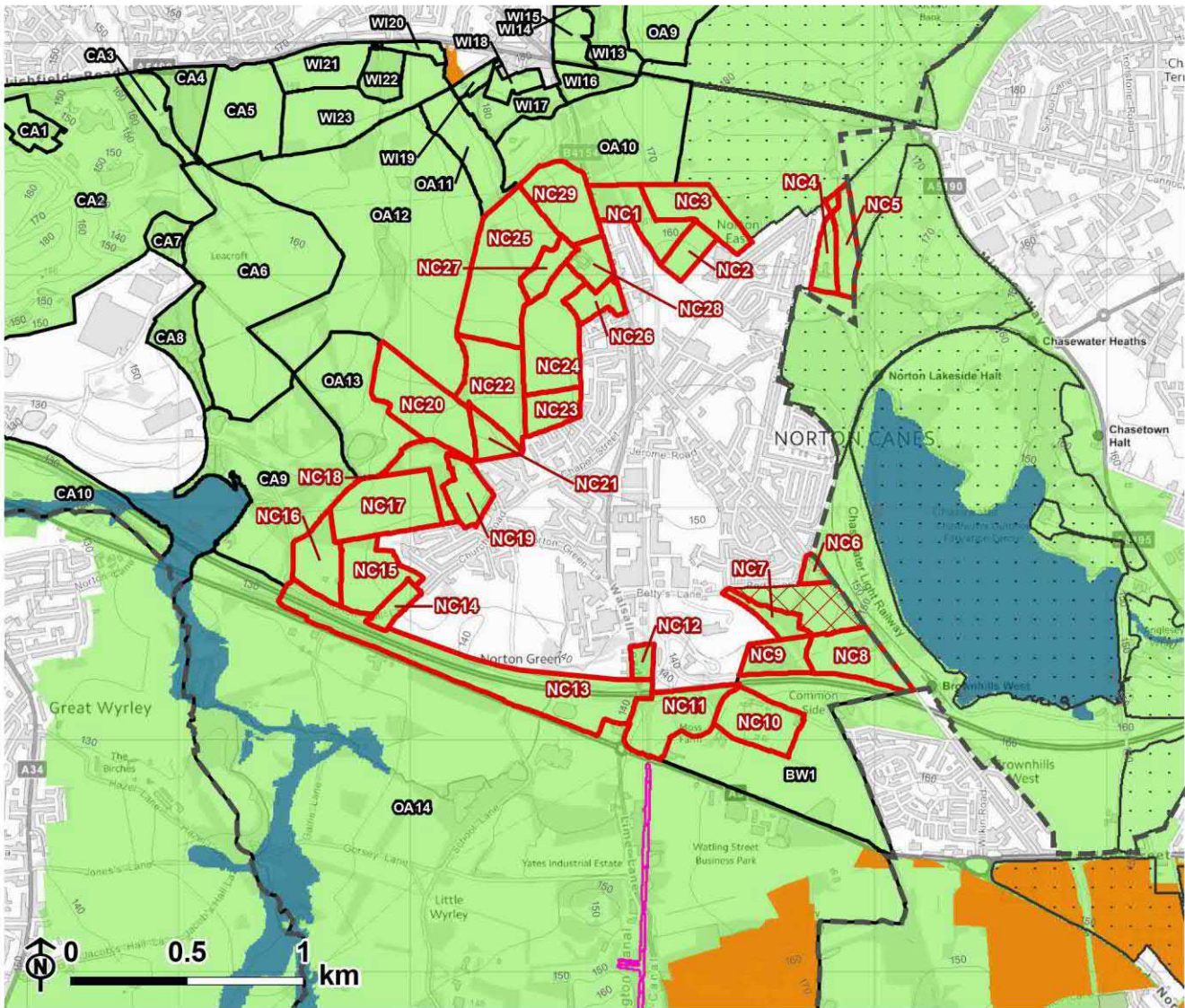


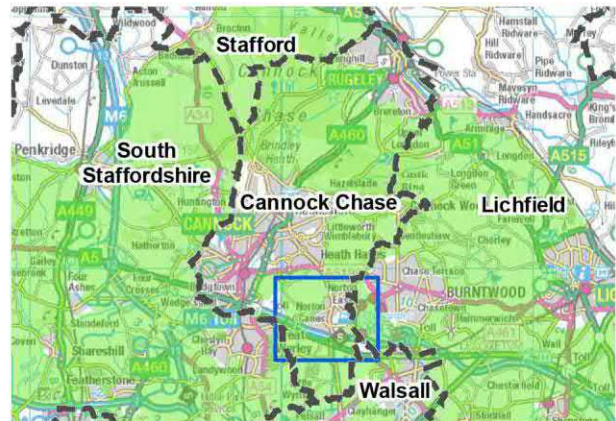
Appendix B

**Detailed Harm
Assessments
Norton Canes - Part 1**

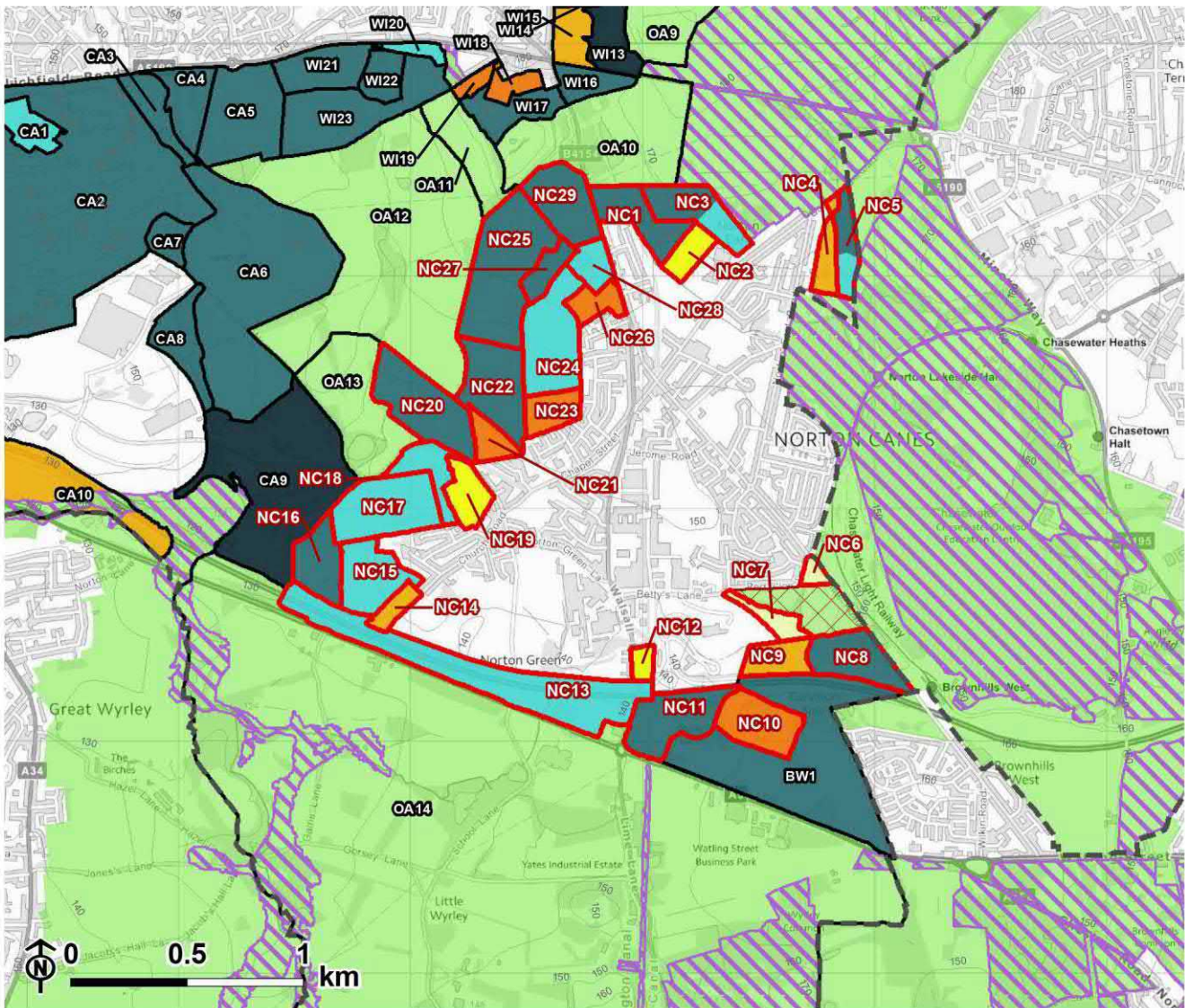
Norton Canes



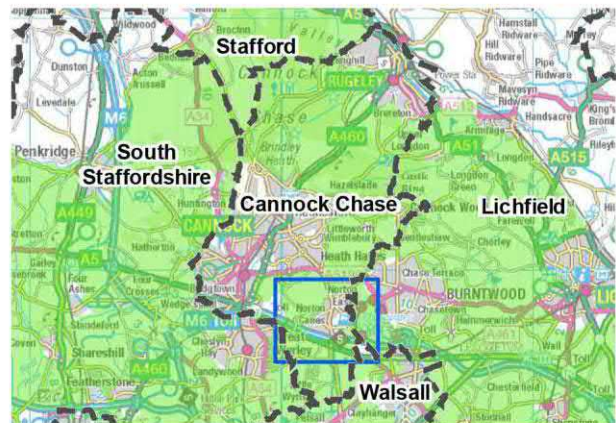
- Local Authority boundary
- Green Belt
- Red outline Norton Canes parcel
- Black outline Neighbouring parcel
- Red hatched box No openness
- Absolute constraints**
- Light green box Ancient woodland
- Pink hatched box Special Area of Conservation
- Black dashed box Site of Special Scientific Interest
- Orange box CRoW registered common land
- Purple box Cemetery
- Blue box Flood zone 3



Norton Canes



- Local Authority boundary
 - Green Belt
 - Red outline Norton Canes parcel
 - Black outline Neighbouring parcel
 - White with red border No openness
 - Purple hatched Absolute constraint(s)
- Harm rating**
- Dark blue Very High
 - Blue High
 - Light blue Moderate-High
 - Orange Moderate
 - Light orange Low-Moderate
 - Yellow Low
 - Light yellow No/Very Low



Components of harm assessment

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

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

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

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

Notes on harm ratings

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

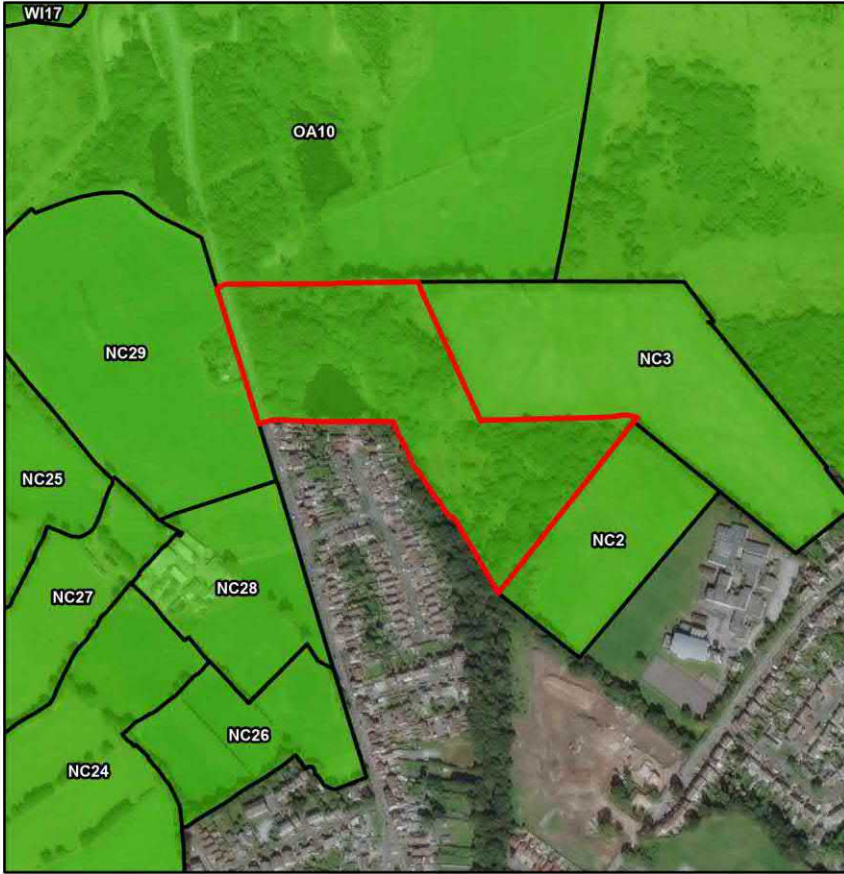
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:






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

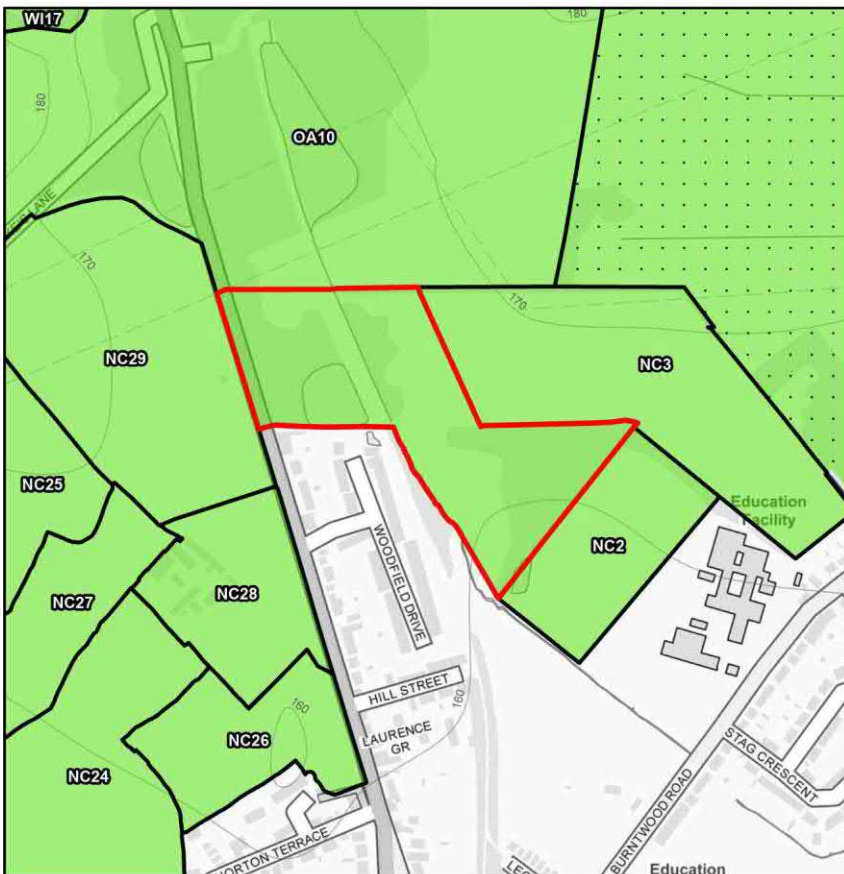
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Harm of release of land in NC1



-  NC1
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Site of Special Scientific Interest



0 0.07 0.15 0.3 km

NC1

Parcel location and openness

Parcel size: 6.27ha

The parcel is located on the north of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

Land is open, comprising largely of tree cover and scrub, as well as a pond.

Distinction between parcel and inset area

Although the land within the parcel is located in close proximity to the inset area of Norton Canes, the vegetation cover, pond and Norton Brook within the parcel create separation from the settlement. In addition, the land is not contained by the inset edge and views are dominated by open countryside. Therefore, there is strong distinction between the parcel and the urban area.

NC1

Contribution to the Green Belt purposes

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

NC1

Impact on contribution of adjacent Green Belt

- Release of NC1 as an expansion of Norton Canes:

Rating: Minor

The release would not have an impact on the distinction of land within NC29 to the west or land within the outer area to the north of NC1, or the relevance of this land to Green Belt purposes. However, it would result in a minor weakening of the settlement gap between Cannock and Burntwood.

The adjoining land within NC2 and NC3 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release






- Parcel NC1 makes a strong contribution to preventing neighbouring towns merging into one another, and a strong contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Norton Canes would be high.

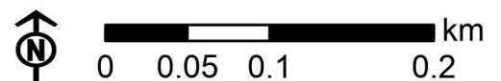
High

- Harm could potentially be reduced by the enhancement of existing woodland vegetation within NC1 and/or the introduction of new woodland belts and/or small woodlands to the south of the parcel to form strong Green Belt boundaries and help reduce the perceived impact on the gap between Cannock and Burntwood. These measures would also help enhance the planned coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016) and the AONB Landscape Character Framework (2017).

Harm of release of land in NC2



-  NC2
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Site of Special Scientific Interest



NC2

Parcel location and openness

Parcel size: 2.89ha

The parcel is located to the north of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

Land is open and consists of school playing fields.

Distinction between parcel and inset area

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

NC2

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Land is open and lies at the periphery of a moderate gap between Cannock to the west and Burntwood to the east. Intervening urbanising development at Norton Canes reduces perceived separation between towns and increases the fragility of the gap. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively weak
Land is open and is characterised by uses which are associated with the urban area and diminish the extent to which it is perceived as countryside, including a school playing field. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

NC2

Impact on contribution of adjacent Green Belt

- Release of NC2 as an expansion of Norton Canes:

Rating: Negligible

The release would not have an impact on the distinction of land within NC1 to the west or NC3 to the north of NC2, or the relevance of this land to Green Belt purposes.

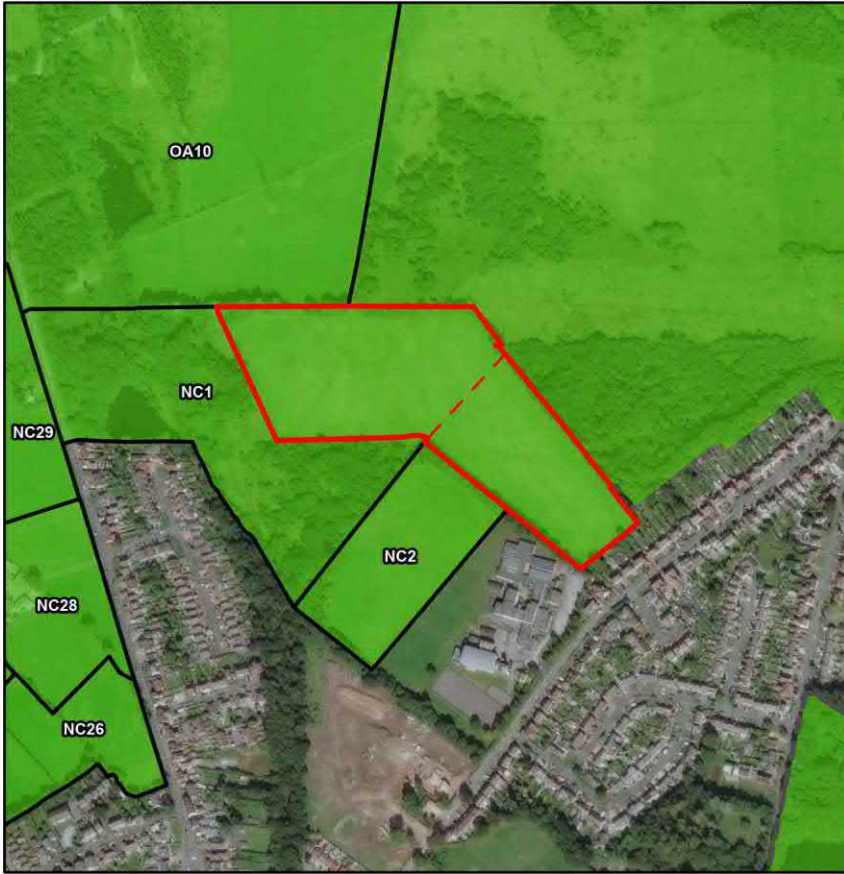
Overall harm of Green Belt release







- Parcel NC2 makes a relatively weak contribution to preventing neighbouring towns merging into one another, and a relatively weak contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Norton Canes would be low.

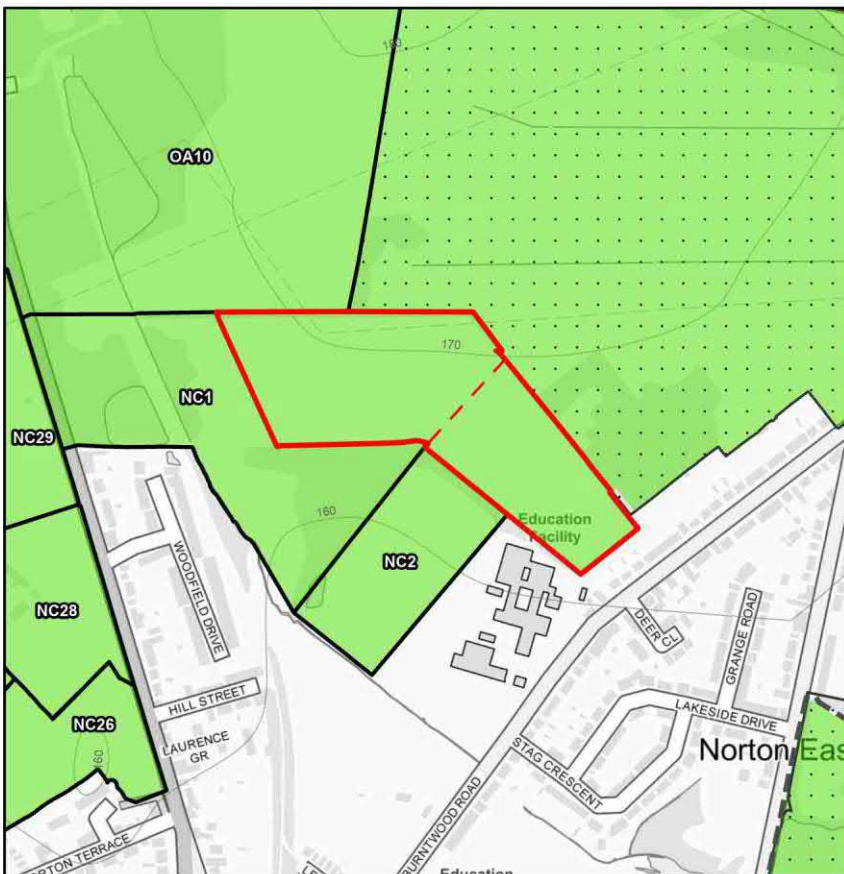
Low

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

Harm of release of land in NC3



-  NC3
-  Harm assessment subdivison
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Site of Special Scientific Interest



NC3

Parcel location and openness

Parcel size: 6.67ha

The parcel is located to the north of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

Land is open and consists of an agricultural field.

Distinction between parcel and inset area

The garden hedgerow boundaries to the south east are only a weak boundary feature, creating little separation from Norton Canes. However, the parcel is not contained by urban development and neither the countryside nor the urban area dominates views. Therefore, there is moderate distinction between the parcel and the urban area.

NC3

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land is open and lies in a moderate gap between Cannock to the west and Burntwood to the east. However, the intervening urbanising development at Norton Canes reduces perceived separation between towns and increases the fragility of the gap. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

NC3

Impact on contribution of adjacent Green Belt

- Release of NC3 as an expansion of Norton Canes:

Rating: Minor-moderate

The release and development of NC3 would increase urbanising containment of land in NC1 and of land within the outer area to the east of NC3. It would also cause a minor weakening of the perceived separation between Cannock and Burntwood, reducing the size of the triangle of open land between Cannock, Burntwood and Norton Canes.

The adjoining land within NC2 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

- Release of eastern part of NC3 as an expansion of Norton Canes:

Rating: Minor

Limiting the release to the eastern half of NC3 would weaken the remainder of the parcel and create minor urbanising containment of land to the east of NC3. It would not weaken land in NC1 and would not have any impact on the settlement gap between Cannock and Burntwood.

The adjoining land within NC2 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel NC3 makes a relatively strong contribution to preventing neighbouring towns merging into one another, and a relatively strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from the release of the parcel as a whole, as an expansion of Norton Canes, would be high.

High

- Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands within NC3 to the north to form strong Green Belt boundaries. This would also help enhance the planned coalfield farmlands landscape character, in accordance with landscape strategies

NC3





set out in the Landscape Character Assessment for Cannock Chase (2016 and the AONB Landscape Character Framework (2017).

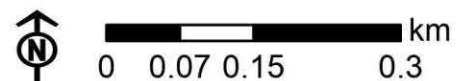
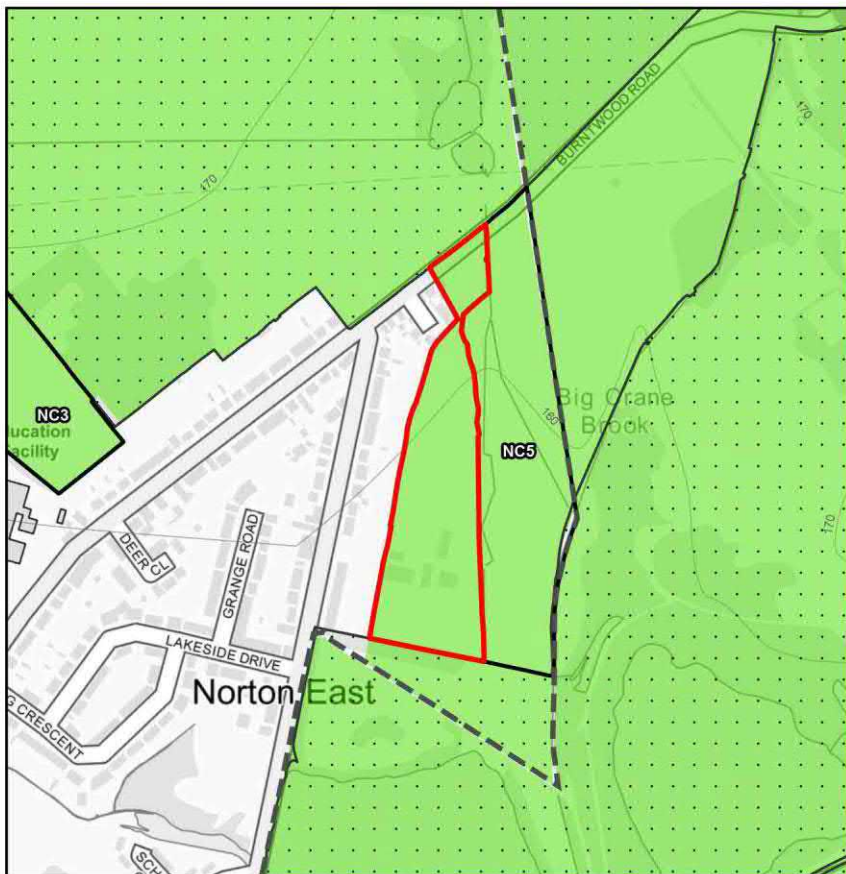
- The additional impact on the adjacent Green Belt of the release of the eastern half of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Norton Canes, would be moderate-high.

Moderate-High

Harm of release of land in NC4



-  NC4
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Site of Special Scientific Interest



NC4

Parcel location and openness

Parcel size: 2.96ha

The parcel is located to the north east of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

Land is open and is comprised of paddock fields. Some development is located in the south of the parcel, however, this is not large enough in scale to impact openness.

Distinction between parcel and inset area

The parcel is in close proximity to Norton Canes, and although it has no containment by urban development the garden hedgerow boundaries to the west are only a weak boundary feature, creating little separation from the settlement. As such, views are dominated by the urban area. Therefore, there is weak distinction between the parcel and the urban area.

NC4

Contribution to the Green Belt purposes

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

Contribution: Weak/No

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

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

Contribution: Moderate

Land is open and lies in a moderate gap between Cannock to the west and Burntwood to the east. However, the intervening urbanising development at Norton Canes reduces perceived separation between towns and increases the fragility of the gap. Although the settlement gap is fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.

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

Contribution: Moderate

Land is open countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

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

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

Contribution: Equal

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

NC4

Impact on contribution of adjacent Green Belt

- Release of NC4 as an expansion of Norton Canes:

Rating: Negligible

The release of NC4 would not have any significant impact on the distinction between the inset settlement edge and land in NC5, which only weak boundary distinction from the current inset settlement edge. It would not diminish the gap between Norton Canes and Burntwood, and so would not weaken separation between the towns of Cannock and Burntwood.

Overall harm of Green Belt release







- Parcel NC4 makes a moderate contribution to preventing neighbouring towns merging into one another, and a moderate contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Norton Canes would be low-moderate.

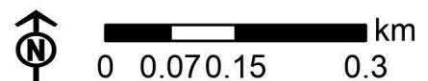
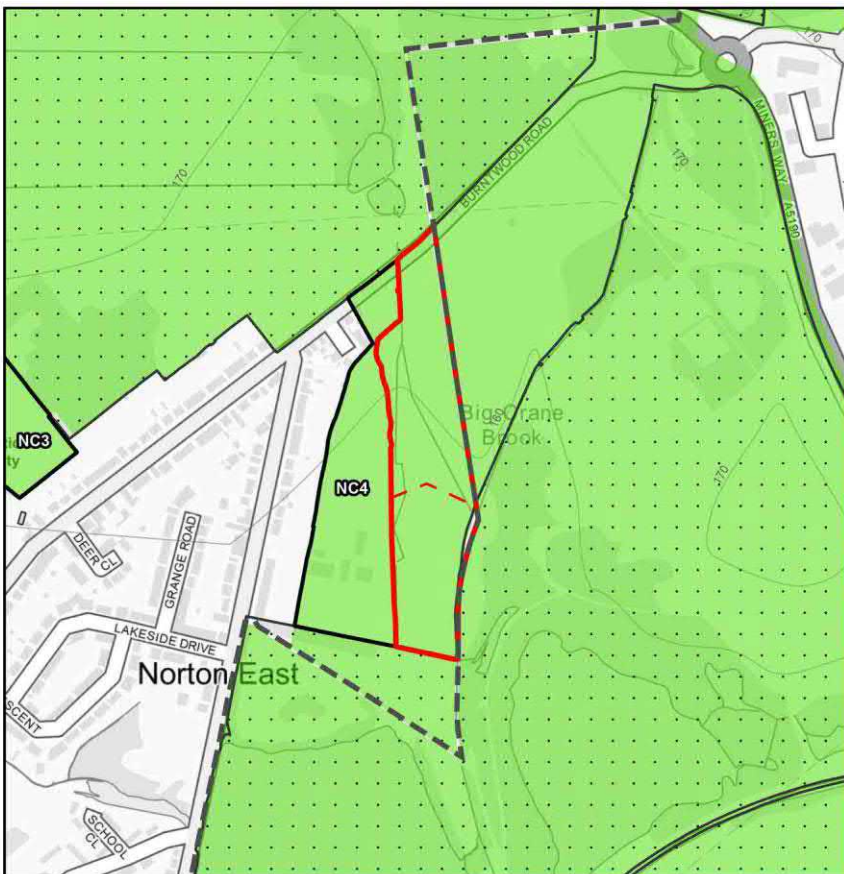
Low-Moderate

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

Harm of release of land in NC5



-  NC5
-  Harm assessment subdivision
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Site of Special Scientific Interest



NC5

Parcel location and openness

Parcel size: 3.66ha

The parcel is located to the north east of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

Land is open and consists of agricultural fields.

Distinction between parcel and inset area

The hedgerow along the western edge of the parcel creates only weak boundary distinction from Norton Canes. However, the parcel is not contained by urban development. As such, neither the countryside nor the urban area dominates views. Therefore, there is moderate distinction between the parcel and the urban area.

NC5

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land is open and lies in a moderate gap between Cannock to the west and Burntwood to the east. However, the intervening urbanising development at Norton Canes reduces perceived separation between towns and increases the fragility of the gap. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

NC5

Impact on contribution of adjacent Green Belt

- Release of NC5 as an expansion of Norton Canes:

Rating: Minor-moderate

The release and development of NC5 would increase urbanising visual impact and weaken the boundary distinction of land to the north east of NC5 from the settlement. This would weaken the settlement gap between Norton Canes and Burntwood, in turn weakening the gap between the towns of Cannock and Burntwood.

The adjoining land within NC4 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

- Release of southern part of NC5 as an expansion of Norton Canes:

Rating: Minor

Limiting the release to the southern half of NC5 would increase urbanising visual impact and weaken the boundary distinction of land within the outer area to the north east of NC5 from the settlement. It would not significantly weaken the settlement gap between Norton Canes and Burntwood.

The adjoining land within NC4 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel NC5 makes a relatively strong contribution to preventing neighbouring towns merging into one another and a relatively strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be high.

High

- Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands within NC5 to the northeast. This would form a strong Green Belt boundary and would help reduce visual impact of development and the perceived impact on the gap between Cannock and

NC5





Burntwood. This would also help enhance the planned coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016) and the AONB Landscape Character Framework (2017).

- The additional impact on the adjacent Green Belt of releasing just the southern half of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Norton Canes, would be moderate-high.

Moderate-High

Harm of release of land in NC6



-  NC6
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  No openness



NC6

Parcel location and openness

Parcel size: 1.06ha

The parcel is located to the south east of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

Land is open and is comprised of paddock fields, parkland, and a recreational playing area to the east.

Distinction between parcel and inset area

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

NC6

Contribution to the Green Belt purposes

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

NC6

Impact on contribution of adjacent Green Belt

- Release of NC6 as an expansion of Norton Canes:

Rating: Negligible

The release would not have an impact on the distinction of land within the area to the east of NC6, as Brownhills Road already marks the edge of the urban area where recent residential development has taken place within the Green Belt immediately to the south.

The adjoining land to the south has been developed and has as a result lost openness and does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel NC6 makes a relatively weak contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Norton Canes would be very low.

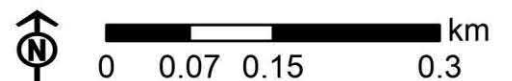
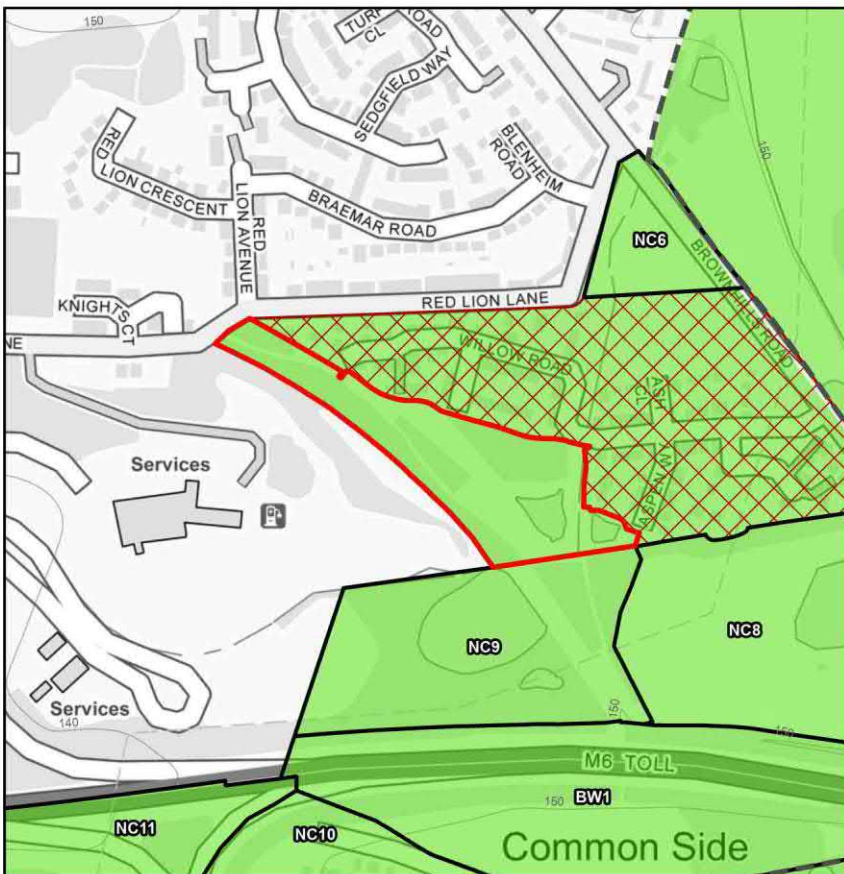
No/Very Low

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

Harm of release of land in NC7



-  NC7
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  No openness



NC7

Parcel location and openness

Parcel size: 2.44ha

The parcel is located to the south east of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

Land is open, consisting of woodland and shrubland.

Distinction between parcel and inset area

Although the parcel's scrub vegetation creates some distinction from the inset settlement, and prevents the urban area from dominating views, the parcel is small and is largely contained by urban development. There is weak boundary separation between the parcel and the housing estate to the north/east, which although part of the Green Belt is considered developed and lacking in openness. Therefore, there is weak distinction between the parcel and the urban area.

NC7

Contribution to the Green Belt purposes

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

Contribution: Weak/No

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

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

Contribution: Weak/No

Land is open and is peripheral to a moderate gap between Cannock and Brownhills. Norton Canes reduces the open space distance between towns but the M6 Toll Road is a significant separating feature. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.

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

Contribution: Relatively weak

Although it has no built development, the parcel's close containment by urban edge limits the extent to which it can be considered to be countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

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

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

Contribution: Equal

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

NC7

Impact on contribution of adjacent Green Belt

- Release of NC7 as an expansion of Norton Canes:

Rating: Negligible

The parcel is mostly contained by the inset urban area. It's release would not weaken distinction between land to the south in NC9 and the urban area.

Overall harm of Green Belt release

- Parcel NC7 makes a relatively weak contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Norton Canes would be very low.

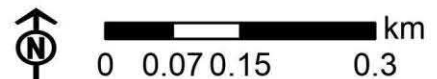
No/Very Low

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

Harm of release of land in NC8



-  NC8
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  No openness
-  Site of Special Scientific Interest
-  Flood zone 3



NC8

Parcel location and openness

Parcel size: 7.04ha

The parcel is located to the south east of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

Land is open and consists of paddock fields, separating hedgerows, and an area of wetland.

Distinction between parcel and inset area

Land has some degree of containment by urban development. However, the parcel extends a significant distance from the settlement and the tree line to the north is a moderate boundary feature creating separation from the inset area. As such, neither the countryside nor the urban area dominates views. Therefore, there is moderate distinction between the parcel and the urban area.

NC8

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and lies in a moderate gap between Cannock and Brownhills. Norton Canes reduces the open space distance between towns but the M6 Toll Road is a significant separating feature. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

NC8

Impact on contribution of adjacent Green Belt

- Release of NC8 as an expansion of Norton Canes:

Rating: Moderate

The release of NC8 would result in a narrow area of land within the Green Belt within Lichfield to the east of NC8, which is separated from the wider Green Belt to the east by the railway line, forming the Green Belt adjacent to the inset edge. The release would not have an impact on the distinction of land within BW1, to the south of the M6 Toll but, although the M6 Toll would remain as a distinguishing feature, there would be no significant physical separation between Norton Canes and Brownhills West. This would leave only the narrow gaps between Cannock and Norton Canes, between Brownhills West and Brownhills and between Norton Canes and Burntwood to preserve separation between the towns of Cannock, Brownhills and Burntwood.

NC9, to the west, does not make a stronger contribution to the Green Belt purposes. The adjoining land to the north has been developed and has as a result lost openness and does not make a stronger contribution to any of the Green Belt purposes. The impac

Overall harm of Green Belt release


- Parcel NC8 makes a relatively strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be high.

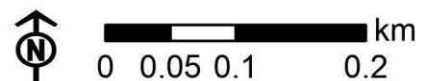
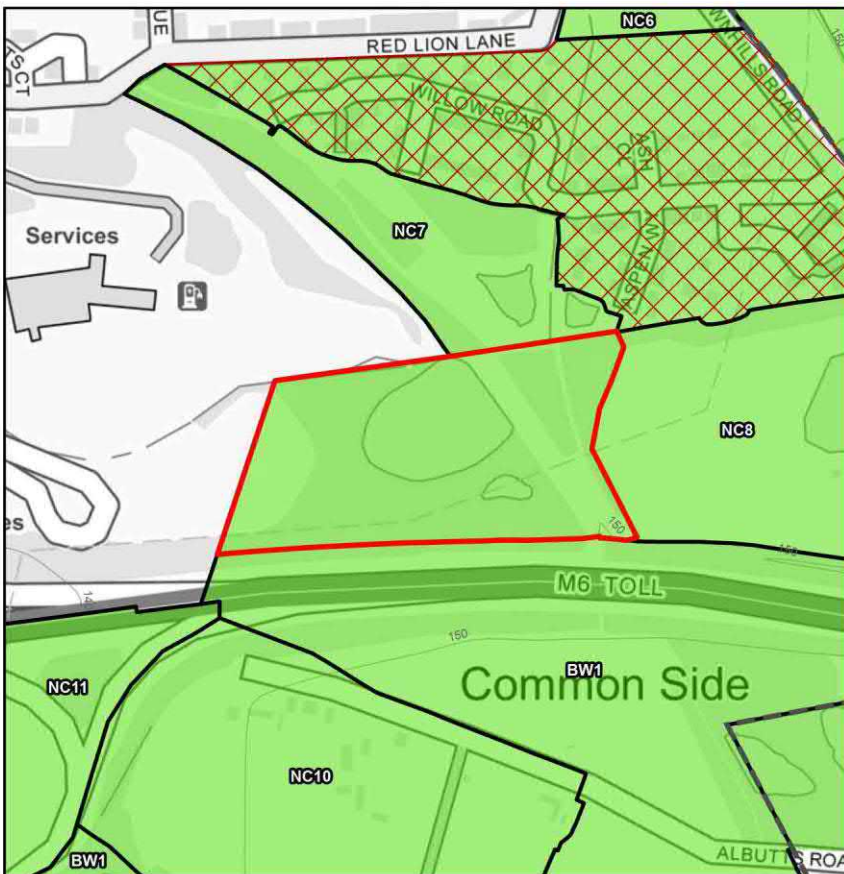
High

- Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands within NC8 to the east. This would form a strong Green Belt boundary and would help reduce the urbanising visual influence of development and the perceived impact on the gap between Cannock and Brownhills/Burntwood. This would also help enhance the planned coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in NC9



-  NC9
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  No openness



NC9

Parcel location and openness

Parcel size: 3.96ha

The parcel is located to the south east of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

The Green Belt boundary on the western edge of the parcel cuts through one of the car parking areas for the M6 Toll Norton Canes Services (the rest of which is inset from the Green Belt), but aside from this the parcel is open, comprising of scrub woodland and wetland.

Distinction between parcel and inset area

The parcel is in close proximity to Norton Canes and is largely contained by urban development. However, tree cover is very prominent within the parcel, increasing distinction from the settlement and forming a moderate boundary feature creating separation from the inset area. Therefore, there is moderate distinction between the parcel and the urban area.

NC9

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and lies in a moderate gap between Cannock and Brownhills. Norton Canes reduces the open space distance between towns but the M6 Toll Road is a significant separating feature. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

NC9

Impact on contribution of adjacent Green Belt

- Release of NC9 as an expansion of Norton Canes:

Rating: Negligible

The release would not have an impact on the distinction of land within BW1 to the south, which is separated by the M6 Toll, or the relevance of this land to Green Belt purposes.

The adjoining land within NC8 does not make a stronger contribution to any of the Green Belt purposes. The land to the north of NC8 has been developed and has as a result lost openness and does not make a stronger contribution to any of the Green Belt pur

Overall harm of Green Belt release






- Parcel NC9 makes a relatively strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Norton Canes would be low-moderate.

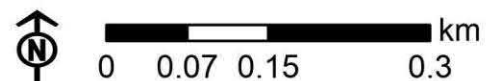
Low-Moderate

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

Harm of release of land in NC10



-  NC10
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  No openness



NC10

Parcel location and openness

Parcel size: 6.98ha

Norton Canes does not constitute a large built-up area, a town or a historic town.

Several small fields alongside development along Albutts Road. The residential development has some urbanising influence.

Distinction between parcel and inset area

The M6 Toll forms a strong boundary creating separation from the nearby edge of Norton Canes, and intervening tree cover and hedgerows combine to create strong boundary separation from Brownhills West. However, the two urban areas created a degree of containment around the parcel, and the presence of development within the parcel, together with views of large scale development in Cannock, means that there is some urbanising visual influence. Therefore, there is moderate distinction between the parcel and the urban areas.

NC10

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Land is relatively open and lies in a moderate gap between Cannock and Brownhills. Norton Canes reduces the open space distance between towns but the M6 Toll Road is a significant separating feature. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
Land is relatively open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

NC10

Impact on contribution of adjacent Green Belt

- Release of NC10 as an expansion of Brownhills or Norton Canes:

Rating: Minor-moderate

Release of the parcel would increase urbanising containment of land to the south in parcel BW1, and would weaken its boundary separation from the inset settlement. Release would also constitute a minor weakening of the remaining settlement gap between Brownhills and both Cannock and Burntwood, with little remaining distance between Norton Canes and Brownhills West (although the M6 Toll would retain some distinction).

Overall harm of Green Belt release








- Parcel NC10 makes a moderate contribution to preventing encroachment on the countryside, and a relatively weak contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be moderate.

Moderate

- Harm could potentially be reduced by the introduction of additional woodland belts and/or small woodlands along the boundaries of NC10. This would form a stronger Green Belt boundary and would help reduce the urbanising visual influence of development and any perceived impact on the gap between Brownhills and Cannock. This would also help enhance the planned coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in NC11



-  NC11
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  No openness
-  Special Area of Conservation
-  Site of Special Scientific Interest



NC11

Parcel location and openness

Parcel size: 8.61ha

The parcel is located to the south of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

Land is open and is comprised of paddock fields and an area of woodland.

Distinction between parcel and inset area

Washed-over development to the south and west create some urbanising containment, and have an influence on views, but the M6 Toll Road to the north is a strong boundary feature creating separation from the inset settlement. In addition, tree cover is relatively prominent, which provides some distinction from the inset area. Therefore, there is strong distinction between the parcel and the urban area.

NC11

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land is open and lies in a moderate gap between Cannock and Brownhills. Norton Canes reduces the open space distance between towns but the M6 Toll Road is a significant separating feature. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

NC11

Impact on contribution of adjacent Green Belt

- Release of NC11 as an expansion of Norton Canes:

Rating: Minor-moderate

The release and development of NC10 would increase urbanising containment of land in NC13 and in BW1, and would weaken the strong boundary distinction of land to the south of the A5. Expanding the inset settlement across the M6 Toll would also weaken the separation between Norton Canes and Brownhills.

Overall harm of Green Belt release

- Parcel NC11 makes a strong contribution to preventing encroachment on the countryside, and a relatively strong contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be high.

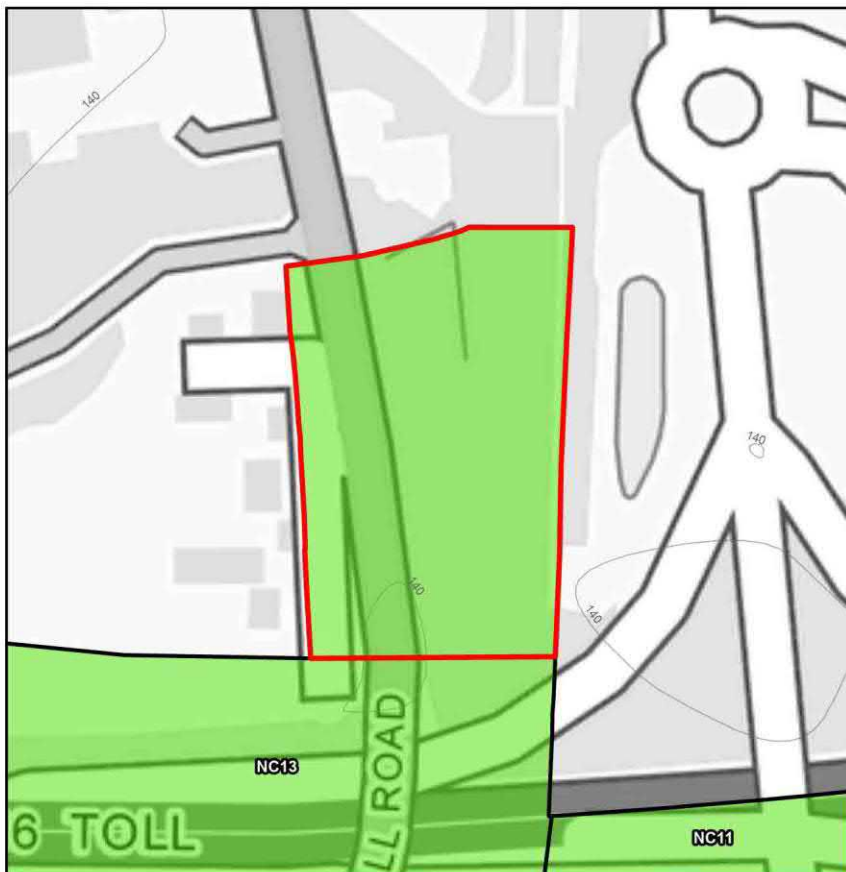
High

- Harm could potentially be reduced by the introduction of additional woodland belts and/or small woodlands within NC11 to the south. This would form a stronger Green Belt boundary and would help reduce the urbanising visual influence of development and any perceived impact on the gap between Norton Canes and Brownhills. This would also help enhance the planned coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in NC12



-  NC12
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



NC12

Parcel location and openness

Parcel size: 1.4ha

The parcel is located to the south of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

Land is open and is dominated by tree cover. Walsall Road passes through the centre of the parcel.

Distinction between parcel and inset area

The parcel is in close proximity to Norton Canes and is largely contained by urban development. The parcel's tree cover means that neither the countryside nor the urban area dominates views, but the extent to which this tree cover creates distinction from the inset settlement is limited by the presence of adjacent similarly treed areas which are inset. The extent of the parcel's containment limits its role as a boundary to the inset settlement. Therefore, there is weak distinction between the parcel and the urban area.

NC12

Contribution to the Green Belt purposes

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

Contribution: Weak/No

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

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

Contribution: Weak/No

Land does not lie between neighbouring towns.

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

Contribution: Relatively strong

Land is open countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

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

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

Contribution: Equal

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

NC12

Impact on contribution of adjacent Green Belt

- Release of NC12 as an expansion of Cannock:

Rating: Negligible

The extent of the parcel's containment means that its release would not have an impact on the distinction of land within NC13 to the south, or the relevance of this land to Green Belt purposes.

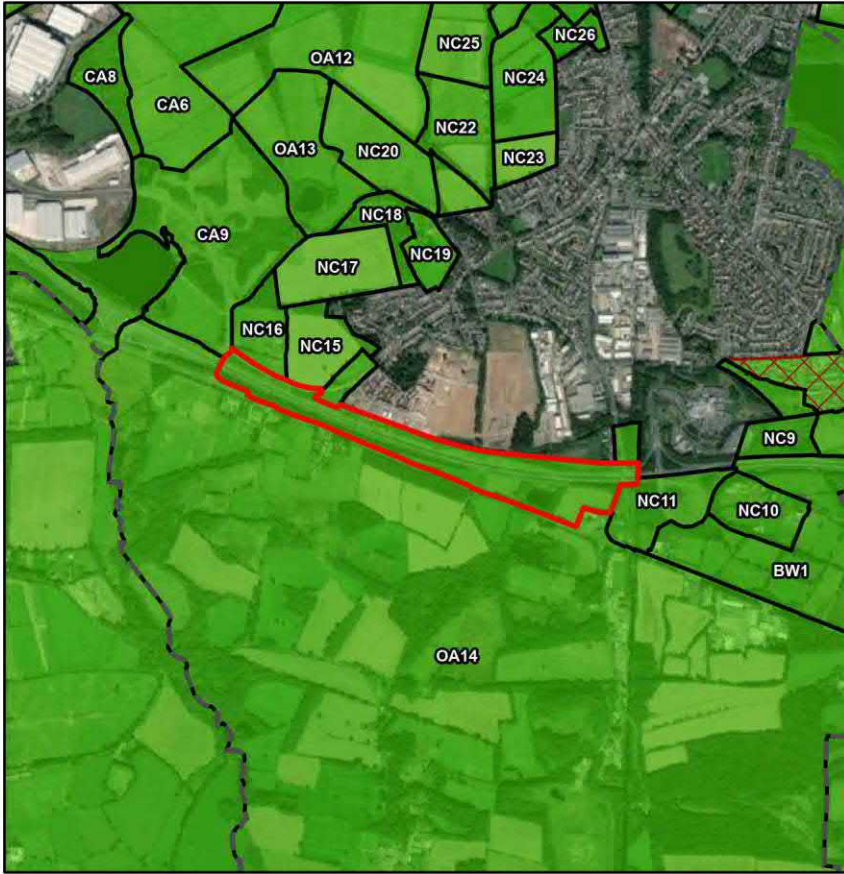
Overall harm of Green Belt release

- Parcel NC12 makes a moderate contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Norton Canes would be low.

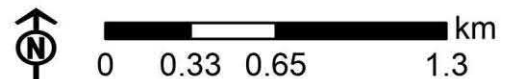
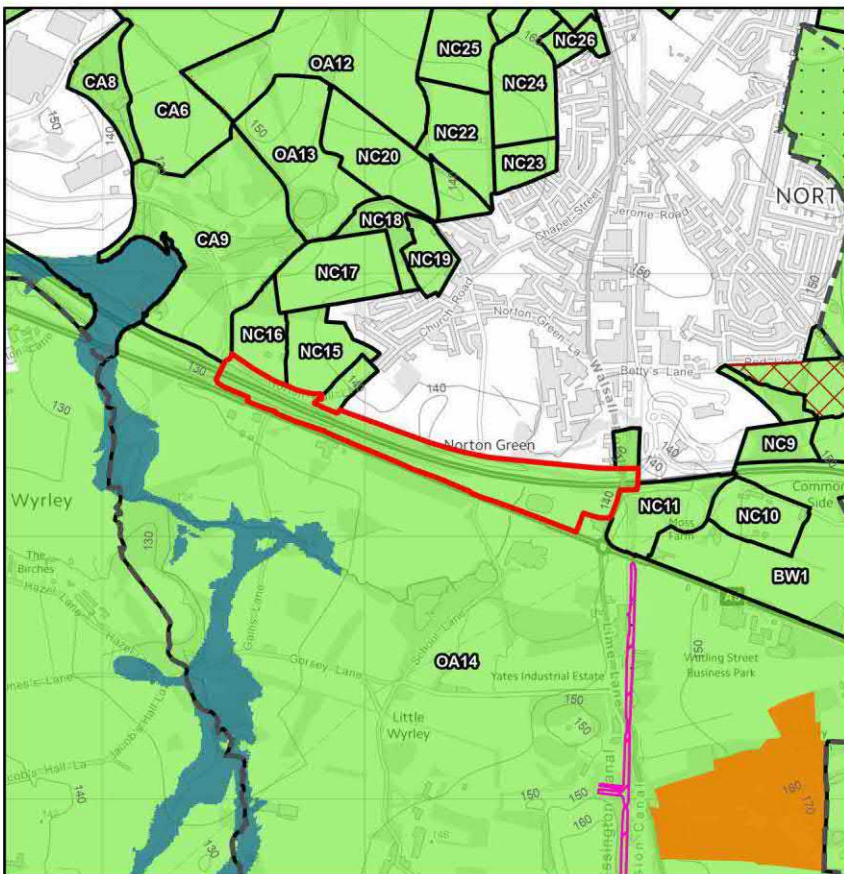
Low

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

Harm of release of land in NC13



- NC13
- Neighbouring parcel
- Local Authority boundary
- Green Belt
- No openness
- Special Area of Conservation
- Site of Special Scientific Interest
- Flood zone 3
- CRoW registered common land



NC13

Parcel location and openness

Parcel size: 22.91ha

The parcel is located to the south west of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

The northern edge of the parcel comprises the M6 Toll and boundary vegetation. To the south are several hedged fields and a drainage basin for the motorway.

Distinction between parcel and inset area

The M6 Toll Road and associated boundary tree cover forms a strong boundary feature creating separation from the Norton Canes. The parcel is not contained by urban development, with views that are dominated by open countryside. Therefore, there is strong distinction between the parcel and the urban area.

NC13

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and lies in a wide gap between Cheslyn Hay/Great Wryley and Brownhills, with some significant separating features including Wash Brook, Wryley Common, and undulating land. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

NC13

Impact on contribution of adjacent Green Belt

- Release of NC13 as an expansion of Norton Canes:

Rating: Minor

The release and development of NC13 would increase urbanising containment of land in NC11, but the A5 would form a strong alternative boundary to the south. The parcel is too far west to affect separation between Norton Canes and Brownhills West (and in the wider context between the towns of Cannock and Brownhills).

The adjoining land within NC12 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel NC13 makes a strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Norton Canes would be moderate-high.

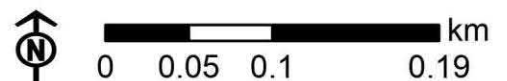
Moderate-High

- Harm could potentially be reduced by the introduction of additional woodland planting within NC13 to the east. This would form a stronger Green Belt boundary and would help reduce the urbanising visual influence of development. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in NC14



-  NC14
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



NC14

Parcel location and openness

Parcel size: 2ha

The parcel is located to the south west of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

Land is open and consists of paddock fields. Norton Hall Lane passes through the centre of the parcel.

Distinction between parcel and inset area

Although neither the countryside nor the urban area dominates views, the parcel is in close proximity to Norton Canes and has some degree of containment by urban development. The hedgerow to the east of the parcel is only a weak boundary feature, creating little separation from the settlement. Therefore, there is weak distinction between the parcel and the urban area.

NC14

Contribution to the Green Belt purposes

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

Contribution: Weak/No

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

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

Contribution: Relatively weak

The parcel is open and lies in a wide gap between Cannock to the west and Burntwood and Brownhills to the east, but intervening urbanising development at Norton Canes reduces perceived separation between towns. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.

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

Contribution: Moderate

Land is open countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

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

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

Contribution: Equal

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

NC14

Impact on contribution of adjacent Green Belt

- Release of NC14 as an expansion of Norton Canes:

Rating: Minor

The release of NC14 would not affect the strong boundary distinction of land within NC13, but would weaken the boundary distinction of land within NC15. This limited release would not significantly weaken the settlement gap between Norton Canes and Cannock, and by extension between the towns of Cannock and Brownhills or Burntwood.

Overall harm of Green Belt release

- Parcel NC14 makes a moderate contribution to preventing encroachment on the countryside, and a relatively weak contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Norton Canes would be low-moderate.

Low-Moderate

- Harm could potentially be reduced by the introduction of new tree and woodland planting within NC14, particularly to the west. This would form strong Green Belt boundaries and would help reduce the urbanising visual influence of development. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016)

Harm of release of land in NC15



-  NC15
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



NC15

Parcel location and openness

Parcel size: 7.35ha

The parcel is located on the southwest edge of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

The parcel is open, comprising of an agricultural field.

Distinction between parcel and inset area

The parcel is subject to a degree of containment by the inset area to the northeast and southeast but there are still views of open countryside to the west. The tree cover at the inset edge the east provides a moderate degree of separation from Norton Canes. Therefore, there is moderate distinction between the parcel and the urban area.

NC15

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
The parcel is open and lies in a wide gap between Cannock to the west and Burntwood and Brownhills to the east, but intervening urbanising development at Norton Canes reduces perceived separation between towns. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

NC15

Impact on contribution of adjacent Green Belt

- Release of NC15 as an expansion of Norton Canes:

Rating: Minor-moderate

The release and development of NC15 would increase urbanising visual impact and weaken the boundary distinction of land within NC16.

Release of this land would also weaken the settlement gap between Norton Canes and Cannock, which forms a substantial proportion of the overall Green Belt separation between Cannock and the towns of Burntwood and Brownhills.

The adjoining land within NC11, NC14 and NC17 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel NC15 makes a relatively strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be moderate-high.

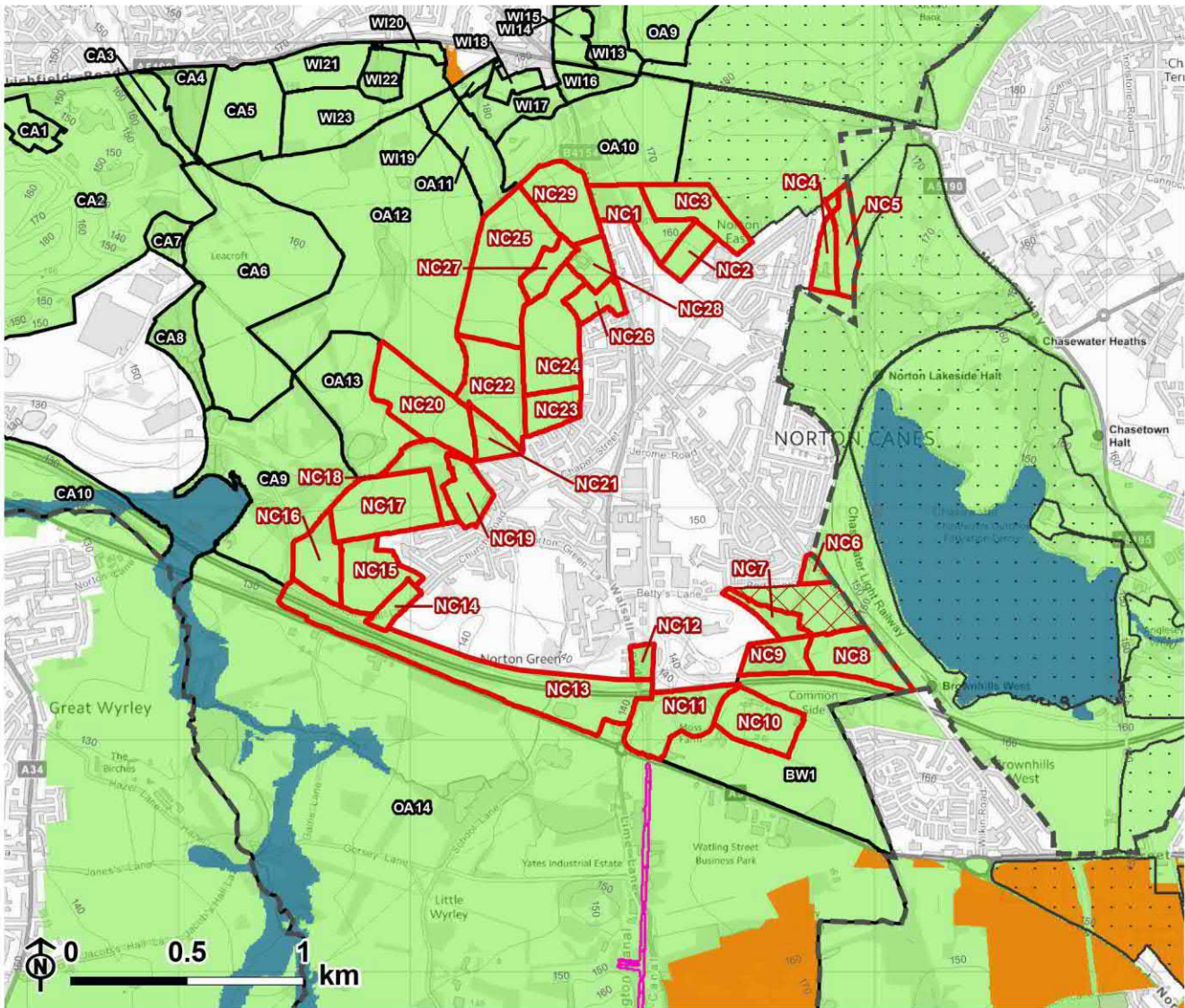
Moderate-High

- Harm could potentially be reduced by the introduction of new tree and woodland planting within NC15, particularly to the west. This would form strong Green Belt boundaries and would help reduce the urbanising visual influence of development and any perceived impact on the gap between Norton Canes and Cannock. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016)

Appendix B

**Detailed Harm
Assessments
Norton Canes - Part 2**

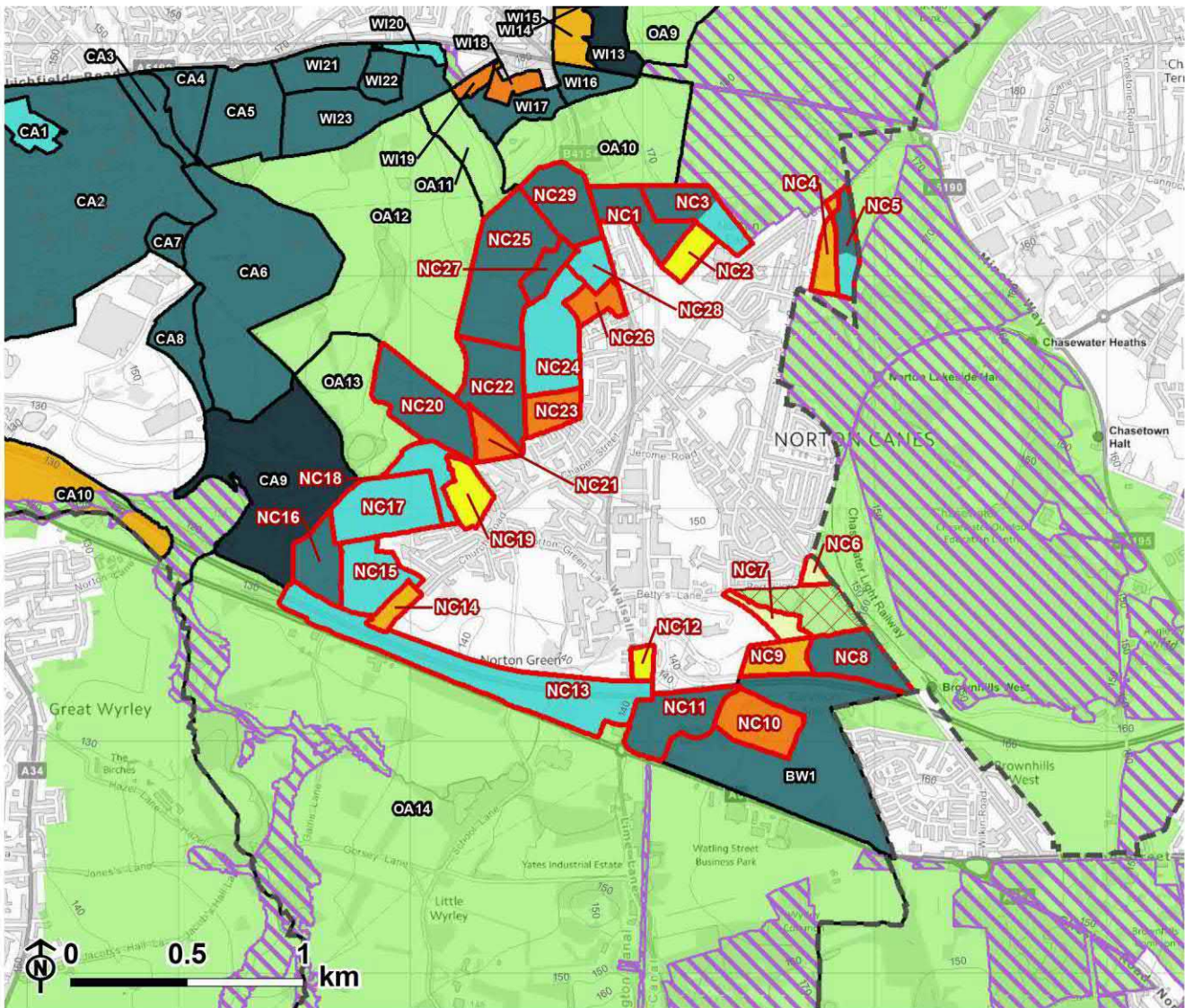
Norton Canes



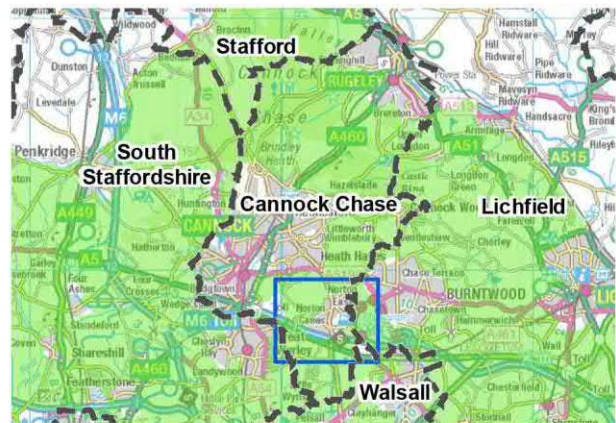
- Local Authority boundary
- Green Belt
- Red outline Norton Canes parcel
- Black outline Neighbouring parcel
- Red hatched box No openness
- Absolute constraints**
- Light green box Ancient woodland
- Pink hatched box Special Area of Conservation
- Black dashed box Site of Special Scientific Interest
- Orange box CRoW registered common land
- Purple box Cemetery
- Blue box Flood zone 3



Norton Canes



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



Components of harm assessment

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

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

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

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

Notes on harm ratings

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

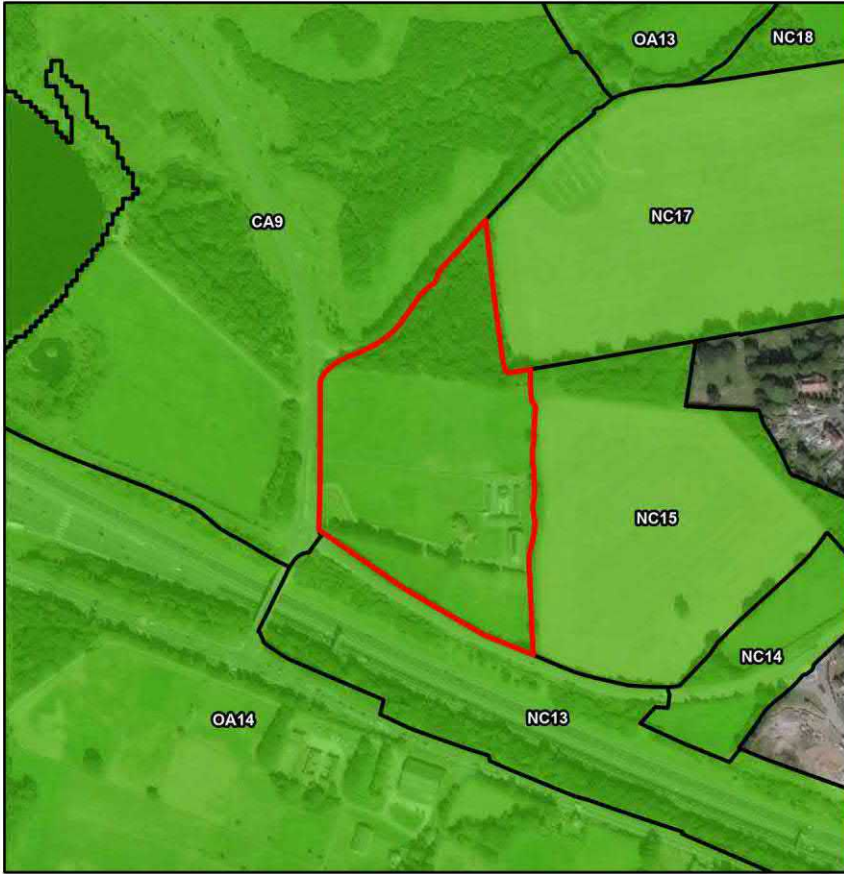
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:






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

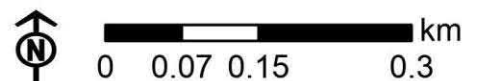
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Harm of release of land in NC16



-  NC16
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



NC16

Parcel location and openness

Parcel size: 5.74ha

The parcel is located to the southwest of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

The parcel is open, comprising of tree cover in the north and agricultural land in the south. There is a farmstead in the east of the parcel, but this is considered to be 'appropriate development' in the Green Belt.

Distinction between parcel and inset area

The parcel's eastern boundary hedgerow together with trees on and close to the inset settlement edge create moderate boundary distinction from Norton Canes. The parcel extends a significant distance from the urban area and is not contained by urban development. As such, views are dominated by open countryside. Therefore, there is strong distinction between the parcel and the urban area.

NC16

Contribution to the Green Belt purposes

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

NC16

Impact on contribution of adjacent Green Belt

- Release of NC16 as an expansion of Norton Canes:

Rating: Minor-moderate

The release would have a minor impact on the boundary distinction of land within CA9 to the west of NC16. It would also weaken the settlement gap between Norton Canes and Cannock, which forms a substantial proportion of the overall Green Belt separation between Cannock and the towns of Burntwood and Brownhills. The release would not weaken the distinction of land to the south of the M6 Toll (NC13).

The adjoining land within NC15 and NC17 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

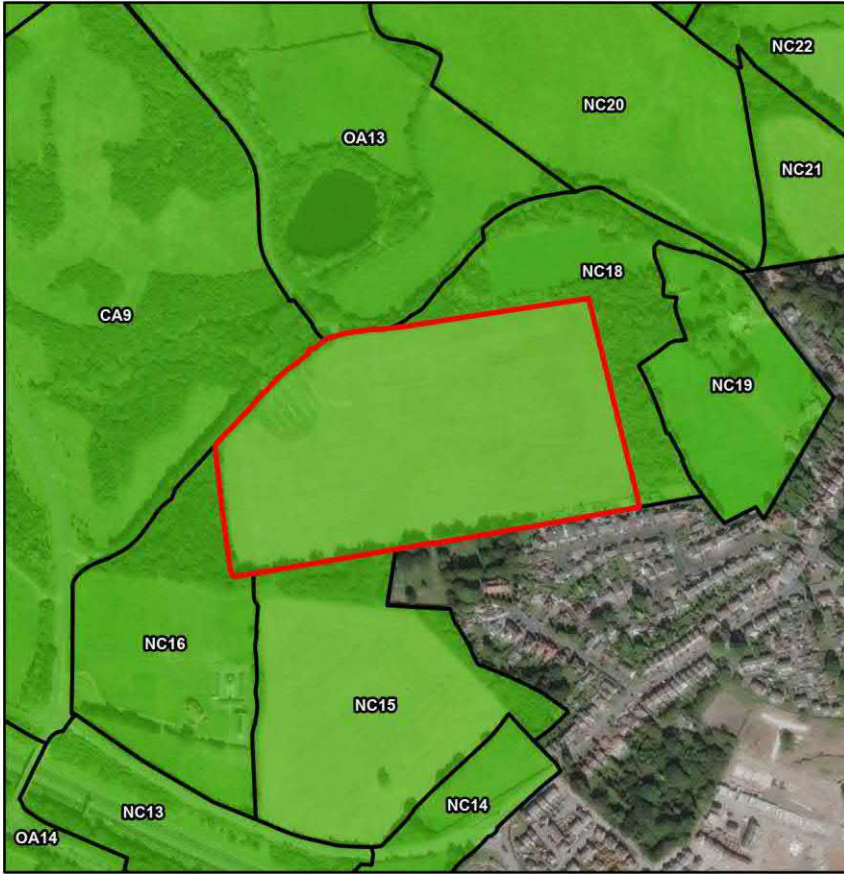
Overall harm of Green Belt release

- Parcel NC16 makes a strong contribution to preventing encroachment on the countryside, and a relatively strong contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be high.

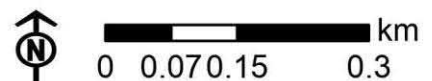
High

- Harm could potentially be reduced by the introduction of new tree and woodland planting within NC16, particularly to the west. This would form strong Green Belt boundaries and would help reduce the urbanising visual influence of development and any perceived impact on the gap between Norton Canes and Cannock. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016)

Harm of release of land in NC17



-  NC17
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



NC17

Parcel location and openness

Parcel size: 10.72ha

The parcel is located on the southwest edge of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

The parcel is open and is comprised of an agricultural field.

Distinction between parcel and inset area

The parcel is not contained by urban development. However, the garden hedgerow boundaries to the north are only a weak boundary feature, creating little separation from the settlement. As such, neither the countryside nor the urban area dominates views. The downhill northward slope of the land adds some distinction from the inset area. Therefore, there is moderate distinction between the parcel and the urban area.

NC17

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
The parcel is open and lies in a wide gap between Cannock to the west and Burntwood and Brownhills to the east, but intervening urbanising development at Norton Canes reduces perceived separation between towns. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
The parcel is open countryside and The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

NC17

Impact on contribution of adjacent Green Belt

- Release of NC17 as an expansion of Cannock:

Rating: Minor-moderate

The release and development of NC17 would weaken the boundary and landform distinction of land to the north, and would increase urbanising containment of woodland to the east in NC18, diminishing its role as a boundary feature. The release would not have an impact on the distinction of land to the west in NC16 and CA9, which have well-treed boundaries, but it would have a minor impact on the settlement gap between Norton Canes and Cannock, which forms a substantial proportion of the overall Green Belt separation between Cannock and the towns of Burntwood and Brownhills.

The adjoining land within NC15 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

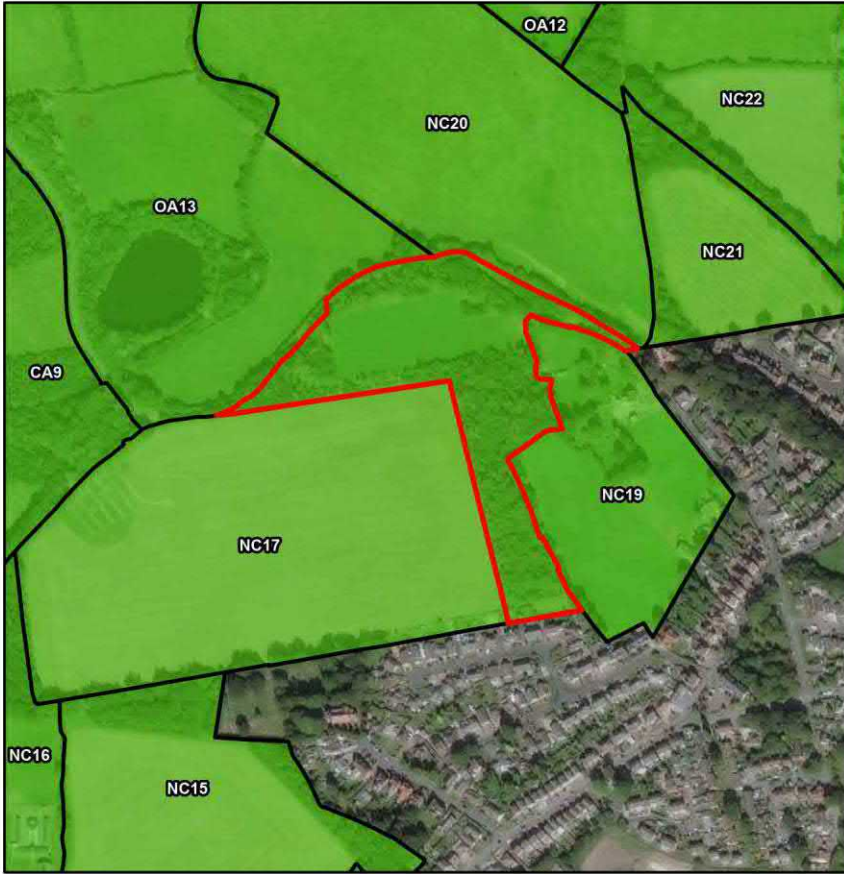
Overall harm of Green Belt release

- Parcel NC17 makes a relatively strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be moderate-high.

Moderate-High

- Harm could potentially be reduced by the introduction of new tree and woodland planting within NC17, particularly to the north. This would form strong Green Belt boundaries and would help reduce the urbanising visual influence of development and any perceived impact on the gap between Norton Canes and Cannock. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016

Harm of release of land in NC18



-  NC18
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



0 0.07 0.15 0.3 km

NC18

Parcel location and openness

Parcel size: 4.39ha

The parcel lies on the south western edge of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

The parcel is open, comprising largely of tree cover and an area of grassland in the north.

Distinction between parcel and inset area

The parcel is partially contained by inset development to the south and east, which limits its role as boundary feature. But the woodland nonetheless creates distinction from the inset area and preventing urbanising visual impact. Therefore, there is strong distinction between the parcel and the urban area.

NC18

Contribution to the Green Belt purposes

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

NC18

Impact on contribution of adjacent Green Belt

- Release of NC18 as an expansion of Norton Canes:

Rating: Minor

The release and development of NC18 weaken the boundary and landform distinction between the inset settlement and land to the north.

The adjoining land within NC17, NC19 and NC20 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release


- Parcel NC18 makes a strong contribution to preventing encroachment on the countryside. It also makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Norton Canes would be moderate-high.

Moderate-High



- Harm could potentially be reduced by the introduction of new tree and woodland planting within NC18 to the north. This would form strong Green Belt boundaries and would help reduce the urbanising visual influence of development. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in NC19



-  NC19
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



- 
-  0 0.05 0.1 0.2 km

NC19

Parcel location and openness

Parcel size: 3.99ha

The parcel is located on the south western edge of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

The parcel is open and is comprised of two paddocks. There is a residential property in the north of the parcel, but this scale of development does not impact openness. There are agricultural use buildings in the south of the parcel, but these are considered to be an 'appropriate use' in the Green Belt.

Distinction between parcel and inset area

The road to the east and the garden boundaries to the south provide little separation from the urban area, and the parcel has been breached by residential development in the northeast. The parcel lies in close proximity to the inset edge and the enclosed nature of the parcel means that views are dominated by the urban area and the parcel is subject to containment by the inset settlement to the south and east. Therefore, there is weak distinction between the parcel and the urban area.

NC19

Contribution to the Green Belt purposes

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

Contribution: Weak/No

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

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

Contribution: Relatively weak

The parcel is open and lies in a wide gap between Cannock and Burntwood to the east, but urbanising development between the two, at Norton Canes, reduces perceived separation. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.

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

Contribution: Moderate

The parcel is open countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

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

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

Contribution: Equal

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

NC19

Impact on contribution of adjacent Green Belt

- Release of NC19 as an expansion of Norton Canes:

Rating: Negligible

Strong tree cover means that the release and development of NC19 would not have an impact on the distinction of land to the west or north within NC18 or NC12, or the relevance of this land to Green Belt purposes.

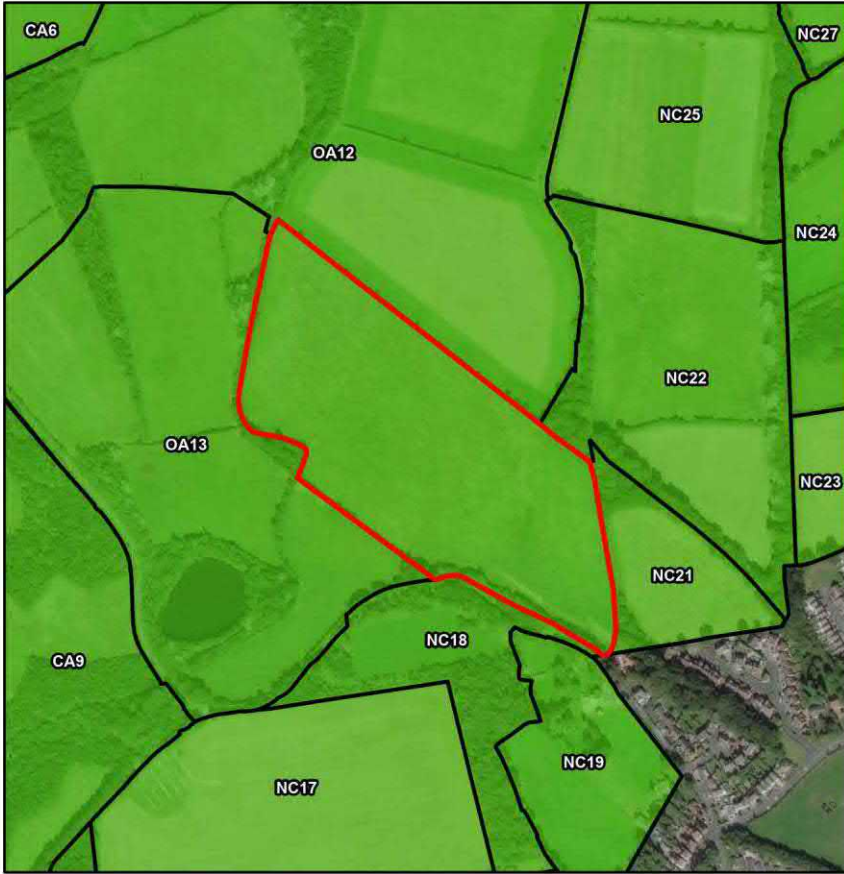
Overall harm of Green Belt release

- Parcel NC19 makes a moderate contribution to preventing encroachment on the countryside and it makes a relatively weak contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Norton Canes would be low.

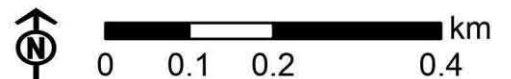
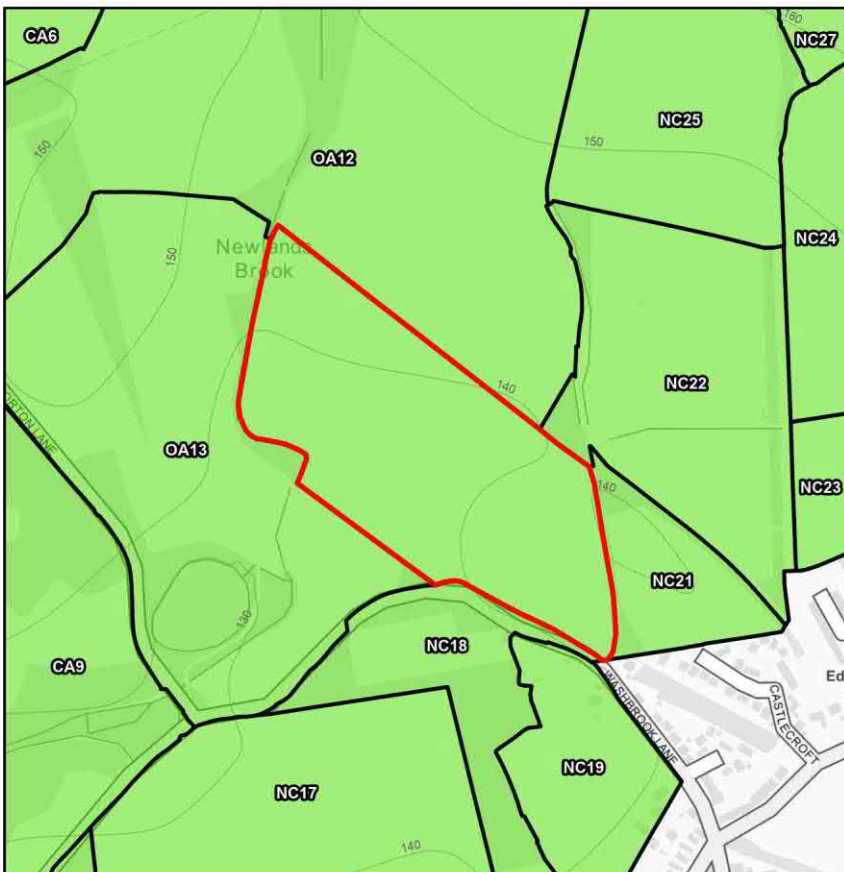
Low

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

Harm of release of land in NC20



-  NC20
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



NC20

Parcel location and openness

Parcel size: 10.88ha

The parcel lies to the west of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

The parcel is open and is comprised of an agricultural field.

Distinction between parcel and inset area

The treeline in the southeast of the parcel creates a moderate degree of separation from the settlement and prevents views of the urban area. The parcel extends a significant distance from Norton Canes and is not contained by urban development. Therefore, there is strong distinction between the parcel and the urban area.

NC20

Contribution to the Green Belt purposes

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

NC20

Impact on contribution of adjacent Green Belt

- Release of NC20 as an expansion of Norton Canes:

Rating: Minor-moderate

The release and development of NC20 would increase urbanising containment on land within NC18 to the south, and would weaken physical and visual separation from the urban area for the fields to the west and north.

The adjoining land within NC19 and NC21 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel NC20 makes a strong contribution to preventing encroachment on the countryside and it makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be high.

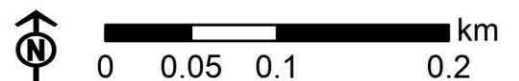
High

- Harm could potentially be reduced by the introduction of new tree and woodland belts and/or small woodlands along the edges of parcel NC20. This would form a stronger Green Belt boundary and would help reduce the urbanising influence of development. This would also help enhance the planned coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in NC21



-  NC21
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



NC21

Parcel location and openness

Parcel size: 2.76ha

The parcel is located on the western edge of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

The parcel is open and is comprised of an agricultural field.

Distinction between parcel and inset area

The garden boundaries to the south create only a weak degree of separation from the settlement but the parcel is not contained by urban development. As such, neither the countryside nor the urban area dominates views. Therefore, there is moderate distinction between the parcel and the urban area.

NC21

Contribution to the Green Belt purposes

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

Contribution: Weak/No

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

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

Contribution: Relatively weak

The parcel is open and is peripheral to a moderate gap between Cannock and Burntwood, in which development at Norton Canes reduces separation. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.

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

Contribution: Relatively strong

The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

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

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

Contribution: Equal

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

NC21

Impact on contribution of adjacent Green Belt

- Release of NC21 as an expansion of Norton Canes:

Rating: Minor

The release and development of NC21 would have little impact on land to the north in NC22 but would weaken the boundary separation of land to the west in NC20, and increase urbanising visual impact on it.

Overall harm of Green Belt release


- The parcel makes a relatively strong contribution to preventing encroachment on the countryside and it makes a relatively weak contribution to preventing neighbouring towns merging into another. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Norton Canes would be moderate.

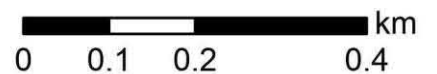
Moderate

- Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands along the western edge of parcel NC21. This would form a stronger Green Belt boundary and would help reduce the urbanising visual influence of development. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in NC22



-  NC22
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



NC22

Parcel location and openness

Parcel size: 9.38ha

The parcel lies to the west of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

The parcel is open and is comprised of agricultural fields.

Distinction between parcel and inset area

The treeline at the inset edge in the south of the parcel creates a moderate degree of separation from the settlement and the treeline to the east also prevents views of the urban area. The parcel extends a significant distance from Norton Canes and is not contained by urban development. Therefore, there is strong distinction between the parcel and the urban area.

NC22

Contribution to the Green Belt purposes

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

NC22

Impact on contribution of adjacent Green Belt

- Release of NC22 as an expansion of Norton Canes:

Rating: Minor-moderate

The release and development of NC22 would weaken the boundary distinction and increase urbanising visual impact for land within NC26 to the north, and would weaken the boundary separation of land to the west.

The adjoining land within NC21 and NC23 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release





- Parcel NC22 makes a strong contribution to preventing encroachment on the countryside and it makes a moderate contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be high.

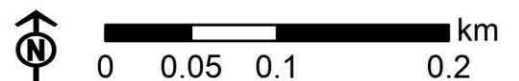
High

- Harm could potentially be reduced by the introduction of new tree and woodland planting along the northern edge of parcel NC22. This would form a stronger Green Belt boundary and would help reduce the urbanising visual influence of development. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in NC23



-  NC23
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



NC23

Parcel location and openness

Parcel size: 3.72ha

The parcel lies on the north western edge of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

The parcel is open and is comprised of a single field.

Distinction between parcel and inset area

The garden boundaries to the south and east create only a weak degree of separation from the settlement. The parcel is subject to some degree of containment as the inset edge lies to the south as well as the east, but there are still views of open countryside to the west and north. The parcel lies in close proximity to the urban area. Therefore, there is weak distinction between the parcel and the urban area.

NC23

Contribution to the Green Belt purposes

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

Contribution: Weak/No

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

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

Contribution: Weak/No

The parcel is open and lies in a wide gap between Cannock and Burntwood to the east. Urbanising development within Norton Canes reduces the gap. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.

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

Contribution: Moderate

The parcel is open countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

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

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

Contribution: Equal

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

NC23

Impact on contribution of adjacent Green Belt

- Release of NC23 as an expansion of Norton Canes:

Rating: Minor-moderate

The release and development of NC23 would in turn leave the field to the north, in NC24, closely contained by urban edges on two sides. It would also create some containment of land to the west in NC22.

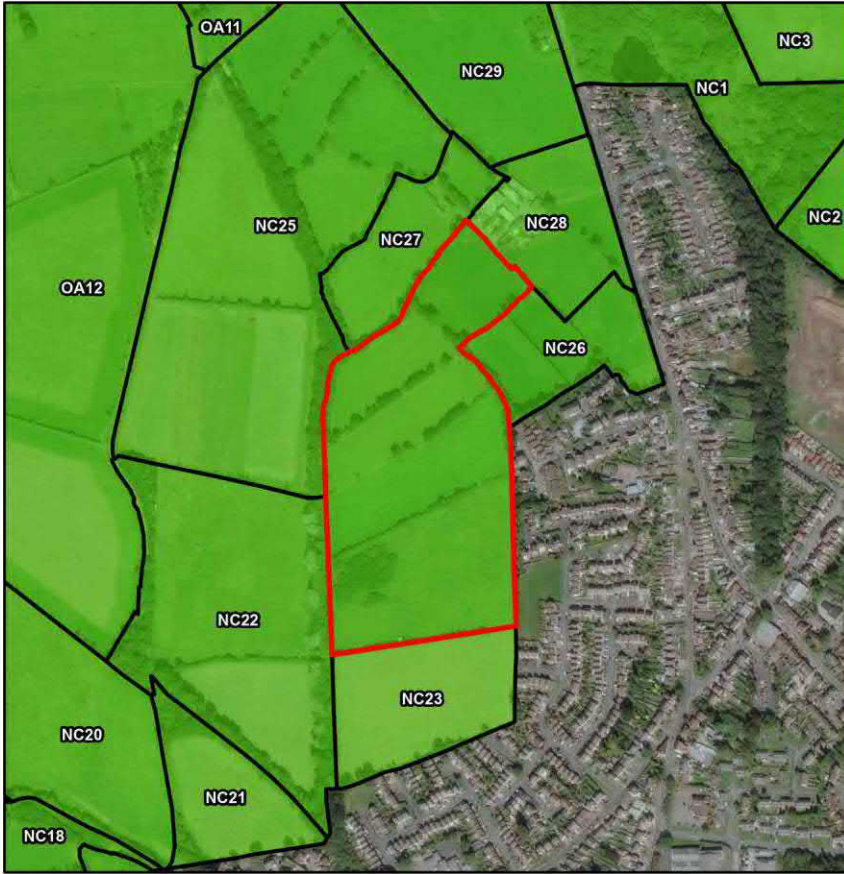
Overall harm of Green Belt release

- Parcel NC23 makes a moderate contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be moderate.

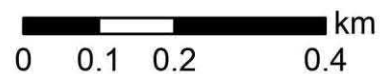
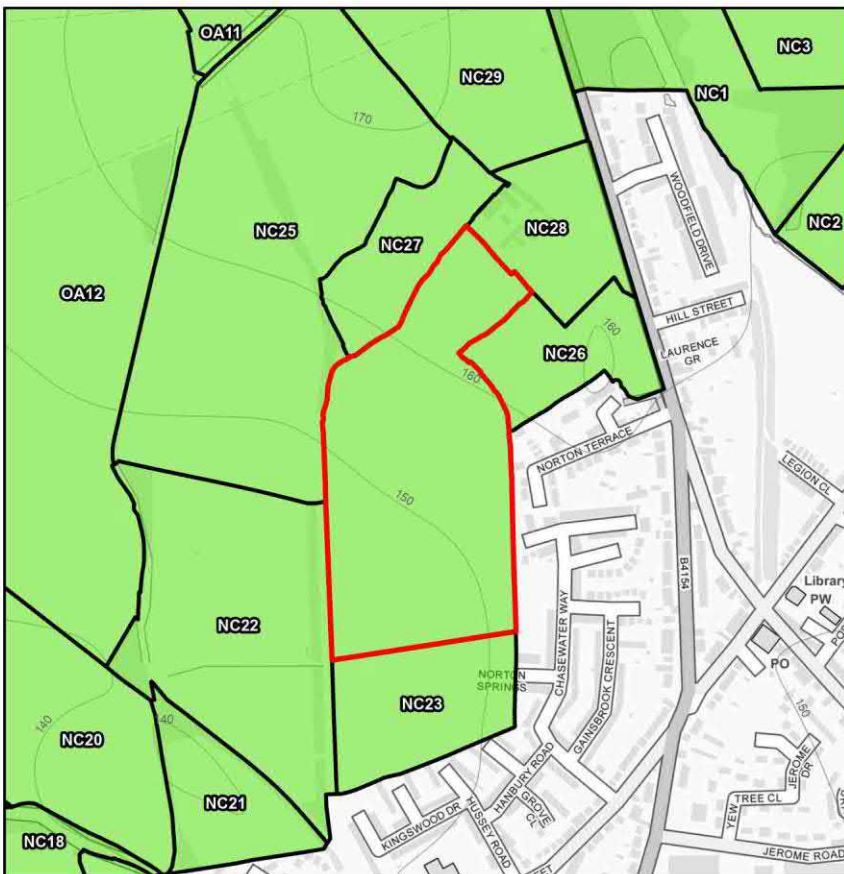
Moderate

- Harm could potentially be reduced by the introduction of new tree and woodland planting along the northern edge of parcel NC23. This would form a stronger Green Belt boundary and would help reduce the urbanising influence of development. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016

Harm of release of land in NC24



-  NC24
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



NC24

Parcel location and openness

Parcel size: 11ha

The parcel lies on the north western edge of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

The parcel is open and is comprised of agricultural fields. There are agricultural use buildings located in the north east of the parcel, but these are considered to be an 'appropriate use' in the Green Belt.

Distinction between parcel and inset area

The parcel is partially contained by urban edges to the east and south, and garden boundaries provide weak separation from the inset settlement to the east. However, the urban area does not dominate views. Therefore, there is moderate distinction between the parcel and the urban area.

NC24

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area of Cannock to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
The parcel is open and lies in a wide gap between Cannock and Burntwood to the east. Urbanising development within Norton Canes reduces the gap, but there are some significant separating features including Chasewater and undulating land. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

NC24

Impact on contribution of adjacent Green Belt

- Release of NC24 as an expansion of Norton Canes:

Rating: Minor-moderate

The release and development of NC24 would weaken boundary distinction for parcel NC27 to the north, leaving that parcel as a narrow field in close proximity to the inset settlement edge. It would also create some containment of land to the west in NC22, and weaken the distinction that distance from the urban area creates for land in NC25.

The adjoining land within NC23 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

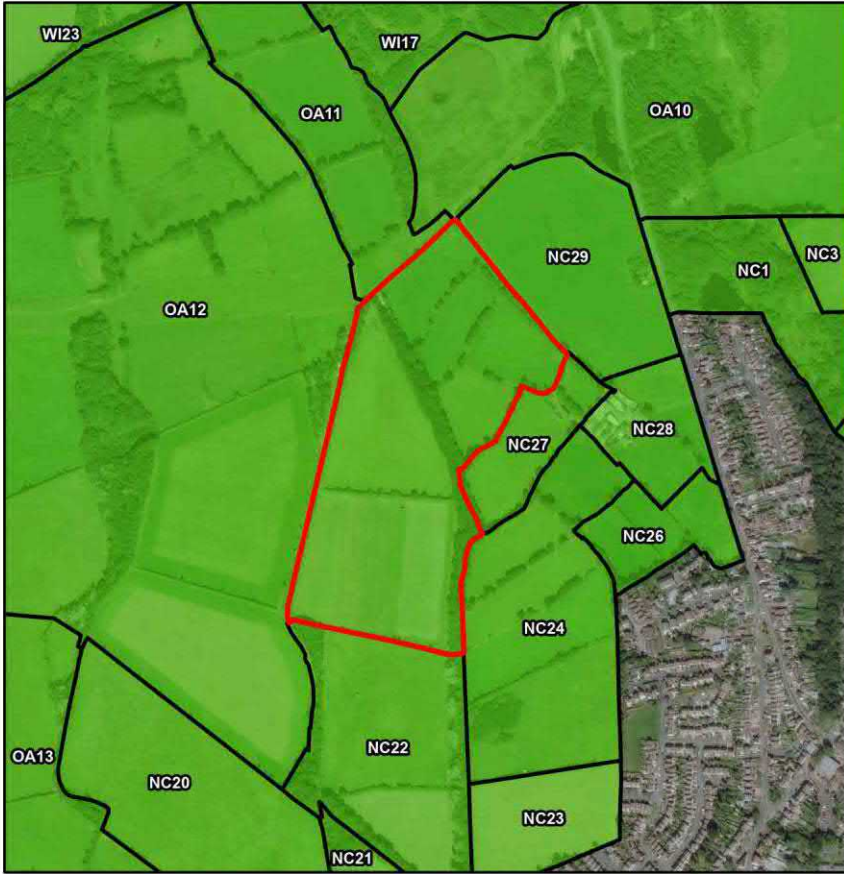
Overall harm of Green Belt release


- Parcel NC24 makes a relatively strong contribution to preventing encroachment on the countryside and it makes a relatively weak contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be moderate-high.

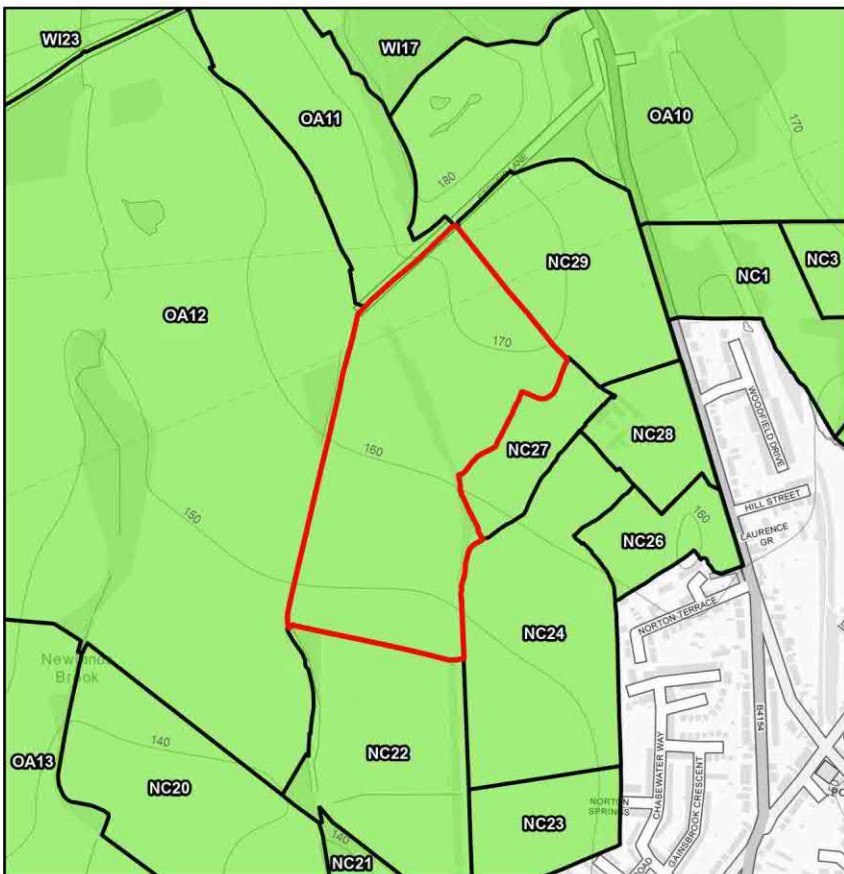
Moderate-High

- Harm could potentially be reduced by the introduction of new tree and woodland planting along the northern edge of parcel NC24. This would form a stronger Green Belt boundary and would help reduce the urbanising influence of development. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016

Harm of release of land in NC25



-  NC25
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



0 0.13 0.25 0.5 km

NC25

Parcel location and openness

Parcel size: 16.76ha

The parcel lies to the north west of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

This is open farmland.

Distinction between parcel and inset area

Hednesford Road and the parcel-edge hedgerow combine to create relatively strong boundary separation from the urban area, and the parcel is uncontained by urbanising development. It extends a significant distance from the inset settlement edge, so the countryside dominates views. Therefore, there is very strong distinction between the parcel and the inset settlement.

NC25

Contribution to the Green Belt purposes

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

NC25

Impact on contribution of adjacent Green Belt

- Release of NC25 as an expansion of Norton Canes:

Rating: Minor-moderate

The release and development of NC25 would weaken boundary distinction for land to the north. It would also weaken the settlement gap between Norton Canes and Cannock, an area which forms a substantial proportion of the overall Green Belt separation between Cannock and the towns of Burntwood and Brownhills. If NC29 were not to be released alongside NC25, its contribution to Purpose 2 would be weakened by increased urbanising contained and weakened boundaries.

The adjoining land within NC27 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel NC25 has very strong distinction from the urban area, and therefore makes a particularly strong contribution to preventing encroachment on the countryside and it makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be high.

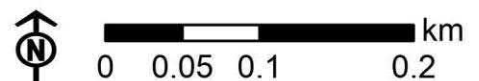
High

- Harm could potentially be reduced by the introduction of new tree and woodland planting within NC25, to the north and west. This would form strong Green Belt boundaries and would help reduce the urbanising visual influence of development and any perceived impact on the gap between Norton Canes and Cannock. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016)

Harm of release of land in NC26



-  NC26
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



NC26

Parcel location and openness

Parcel size: 2.79ha

The parcel lies on the north western edge of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of several small fields.

Distinction between parcel and inset area

The garden boundaries to the south and east create only a weak degree of separation from the settlement. The parcel is subject to some degree of containment as the inset edge lies to the south as well as the east, but there are still views of open countryside to the west and north. The parcel lies in close proximity to the urban area. Therefore, there is weak distinction between the parcel and the urban area.

NC26

Contribution to the Green Belt purposes

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

Contribution: Weak/No

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

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

Contribution: Weak/No

The parcel is open and is peripheral to a moderate gap between Cannock and Burntwood to the east. Urbanising development within Norton Canes reduces the perceived gap. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.

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

Contribution: Moderate

The parcel is open countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

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

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

Contribution: Equal

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

NC26

Impact on contribution of adjacent Green Belt

- Release of NC26 as an expansion of Norton Canes:

Rating: Minor-moderate

The release and development of NC26 would weaken boundary distinction and tighten the containment for parcel NC28 to the north. It would also weaken the boundary separation of land to the west in NC24.

Overall harm of Green Belt release




- Parcel NC26 makes a moderate contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be moderate.

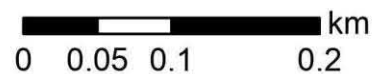
Moderate

- Harm could potentially be reduced by the introduction of new tree and woodland planting along the edges of parcel NC26 to the north and west. This would form a stronger Green Belt boundary and would help reduce the urbanising influence of development. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in NC27



-  NC27
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



NC27

Parcel location and openness

Parcel size: 2.79ha

The parcel lies to the north west of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

Open fields to the west of the buildings of Norton Lodge Farm.

Distinction between parcel and inset area

Hednesford Road and intervening field boundaries combine to provide relatively strong boundary separation from the urban area, and the parcel is uncontained by urbanising development. As such, the urban area does not have a strong urbanising visual influence. Therefore, there is strong distinction between the parcel and the inset settlement.

NC27

Contribution to the Green Belt purposes

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

NC27

Impact on contribution of adjacent Green Belt

- Release of NC27 as an expansion of Norton Canes:

Rating: Minor-moderate

The release and development of NC27 would weaken boundary distinction for parcel NC25 to the north. It would also have some limited impact on the settlement gap between Norton Canes and Cannock, widening the frontage of Norton Canes onto an area which forms a substantial proportion of the overall Green Belt separation between Cannock and the towns of Burntwood and Brownhills.

The adjoining land within NC24 and NC28 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel NC27 makes a strong contribution to preventing encroachment on the countryside and it makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be high.

High

- Harm could potentially be reduced by the introduction of new tree and woodland planting around the edges for parcel NC27. This would form strong Green Belt boundaries and would help reduce the urbanising visual influence of development and any perceived impact on the gap between Norton Canes and Cannock. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016)

Harm of release of land in NC28



-  NC28
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



0 0.05 0.1 0.19 km

NC28

Parcel location and openness

Parcel size: 3.05ha

The parcel lies on the north western edge of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

Small agricultural fields between the urban edge and the buildings of Norton Lodge Farm.

Distinction between parcel and inset area

Hednesford Road forms a moderate strength boundary to the urban area to the east, and the urban edge and field edge hedgerows to the south combine to create moderate distinction from the urban edge to the south. The parcel is subject to some degree of containment from the inset edges, but the urban area, although in close proximity to the east, does not dominate views.

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

NC28

Contribution to the Green Belt purposes

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

Contribution: Weak/No

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

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

Contribution: Relatively weak

The parcel is open and is peripheral to a moderate gap between Cannock to the west and Burntwood to the east. Intervening urbanising development at Norton Canes reduces perceived separation between towns and increases the fragility of the gap. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.

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

Contribution: Relatively strong

The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

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

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

Contribution: Equal

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

NC28

Impact on contribution of adjacent Green Belt

- Release of NC28 as an expansion of Norton Canes:

Rating: Minor-moderate

The release and development of NC28 would weaken the boundary distinction for parcel NC29 to the north, and increase urbanising visual impact on this area. It would also weaken the boundary distinction for land to the west in NC24 and NC27.

The adjoining land within NC26 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

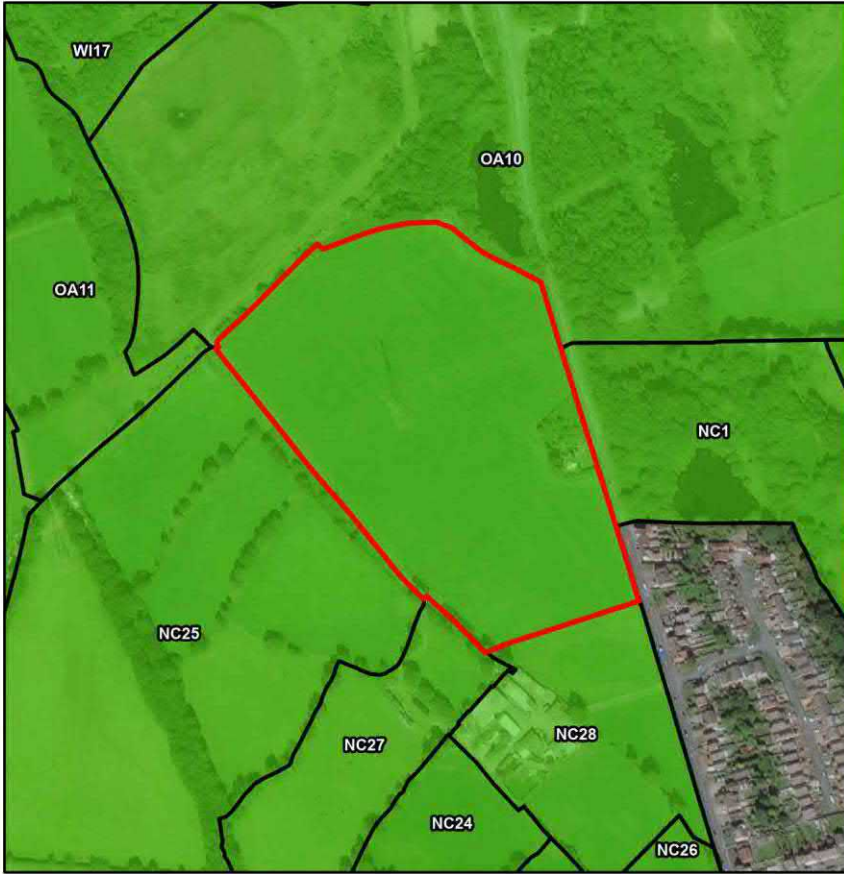
Overall harm of Green Belt release


- Parcel NC28 makes a relatively strong contribution to preventing encroachment on the countryside and it makes a relatively weak contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be moderate-high.

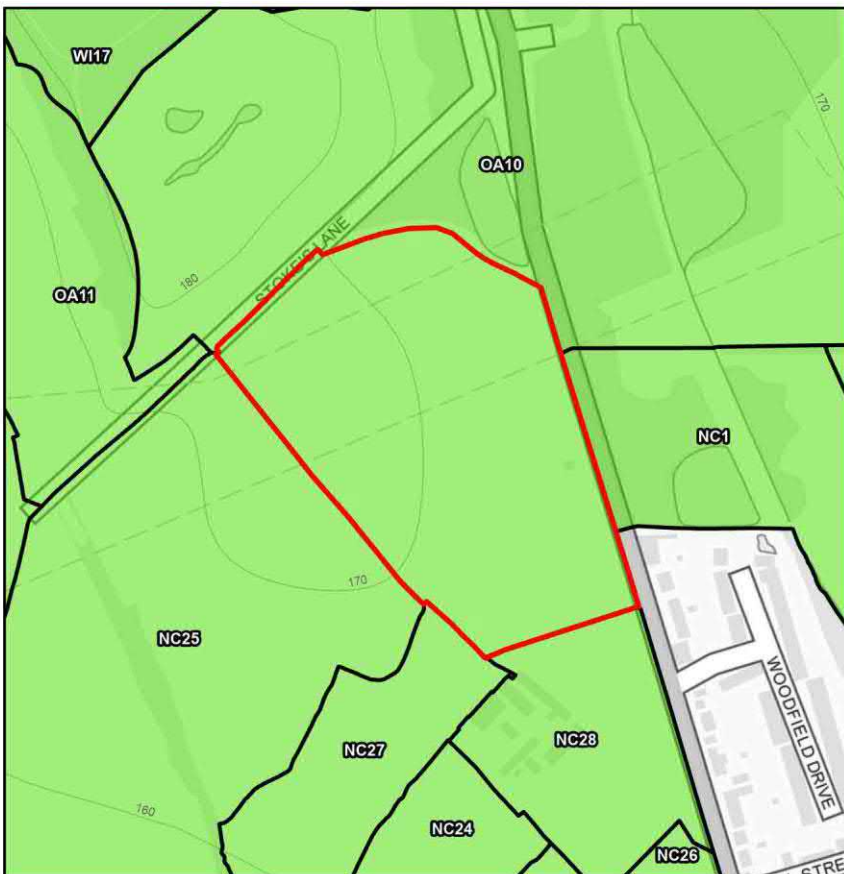
Moderate-High

- Harm could potentially be reduced by the introduction of new tree and woodland planting around the edges for parcel NC28, particularly to the north and west. This would form strong Green Belt boundaries and would help reduce the urbanising visual influence of development. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in NC29



-  NC29
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



NC29

Parcel location and openness

Parcel size: 7.64ha

The parcel lies to the north west of Norton Canes. Norton Canes does not constitute a large built-up area, a town or a historic town.

A large field with a single dwelling alongside Hednesford Road that in isolation has no significant impact on openness.

Distinction between parcel and inset area

Hednesford Road provides moderate boundary separation from the urban area and the parcel is uncontained by urbanising development. However, housing does have some urbanising visual impact. Therefore, there is moderate distinction between the parcel and the inset settlement.

NC29

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
The parcel is open and lies in a moderate gap between Cannock and Burntwood to the east, but urbanising development at Norton Canes reduces the separation. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

NC29

Impact on contribution of adjacent Green Belt

- Release of NC29 as an expansion of Norton Canes:

Rating: Minor-moderate

The release and development of NC29 would weaken boundary distinction for parcels NC27 and NC25 to the west, and for the area of scrubland to the north increase urbanising visual impact on this area. It would also create some urbanising containment around land to the east of Hednesford Road in NC1. The release would also weaken the settlement gap between Norton Canes and Cannock, which forms a substantial proportion of the overall Green Belt separation between Cannock and the towns of Burntwood and Brownhills, although the remaining gap has landform and vegetation that would still preserve strong distinction.

The adjoining land within NC28 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel NC29 makes a relatively strong contribution to preventing encroachment on the countryside and to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Norton Canes would be high.

High

- Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands along the edges of parcel NC29 to form stronger Green Belt boundaries. This reduce the urbanising visual influence of development and the perceived impact on the gap between Norton Canes and Cannock. It would also help enhance the planned coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016) and the AONB Landscape Character Framework (2017).