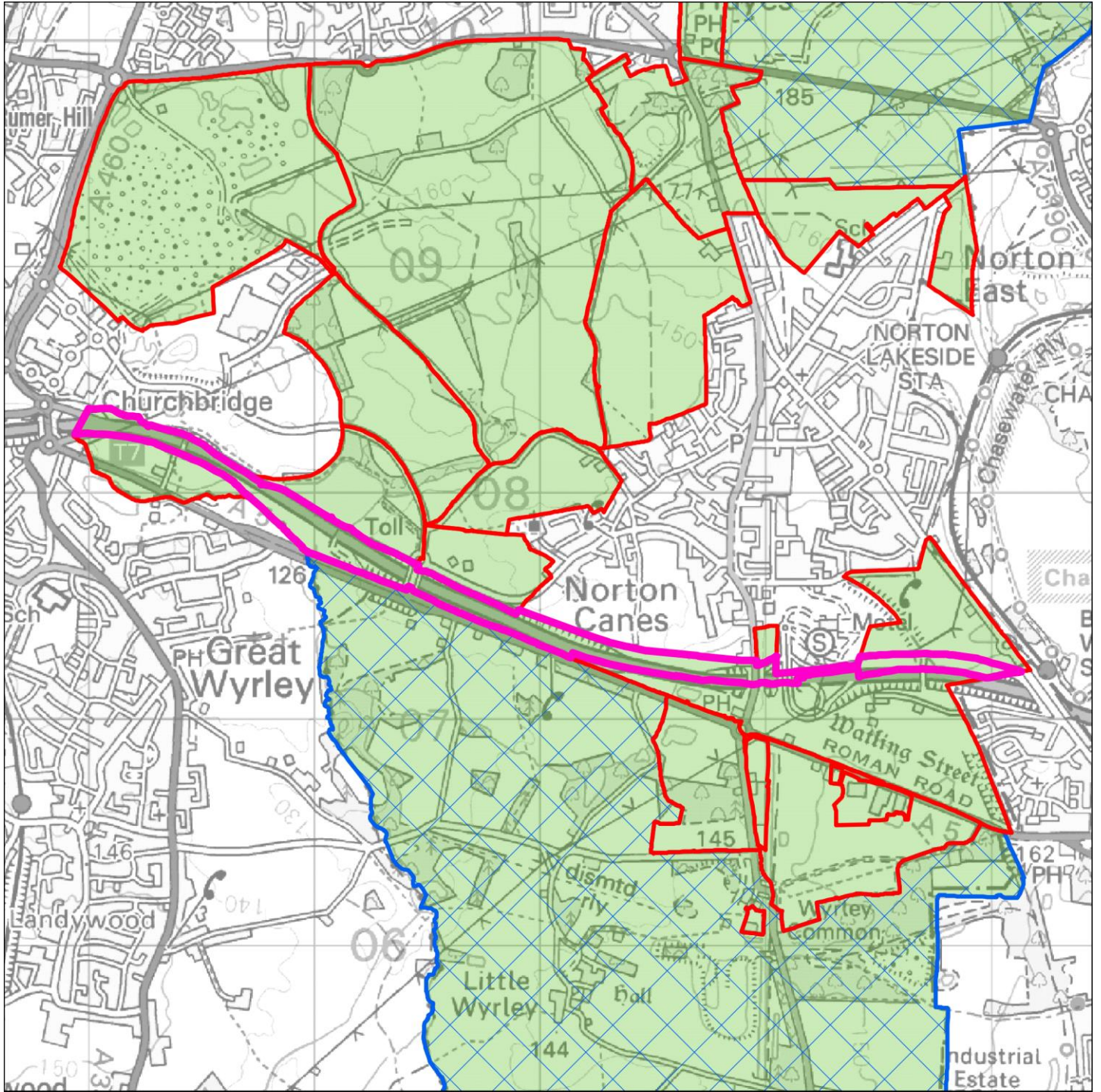
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: M6T1

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 310 620
m



Land Parcel Ref: M6T1

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel follows the M6 Toll Motorway which is too large to facilitate sprawling ribbon development along it. Therefore, this parcel of Green Belt is not considered to play a role in checking the sprawl of the neighbouring large built-up areas of Cannock and Norton Canes.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel follows the M6 Toll Motorway. The earthworks and infrastructure associated with the M6 Toll Road are considered to significantly compromise the openness of the Green Belt within the parcel and the immediate vicinity.

Land Parcel Ref: M6T1

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel follows the M6 Toll Motorway which follows the existing urban edges of Cannock and Norton Canes to the north. The earthworks and infrastructure of the motorway separate Cannock from the town of Great Wyrley to the south. At its narrowest point the distance between the two settlements is roughly the width of M6 Toll Road (less than 200m).

Land Parcel Ref: M6T1

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel follows the M6 Toll Motorway which represents a significant urbanising influence on the countryside within the Green Belt.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel follows the M6 Toll Motorway. The earthworks and infrastructure associated with the M6 Toll Road represent a significant barrier to the encroachment of the countryside either side of the motorway.

Land Parcel Ref: M6T1

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: M6T1

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: M6T1

Parcel Type: Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

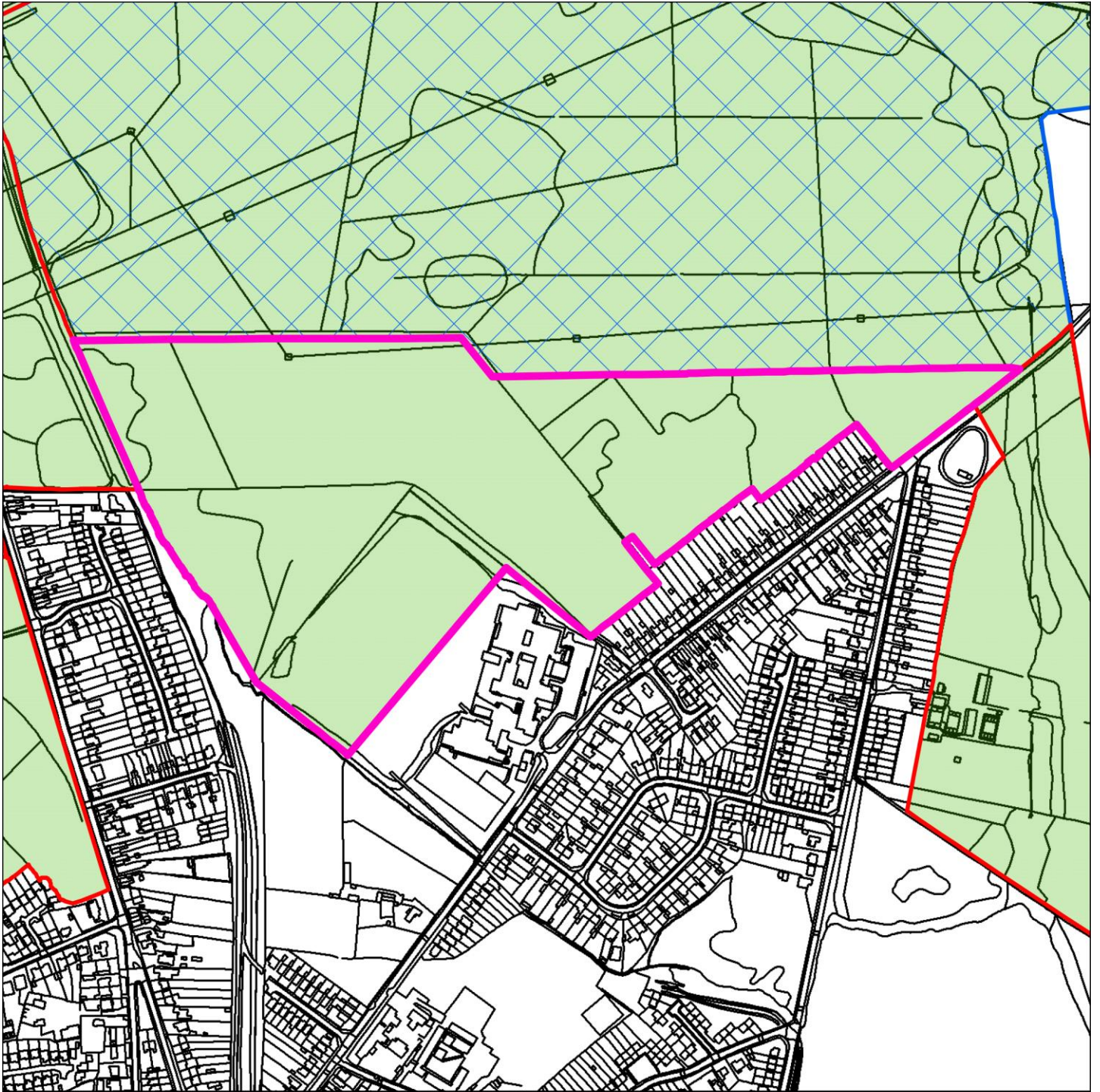
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NC1

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 65 130
m



Land Parcel Ref: NC1

Parcel Type:

Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel plays some role in preventing northwards sprawling ribbon development along the north western side of Burntwood road at the eastern end of the parcel.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the north of Norton Canes. The parcel contains scrubland, half of the playing fields of the large school to the south of the parcel, a large irregular-shaped agricultural field and pockets of woodland. The parcel is open with good views of the countryside within the immediate vicinity of the parcel and longer ranging views to the south west and south. A single pylon sits close to the northern edge of the parcel; there is no other built development within the parcel. In isolation the pylon is not considered to compromise openness.

Land Parcel Ref: NC1

Parcel Type:

Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the north of Norton Canes. The closest settlement to this portion of the Norton Canes urban edge is the town of Burntwood to the north east. Measured along Burntwood Road at the north western edge of the parcel, the distance between the towns is roughly 700m. The town of Cannock also lies a similar distance from the urban edge of Norton Canes to the north.

Land Parcel Ref: NC1

Parcel Type:

Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the north of Norton Canes. The parcel contains scrubland, half of the playing fields of the large school to the south of the parcel, a large irregular-shaped agricultural field and pockets of woodland. The parcel is open with good views of the countryside within the immediate vicinity of the parcel and longer ranging views to the south west and south. A single pylon sits close to the northern edge of the parcel; there is no other built development within the parcel. In isolation the pylon is not considered to have a significant urbanising influence on the countryside in the parcel, not compromise openness.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel contains pockets of woodland some of which is designated as part of the Chasewater and the Southern Staffordshire Coalfield Heaths Site of Special Scientific Interest (SSSI). In isolation, this woodland is not considered to be a significant boundary able to assist in safeguarding the wider countryside from encroachment and there are no other significant boundaries performing this function within the parcel. Therefore, it is the designation of the land as Green Belt which contributes to protecting the open countryside from encroachment.

Land Parcel Ref: NC1

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: NC1

Parcel Type:

Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: NC1

Parcel Type: Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

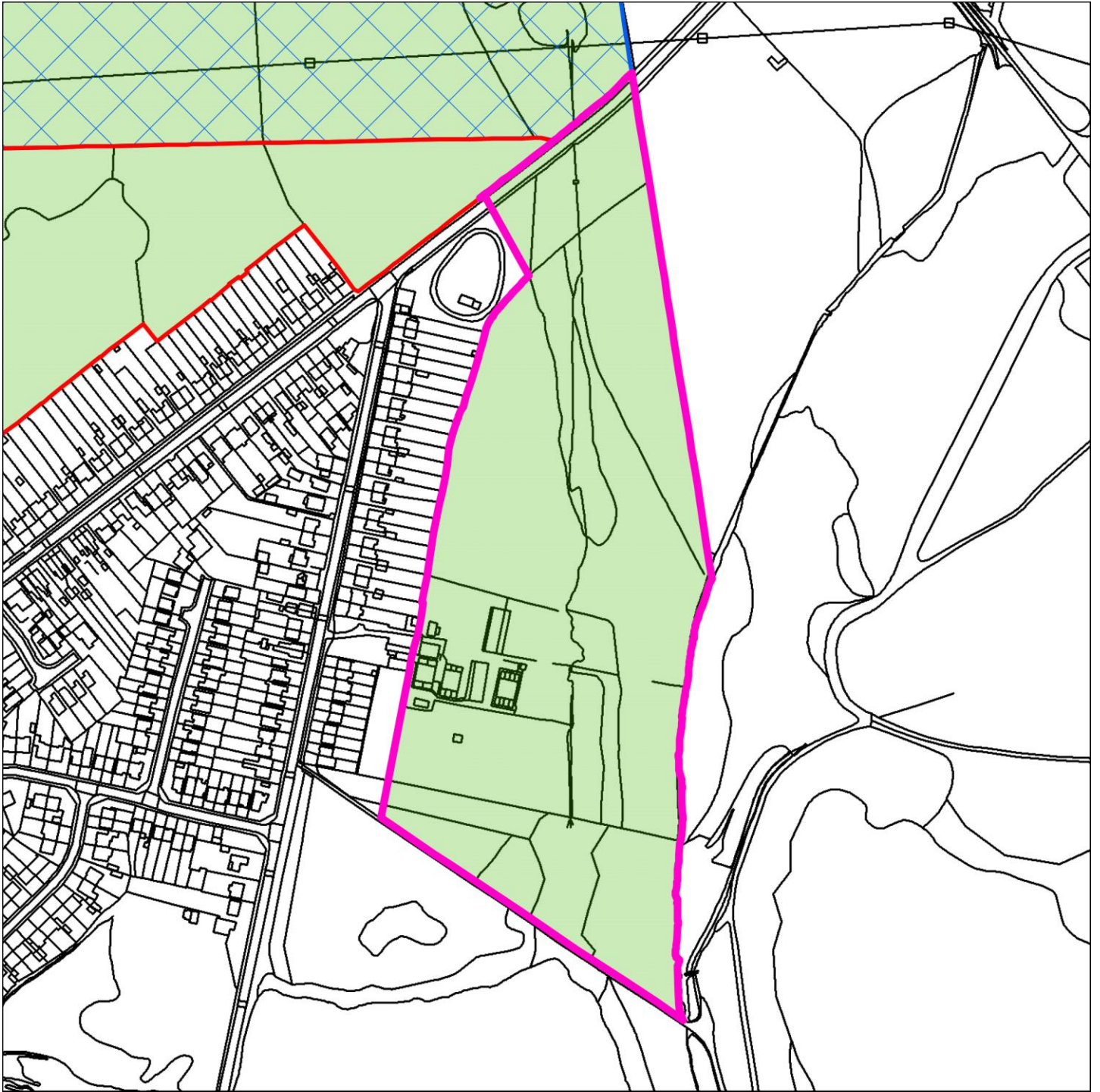
Purpose 5 Score: /4


Total Score: /20

Land Parcel Ref: NC2

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 45 90
m



Land Parcel Ref: NC2

Parcel Type:

Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel plays some role in preventing northwards sprawling ribbon development along the south eastern side of Burntwood road.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the north east of Norton Canes. The parcel contains woodland adjacent to Chasewater at the southern end of the parcel. The rest of the parcel contains scrubland some of which is used for grazing. The western edge of the parcel borders the back gardens of a residential street in Norton Canes (North East Road). The parcel contains several garages and outbuildings connected to North East Road. These buildings compromise the openness of the Green Belt within their immediate vicinity; however all are relatively low lying and the majority of the parcel is undeveloped and open with good views of the countryside within the immediate vicinity of the parcel and longer ranging views to the south west and south.

Land Parcel Ref: NC2

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the north east of Norton Canes. The closest settlement to this portion of the Norton Canes urban edge is the town of Burntwood to the north east. Measured along Burntwood Road at the north western edge of the parcel, the distance between the towns is roughly 700m.

Land Parcel Ref: NC2

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the north east of Norton Canes. The parcel contains woodland adjacent to Chasewater at the southern end of the parcel. The rest of the parcel contains scrubland some of which is used for grazing. The western edge of the parcel borders the back gardens of a residential street in Norton Canes (North East Road). The parcel contains a large area of hardstanding upon which several garages and outbuildings sit. These features urbanise the countryside within their immediate vicinity. However, the majority of the parcel is undeveloped and open with good views of the countryside within the immediate vicinity of the parcel and longer ranging views to the south west and south.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

Woodland borders the parcel's southern and eastern edges. The woodland in the southern portion of the parcel is designated as part of the Chasewater and the Southern Staffordshire Coalfield Heaths Site of Special Scientific Interest (SSSI). In isolation, this woodland is not considered to be a significant boundary able to assist in safeguarding the wider countryside from encroachment and there are no other significant boundaries performing this function within the parcel. Therefore, it is the designation of the land as Green Belt which contributes to protecting the open countryside from encroachment.

Land Parcel Ref: NC2

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: NC2

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: NC2

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

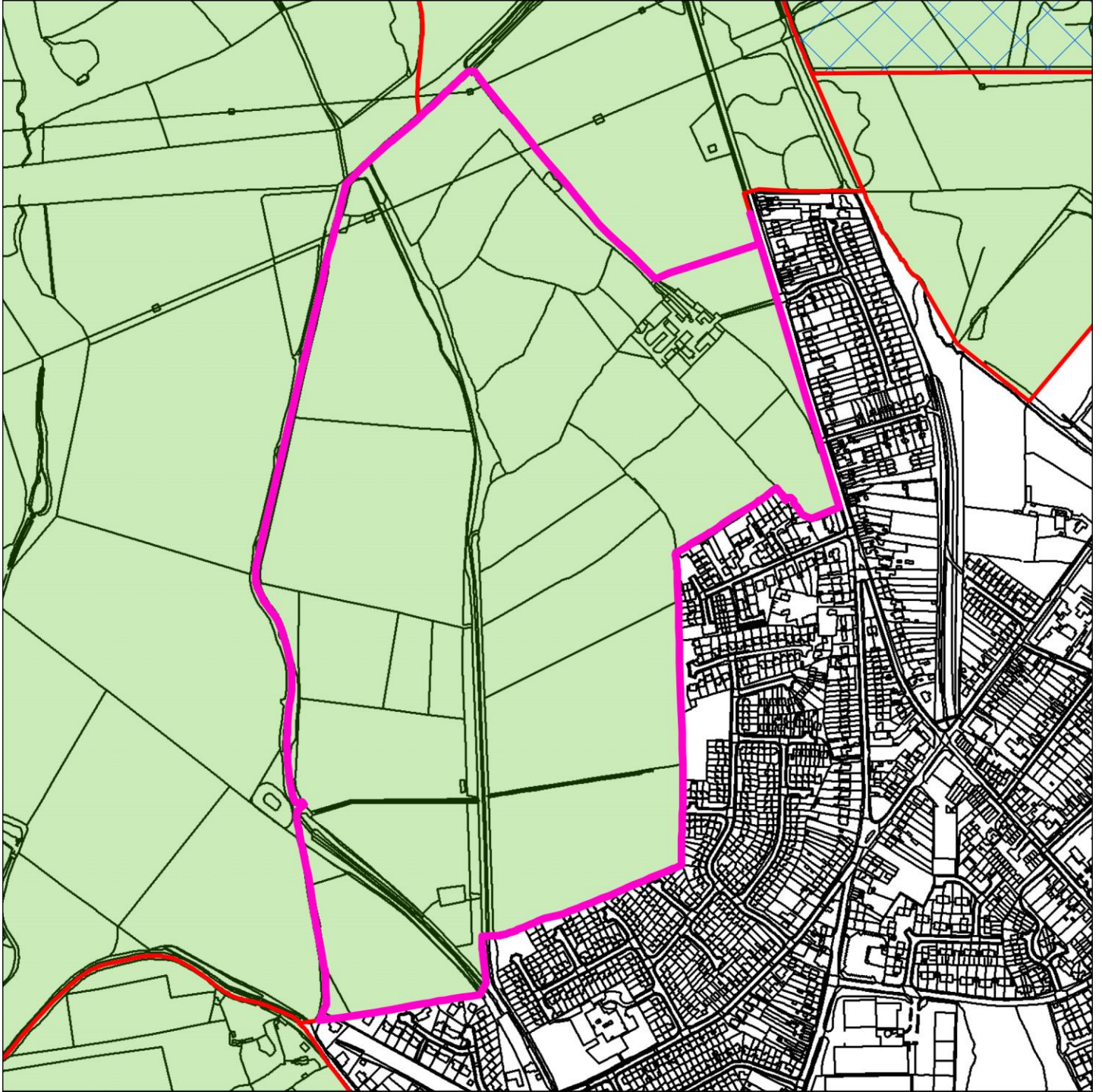
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NC3

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 87.5 175
m



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Land Parcel Ref: NC3

Parcel Type:

Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel borders Hednesford Road at its eastern edge; however development has already occurred along its eastern side. There are no other route ways within or adjacent to the parcel which are likely to facilitate sprawling ribbon development; therefore, the parcel is considered to make a limited contribution to this parcel.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the north west of Norton Canes. The parcel contains medium-sized, regular-shaped agricultural fields lined by mature woodland. With the exception of a single farm in the northern half of the parcel (Norton Lodge Farm), a small gypsy and traveller site at the north western edge of the parcel and two lines of pylons which run through the northern tip of the parcel, the parcel is free from development. The land within the parcel slopes upwards to the north. The farm buildings compromise the openness of the Green Belt within their immediate vicinity; however, the vast majority of the land within the parcel is open with excellent views of the countryside between Norton Canes and Cannock and wider ranging views of the countryside to the south and south west of the parcel.

Land Parcel Ref: NC3

Parcel Type:

Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the north west of Norton Canes. The closest settlement to this portion of the Norton Canes urban edge is the town of Cannock to north. Measured along Hednesford Road at the north eastern edge of the parcel, the distance between the towns is roughly 600m.

Land Parcel Ref: NC3

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the north west of Norton Canes. The parcel contains medium-sized, regular-shaped agricultural fields lined by mature woodland. With the exception of a single farm in the northern half of the parcel (Norton Lodge Farm), a small gypsy and traveller site at the north western edge of the parcel and two lines of pylons which run through the northern tip of the parcel, the parcel is free from development. The land within the parcel slopes upwards to the north. The farm buildings compromise the openness of the Green Belt within their immediate vicinity but they are not considered to be urbanising influences. Furthermore, in isolation the pylons and the small gypsy and traveller site in the northern tip of the parcel are not considered to have urbanising influence on the countryside within the parcel. The vast majority of the land within the parcel is open with excellent views of the countryside between Norton Canes and Cannock and wider ranging views of the countryside to the south and south west of the parcel.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel contains no significant boundaries able to assist in safeguarding the wider countryside from encroachment. Therefore, it is the designation of the land as Green Belt which contributes to protecting the open countryside from encroachment.

Land Parcel Ref: NC3

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: NC3

Parcel Type:

Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: NC3

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

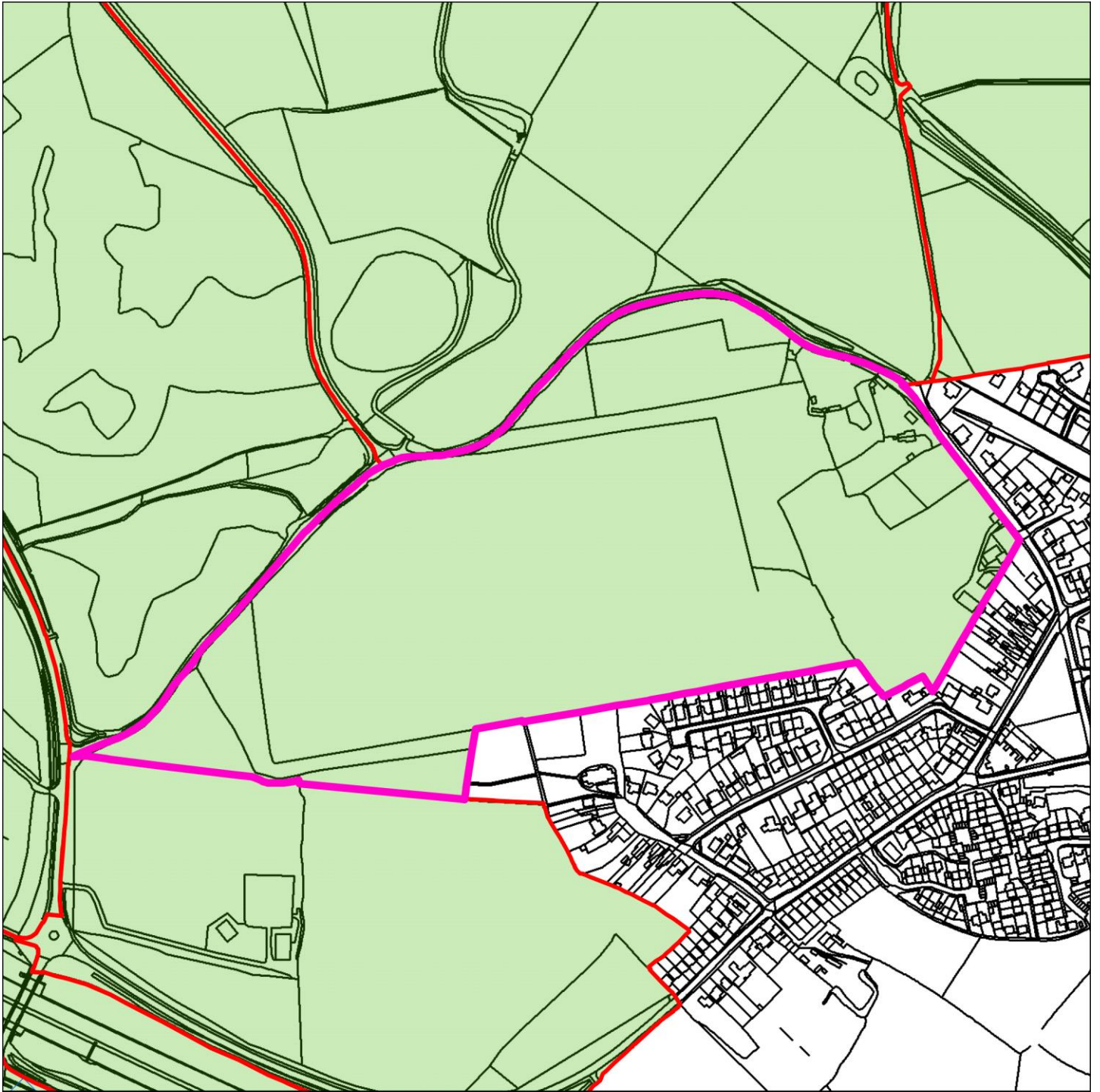
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NC4

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 62.5 125
m



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Land Parcel Ref: NC4

Parcel Type:

Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel borders Washbrook Lane at its north eastern and northern edges. While some ribbon development has already occurred along both sides of the Lane, there is potential for more. Therefore, the parcel is playing some role in preventing the westwards sprawl of Norton Canes.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the west of Norton Canes. The parcel contains a large regular-shaped agricultural field bordered by pockets of woodland along parts of all of its northern, western, southern and eastern edges. Smaller agricultural fields lie to the north and east of the large field. A single dwelling and associated out buildings sits at the eastern edge of the parcel off Washbrook Lane. Further south three agricultural barns/sheds lie adjacent to the existing urban edge of Norton Canes within the parcel. These buildings along the eastern edge of the parcel compromise the openness of the Green Belt within their immediate vicinity while the rest of the parcel is undeveloped and open with views of the countryside to the north and west.

Land Parcel Ref: NC4

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the west of Norton Canes. The closest settlement to this portion of the Norton Canes urban edge is the town of Cannock to west. Measured along the southern edge of the parcel, the distance between Norton Canes and Cannock to the north west is just less than 1km.

Land Parcel Ref: NC4

Parcel Type:

Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the west of Norton Canes. The parcel contains a large regular-shaped agricultural field bordered by pockets of woodland along parts of all of its northern, western, southern and eastern edges. Smaller agricultural fields lie to the north and east of the large field. A single dwelling and associated out buildings sits at the eastern edge of the parcel off Washbrook Lane. Further south three agricultural barns/sheds lie adjacent to the existing urban edge of Norton Canes within the parcel. These buildings along the eastern edge of the parcel compromise the openness of the Green Belt within their immediate vicinity while the rest of the parcel is undeveloped and open with views of the countryside to the north and west. None of the built development within the parcel is considered to have an urbanising influence over the countryside within the parcel.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel contains no significant boundaries able to assist in safeguarding the wider countryside from encroachment. Therefore, it is the designation of the land as Green Belt which contributes to protecting the open countryside from encroachment.

Land Parcel Ref: NC4

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: NC4

Parcel Type:

Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: NC4

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

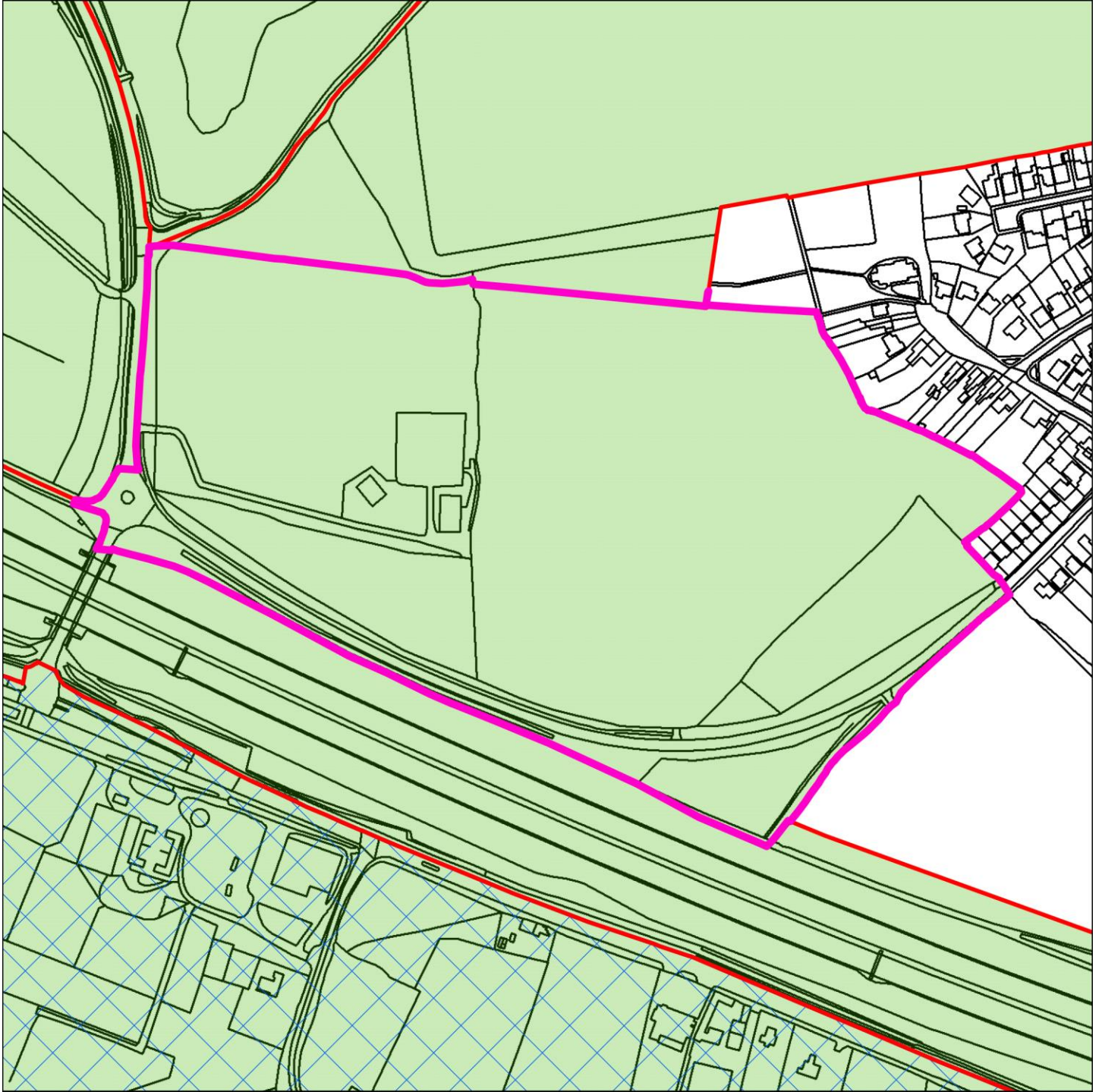
Purpose 5 Score: /4


Total Score: /20

Land Parcel Ref: NC5

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 45 90
m



Land Parcel Ref: NC5

Parcel Type:

Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel plays some role in preventing the westwards sprawl of Norton Canes along Norton Hall Lane at the southern edge of the parcel.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the west of Norton Canes. The parcel contains two large agricultural fields and three small agricultural fields. There are relatively few trees within the parcel. Sloping up to the urban edge of Norton Canes at the eastern edge of the parcel, there are excellent views of the countryside between Norton Canes and Cannock to the west and north. A relatively new farm has been constructed in the centre of the parcel. The buildings associated with the farm compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the land within the parcel remains undeveloped and open.

Land Parcel Ref: NC5

Parcel Type:

Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the west of Norton Canes. The closest settlement to this portion of the Norton Canes urban edge is the edge of Kingswood Lakeside Business Park adjacent to the town of Cannock to the west. Measured along the northern edge of the parcel, the distance between Norton Canes and Cannock to the north west is just less than 1km.

Land Parcel Ref: NC5

Parcel Type:

Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the west of Norton Canes. The parcel contains two large agricultural fields and three small agricultural fields. There are relatively few trees within the parcel. Sloping up to the urban edge of Norton Canes at the eastern edge of the parcel, there are excellent views of the countryside between Norton Canes and Cannock to the west and north. A relatively new farm has been constructed in the centre of the parcel. The buildings associated with the farm compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the land within the parcel remains undeveloped and open. The farm is not considered to be an urbanising influence on the countryside within the parcel.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The M6 Toll Road follows the southern edge of the parcel and acts a significant boundary preventing the encroachment of the countryside to the south from Norton Canes. However, there are no significant boundaries within the parcel, protecting the countryside within it or to the west in between Norton Canes and Cannock. Therefore, the designation of the land as Green Belt still contributes to protecting the open countryside from encroachment and, overall the M6 Toll Motorway to the south is considered to be a less significant boundary.

Land Parcel Ref: NC5

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: NC5

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: NC5

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

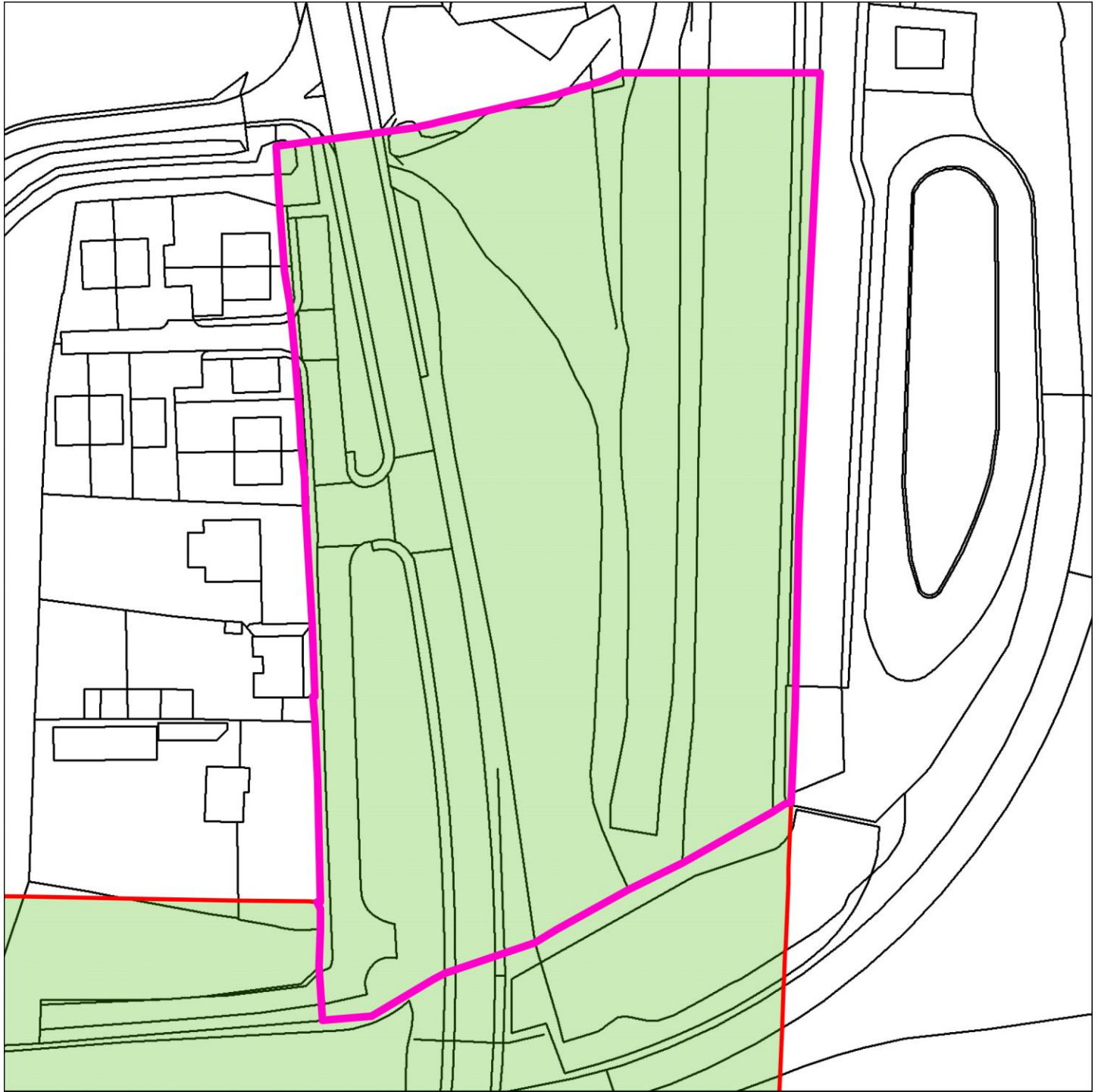
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NC6

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 12.5 25
m



Land Parcel Ref: NC6

Parcel Type:

Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel represents a small inlet in the southern urban edge of Norton Canes which is retained by the M6 Toll Motorway at the southern edge of the parcel. Therefore, the parcel plays no role in preventing sprawling ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

This very small parcel lies to the south of Norton Canes. The parcel straddles Walsall Road (B4154) and contains the grass verges of the road and a small band of woodland adjacent to a motorway service station to the east. There are no buildings within the parcel; however retained by the M6 Toll motorway and surrounded by significant infrastructure and urban development, the parcel has lost its sense of openness.

Land Parcel Ref: NC6

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel represents a small inlet in the southern urban edge of Norton Canes. Retained by the M6 Toll motorway to the south and bordered by urbanised built development to the east and west, the parcel is not considered contribute to help prevent neighbouring towns from merging.

Land Parcel Ref: NC6

Parcel Type:

Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

This very small parcel lies to the south of Norton Canes. The parcel straddles Walsall Road (B4154) and contains the grass verges of the road and a small band of woodland adjacent to a motorway service station to the east. There are no buildings within the parcel; however retained by the M6 Toll motorway and surrounded by significant infrastructure and urban development, the parcel has lost its sense of openness and is considered to be urbanised.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel represents a small inlet in the southern urban edge of Norton Canes which is retained by the M6 Toll Motorway at the southern edge of the parcel. The M6 Toll Motorway separates the Green Belt within the parcel from the wider countryside and is not considered to be open or rural in character. Therefore, the Green Belt within the parcel is not considered to play a role in safeguarding the countryside from encroachment.

Land Parcel Ref: NC6

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: NC6

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: NC6

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

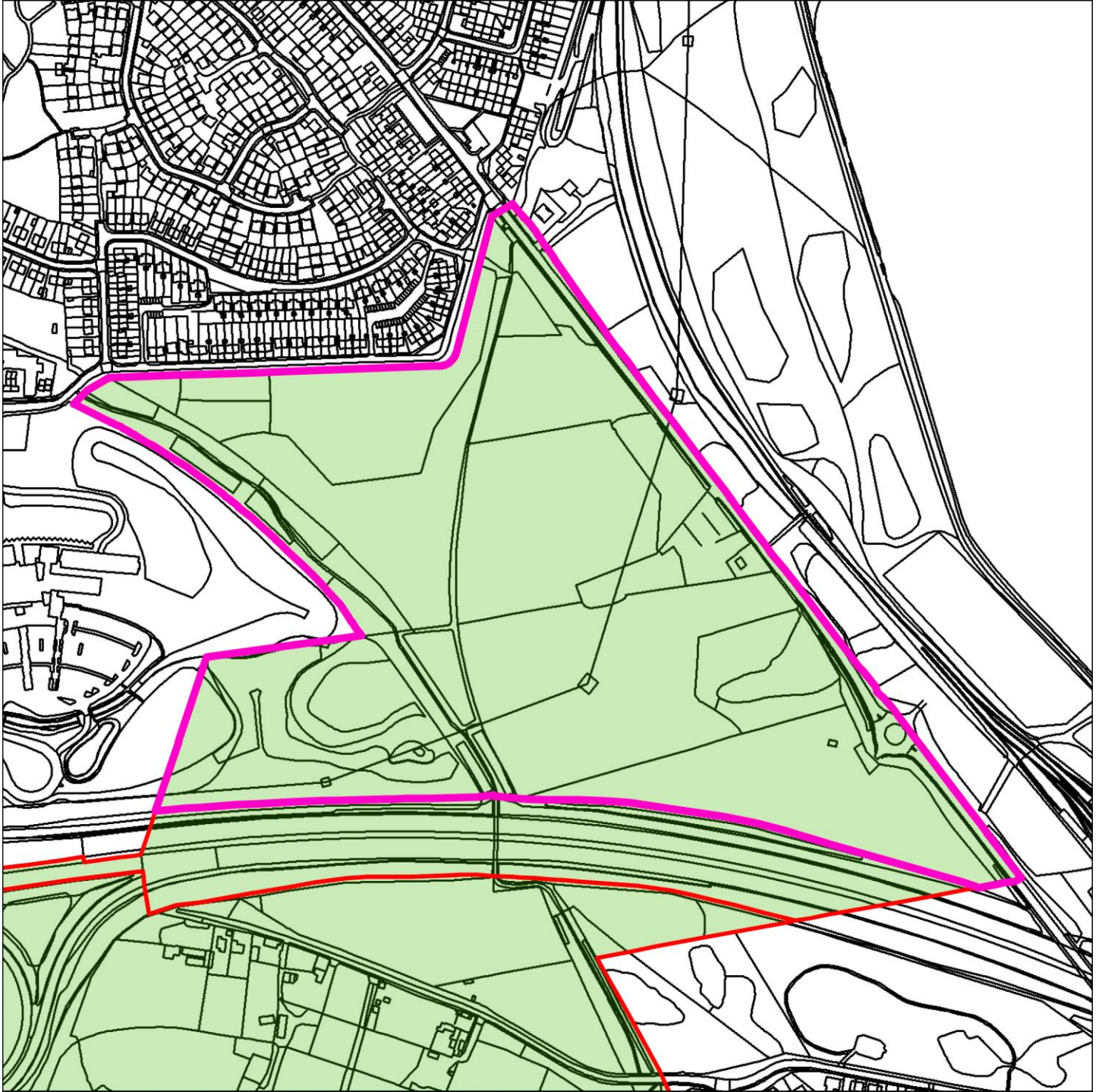
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NC7

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 60 120
m



Land Parcel Ref: NC7

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The eastern edge of the parcel borders Brownhills Road which emanates from the south eastern edge of Norton Canes. The parcel plays some role in preventing the south eastwards sprawl of Norton Canes by preventing ribbon development along the south western side of Brownhills Road.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel sits to the south east of Norton Canes in between the existing urban edge of the town and the M6 Toll Motorway which follows the southern edge of the parcel. The parcel is predominantly made-up of open scrubland, some of which is used for grazing livestock. There are small pockets of woodland and small water bodies within the parcel. A line of pylons runs through the centre of the parcel and a single dwelling with outbuildings sits on the eastern edge of the parcel. There are a few small outbuildings scattered in the parcel, presumably associated with use of land for grazing livestock. In addition, there is a significant area of previously developed land to the north of the dwelling at the eastern border of the parcel. The previously developed land is currently being redeveloped for housing. The buildings within the parcel compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the land is undeveloped and open with good views of the countryside within the parcel.

Land Parcel Ref: NC7

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel sits to the south east of Norton Canes in between the existing urban edge of the town and the M6 Toll Motorway which follows the southern edge of the parcel. On the other side of the M6 Toll Motorway lies the town of Brownhills the nearest neighbouring settlement to this portion of the urban edge of Norton Canes. Measured along Brownhills Road at the eastern edge of the parcel, the distance between the two settlements is roughly 900m.

Land Parcel Ref: NC7

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel sits to the south east of Norton Canes in between the existing urban edge of the town and the M6 Toll Motorway which follows the southern edge of the parcel. The parcel is predominantly made-up of open scrubland, some of which is used for grazing livestock. There are small pockets of woodland and small water bodies within the parcel. A line of pylons runs through the centre of the parcel and a single dwelling with outbuildings sits on the eastern edge of the parcel. In addition, there are a few small outbuildings scattered in the parcel, presumably associated with use of land for grazing livestock. The buildings within the parcel compromise the openness of the Green Belt within their immediate vicinity but are not considered to be urbanising influences. In addition, there is a significant area of previously developed land to the north of the dwelling at the eastern border of the parcel. The previously developed land is currently being redeveloped for housing. Furthermore, the south western corner of the parcel contains a small portion of the lorry park associated with Norton Canes motorway service station to the west of the parcel. In combination with the pylons, the lorry park and the new housing estate represent urbanising influences on the countryside within the parcel.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel sits to the south east of Norton Canes in between the existing urban edge of the town and the M6 Toll Motorway which follows the southern edge of the parcel. Just beyond the eastern edge of the parcel lies a railway line and Chasewater. Together the railway line, Chasewater and the M6 Toll Motorway represent significant boundaries separating the countryside within the parcel from the wider Green Belt and preventing encroachment of the wider countryside.

Land Parcel Ref: NC7

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: NC7

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: NC7

Parcel Type: Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

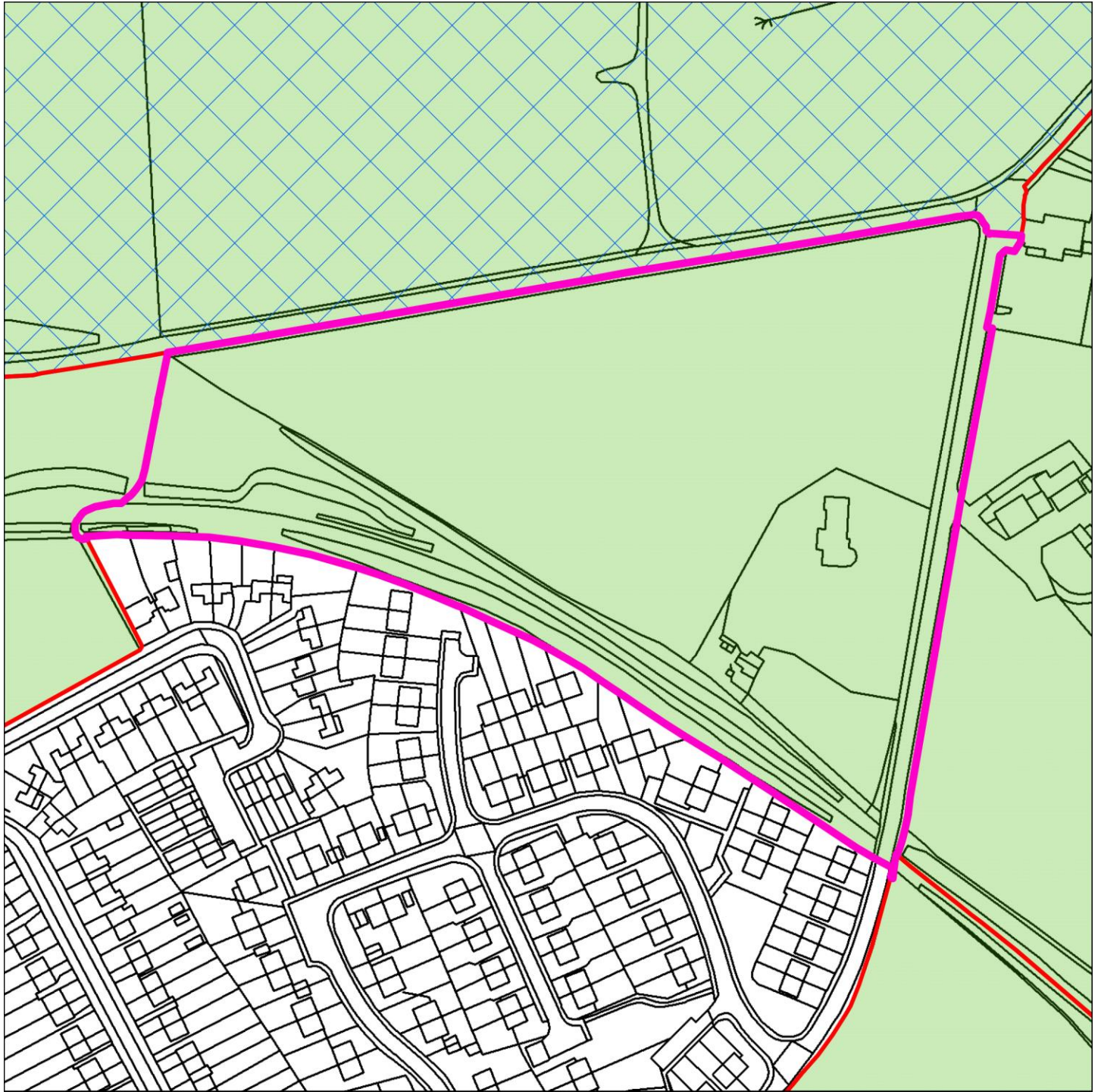
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: PV1

Parcel Type: Green Belt parcel



Report Parcel Green Belt parcel Broad Area Green Belt

0 25 50 m



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Land Parcel Ref: PV1

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel lies to the north of Prospect Village. Ironstone Road, which connects Prospect Village with Cannock Wood, follows the eastern edge of the parcel. The Green Belt parcel prevents sprawling ribbon development along the western side of this road. Therefore, the parcel makes some contribution to preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the north of Prospect Village within the Cannock Chase Area of Outstanding Natural Beauty (AONB). A band of mature woodland sits at the southern border of the parcel, separating a large irregular-shaped field from Prospect Village. The parcel contains one large isolated dwelling in its south eastern corner. This large building compromises the openness of the Green Belt within its immediate vicinity; however, it is largely surrounded by mature woodland, limiting its influence over the majority of the countryside within the Green Belt parcel. The mature trees screen views of the wider countryside to the north, south and west; however there are good views of the wider countryside to the east of the parcel.

Land Parcel Ref: PV1

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the north of Prospect Village. The nearest settlement to this portion of Prospect Village's urban edge is Cannock Wood to the north east. Measured from the southern corner of the parcel, the distance between Prospect Village and Cannock Wood is roughly 900m.

Land Parcel Ref: PV1

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the north of Prospect Village within the Cannock Chase Area of Outstanding Natural Beauty (AONB). A band of mature woodland sits at the southern border of the parcel, separating a large irregular-shaped field from Prospect Village. The parcel contains one large isolated dwelling in its south eastern corner. This large building compromises the openness of the Green Belt within its immediate vicinity; however, it is largely surrounded by mature woodland, limiting its influence over the majority of the countryside within the Green Belt parcel. Incidentally, as an isolated dwelling in the countryside, it is not considered to be an urbanising influence. The mature trees screen views of the wider countryside to the north, south and west; however there are good views of the wider countryside to the east of the parcel.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

A band of mature woodland sits at the southern border of the parcel, separating a large irregular-shaped field from Prospect Village. However, in isolation, this woodland is not considered to be a significant boundary able to assist in safeguarding the wider countryside from encroachment and there are no other significant boundaries performing this function within the parcel. Therefore, it is the designation of the land as Green Belt and AONB which contributes to protecting this piece of intact and open countryside from encroachment.

Land Parcel Ref: PV1

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: PV1

Parcel Type:

Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: PV1

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

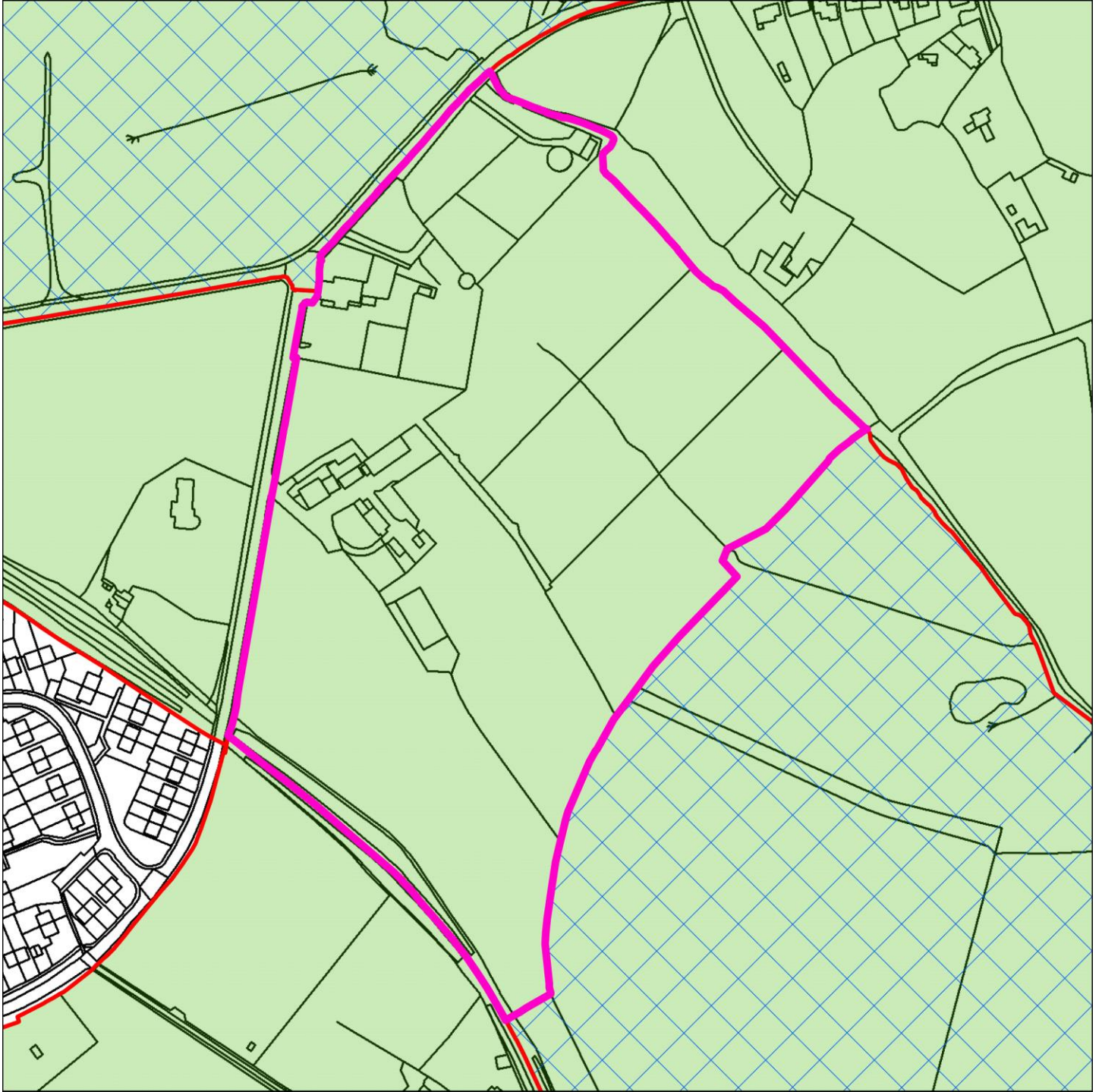
Purpose 4 Score: /4


Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: PV2

Parcel Type: Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 37.5 75
m



Land Parcel Ref: PV2

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel lies to the north east of Prospect Village. Ironstone Road/Cumberledge Hill, which connects Prospect Village with Cannock Wood, follows the western edge of the parcel. The Green Belt parcel prevents sprawling ribbon development along the western side of this road. Therefore, the parcel makes some contribution to preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the north east of Prospect Village within the Cannock Chase Area of Outstanding Natural Beauty (AONB). The majority of the land within the parcel sits within three large open agricultural fields. Mature woodland borders the parcel on all sides; however, from the open fields it is possible to see out in to the wider countryside to the north. The parcel contains a public house, 'The Rag', Court Hayes Farm and a few small buildings associated with use of the fields for pastoral farming. The pub and the buildings associated with the farm compromise the openness of the countryside within their immediate vicinity; however, the majority of the parcel is undeveloped and open with some views of the surrounding countryside.

Land Parcel Ref: PV2

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the north east of Prospect Village. The nearest settlement to this portion of Prospect Village's urban edge is Cannock Wood to the north east. Measured from the western corner of the parcel, the distance between Prospect Village and Cannock Wood is roughly 900m.

Land Parcel Ref: PV2

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the north east of Prospect Village within the Cannock Chase Area of Outstanding Natural Beauty (AONB). The majority of the land within the parcel sits within three large open agricultural fields. Mature woodland borders the parcel on all sides; however, from the open fields it is possible to see out in to the wider countryside to the north. The parcel contains a public house, 'The Rag', Court Hayes Farm and a few small buildings associated with use of the fields for pastoral farming. The pub and the buildings associated with the farm compromise the openness of the countryside within their immediate vicinity; however, the majority of the parcel is undeveloped and open with some views of the surrounding countryside. None of the buildings are considered to have an urbanising influence on the countryside within the Green Belt.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

Mature woodland borders the parcel on all sides. However, in isolation, this woodland is not considered to be a significant boundary able to assist in safeguarding the wider countryside from encroachment and there are no other significant boundaries performing this function within the parcel. Therefore, it is the designation of the land as Green Belt and AONB which contributes to protecting this piece of intact and open countryside from encroachment.

Land Parcel Ref: PV2

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: PV2

Parcel Type:

Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: PV2

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4


Total Score: /20

Land Parcel Ref: PV3

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 45 90
m



Land Parcel Ref: PV3

Parcel Type:

Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel lies to the south east of Prospect Village. Sevens Road which connects Prospect Village with Burntwood to the south east follows the southern edge of the parcel. The Green Belt parcel prevents sprawling ribbon development along the northern side of this road. Therefore, the parcel makes some contribution to preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the south east of Prospect Village. The majority of the land within the parcel is woodland at varying degrees of maturity. A outdoor football pitch sits in the western corner of the parcel. The remaining areas of the parcel are scrubland or developed. There are two developments within the parcel: one large isolated dwelling adjacent to Ironstone Road at the north western edge of the parcel and Hawthorn Farm. The buildings associated with both developments compromise the openness of the Green Belt within their immediate vicinity; however both are surrounded by woodland which mitigates their influence over the wider countryside. The vast majority of the parcel is undeveloped and open. Due to the significant amount of woodland within the parcel, views of the surrounding countryside are limited.

Land Parcel Ref: PV3

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the south east of Prospect Village. The nearest settlement to this portion of Prospect Village's urban edge is Burntwood to the south east. Measured from the western corner of the parcel, the distance between Prospect Village and Burntwood is roughly 1.3km.

Land Parcel Ref: PV3

Parcel Type:

Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the south east of Prospect Village. The majority of the land within the parcel is woodland at varying degrees of maturity. A outdoor football pitch sits in the western corner of the parcel. The remaining areas of the parcel are scrubland or developed. There are two developments within the parcel: one large isolated dwelling adjacent to Ironstone Road at the north western edge of the parcel and Hawthorn Farm. The buildings associated with both developments compromise the openness of the green Belt within their immediate vicinity; however both are surrounded by woodland which mitigates their influence over the wider countryside. The vast majority of the parcel is undeveloped and open. Due to the significant amount of woodland within the parcel, views of the surrounding countryside are limited. None of the buildings are considered to have an urbanising influence on the countryside within the Green Belt.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The majority of the land within the parcel is woodland at varying degrees of maturity. However, in isolation, this woodland is not considered to be a significant boundary able to assist in safeguarding the wider countryside from encroachment and there are no other significant boundaries performing this function within the parcel. Therefore, it is the designation of the land as Green Belt and AONB which contributes to protecting this piece of intact and open countryside from encroachment.

Land Parcel Ref: PV3

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: PV3

Parcel Type:

Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: PV3

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

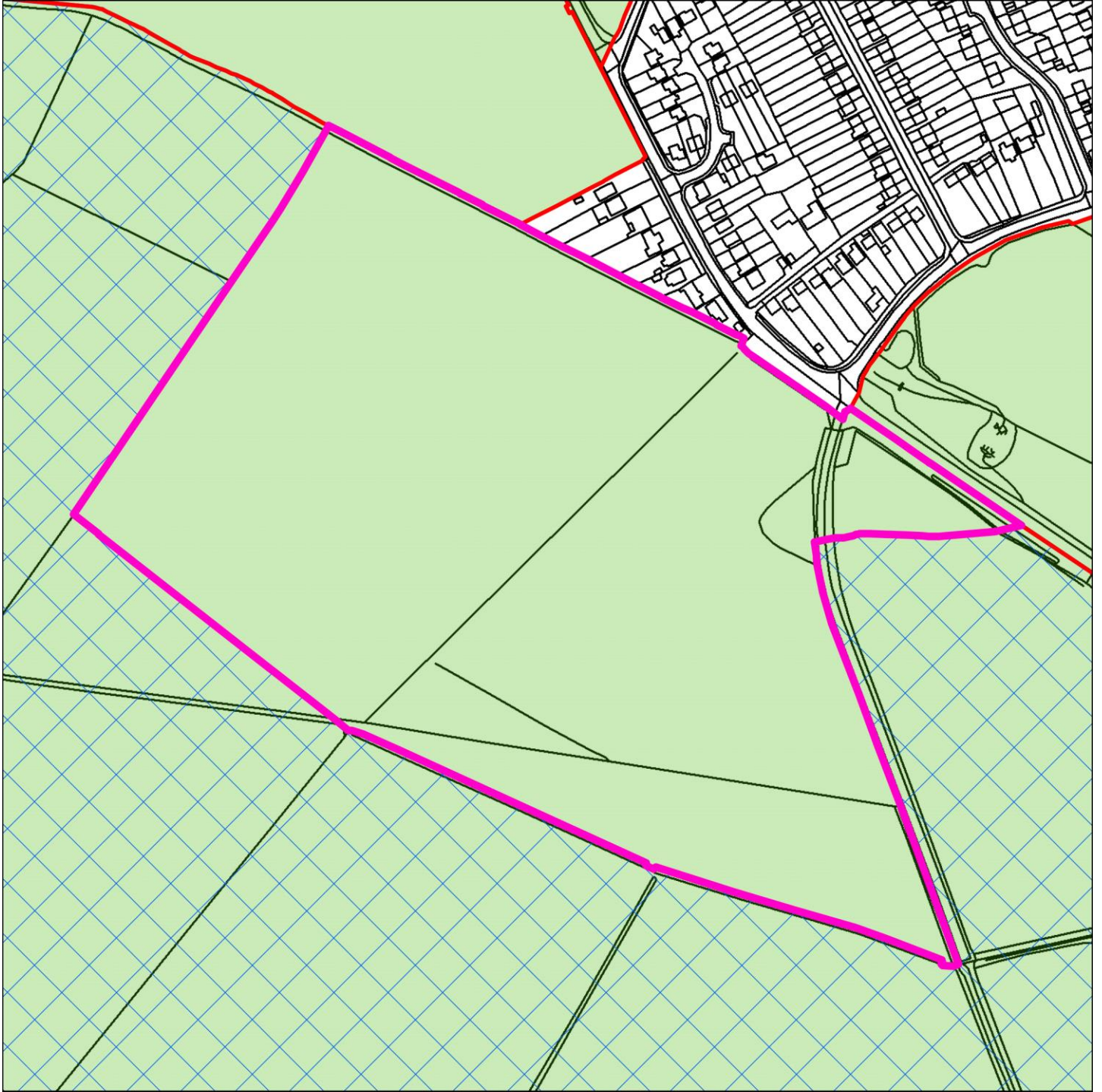
Purpose 4 Score: /4


Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: PV4

Parcel Type: Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 40 80
m



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Land Parcel Ref: PV4

Parcel Type:

Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel lies to the south of Prospect Village. The north eastern corner of the parcel contains the junction of two roads emanating from Prospect Village – Sevens Road and Ironstone Road. There is currently no development within the parcel; therefore, the Green Belt is considered to inhibit the southwards sprawl of Prospect Village into the countryside along both route ways.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the south of Prospect Village. The parcel contains two large agricultural fields and one small portion of scrubland at the junction of Sevens Road and Ironstone Road. The parcel contains no development and has excellent views of the countryside to the south and south east of the parcel, and is therefore considered to be wholly open.

Land Parcel Ref: PV4

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the south of Prospect Village. The nearest settlement to this portion of Prospect Village's urban edge is the town of Cannock to the north west. Measured from the residential development on the south western side of Sevens Road to the north of the parcel, the town of Cannock lies roughly 950m to the north west of Prospect Village.

Land Parcel Ref: PV4

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the south of Prospect Village. The parcel contains two large agricultural fields and one small portion of scrubland at the junction of Sevens Road and Ironstone Road. The parcel contains no development and has excellent views of the countryside to the south and south east of the parcel. Therefore, the countryside within the parcel is considered to contain no urbanising influences and be wholly open.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel contains two large agricultural fields and one small portion of scrubland. The land rises to the west of the parcel; however, this change in topography is not considered a significant boundary to encroachment from Prospect Village. Therefore, as there are no significant boundaries within or directly adjacent to the parcel, it is the designation of the land as Green Belt which is considered to contribute to most to protecting this piece of intact and open countryside from encroachment.

Land Parcel Ref: PV4

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. (While there are long ranging views to the west, much of Cannock is screened by woodland and pylons. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: PV4

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: PV4

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

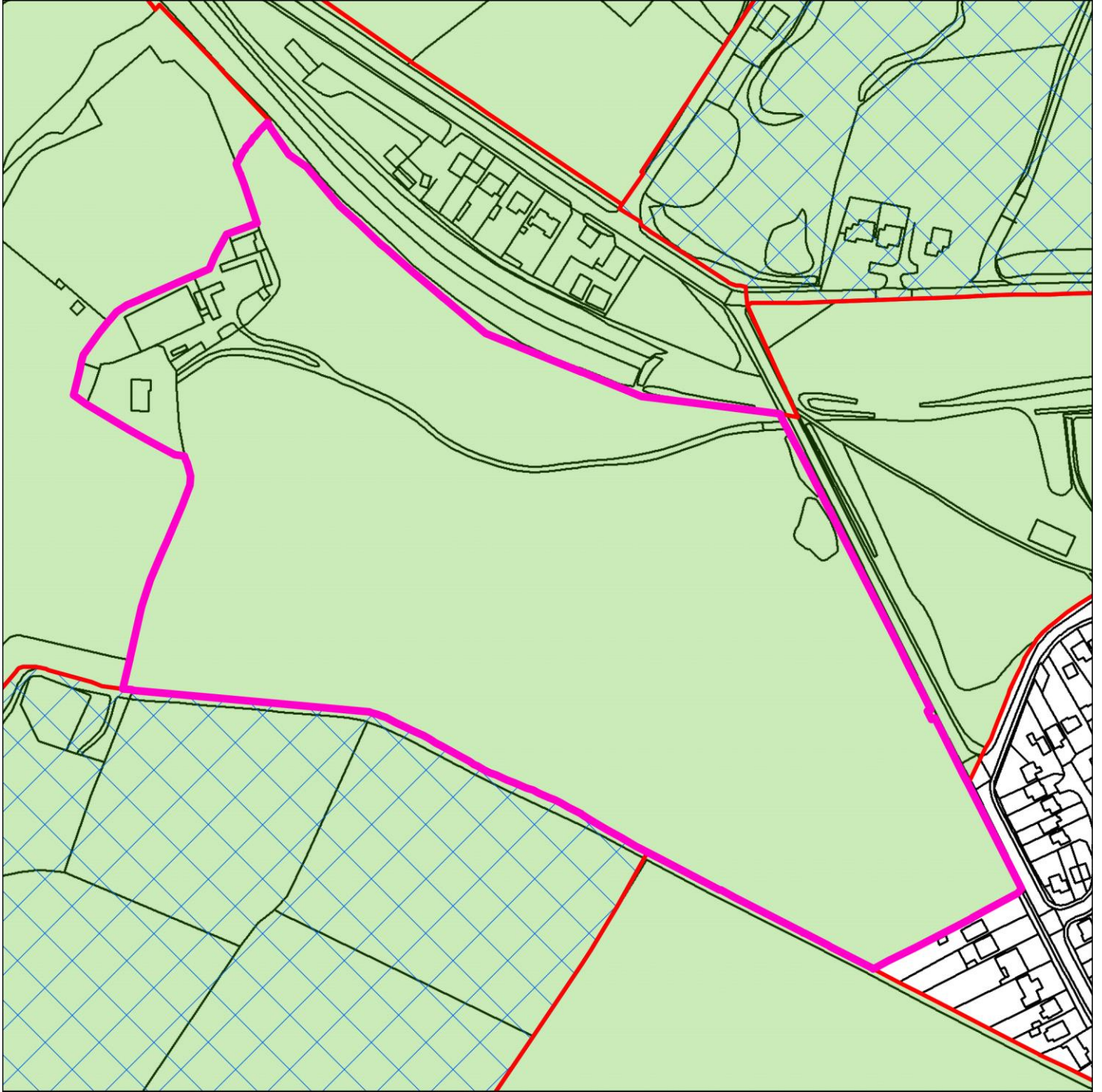
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: PV5

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 35 70
m



Land Parcel Ref: PV5

Parcel Type:

Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel lies to the west of Prospect Village. A portion of the north eastern edge of the parcel borders Cannock Wood Road which emanates from the western side of Prospect Village. There is no development along this route way within the parcel which could be considered ribbon development; therefore the Green Belt within the parcel is considered to play some role in preventing the westwards sprawl of Prospect Village along Cannock Wood Road.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the west of Prospect Village on the northern slope of Wimblebury Hill located to the south of the parcel. The parcel contains sparse woodland and pasture land with good views of the countryside within and directly to the north of the parcel. The parcel contains Holly House – a dwelling with adjoining stables. The buildings associated with the dwelling and stables compromise the openness of the Green Belt within their immediate vicinity; however, the vast majority of the parcel is open.

Land Parcel Ref: PV5

Parcel Type:

Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the west of Prospect Village on the northern slope of Wimblebury Hill located to the south of the parcel. The nearest settlement to this portion of Prospect Village's urban edge is the town of Cannock to the north west. Measured from the residential development on the south western side of Sevens Road to the north of the parcel, the town of Cannock lies roughly 950m to the north west of Prospect Village.

Land Parcel Ref: PV5

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the west of Prospect Village on the northern slope of Wimblebury Hill located to the south of the parcel. The parcel contains sparse woodland and pasture land with good views of the countryside within and directly to the north of the parcel. The parcel contains Holly House – a dwelling with adjoining stables. The buildings associated with the dwelling and stables compromise the openness of the Green Belt within their immediate vicinity but are not considered to represent urbanising influences on the countryside within the parcel. Furthermore, the vast majority of the parcel is open.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel lies to the west of Prospect Village on the northern slope of Wimblebury Hill located to the south of the parcel. The slope contains sparse woodland and pasture land; however, this change in topography is not considered a significant boundary to encroachment from Prospect Village. Therefore, as there are no significant boundaries within or directly adjacent to the parcel, it is the designation of the land as Green Belt which is considered to contribute most to protecting this piece of intact and open countryside from encroachment.

Land Parcel Ref: PV5

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: PV5

Parcel Type:

Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: PV5

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

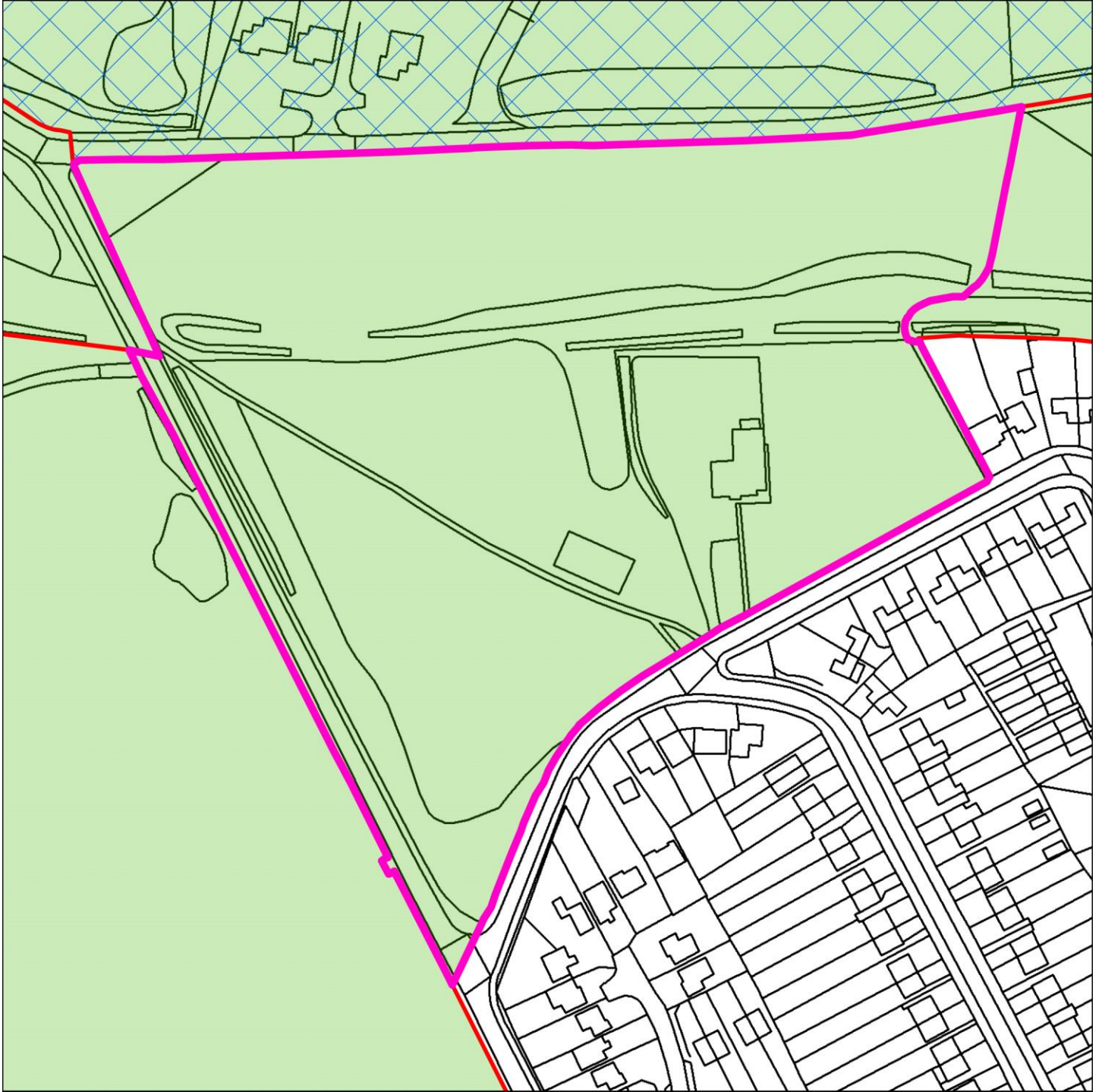
Purpose 5 Score: /4


Total Score: /20

Land Parcel Ref: PV6

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 20 40
m



Land Parcel Ref: PV6

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel lies to the north west of Prospect Village. Cannock Wood Road, which connects Cannock with Prospect Village, follows the western edge of the parcel. The Green Belt parcel prevents sprawling ribbon development along the eastern side of this road. Therefore, the parcel makes some contribution to preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the north west of Prospect Village. It contains the village hall, a playground and outdoor sports pitches. To the north of these facilities is a band of mature woodland, which screens the open areas of the parcel. The village hall compromises the openness of the Green Belt within its immediate vicinity. The mature trees screen views of the wider countryside.

Land Parcel Ref: PV6

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the north west of Prospect Village. The nearest settlement to this portion of Prospect Village's urban edge is Cannock to the north west. Measured from the urban edge of Cannock at the junction of Littleworth Road and Cannock Wood Road, the distance between Cannock and Prospect Village along Cannock Wood Road is roughly 700m.

Land Parcel Ref: PV6

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the north west of Prospect Village. It contains the village hall, a playground and outdoor sports pitches. To the north of these facilities is a band of mature woodland, which screens the open areas of the parcel. The village hall compromises the openness of the Green Belt within its immediate vicinity. Furthermore, the building and its car park represent an urbanising influence on the countryside within the parcel. The mature trees to the north and scattered around the parcel edges screen views of the wider countryside.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The northern third of the parcel contains a band of mature woodland. However, in isolation, this woodland is not considered to be a significant boundary able to assist in safeguarding the wider countryside from encroachment and there are no other significant boundaries performing this function within the parcel. Therefore, it is the designation of the land as Green Belt which contributes to protecting this piece of intact and open countryside from encroachment.

Land Parcel Ref: PV6

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: PV6

Parcel Type:

Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: PV6

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

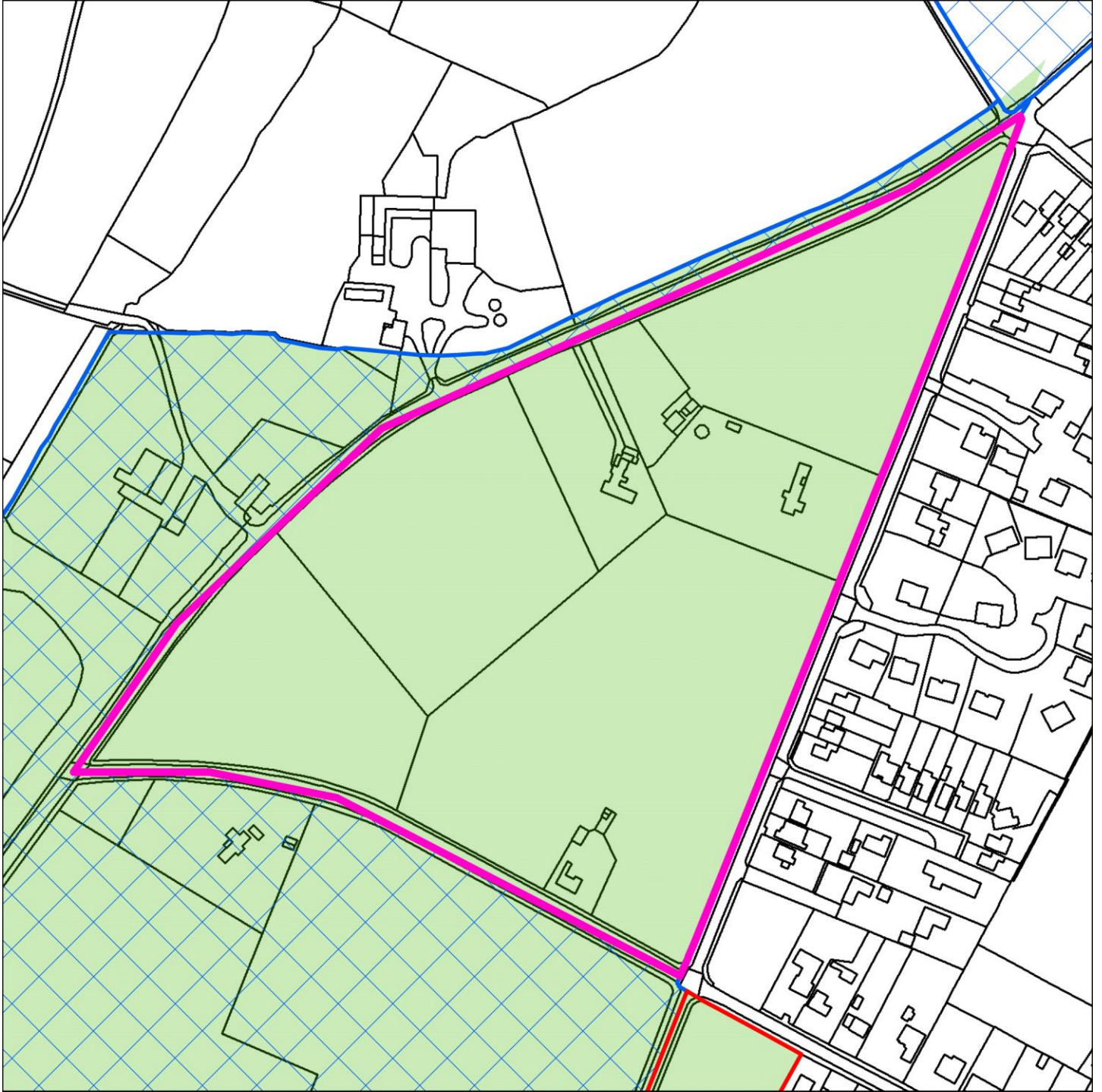
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: R1

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 30 60
m



Land Parcel Ref: R1

Parcel Type:

Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel lies to the west of Rugeley and makes a significant contribution to inhibiting the westwards sprawl of the town along the route ways that border its north western and southern edges, namely Stafford Brook Road and Chasely Road.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the west of Rugeley. It contains four small regular shaped fields and four large isolated dwellings. Mature trees surround the dwellings. The buildings associated with the four large dwellings compromise the openness of the Green Belt within their immediate vicinity. However most of the parcel is undeveloped and open with good views of the countryside immediately to the south and west and wider ranging views of the countryside to the north.

Land Parcel Ref: R1

Parcel Type:

Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the west of Rugeley. The nearest settlement to this section of the towns existing urban edge is the village of Brocton to the west on the other side of the Cannock Chase Country Park. Measured along the southern border of the parcel, the distance between Rugeley and Brocton is roughly 5.3km.

Land Parcel Ref: R1

Parcel Type:

Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the west of Rugeley. It contains four small regular shaped fields and four large isolated dwellings. Mature trees surround the dwellings. The buildings associated with the four large dwellings compromise the openness of the Green Belt within their immediate vicinity but are not considered to represent urbanising influence on the countryside within the parcel. The rest of the parcel is undeveloped and open with good views of the countryside immediately to the south and west and wider ranging views of the countryside to the north.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

Stafford Brook lies to the west of the parcel. The brook is lined by mature trees and in parts is designated as flood zone 3. The brook is a permanent defensible boundary that contributes to inhibiting the encroachment of the countryside to the west. However, there are no other boundaries within the parcel or to the north and south which help to prevent encroachment of the countryside.

Land Parcel Ref: R1

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within the historic town of Rugeley and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of the historic town.

Land Parcel Ref: R1

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: R1

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

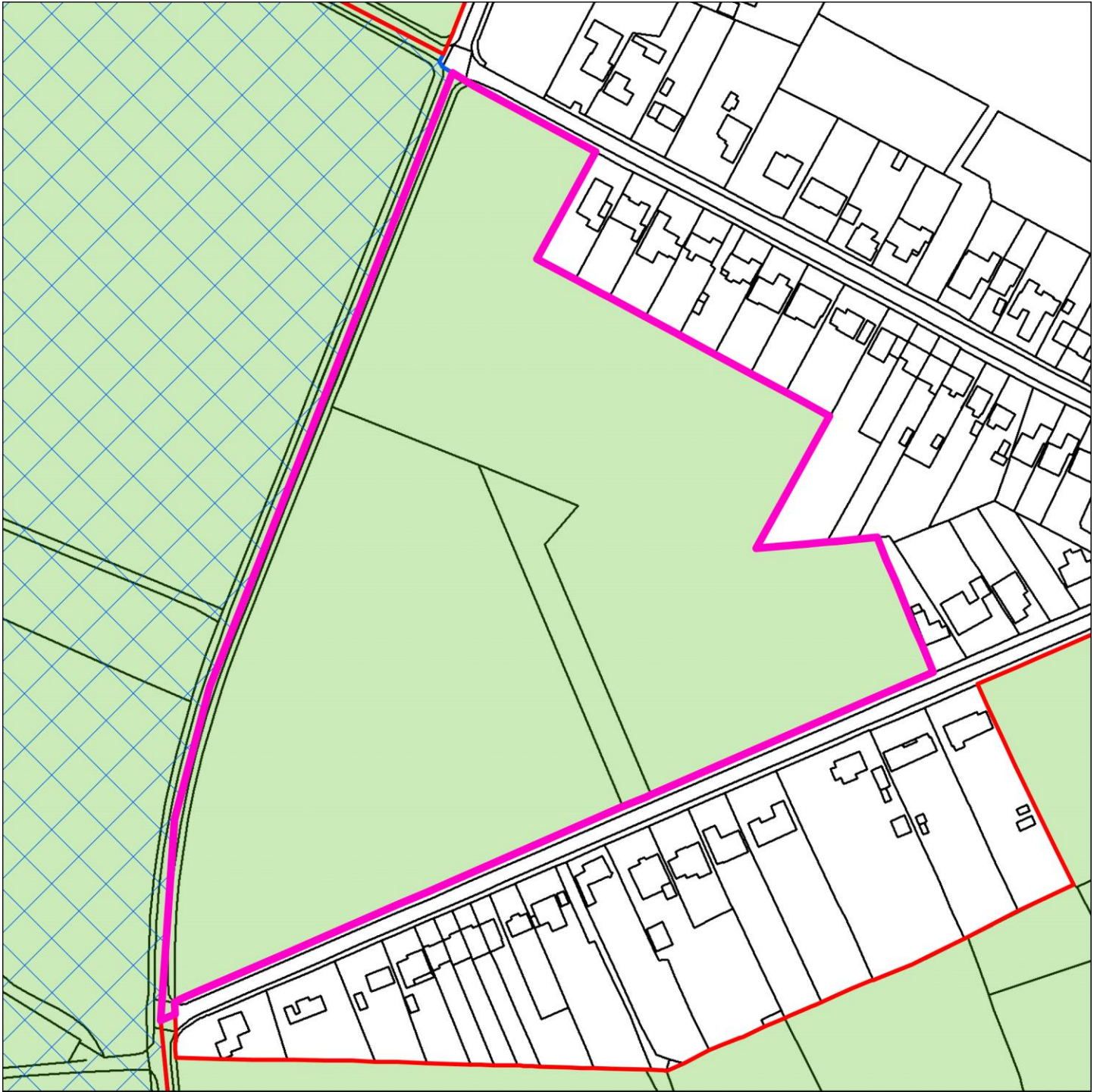
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: R2

Parcel Type: Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 25 50
m



Land Parcel Ref: R2

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel is bordered by ribbon development along its southern and northern edges (Chaseley Road and Stonehouse Road), undermining the role of the Green Belt within the parcel at inhibiting the unrestricted westwards sprawl of Rugeley.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the west of Rugeley. It contains two large irregular-shaped fields and a band of woodland in the centre. At the base of the band of woodland is the only built development within the parcel: a small single storey stable block. Surrounded by mature trees, in isolation the small stable block is not considered to compromise the openness of the Green Belt within the parcel which is relatively flat and open with views of the countryside immediately to the south and west and wider ranging views of the countryside to the north.

Land Parcel Ref: R2

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the west of Rugeley. The nearest settlement to this section of the towns existing urban edge is the village of Brocton to the west on the other side of the Cannock Chase Country Park. Measured along the southern border of the parcel, the distance between Rugeley and Brocton is roughly 5.3km.

Land Parcel Ref: R2

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the west of Rugeley within the Cannock Chase Area of Outstanding Natural Beauty (AONB). It contains two large irregular-shaped fields and a band of woodland in the centre. At the base of the band of woodland is the only built development within the parcel: a small single storey stable block. Surrounded by mature trees, in isolation the small stable block is not considered to compromise the openness of the Green Belt within the parcel which is relatively flat and open with views of the countryside immediately to the south and west and wider ranging views of the countryside to the north. The stable block is not considered to be an urbanising influence on the countryside within the parcel.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

There are no significant boundaries within or directly beyond the boundaries of the parcel which contribute to inhibiting the encroachment of the countryside. Therefore, it is the designation of the land as Green Belt and AONB which contributes to protecting this piece of open countryside from encroachment.

Land Parcel Ref: R2

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within the historic town of Rugeley and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of the historic town.

Land Parcel Ref: R2

Parcel Type:

Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: R2

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

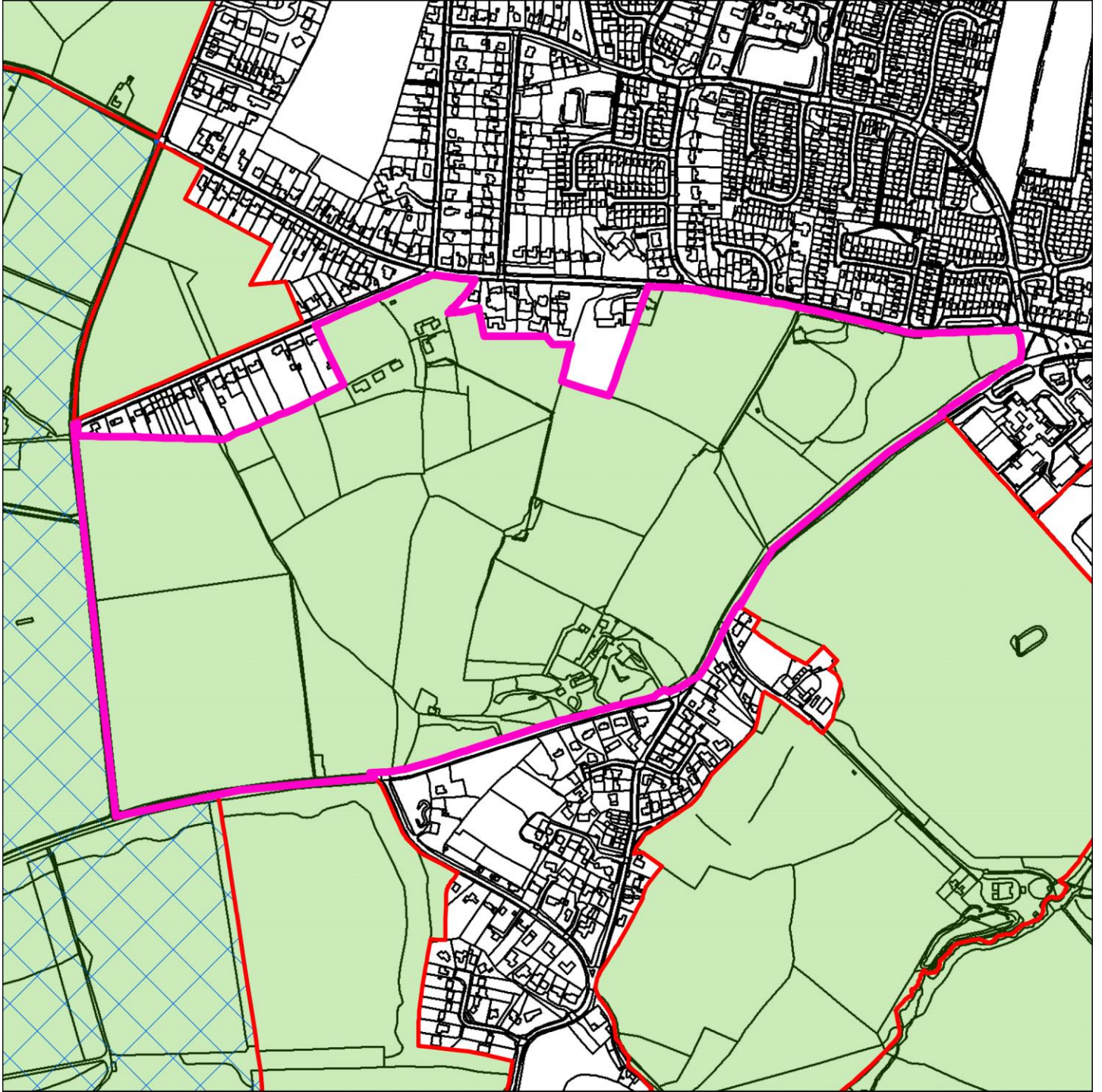
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: R3

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 87.5 175
m



Land Parcel Ref: R3

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel plays some role in preventing the westwards sprawl of Rugeley in to the village of Slitting Mill. Ribbon development has already occurred along Stonehouse Road and Chaseley Road at the northern border of the parcel; however Penkridge Bank road at the southern border of the parcel is largely free from development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the west of Rugeley. It contains several small regular-shaped agricultural fields lined by mature trees and two large fields in its western third. The parcel contains a few isolated dwellings and associated out buildings, including the large and historic 'Stone House' at the southern edge of the parcel. The north eastern corner of the parcel contains a cricket ground with a small pavilion. The buildings associated with these developments compromise the openness of the Green Belt within the immediate vicinity; however, the vast majority of the parcel is undeveloped and open with views of the countryside immediately to the west and wider ranging views of the countryside to the north and north east.

Land Parcel Ref: R3

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the west of Rugeley, bordering the town's existing urban at its northern border and north eastern corner. The southern border of the parcel borders the northern edge of the village of Slitting Mill. Measured along Penkridge Bank road at the southern border of the parcel, the distance between Slitting Mill and Rugeley is roughly 350m.

Land Parcel Ref: R3

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the west of Rugeley within the Cannock Chase Area of Outstanding Natural Beauty (AONB). It contains several small regular-shaped agricultural fields lined by mature trees and two large fields in its western third. The parcel contains a few isolated dwellings and associated out buildings, including the large and historic 'Stone House' at the southern edge of the parcel. The north eastern corner of the parcel contains a cricket ground with a small pavilion. The buildings associated with these developments compromise the openness of the Green Belt within the immediate vicinity; however, the vast majority of the parcel is undeveloped and open with views of the countryside immediately to the west and wider ranging views of the countryside to the north and north east. None of the developments are considered to have an urbanising influence on the countryside within the parcel.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

There are no significant boundaries within or directly beyond the boundaries of the parcel which contribute to inhibiting the encroachment of the countryside. Therefore, it is the designation of the land as Green Belt and AONB which contributes to protecting this piece of open countryside from encroachment.

Land Parcel Ref: R3

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or border a Conservation Area within the historic town of Rugeley. From the high ground within the parcel it is possible to see in to Rugeley; however the town's historic core does not make a strong visual impression. Therefore, the parcel is not considered to form part of the setting and special character of Rugeley.

Land Parcel Ref: R3

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: R3

Parcel Type: Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

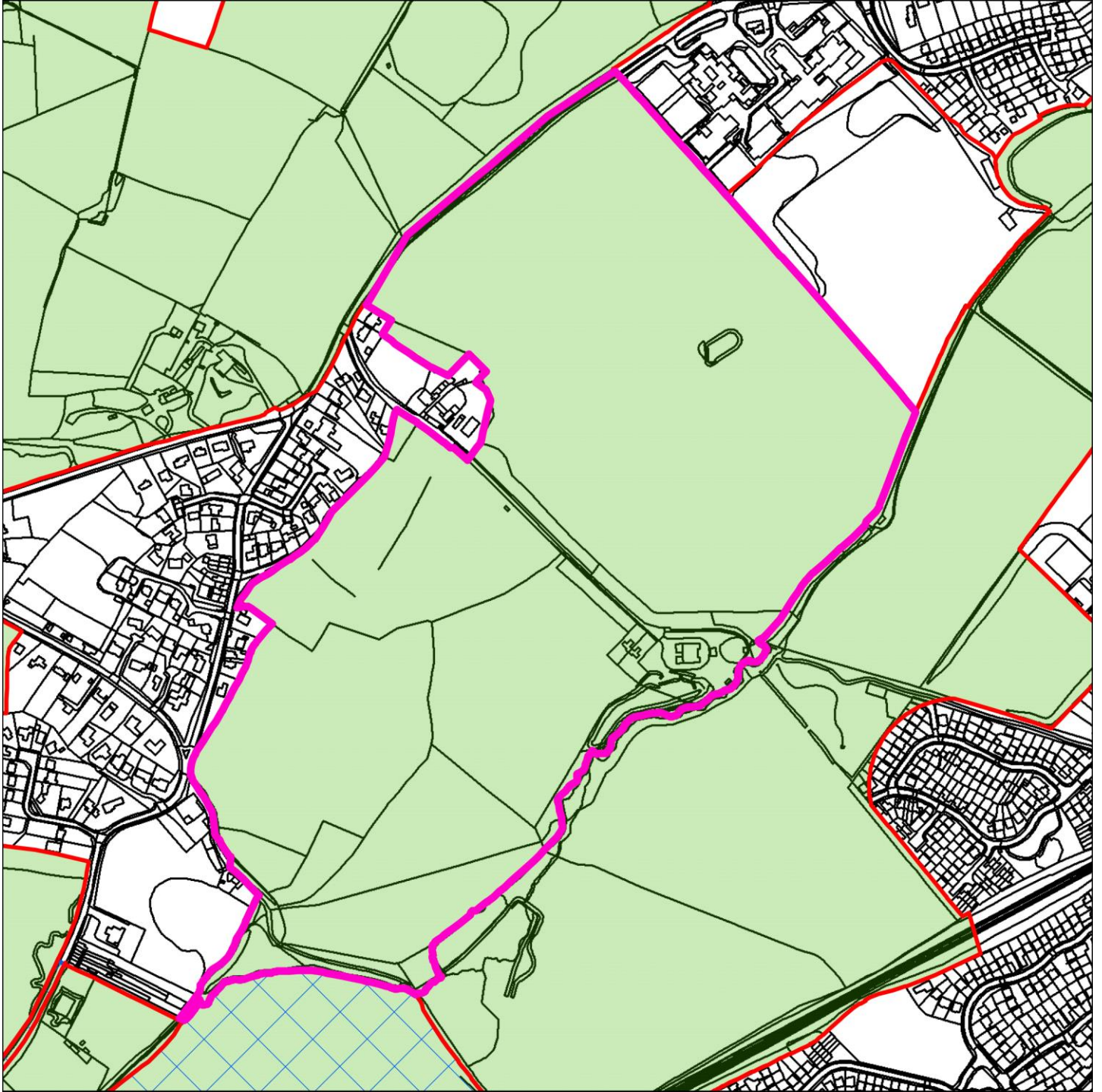
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: R4

Parcel Type: Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 70 140
m



Land Parcel Ref: R4

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel plays a significant role in preventing the westwards sprawl of Rugeley in to the village of Slitting Mill along Penkrige Bank road at the northern border of the parcel. In addition the parcel prevents the south eastwards sprawl of Slitting Mill in to the Green Belt along Jones Lane.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the west of Rugeley and to the east of Slitting Mill village. The parcel is split in two by a small country Lane (Jones Lane). North of Jones Lane is one large open agricultural fields; to the south is a patchwork of smaller irregular-shaped agricultural fields. The fields are lined by mature trees. The south eastern boundary of the parcel follows a small stream (Rising Brook). The only built developments (dwellings) within the parcel sits at the end of Jones Lane next to the floodplain of Rising Rook at the south eastern edge of the parcel. The buildings compromise the openness of the Green Belt within the immediate vicinity; however, the vast majority of the parcel is undeveloped and open with views of the countryside immediately to the west and wider ranging views of the countryside to the north and east.

Land Parcel Ref: R4

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the west of Rugeley, bordering the town's existing urban edge at its north eastern border. The western border of the parcel borders the eastern edge of the village of Slitting Mill. Measured along Penkridge Bank road at the northern border of the parcel, the distance between Slitting Mill and Rugeley is roughly 350m.

Land Parcel Ref: R4

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the west of Rugeley and to the east of Slitting Mill village. The parcel is split in two by a small country Lane (Jones Lane). North of Jones Lane is one large open agricultural fields; to the south is a patchwork of smaller irregular-shaped agricultural fields. The fields are lined by mature trees. The south eastern boundary of the parcel follows a small stream (Rising Brook). The only built developments (dwellings) within the parcel sits at the end of Jones Lane next to the floodplain of Rising Rook at the south eastern edge of the parcel. The buildings compromise the openness of the Green Belt within the immediate vicinity, but are not considered to urbanise the countryside within the parcel. The vast majority of the parcel is undeveloped and open with views of the countryside immediately to the west and wider ranging views of the countryside to the north and east.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The south eastern boundary of the parcel follows a small stream (Rising Brook) which is designated as flood zone 3b. This stream represents a significant boundary helping to prevent the encroachment of the countryside from Slitting Mill and Rugeley across to the eastern bank of the brook. However, encroachment of the countryside from Rugeley on the eastern bank of the brook in parcel R6 would significantly increase the importance of the Green Belt in the parcel in preventing encroachment of the remaining countryside running in to the centre of Rugeley. There are no other significant boundaries within the parcel preventing encroachment of the countryside between Slitting Mill and Rugeley. Therefore, the significance of Rising Brook in protecting the countryside within the Green Belt is not considered to be as significant as the Green Belt designation.

Land Parcel Ref: R4

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or border a Conservation Area within the historic town of Rugeley. From the high ground within the parcel it is possible to see in to Rugeley to the east; however the town's historic core does not make a strong visual impression. Therefore, the parcel is not considered to form part of the setting and special character of Rugeley.

Land Parcel Ref: R4

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: R4

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

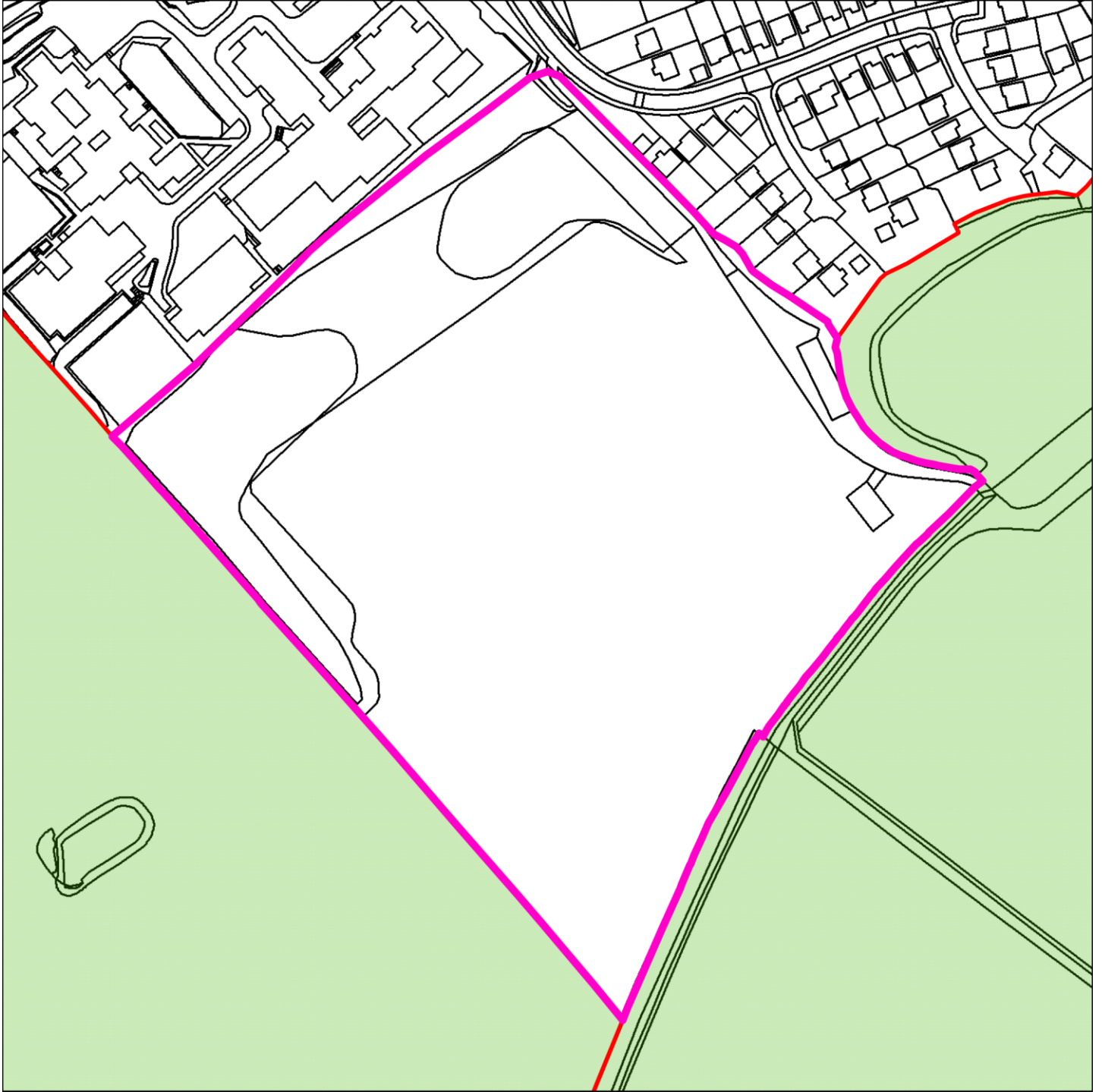
Purpose 5 Score: /4





Total Score: /20

Land Parcel Ref: R5

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 25 50
m



Land Parcel Ref: R5

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel does not contain or border a route way with the capacity to facilitate sprawling ribbon development. Therefore, it is not considered to play a significant role in preventing sprawl.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the west of Rugeley. The parcel contains the sports field of the Fair Oak Academy at the north eastern border of the parcel. Mature trees border the parcel, restricting views of the wider countryside; however, through gaps in the vegetation it is possible to see out in to the wider countryside to the south west and east. A long thin building sits adjacent to the existing urban edge of the town within the parcel in parallel with the north western edge of the parcel. The building which is set back from the residential streets to the north of the parcel compromises the openness of land within the immediate vicinity of the parcel. The majority of the parcel is undeveloped and open.

Land Parcel Ref: R5

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the west of Rugeley, bordering the town's existing urban edge at its north western and north eastern edges. The closest settlement to this portion of the existing urban edge of Rugeley is the village of Slitting Mill to the west. As development has already occurred along the north western edge of the parcel, any development within the parcel would not contribute to narrowing the gap between Rugeley and Slitting Mill. Therefore, it is considered that the parcel plays a limited role in maintaining separation between these two settlements.

Land Parcel Ref: R5

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the west of Rugeley. The parcel contains the sports field of the Fair Oak Academy at the north eastern border of the parcel. Mature trees border the parcel, restricting views of the wider countryside; however, through gaps in the vegetation it is possible to see out in to the wider countryside to the south west and east. A long thin building sits adjacent to the existing urban edge of the town within the parcel in parallel with the north western edge of the parcel. Next to the building is an area of hardstanding, presumably used for parking and a fenced area of hard standing, the use of which is unknown. The building which is set back from the residential streets to the north of the parcel compromises the openness of land within the immediate vicinity of the parcel and, together with the areas of hardstanding, has an urbanising influence on this relatively small parcel. The majority of the parcel is undeveloped and open.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The south eastern boundary of the parcel follows a small stream (Rising Brook) which is designated as flood zone 3b. This stream represents a significant boundary helping to prevent the encroachment of the countryside from Rugeley across to the eastern bank of the brook. However, encroachment of the countryside from Rugeley on the eastern bank of the brook in parcel R6 would significantly increase the importance of the countryside in the parcel in preventing encroachment of the remaining countryside running in to the centre of Rugeley. There are no other significant boundaries within the parcel preventing encroachment of the countryside to the south west between Slitting Mill and Rugeley. Therefore, the significance of Rising Brook in protecting the countryside to the east and south within the Green Belt is not considered to be as significant as the Green Belt designation.

Land Parcel Ref: R5

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or border a Conservation Area within the historic town of Rugeley. From the high ground within the parcel it is possible to see in to Rugeley; however the town's historic core does not make a strong visual impression. Therefore, the parcel is not considered to form part of the setting and special character of Rugeley.

Land Parcel Ref: R5

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: R5

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

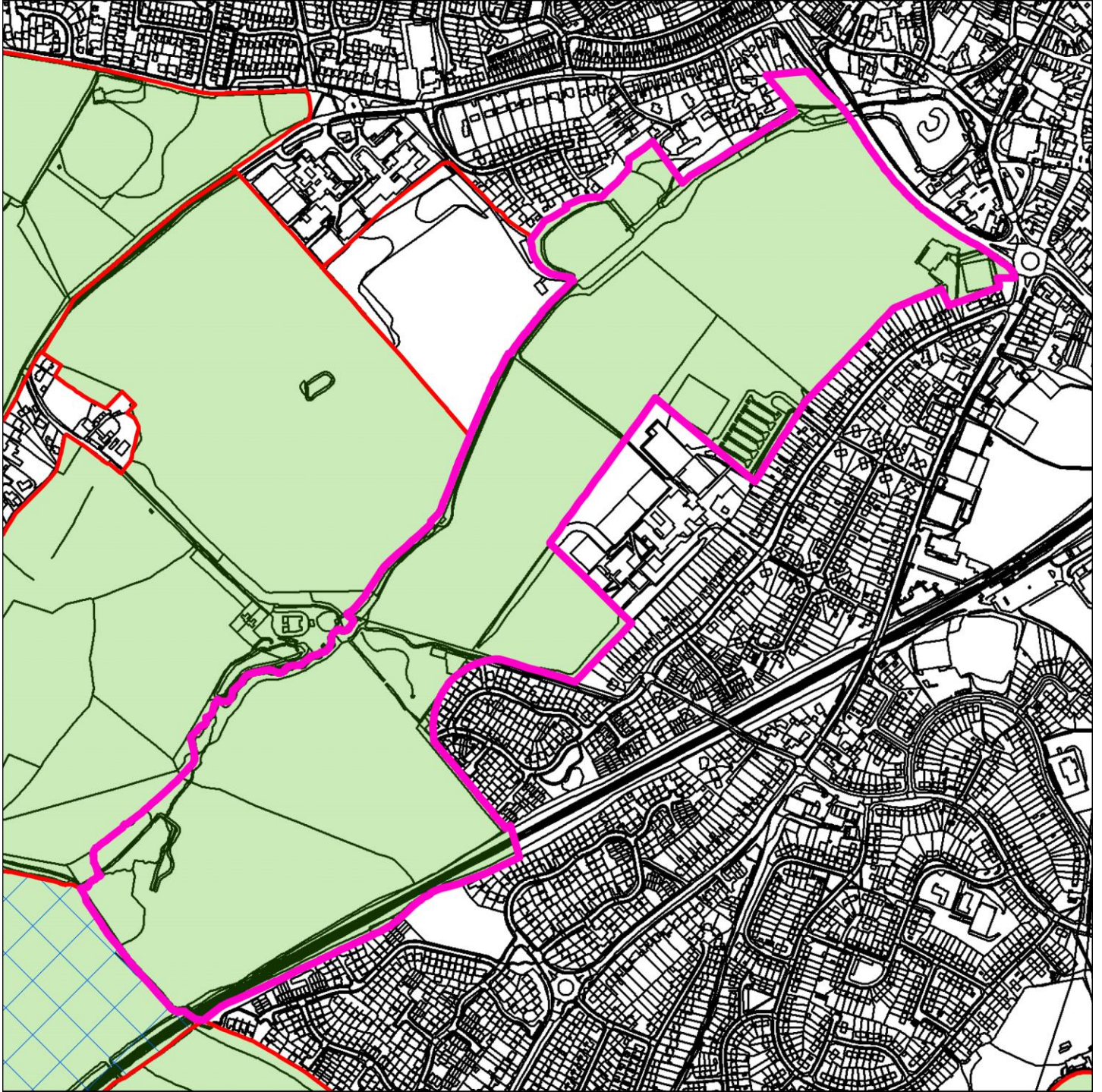
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: R6

Parcel Type: Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 90 180
m



Land Parcel Ref: R6

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel does not border or contain any roads emanating from the urban edge of Rugeley which would be suitable for facilitating sprawling ribbon development. Therefore, the parcel is not considered to play a significant role in preventing the westwards sprawl of Rugeley.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel represents a green finger of countryside following the course of Rising Brook in to the centre of Rugeley at the north eastern edge of the parcel. The majority of the parcel is made-up of large regular-shaped agricultural fields with good views of the countryside either side of Rising Brook, both within the parcel and to the north east and south west. A single building, Rugeley Youth Centre, sits in the north eastern corner of the parcel. This building compromises the openness of the Green Belt within its immediate vicinity, but the rest of the parcel is open.

Land Parcel Ref: R6

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the west of Rugeley. The closest neighbouring settlement to the existing urban edge of Rugeley is Slitting Mill to the north west. Measured along Jones Lane, the distance between Slitting Mill and Rugeley is roughly 500m.

Land Parcel Ref: R6

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel represents a green finger of countryside following the course of Rising Brook in to the centre of Rugeley at the north eastern edge of the parcel. The majority of the parcel is made-up of large regular-shaped agricultural fields with good views of the countryside either side of Rising Brook, both within the parcel and to the north east and south west. A single building, Rugeley Youth Centre, sits in the north eastern corner of the parcel. This building compromises the openness of the Green Belt within its immediate vicinity and in combination with its car park represents a significant urbanising influence on the countryside within this portion of the parcel. Immediately to the south west of the youth centre is the Rugeley Leisure centre. The Leisure Centre has a large car park and two floodlit sports pitches which sit within the Green Belt and also act as significant urbanising influence on the countryside within this portion of the parcel. The rest of the parcel is free from development and rural in character.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The northern boundary of the parcel follows Rising Brook which is designated as flood zone 3b. This stream represents a significant boundary helping to prevent the encroachment of the countryside from Rugeley across to the north western bank of the brook (in fact the Green Belt protects both sides of the brook in the north eastern third of the parcel). However, encroachment of the countryside from Rugeley on the north western bank of the brook in parcels R4 and R5 would significantly increase the importance of the Green Belt in the parcel in preventing encroachment of the remaining countryside running in to the centre of Rugeley. There are no other significant boundaries within the parcel preventing encroachment of the countryside. Therefore, the significance of Rising Brook in protecting the countryside within the Green Belt is not considered to be as significant as the Green Belt designation.

Land Parcel Ref: R6

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel borders the Sheepfair/Bow Street Conservation Area in the historic core of the historic town of Rugeley. Furthermore, it is possible to see in to the historic core of Rugeley to the east from the high ground within the parcel. Therefore, the parcel is considered to form part of the setting of the historic town of Rugeley.

Land Parcel Ref: R6

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: R6

Parcel Type: Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

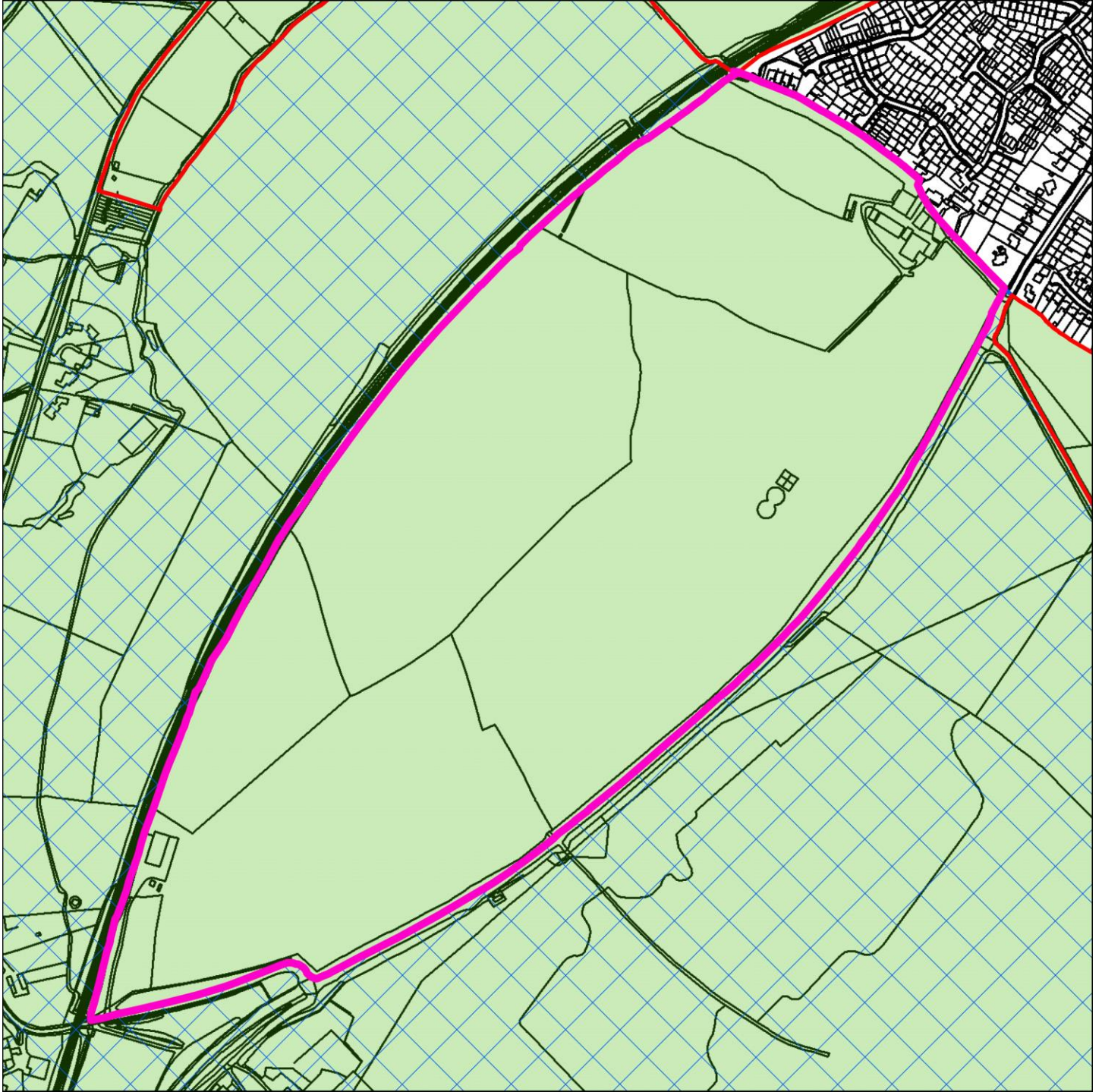
Purpose 4 Score: /4


Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: R7

Parcel Type: Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 75 150
m



Land Parcel Ref: R7

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The southern border of the parcel borders Hednesford Road (A460) at its south eastern edge. Therefore the parcel is considered to be playing some role in preventing the south westwards sprawl of Rugeley.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

This large parcel sits on the north west facing slope of the southern side of the valley created by Rising Brook to the north in between a railway line and a road. The majority of the parcel is made-up of large regular-shaped agricultural fields with good views of the countryside down the valley created by Rising Brook to the north east and south west, views of the Cannock Chase Country Park to the north west and wider ranging views to the north east. Two farms sit within the parcel, one in the north eastern end and the other at the south western end. A disused sewage treatment works sits in the centre of the parcel and has become overgrown. The building associated with the farms compromise the openness of the Green Belt within their immediate vicinity; however, the vast majority of the parcel is undeveloped and open.

Land Parcel Ref: R7

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the south west of Rugeley. The closest neighbouring settlement to the existing urban edge of Rugeley is Slitting Mill to the north west. However, parcel R7 is orientated to the south west lying on the other side of Rising Brook and a railway line. The closest settlement to this portion of the urban edge of Rugeley is the town of Cannock to the south west. Measured along the railway line which forms the northern edge of the parcel, the distance between Cannock and Rugeley is roughly 4km.

Land Parcel Ref: R7

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

This large parcel sits on the north west facing slope of the southern side of the valley created by Rising Brook to the north in between a railway line and a road. The land is designated as part of the Cannock Chase Area of Outstanding Natural Beauty (AONB). The majority of the parcel is made-up of large regular-shaped agricultural fields with good views of the countryside down the valley created by Rising Brook to the north east and south west, views of the Cannock Chase Country Park to the north west and wider ranging views to the north east. Two farms sit within the parcel, one in the north eastern end and the other at the south western end. A disused sewage treatment works sits in the centre of the parcel and has become overgrown. All three developments are considered to be rural in character.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

Rising Brook which is designated as flood zone 3b lies close to the northern boundary of the parcel which follows a railway line. These two boundaries are orientated perpendicularly to the existing urban edge of Rugeley and therefore do not prevent the south westwards sprawl of the town in to the countryside. However, they do help to prevent westwards and northwards encroachment of the countryside from the parcel. There are no significant boundaries to the south of the parcel. Therefore, the significance of the railway line and Rising Brook in protecting the countryside from encroachment is not considered to be as significant as the Green Belt and AONB designations.

Land Parcel Ref: R7

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or border a Conservation Area within the historic town of Rugeley. It is not possible to see in to core of Rugeley from within the parcel. Therefore, the parcel is not considered to form part of the setting and special character of Rugeley.

Land Parcel Ref: R7

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: R7

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

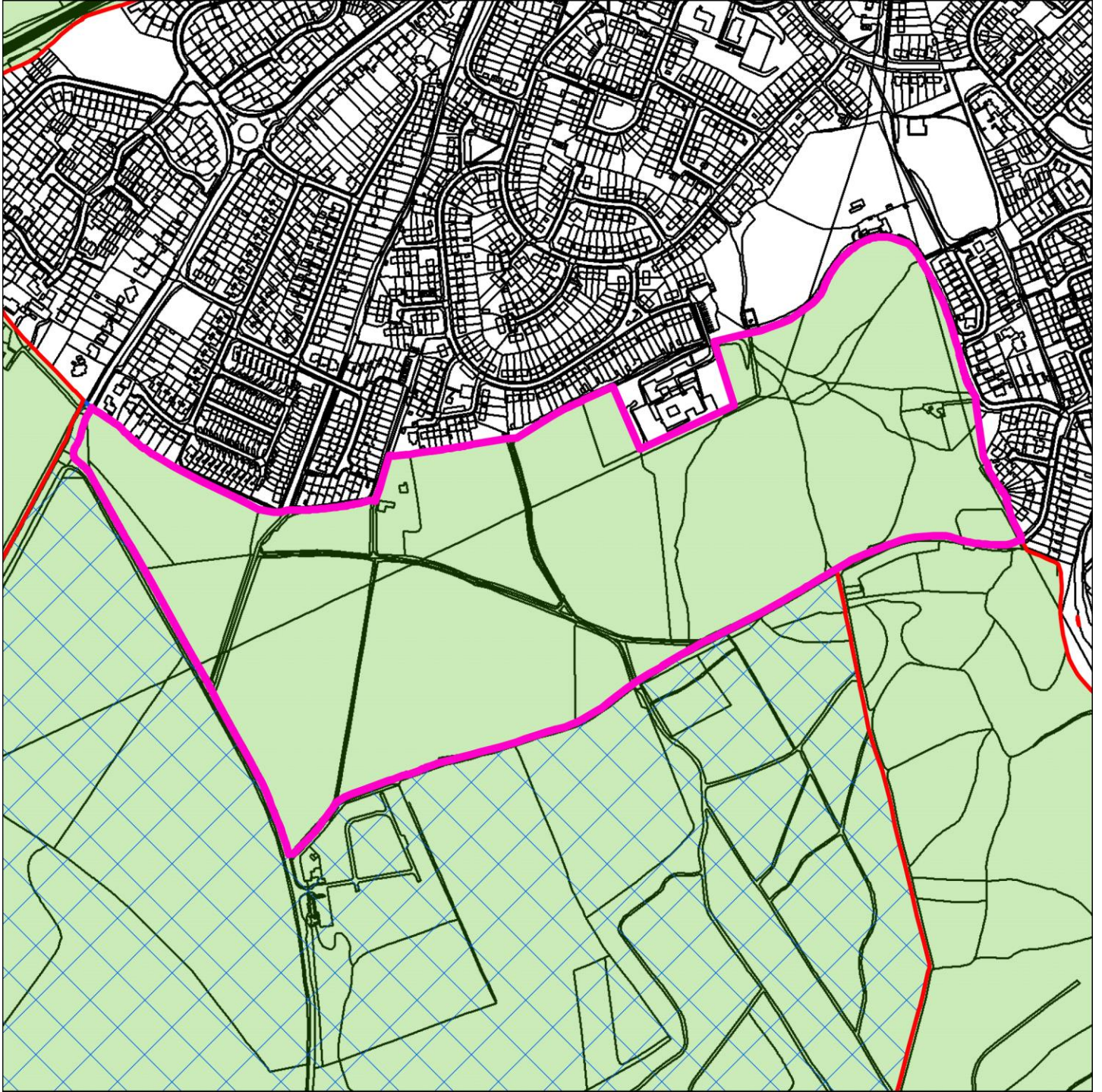
Purpose 4 Score: /4


Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: R8

Parcel Type: Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 75 150
m



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Land Parcel Ref: R8

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The western edge of the parcel borders Stile Cop Road. Therefore the parcel is considered to be playing some role in preventing the south westwards sprawl of Rugeley.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel sits to the north of Chetwynd's Coppice at the south western edge of Rugeley. The eastern half of the parcel is relatively steep and largely wooded; whereas the western half is gentler in gradient and is covered in significantly less woodland, containing regular-shaped agricultural fields bordered by mature trees. From the slopes within the parcel, it is possible to see out to the countryside to the west, with good wide ranging views to the south east, east and north east from the eastern half of the parcel. There are a few small buildings within the parcel; however these buildings are well hidden by the sloping topography, thick woodland and bracken within the parcel. Both are relatively small, sit close to the existing urban edge of Rugeley and are hidden from the majority of the land within the parcel. Therefore, they are not considered to compromise the openness of the Green Belt within their immediate vicinity or the land within the wider Green Belt.

Land Parcel Ref: R8

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the south west of Rugeley. The closest settlement to this portion of the urban edge of Rugeley is the town of Cannock to the south west. Measured along Stile Cop Road which forms the western edge of the parcel, the distance between Cannock and Rugeley is roughly 3.6km.

Land Parcel Ref: R8

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel sits to the north of Chetwynd's Coppice at the south western edge of Rugeley. The eastern half of the parcel is relatively steep and largely wooded; whereas the western half is gentler in gradient and is covered in significantly less woodland, containing regular-shaped agricultural fields bordered by mature trees. The land is designated as part of the Cannock Chase Area of Outstanding Natural Beauty (AONB). From the slopes within the parcel, it is possible to see out to the countryside to the west, with good wide ranging views to the south east, east and north east from the eastern half of the parcel. There are a few small buildings within the parcel. Both are relatively small, sit close to the existing urban edge of Rugeley and are hidden from the majority of the land. Neither structure is considered to have an urbanising influence on the countryside.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel sits to the north of Chetwynd's Coppice at the south western edge of Rugeley. The eastern half of the parcel is relatively steep and largely wooded; whereas the western half is gentler in gradient and is covered in significantly less woodland, containing regular-shaped agricultural fields bordered by mature trees. In isolation, the woodland is not considered to be a significant boundary able to assist in safeguarding the wider countryside from encroachment and there are no other significant boundaries performing this function within the parcel. Therefore, it is the designation of the land as Green Belt and AONB which contributes to protecting this piece of intact and open countryside from encroachment.

Land Parcel Ref: R8

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within the historic town of Rugeley and does not have direct views in to its historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: R8

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: R8

Parcel Type: Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

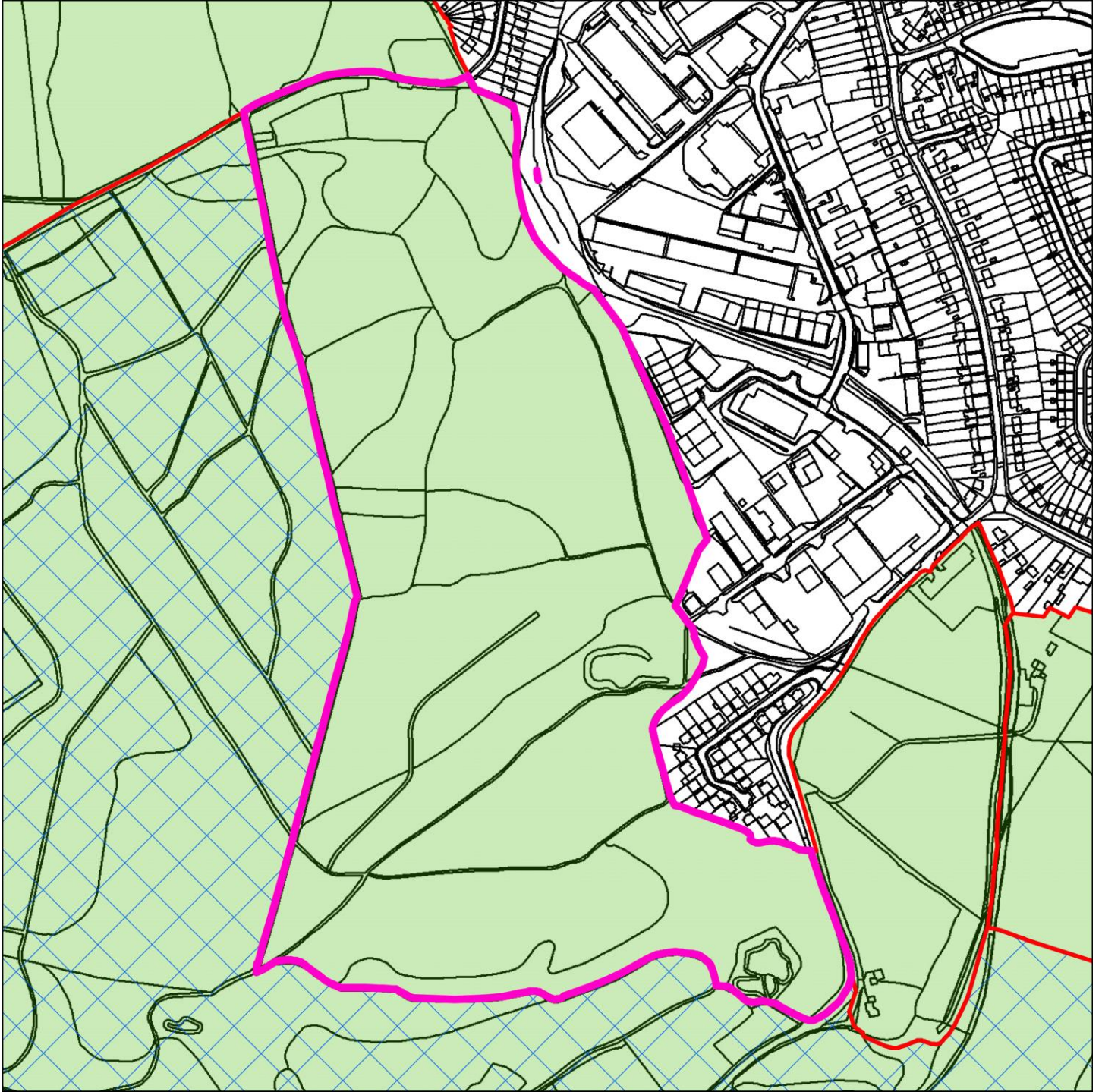
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: R9

Parcel Type: Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 60 120
m



Land Parcel Ref: R9

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel does not contain and is not bordered by any route ways able to facilitate sprawling ribbon development from the existing urban edge of Rugeley.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel sits within Chetwynd's Coppice at the southern edge of Rugeley/Brereton. Almost all the parcel is covered in dense woodland. Much of the land within the parcel is on a steep gradient, including India Hills. The woodland screens views of the surrounding countryside; however the land is considered to be wholly open. With the exception of a small low-lying building at its northern edge, the parcel is free from development. Due to the dense woodland and steep topography within the parcel, the building is not considered to have an impact on the openness of the land within the parcel.

Land Parcel Ref: R9

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the south of Rugeley/Brereton. The closest settlement to this portion of the urban edge of Rugeley is the village of Cannock Wood to the south. Measured from the residential development along Pine Trees at the southernmost edge of Rugeley, Cannock Wood lies roughly 3.2km to the south.

Land Parcel Ref: R9

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel sits within Chetwynd's Coppice at the southern edge of Rugeley/Brereton. Almost all the parcel is covered in dense woodland. Much of the land within the parcel is on a steep gradient, including India Hills. The woodland screens views of the surrounding countryside; however the land is considered to be wholly open. With the exception of a small low-lying building at its northern edge, the parcel is free from development. The building is not considered to have an impact on the openness of the land within the parcel and is not considered to be an urbanising influence on the countryside.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel sits on the entirely wooded slopes of the Chetwynd's Coppice and India Hills. The steep topography and woodland throughout represent a moderate defensible boundary to encroachment of the countryside to the west. There are no other defensible boundaries within or immediately beyond the parcel which could contribute to safeguarding the countryside from encroachment. Therefore, the Green Belt and AONB designations still play an important role in protecting the wider countryside from encroachment.

Land Parcel Ref: R9

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within the historic town of Rugeley and does not have direct views in to its historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: R9

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: R9

Parcel Type: Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

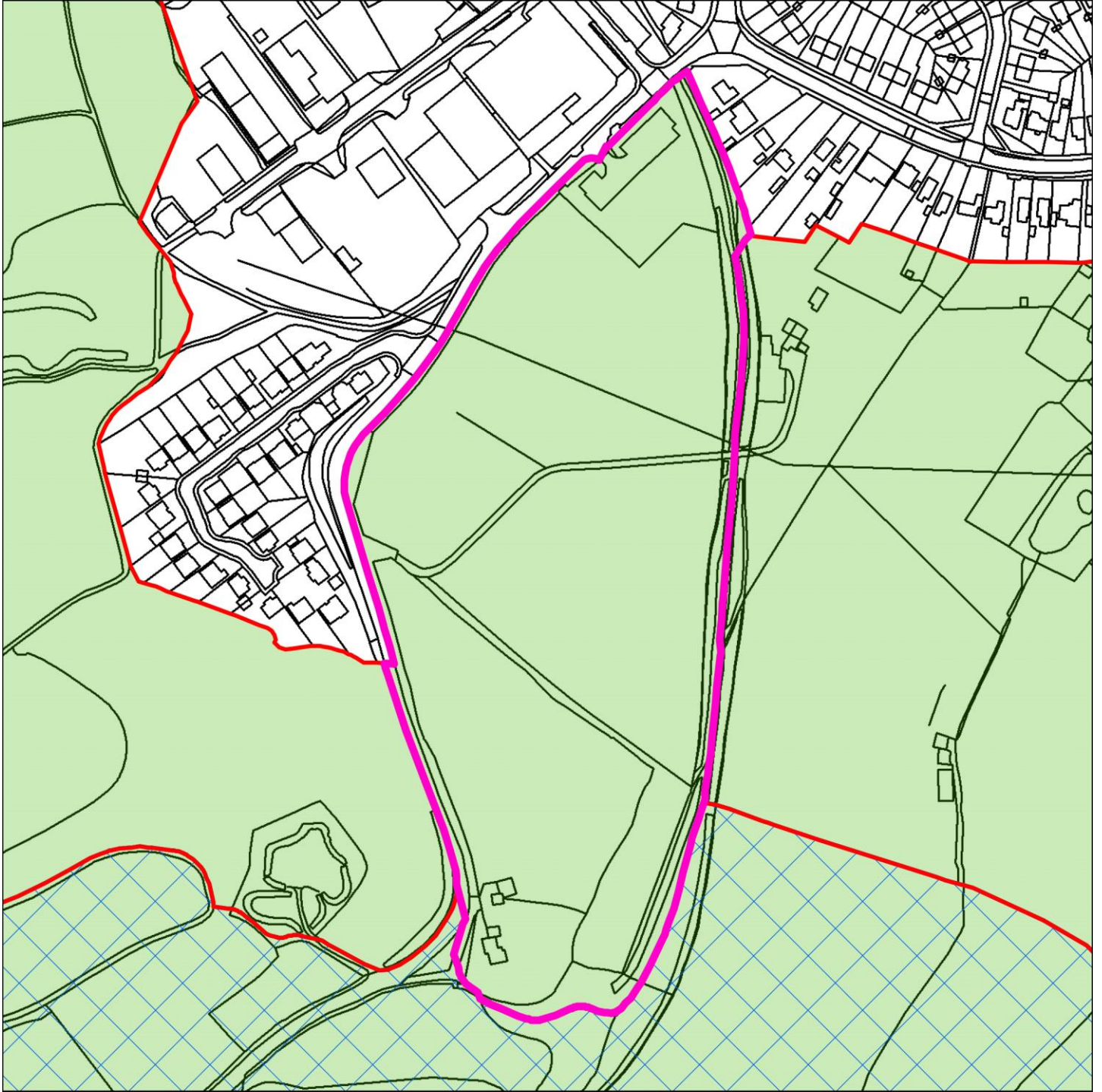
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: R10

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 30 60
m



Land Parcel Ref: R10

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The western edge of the parcel follows Colliery Road. Therefore, the parcel is playing some role in preventing the southwards sprawl of Rugeley/Brereton.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel sits to the south of Rugeley/Brereton on an east facing slope. From the slope, there are some good views to the east and north east. The northern half of the parcel contains a small car park associated with The Levels Industrial Estate on the other side of Colliery Road and two agricultural trees lined by mature trees; the southern half of the parcel is largely wooded and contains two isolated detached dwellings on the steeper western edge of the parcel. While the woodland screens the dwellings from the view of the wider Green Belt and their location on a relatively steep slope serves to mitigate any adverse effects that they might have on compromising openness, the buildings do compromise the openness of the Green Belt within their immediate vicinity. The rest of the parcel is undeveloped and open.

Land Parcel Ref: R10

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the south of Rugeley/Brereton. The closest settlement to this portion of the urban edge of Rugeley/Brereton is the village of Cannock Wood to the south. Measured from the residential development along Pine Trees at the southernmost edge of Rugeley, Cannock Wood lies roughly 3.2km to the south.

Land Parcel Ref: R10

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel sits to the south of Rugeley/Brereton partially within the Cannock Chase Area of Outstanding Natural Beauty. The northern half of the parcel contains a small car park associated with The Levels Industrial Estate on the other side of Colliery Road and two agricultural trees lined by mature trees; the southern half of the parcel is largely wooded and contains two isolated detached dwellings on the steeper western edge of the parcel. The car park adjacent to a lit street urbanises the countryside in the northern tip of the parcel.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

While mature trees border the eastern edge of the parcel and the southern half of the parcel is largely wooded, in isolation woodland is not considered to be a significant boundary able to assist in safeguarding the wider countryside from encroachment and there are no other significant boundaries performing this function within the parcel. Therefore, it is the designation of the land as Green Belt and partially AONB which contributes to protecting this piece of intact and open countryside from encroachment.

Land Parcel Ref: R10

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within the historic town of Rugeley and does not have direct views in to its historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: R10

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: R10

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

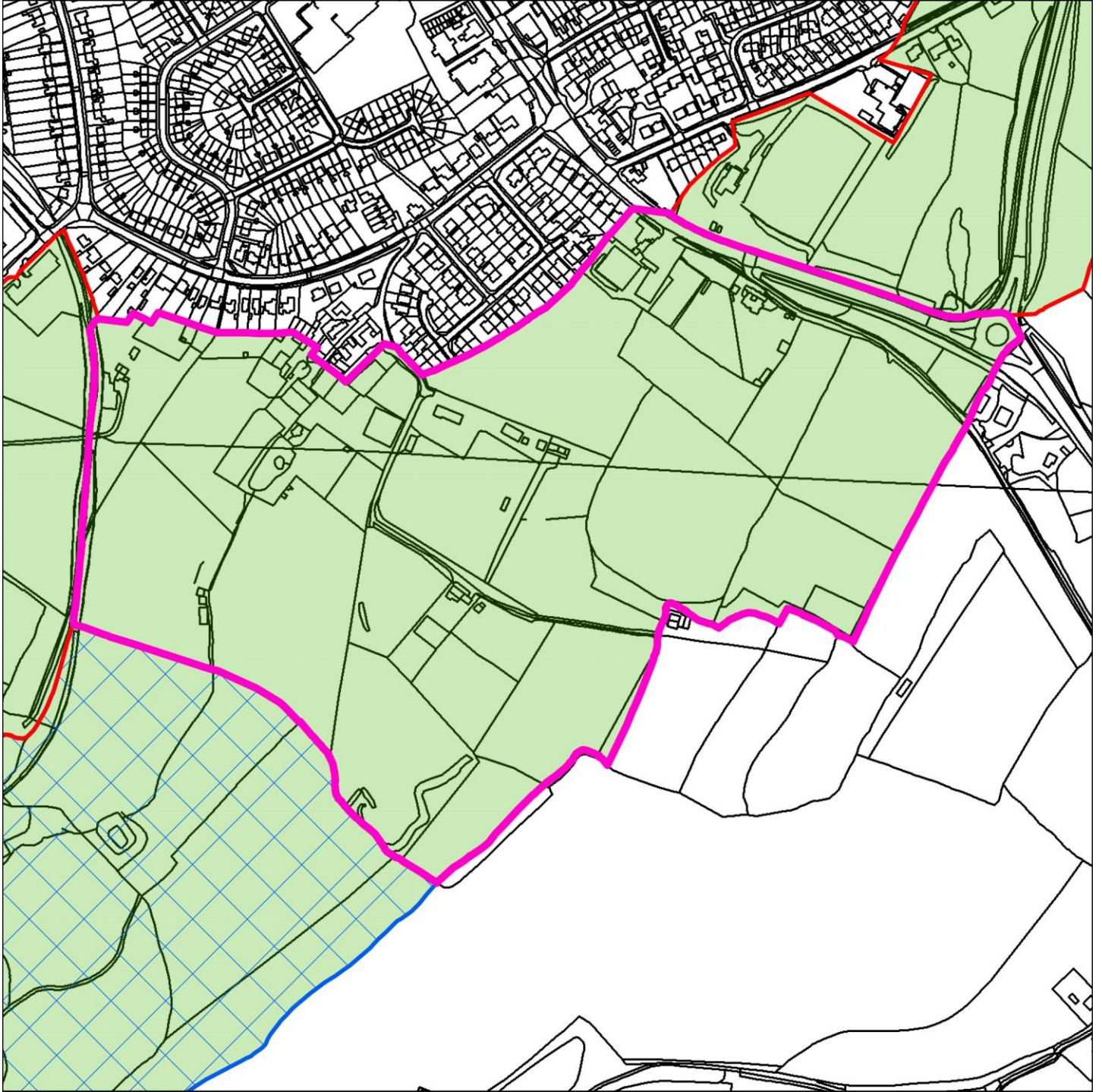
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: R11

Parcel Type: Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 62.5 125
m



Land Parcel Ref: R11

Parcel Type:

Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The north eastern edge of the parcel follows Main Road Brereton (A460). Therefore, the parcel is considered to play some role in preventing the eastwards sprawl of Rugeley/Brereton.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel sits on the northern slopes of Brereton Hill to the south of Brereton (merged with Rugeley). The parcel contains large regular-shaped agricultural fields lined by mature trees. There is one small pocket of woodland at the southern tip of the parcel. Amongst the fields sit several agricultural buildings associated with the use of the fields for grazing. The Springs Farm sits at the northern tip of the parcel. The Red Lion pub and its large flood lit car park sits in the north eastern corner of the parcel. Adjacent to the pub within the parcel is a large detached dwelling with several out buildings. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the land within the parcel is undeveloped and open with good views of the countryside within the parcel and to the north.

Land Parcel Ref: R11

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the south of Rugeley/Brereton. The closest settlement to this portion of the urban edge of Rugeley/Brereton is the village of Upper Longdon to the south. Measured from the Springs Farm at the southern edge of Rugeley/Brereton, Upper Longdon lies roughly 1.4km to the south.

Land Parcel Ref: R11

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel sits on the northern slopes of Brereton Hill to the south of Brereton (merged with Rugeley). The parcel contains large regular-shaped agricultural fields lined by mature trees. There is one small pocket of woodland at the southern tip of the parcel. Amongst the fields sit several agricultural buildings associated with the use of the fields for grazing. The Springs Farm sits at the northern tip of the parcel. These developments are not considered to have an urbanising influence over the countryside within the parcel; however, the Red Lion pub and its large flood lit car park in the north eastern corner of the parcel is. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the land within the parcel is undeveloped and open with good views of the countryside within the parcel and to the north.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel sits on the northern slopes of Brereton Hill to the south of Brereton (merged with Rugeley). There are no significant boundaries within or in close proximity to the parcel which are considered to help safeguard the countryside within the Green Belt from encroachment. Therefore, it is the designation of the land as Green Belt which contributes to protecting this piece of intact and open countryside from encroachment.

Land Parcel Ref: R11

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel contains part of Brereton Conservation Area but does not sit within or border a Conservation Area within the historic town of Rugeley. From the high ground within the parcel it is possible to see in to Rugeley; however the town's historic core does not make a strong visual impression. Therefore, the parcel is not considered to form part of the setting and special character of Rugeley.

Land Parcel Ref: R11

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: R11

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

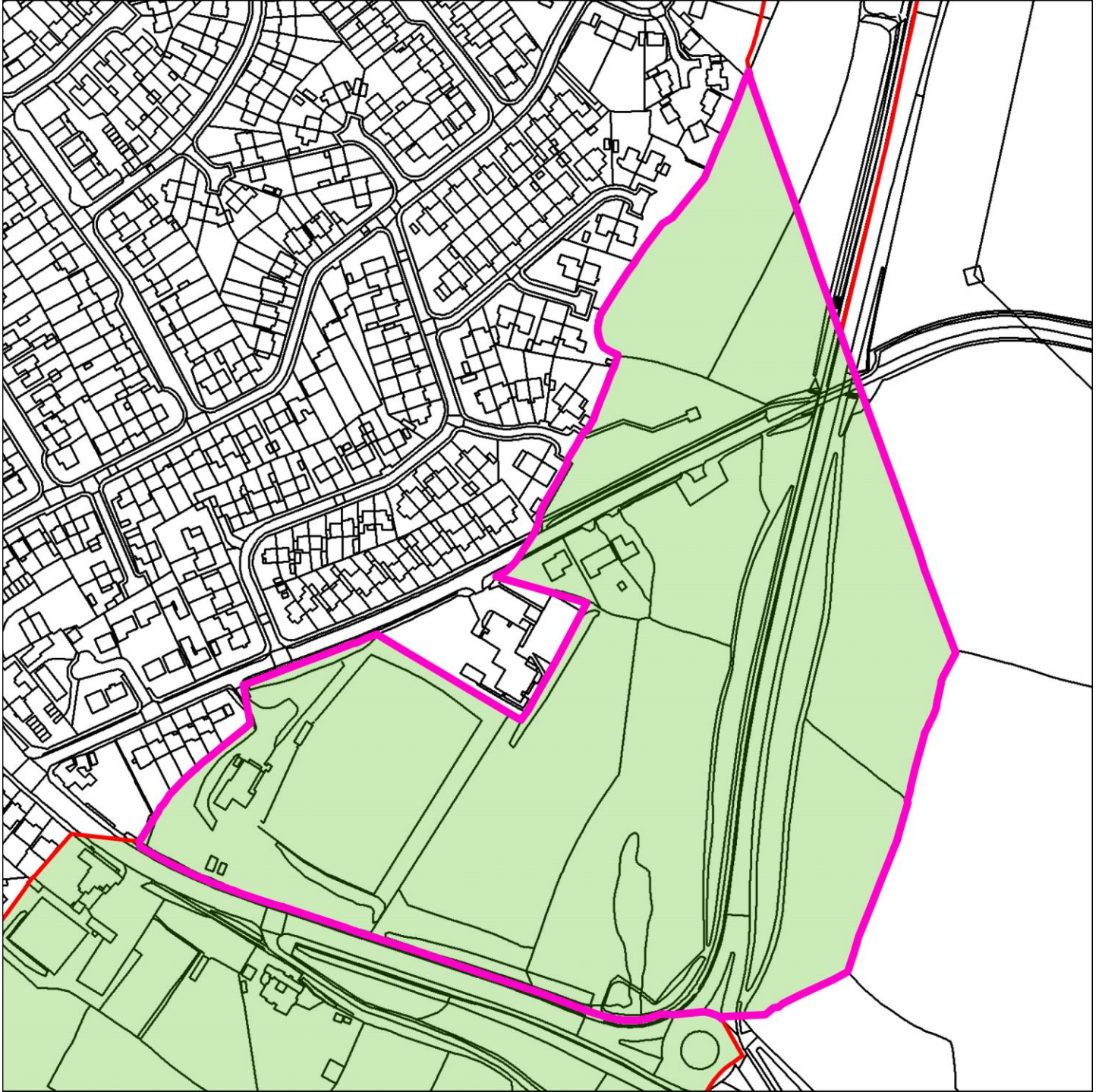
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: R12

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 35 70
m



Land Parcel Ref: R12

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel plays a significant role in preventing the eastwards sprawl of Brereton (merged with Rugeley) along Main Road Brereton (A460) at the southern border of the parcel and both sides of Armitage Lane running through the centre of the parcel.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel sits on the western slope of Hobs Hill to the south east of Brereton (merged with Rugeley). The parcel contains the Brereton Sports and Social Club, the Hob Hill Primary School and a few dwellings. The rest of the parcel is undeveloped agricultural fields lined by mature trees. The buildings associated with the developments compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the parcel is open with good views of the countryside to the east, north and north west.

Land Parcel Ref: R12

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel sits on the western slope of Hobs Hill to the south east of Brereton (merged with Rugeley). The nearest settlement to this portion of Brereton's urban edge is Armitage to the east. Measured from the point at which Armitage Lane meets the existing urban edge of Brereton at the western edge of the parcel, the distance between Brereton and Armitage is roughly 1.9km.

Land Parcel Ref: R12

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel sits on the western slope of Hobs Hill to the south east of Brereton (merged with Rugeley). The parcel contains the Brereton Sports and Social Club, the Hob Hill Primary School and a few dwellings. The sports club and primary school are neighboured by areas of hardstanding. The street lit A51 cuts through the parcel. Together the sports club and primary school buildings, areas of hardstanding and streets lights significantly urbanise this thin strip of countryside. The higher ground to the east of the A51 is more rural in character.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel sits on the western slope of Hobs Hill to the south east of Brereton. Portions of the parcel are covered in mature trees. The A51 road runs through the parcel. Although not a dual carriageway, the road, combined with the slope of Hobs Hill and the mature trees which line it are considered to play some role in assisting to safeguard the countryside from the eastwards encroachment of Brereton.

Land Parcel Ref: R12

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel borders the Brereton Conservation Area but does not sit within or border a Conservation Area within the historic town of Rugeley. From the high ground within the parcel it is possible to see in to Rugeley; however the town's historic core does not make a strong visual impression. Therefore, the parcel is not considered to form part of the setting and special character of Rugeley.

Land Parcel Ref: R12

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: R12

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

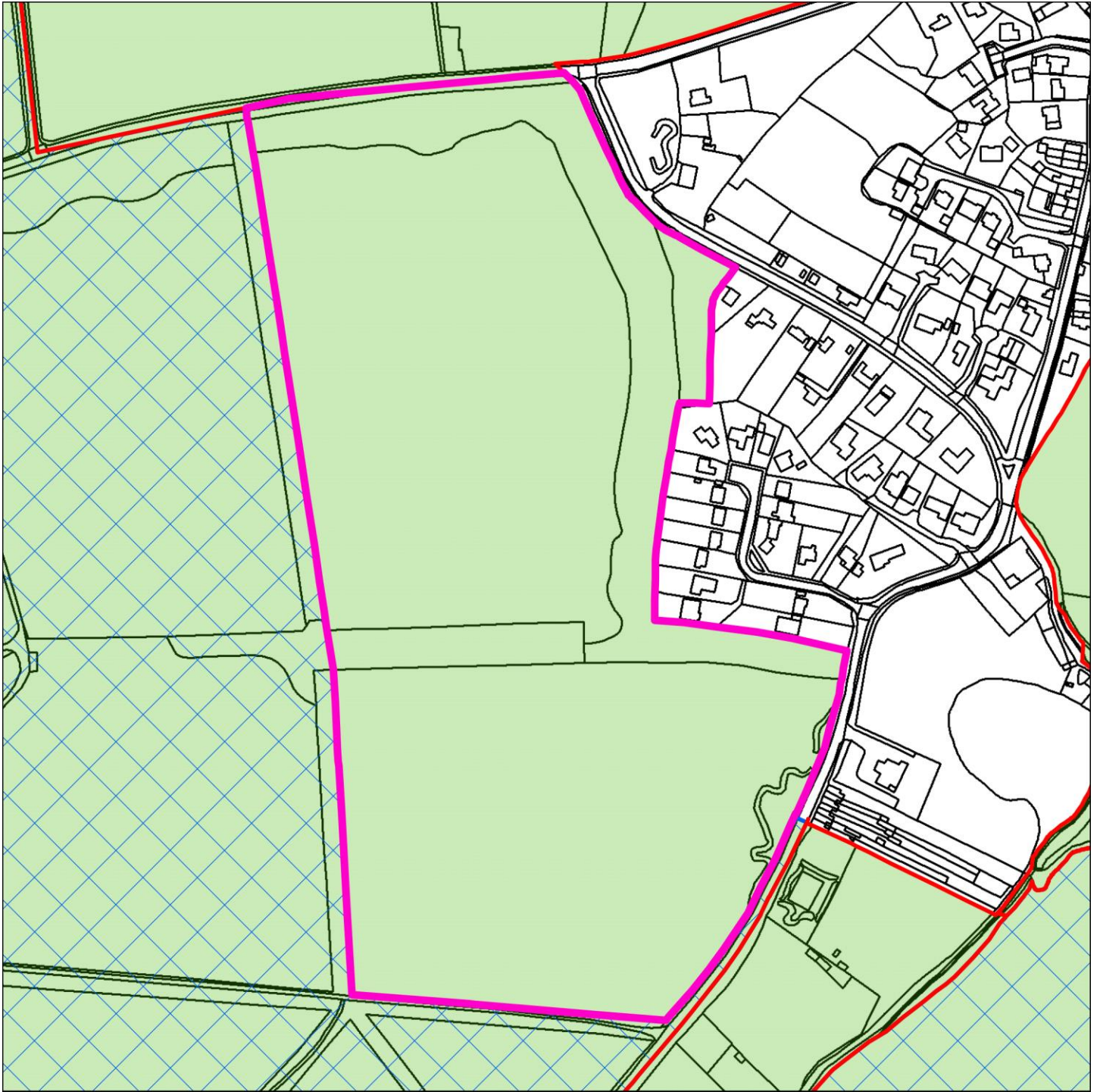
Purpose 5 Score: /4



Total Score: /20

Land Parcel Ref: SM1

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 40 80
m



Land Parcel Ref: SM1

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel plays a significant role in preventing the westwards sprawl of Slitting Mill along Penkrige Bank Road and Post Office Lane at the northern edge of the parcel and the southern sprawl of Slitting Mill along Slitting Mill Road at the south eastern edge of the parcel.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the west of Slitting Mill. The parcel sits within the Lady Hill Coppice and is covered in thick woodland. There is no development within the parcel. Therefore, the parcel is considered to be open. The woodland screens views of the surrounding countryside.

Land Parcel Ref: SM1

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the west of Slitting Mill. The nearest settlement to this portion of Slitting Mill's urban edge is the town of Cannock on the other side of Cannock Chase Country Park. Measured from the residential development along The Pingle in the south of Slitting Mill to the residential development along Bracken Close at the urban edge of Cannock, the distance between Cannock and Slitting Mill is roughly 3.9km.

Land Parcel Ref: SM1

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the west of Slitting Mill within the Cannock Chase Area of Outstanding Natural Beauty (AONB). The parcel sits within the Lady Hill Coppice and is covered in thick woodland. There are no developments or urbanising influences within the parcel. Therefore, the parcel is considered to be open. The woodland screens views of the surrounding countryside.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The majority of the parcel is covered in thick woodland. However in isolation, this woodland is not considered to be a significant boundary able to assist in safeguarding the wider countryside from encroachment and there are no other significant boundaries performing this function within the parcel. Therefore, it is the designation of the land as Green Belt and AONB which contributes to protecting this piece of intact and open countryside from encroachment.

Land Parcel Ref: SM1

Parcel Type:

Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within the historic town of Rugeley and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of the historic town.

Land Parcel Ref: SM1

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: SM1

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: SM2

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 25 50
m



Land Parcel Ref: SM2

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel plays a role in preventing the southwards sprawl of Slitting Mill along Slitting Mill Road at the north western edge of the parcel.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the south of Slitting Mill. The parcel sits in between the Lady Hill Coppice covered in thick woodland at its north western edge and the floodplain of Rising Brook at the south eastern edge of the parcel. The parcel contains a line of small regular-shaped fields used for grazing. The only buildings within the parcel are stables and sheds associated with the fields. The buildings are dotted throughout the parcel compromising the openness of the Green Belt within their immediate vicinity; however, all are low lying and the majority of the land within the parcel is undeveloped and open. Views of the wider countryside are obscured by the mature trees that border the fields.

Land Parcel Ref: SM2

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the south of Slitting Mill. The nearest settlement to this portion of Slitting Mill's urban edge is the town of Cannock on the other side of Cannock Chase Country Park. Measured from the residential development along The Pingle in the south of Slitting Mill to the residential development along Bracken Close at the urban edge of Cannock, the distance between Cannock and Slitting Mill is roughly 3.9km.

Land Parcel Ref: SM2

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the south of Slitting Mill within the Cannock Chase Area of Outstanding Natural Beauty (AONB). The parcel sits in between the Lady Hill Coppice covered in thick woodland at its north western edge and the floodplain of Rising Brook at the south eastern edge of the parcel. The parcel contains a line of small regular-shaped fields used for grazing. The only buildings within the parcel are stables and sheds associated with the fields. The buildings are dotted throughout the parcel compromising the openness of the Green Belt within their immediate vicinity, but are not considered to be urbanising influences. All the buildings are low lying and the majority of the land within the parcel is undeveloped and open. Views of the wider countryside are obscured by the mature trees that border the fields.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel sits in between the Lady Hill Coppice covered in thick woodland at its north western edge and the floodplain of Rising Brook at the south eastern edge of the parcel. The woodland to the north west is not considered to be a significant boundary able to assist in safeguarding the wider countryside from encroachment; however Rising Brook with its floodplain to the south east is. There are no other significant boundaries within the parcel preventing southwards encroachment of the countryside. Therefore, the significance of Rising Brook in protecting the countryside within the Green Belt is not considered to be as significant as the Green Belt designation.

Land Parcel Ref: SM2

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within the historic town of Rugeley and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of the historic town.

Land Parcel Ref: SM2

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: SM2

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

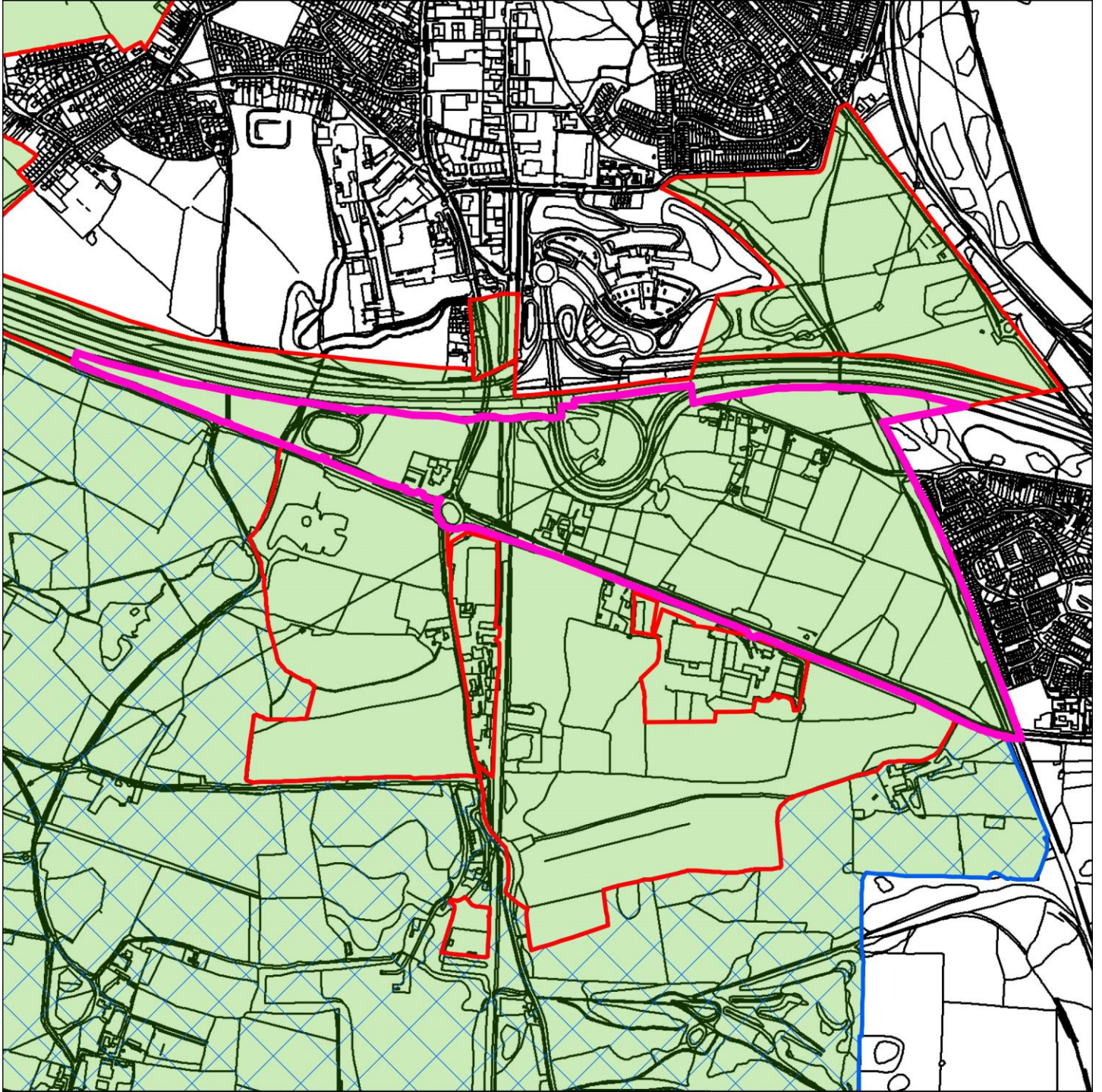
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: W1

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 145 290
m



Land Parcel Ref: W1

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel lies to the north of Watling Street Business Park and to the south of the M6 Toll Motorway which skirts the southern edge of the town of Norton Canes. The Green Belt within the parcel prevents the westwards and eastwards sprawl of Watling Street Business Park along the northern side of Watling Street (A5), which is currently undeveloped. While there is a small business park along Lime Lane (B4154) to the west, the Green Belt land within the parcel plays a limited role in preventing the northwards sprawl of this development due to the strong boundary presented by Watling Street (A5) along the southern edge of the parcel. The Green Belt within the parcel plays some role in preventing the westwards sprawl of the town of Brownhills to the east along Watling Street (A5) and Albutts Road/Commonside; however, this role is considered to be relatively minor due to the presence of a dismantled railway helping to retain the existing edge of Brownhills. Overall, the parcel is considered to play some role in preventing sprawl along the northern side of Watling Street.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the north of Watling Street Business Park and to the south of the M6 Toll Motorway which skirts the southern edge of the town of Norton Canes. The parcel is predominately made-up of medium-sized regular-shaped agricultural fields used for grazing. Many of the fields are lined by mature trees. There are two water bodies within the parcel. There are three significant pockets of development within the parcel – several large isolated dwellings and agricultural buildings along Albutts Road/Commonside, Moss Farm and a large pub/restaurant with associated car park. A line of pylons runs through the centre of the parcel. Finally, the northbound access road to the M6 Toll Motorway service station at Norton Canes is also located within the parcel. Both the raised access road and the buildings associated with the other developments compromise the openness of the Green Belt within their immediate vicinity; however, roughly half of the land within the parcel is open and free from development with good views of the countryside within the parcel and to the west.

Land Parcel Ref: W1

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the north of Watling Street Business Park, not a settlement. However, the parcel also sits adjacent to the town of Brownhills at the eastern edge of the parcel. The distance between the urban edge of Brownhills at the eastern edge of the parcel and Norton Canes to the north is less than 1km.

Land Parcel Ref: W1

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the north of Watling Street Business Park and to the south of the M6 Toll Motorway which skirts the southern edge of the town of Norton Canes. The parcel is predominately made-up of medium-sized regular-shaped agricultural fields used for grazing. Many of the fields are lined by mature trees. There are two water bodies within the parcel. There are three significant pockets of development within the parcel – several large isolated dwellings and agricultural buildings along Commonsides, Moss Farm and a large pub/restaurant with associated car park. A line of pylons runs through the centre of the parcel. Finally, the northbound access road to the M6 Toll Motorway service station at Norton Cane is also located within the parcel. The pylons, raised access road and the large restaurant/pub with its associated car park urbanise the countryside within the parcel. In addition, the built developments compromise the openness of the Green Belt within their immediate vicinity. However, roughly half of the land within the parcel is open and free from development with good views of the countryside within the parcel and to the west.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel lies to the north of Watling Street Business Park and to the south of the M6 Toll Motorway which skirts the southern edge of the town of Norton Canes for the majority of the length of the parcel. The earthworks and infrastructure associated with the M6 Toll Road represent a significant barrier to the encroachment of the countryside from Norton Canes. Similarly, the dismantled railway line to the east along the edge of Brownhills represents a significant barrier to the encroachment of the countryside. Any more significant development within the parcel would represent a significant breach of these defensible boundaries and would constitute encroachment of the countryside within the parcel. Therefore, in relation to the Green Belt within W1, the M6 Toll Motorway and the dismantled railway line are not considered to play a significant role in protecting the countryside within the Green Belt from encroachment. There are no other significant boundaries within the parcel.

Land Parcel Ref: W1

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: W1

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: W1

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

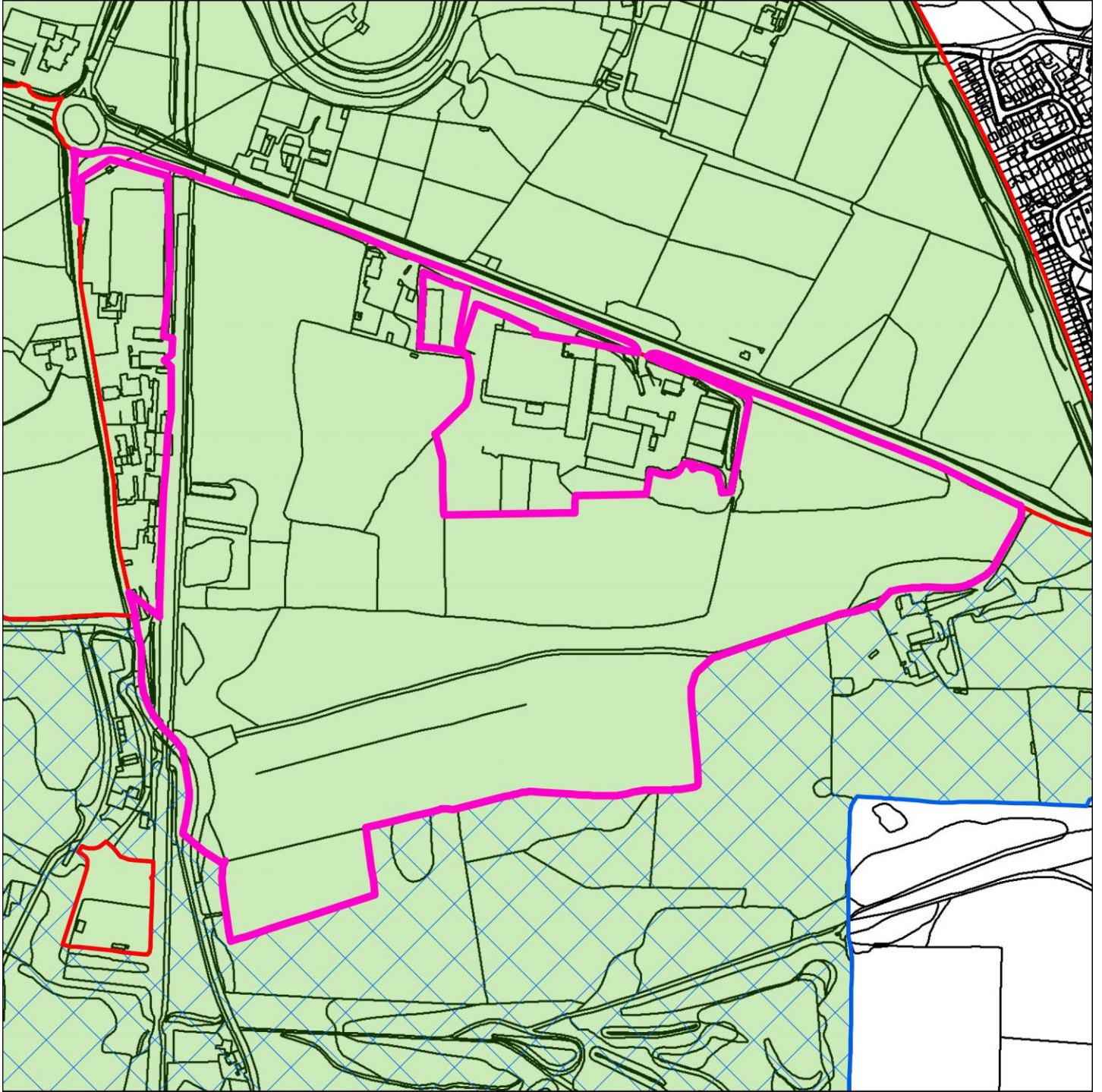
Purpose 4 Score: /4


Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: W2

Parcel Type: Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 75 150
m



Land Parcel Ref: W2

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel lies to the south of Watling Street Business Park. The Green Belt within the parcel prevents the westwards and eastwards sprawl of Watling Street Business Park along the southern side of Watling Street (A5). Therefore, the parcel is considered to make some contribution to preventing sprawl.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the south of Watling Street Business Park. The parcel is predominately made-up of large irregular-shaped agricultural fields lined by mature trees. The woodland of Wyrley Common borders the southern edge of the parcel. There are two small pockets of woodland within the parcel and a small waterbody. The Watling Street Business Park has encroached in to the Green Belt at its western edge. Two large buildings and a large car park sit within the Green Belt. The buildings associated with these developments compromise the openness of the Green Belt to the west of the Business Park. The rest of the parcel is free from development with good views of the countryside within the rest of the parcel and the wider countryside to the north and west.

Land Parcel Ref: W2

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the south of Watling Street Business Park, not a settlement. Therefore, while the wider Green Belt does contribute to preventing neighbouring towns from merging, in isolation, this parcel does not.

Land Parcel Ref: W2

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the south of Watling Street Business Park. The parcel is predominately made-up of large irregular-shaped agricultural fields lined by mature trees. The woodland of Wyrley Common borders the southern edge of the parcel. There are two small pockets of woodland within the parcel and a small waterbody. The Watling Street Business Park has encroached in to the Green Belt at its western edge. Two large buildings and a large car park sit within the Green Belt. The buildings and hardstanding associated with these developments urbanise the countryside within the Green Belt to the west of the Business Park. The rest of the parcel is free from development with good views of the countryside within the rest of the parcel and the wider countryside to the north and west.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel lies to the south of Watling Street Business Park. The Cannock Extension Canal borders the western edge of the parcel playing some role in protecting the wider countryside to the west from encroachment from the business park. However, the role of the canal in preventing the encroachment of the wider countryside has been diminished by the development which has already occurred on its western side along Lime Lane. The woodland of Wyrley Common borders the southern edge of the parcel. However, in isolation, this woodland is not considered to be a significant boundary able to assist in safeguarding the wider countryside from encroachment and there are no other significant boundaries performing this function within the parcel.

Land Parcel Ref: W2

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: W2

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: W2

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

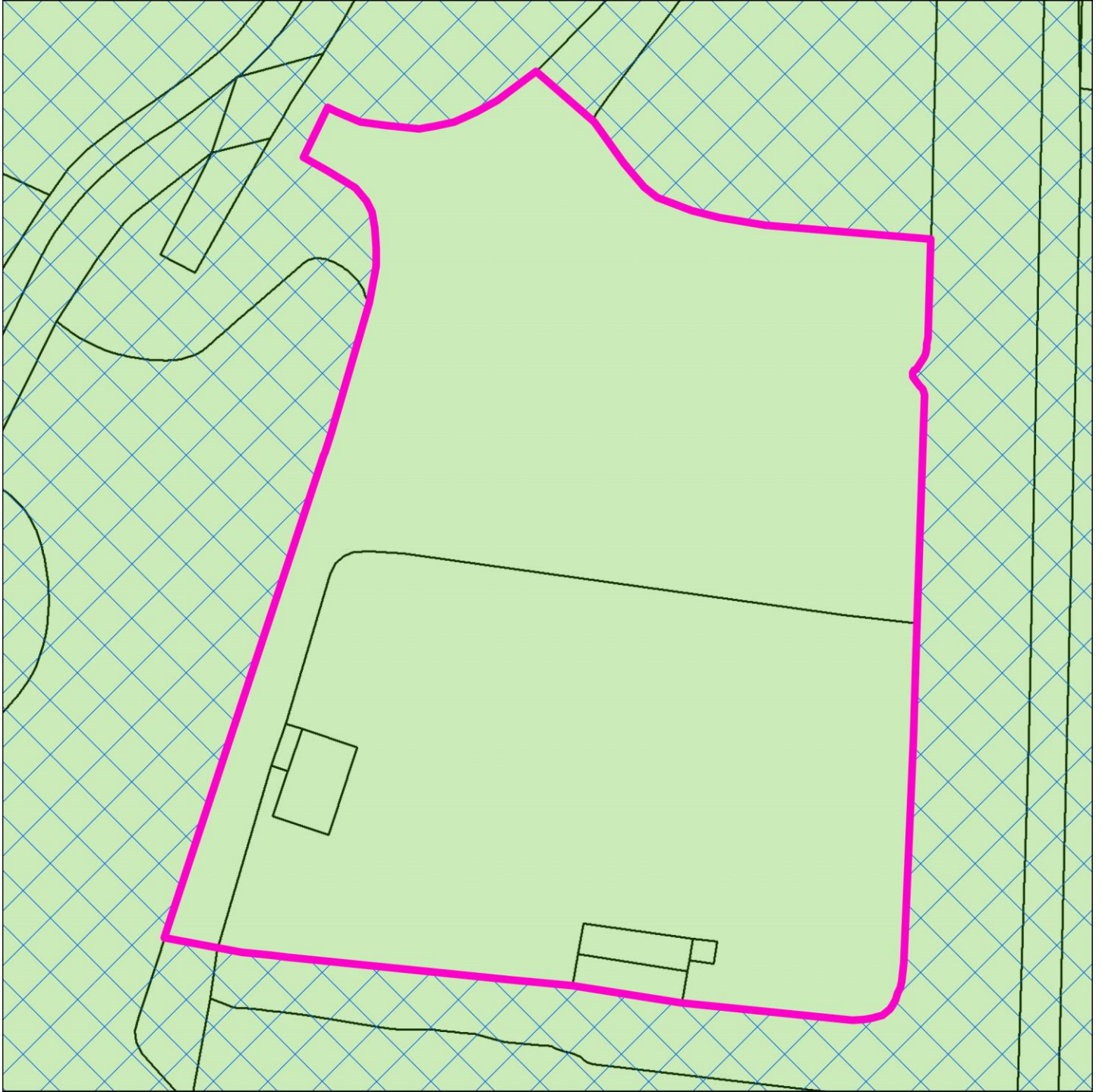
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: W3 (GTS)

Parcel Type: Green Belt parcel



Report Parcel Green Belt parcel Broad Area Green Belt

0 5 10
m



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Land Parcel Ref: W3 (GTS)

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel sits to the north, west and south of a gypsy and traveller site next to the Cannock Extension Canal. The parcel lies at the end of a small road connected to Lime Lane. There is no potential for further sprawling ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel sits to the north, west and south of a gypsy and traveller site next to the Cannock Extension Canal. This small parcel is bordered by mature trees and contains a small pocket of woodland in the southern half. Roughly 70% of the land within the parcel has been cleared and covered in hardstanding, presumably once associated with the canal. These areas of hardstanding are now used to store vehicles and containers. In addition, there are few small buildings on site. Together the stored containers and vehicles and the buildings compromise the openness of the countryside within the parcel. The mature trees and screen views of the surrounding countryside.

Land Parcel Ref: W3 (GTS)

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel sits to the north, west and south of a gypsy and traveller site next to the Cannock Extension Canal, not a settlement. Therefore, while the wider Green Belt does contribute to preventing neighbouring towns from merging, in isolation, this parcel does not.

Land Parcel Ref: W3 (GTS)

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel sits to the north, west and south of a gypsy and traveller site next to the Cannock Extension Canal. This small parcel is bordered by mature trees and contains a small pocket of woodland in the southern half. Roughly 70% of the land within the parcel has been cleared and covered in hardstanding, presumably once associated with the canal. These areas of hardstanding are now used to store vehicles and containers. In addition, there are few small buildings on site. Together the stored containers and vehicles, the buildings and the areas of hardstanding significantly urbanise what remains of the countryside within the parcel and compromises openness. The mature trees and screen views of the surrounding countryside.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel sits to the north, west and south of a gypsy and traveller site next to the Cannock Extension Canal. The Cannock Extension Canal borders the southern and eastern edges of the parcel, preventing long term encroachment of the wider countryside. Further to the south is a capped landfill site. To the north west and west of the site is an area of steep-sided high ground with wooded slopes. Development extends northwards along the canal from the northern border of the parcel. Together the significant boundaries which surround the parcel serve to retain development within the immediate area, limiting the potential for encroachment of the wider Green Belt.

Land Parcel Ref: W3 (GTS)

Parcel Type: Green Belt parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

Land Parcel Ref: W3 (GTS)

Parcel Type: Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: W3 (GTS)

Parcel Type: Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

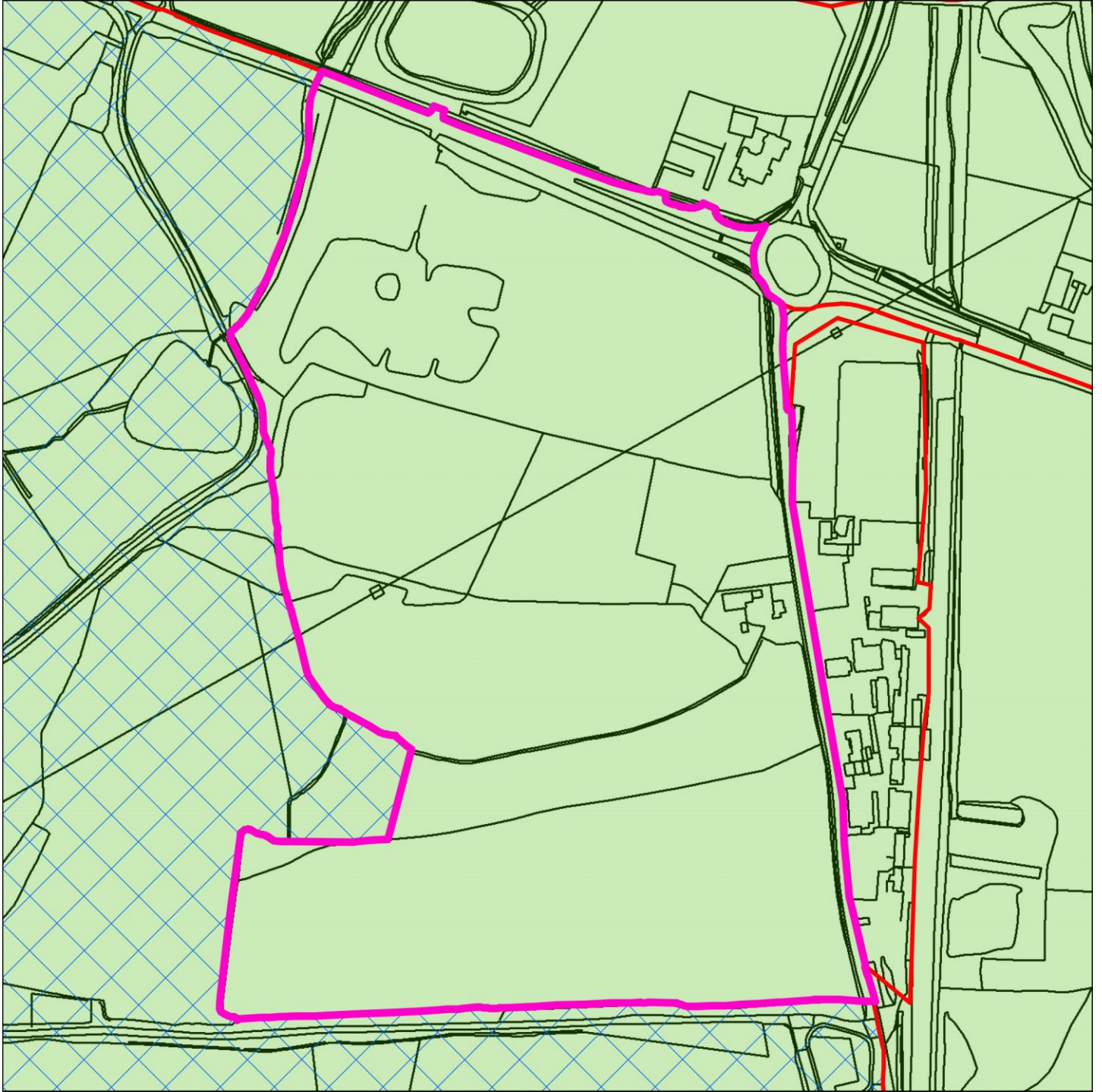
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: W4

Parcel Type: Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 50 100
m



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Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel lies to the west of the trading estate on the other side of Lime Lane. The parcel makes a significant contribution to preventing the westwards sprawl of this trading estate at its northern and southern edges along the southern side of Watling Street and the northern side Gorse Lane, respectively.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel lies to the west of the trading estate on the other side of Lime Lane. A single line of pylons runs through the centre of the parcel. A single dwelling with a number of large outbuildings sits within the parcel opposite the trading estate on the western side of Lime Lane. The dwelling and its out buildings are separated from the trading estate by the road. However, the buildings are surrounded by woodland and screened from the rest of the parcel. There are no other developments within the parcel which is predominately made-up of scrubland a few agricultural fields and woodland. Through gaps in the woodland it is possible to see out in to the wider countryside to the north and west of the parcel. A pond sits in the north western corner of the parcel.

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Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the west of the trading estate on the other side of Lime Lane, not a settlement. Therefore, while the wider Green Belt does contribute to preventing neighbouring towns from merging, in isolation, this parcel does not.

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Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel lies to the west of the trading estate on the other side of Lime Lane. A single line of pylons runs through the centre of the parcel. A single dwelling with a number of large outbuildings sits within the parcel opposite the trading estate on the western side of Lime Lane. The dwelling and its out buildings are separated from the trading estate by the road. However, the buildings are surrounded by woodland and screened from the rest of the parcel and is not considered to have an urbanising influence on the countryside; nor is the single pylon which sits within the parcel. There are no other developments within the parcel which is predominately made-up of scrubland a few agricultural fields and woodland. Through gaps in the woodland it is possible to see out in to the wider countryside to the north and west of the parcel. A pond sits in the north western corner of the parcel.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel lies to the south of the M6 Toll Motorway which skirts the southern edge of the town of Norton Canes for the majority of the length of the parcel. The earthworks and infrastructure associated with the M6 Toll Road represent a significant barrier to the encroachment of the countryside from Norton Canes rather than the trading estate adjacent to the parcel. Therefore, in relation to the Green Belt within W4, the M6 Toll Motorway is not considered to play a significant role in protecting the countryside within the Green Belt from encroachment. There is an area of steep-sided high ground to the south of the south eastern corner of the parcel; however, this natural feature does not run the full length of the southern edge of the parcel, significantly limiting its ability to inhibit encroachment to the south of the parcel. There are no other significant boundaries within the parcel.

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Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or adjacent to a Conservation Area within a historic town and does not have direct views in to a historic town's historic core. Therefore, the parcel is not considered to contribute to the setting and special character of a historic town.

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Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

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Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20