ARUP

Solihull Metropolitan Borough Council

Solihull Green Belt Assessment

Final Report

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Executive Summary

In January 2026, Solihull Metropolitan Borough Council (SMBC) started the consultation to update its Local Plan to provide a statutory planning framework for the whole area to guide planning decisions and regeneration activity up to 2043. One of the key challenges the Council is seeking to tackle is how it accommodates the scale of housing and employment development within its area. The 2024 revision of the National Planning Policy Framework (NPPF) reopened the consideration of Green Belt in preparing a Local Plan, particularly where places cannot meet their identified need for homes, commercial and other development.

Arup was appointed by SMBC to a undertake a Green Belt Assessment (GBA) to fully understand the impact of the changes to the NPPF, and the impact it can have to the preparation of its Local Plan. The GBA comprises an assessment of the West Midlands Green Belt that falls within Solihull against the five purposes of the Green Belt as defined in the NPPF, and to consider if those results along with nationally recognised environmental constraints could lead to the identification of grey belt.

In total 99 assessments were carried out in Solihull, including parcels identified next to the large built up areas and towns / villages, and broad areas in the remaining locations. The assessment has revealed the following key conclusions:

- The overall assessment identified 66 parcels making a strong or moderate contribution, which were primarily located next to the large built up areas of Solihull/Shirley and Coventry, and around the towns of Knowle, Dorridge and Bentley Heath, and Balsall Common. Those making an overall weak contribution were often surrounded by the built up area. Over 90% of the parcels scored a strong or moderate contribution when considering openness and lack of urban land uses.
- 72 parcels were identified as potential grey belt, with those not identified due to their strong role in preventing unrestricted urban sprawl or preventing neighbouring towns from merging. This means that the parcels around inset villages were largely identified as potential grey belt, despite scoring strongly for their openness and role in safeguarding the countryside from encroachment. This follows the approach required by the NPPF.
- For the broad areas, three were assessed as making a strong overall contribution to the Green Belt, with the remaining five assessed as making a moderate overall contribution. Potential grey belt was only identified in two of the broad areas.

The GBA also identifies areas of ‘fundamental importance’ within the Green Belt in Solihull for their contribution to preventing unrestricted urban sprawl or maintaining the openness and safeguarding the countryside from encroachment. Four areas were identified, with three within the Meriden Gap which is the large area of Green Belt between Solihull/Birmingham and Coventry, and one to the south/ southwest of Solihull/Shirley. The release of Green Belt land in the Solihull Local plan should be carefully considered in these areas to establish whether they would ‘fundamentally undermine’ the remaining Green Belt. In addition, the GBA also carried out a high level identification of potential land for Green Belt designation, however no additional land was identified.

The GBA did not consider any specific development proposals, and whilst this GBA can provide context to decisions on planning applications, such schemes would require site specific assessments to show how the requirements of national Green Belt policy are addressed.

Overall this GBA is important at the strategic level of plan making, and provides an understanding how the Green Belt of Solihull performs against the requirements of the updated NPPF. It is the first step for the Council to consider if it needs to release sites from the Green Belt to meet its development needs in the Local Plan. Next steps have been identified should this be the case, including the need to undertake an assessment of sites in the Green Belt as part of a clear site selection methodology (including identification of grey belt sites), and to develop an exceptional circumstances case to justify the release of Green Belt land for development.

Whilst this assessment was largely completed prior to the Governments consultation on the draft NPPF in December 2025, the GBA remains relevant given the aims and purposes of the Green Belt are not proposed to fundamentally change in national policy.

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1. Introduction

1.1 Study purpose

Ove Arup & Partners Ltd (Arup) has been appointed by Solihull Metropolitan Borough Council (SMBC) to undertake a Green Belt Assessment (GBA). It will form part of the evidence base and support the preparation of the new Solihull Local Plan. The GBA comprises the following assessment of:

- the West Midlands Green Belt that falls within Solihull's authority boundary against the purposes of the Green Belt as defined in the National Planning Policy Framework (NPPF, 2024)[1], and
- Consideration of grey belt.
- High level identification of potential land for Green Belt designation

The Local Housing Need (LHN) for SMBC has significantly increased following the update to the NPPF in December 2024 and the introduction of a new standard method for calculating housing needs. The resulting LHN for SMBC is 1,331 per annum (as of May 2025), a 63% increase from 816 per annum which was proposed in the Local Plan Review. In addition, Solihull is within the Greater Birmingham and Black Country Housing Market Area (HMA), which faces significant housing shortfall particularly across Birmingham and the Black Country. There is also significant pressure for many neighbouring authorities across the HMA where the LHN has substantially increased. Therefore, it may not be possible to accommodate the level of growth required within Solihull without looking to release some Green Belt land.

The Council has commissioned this work to fully understand the impact of the changes to the NPPF and the impact it can have on the preparation of its Local Plan and decisions it will need to make on planning applications. This study will help provide the evidence to enable the council to make robust decisions.

Local Planning Authorities (LPAs) hold a Duty to Cooperate on strategic issues in the Local Plan, such as Green Belt. The potential release of any Green Belt land within Solihull may also impact on the role of the Green Belt in adjoining authority areas as part of the wider West Midlands Green Belt. As a result, views from neighbouring authorities on the methodology for this assessment were sought.

1.2 Role of a Green Belt Assessment

The purpose of a GBA is to provide evidence of how different areas of Green Belt perform against the Green Belt purposes, as set out in the NPPF. The LPA then takes the findings of the assessment into account alongside other evidence in making decisions about the Local Plan strategy, site allocations / broad locations and ultimately possible alterations to Green Belt boundaries.

A GBA forms an important part of the evidence base. It helps an LPA determine the manner and degree to which change in the Green Belt should be considered without undermining the purposes for including land in the Green Belt and the degree to which harm to the Green Belt would result if development were to take place. Additionally, through a GBA grey belt land should be identified.

Typically, a GBA is undertaken in two stages. The first stage examines the performance of an areas Green Belt in its entirety looking at broad area/parcels, while the second stage is more granular and examines the performance of discrete, smaller sites within the Green Belt, primarily adjacent to existing sustainable urban areas or in locations where new settlements are being proposed as part of emerging growth options.

A GBA is not a policy or decision-making document that proposes any release of Green Belt land; this is for the LPA to determine as part of the wider plan making process. A Green Belt designation is not the only consideration when assessing the suitability and deliverability of sites. An LPA is not precluded from releasing land from the Green Belt for development if other factors in favour of the site outweigh this consideration. Such factors might include:

[1] https://www.gov.uk/government/publications/national-planning-policy-framework--2

- Unique / significant housing or employment need and a lack of supply of more preferential sites i.e. those that the NPPF directs towards before considering Green Belt.
- Adverse implications for the sustainable development strategy within the LPA area.
- Inherent sustainability of directing growth in a particular direction.
- Tightly drawn Green Belt boundaries and constraints on alternative sites.
- The opportunity to deliver social infrastructure, which would bring about long-term benefits for local residents.
- Boosting housing delivery in areas with past issues of deliverability to increase the supply of affordable housing.

A GBA does not set out the case for exceptional circumstances, which will be needed if an LPA proposes release of land from the Green Belt. However, the outcomes from a GBA will form part of any exceptional circumstances case presented to support Green Belt alterations.

1.3 Report Structure

This report sets out the approach and methodology for carrying out the GBA for Solihull. The methodology employed draws on the implications identified from a contextual review of policy, guidance and experience elsewhere, including neighbouring authorities. At the time of writing no Local Plan had yet gone through the Examination in Public under revised national policy, and appeal case law and legal seminars have been used to give consideration to the interpretation of the new NPPF and Green Belt PPG.

The methodology report is structured as follows:

- Section 2 provides the local Green Belt context for Solihull, including a summary of recent relevant planning applications and appeals.
- Section 3 sets out the implications for this assessment following a review of planning policy, guidance, legal precedents and experience elsewhere for Green Belt Assessments.
- Section 4 details the specific methodology followed, including the criteria used for NPPF Green Belt purposes assessment and grey belt identification.
- Section 5 provides a summary of the assessment findings, with a high level review of neighbouring authorities GBA for relevant parcels/broad areas in Solihull
- Section 6 identifies areas of ‘fundamental importance’ within the Green Belt in Solihull, with regard to the history of the wider West Midlands Green Belt
- Section 7 provides a high level review of the potential for new land to be added to the Green Belt designation in Solihull, with reference to national policy and case studies, and consideration of whether an exceptional circumstances case could exist in accordance with the NPPF
- Section 8 sets out a number of steps to be considered for Solihull’s Green Belt as a result of this assessment

2. Local Green Belt context

2.1 Overview

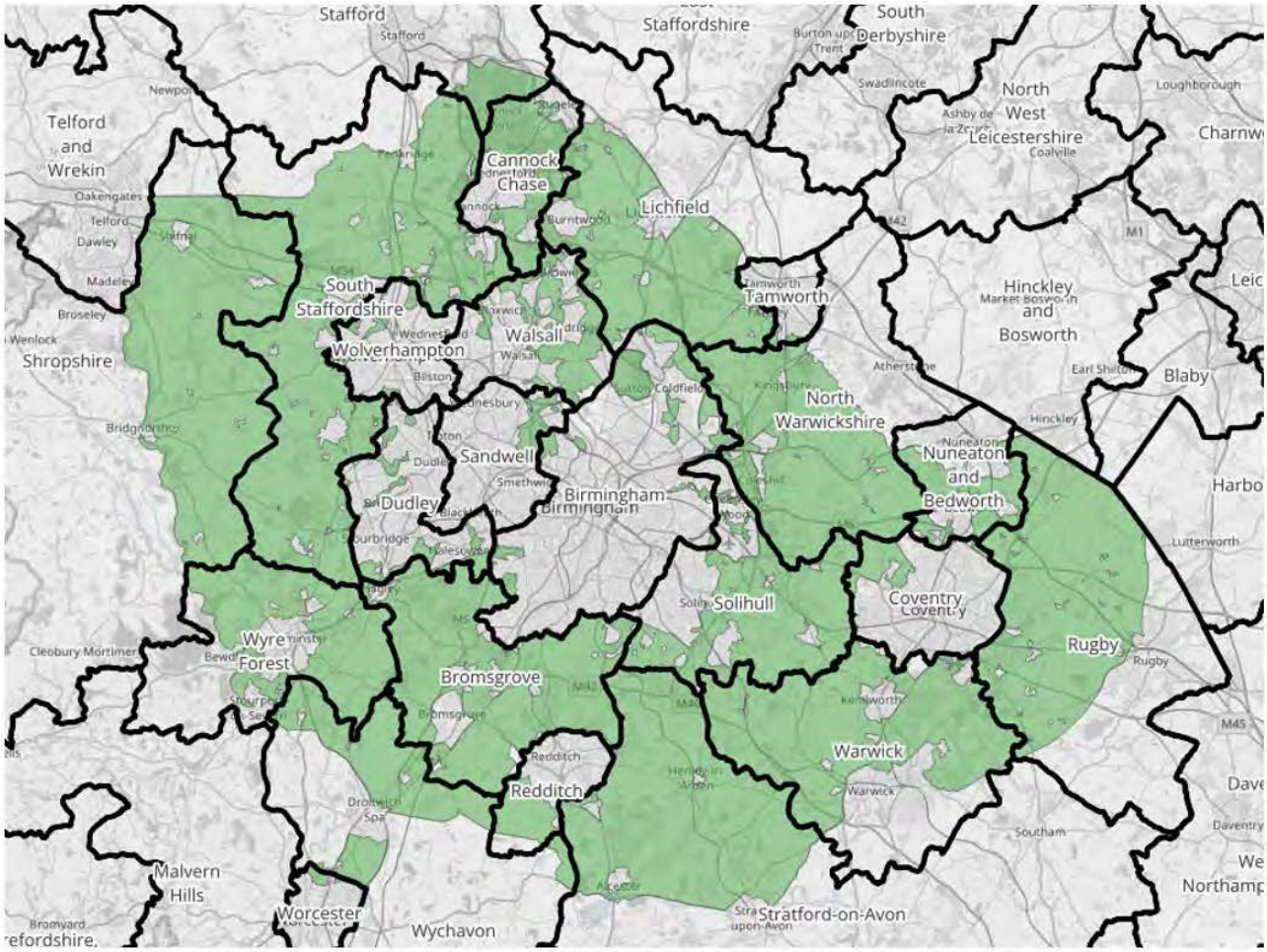
The section:

- Sets out the position of the Green Belt in the West Midlands and the study area;
- Provides a summary of the Solihull policy context and the previous Green Belt study from 2016;
- Identifies a number of recent planning application approvals and appeal decisions in the Solihull Green Belt which have been considered in light of the changes to national policy.

2.2 Evolution of the Green Belt within the West Midlands and Study Area

The Green Belt in Solihull is part of the larger West Midlands Green Belt (as shown in Figure 1 below). Although local authorities in the West Midlands first put forward proposals for a West Midlands Metropolitan Green Belt in 1955, it was not formally approved by the Secretary of State until 1975. The Green Belt was originally designated to prevent the expansion of the West Midlands Conurbation (built up area) into the surrounding countryside and to stop it merging with neighbouring towns.

Figure 1. Extent of West Midlands Green Belt

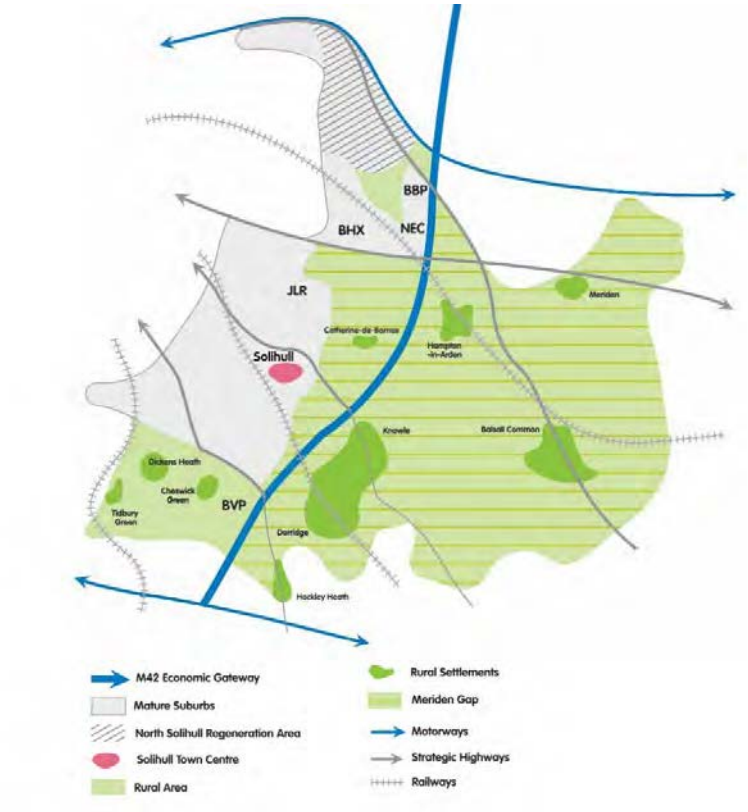


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The West Midlands Green Belt covers an area of approximately 230,000 hectares, across 23 LPA, with 17,800 hectares being designated within Solihull (approximately two thirds of the borough's land area). The borough is comprised of the main urban area (as part of the West Midlands conurbation) which includes the towns of Chelmsley Wood, Shirley and Solihull, along with a number of large and small settlements which are either inset within or washed over by the Green Belt.

The vital strategic gap between Birmingham/Solihull and Coventry is known as the Meriden Gap, this is defined as the east-west area of Green Belt between the two built up areas (it does not include the areas to the north or south of Green Belt around Solihull/Shirley). The Meriden Gap is predominantly rural and is characterised by a series of settlements, historic villages, hamlets, scattered farmsteads and dwellings set within attractive countryside. Figure 2 taken from adopted Solihull Local Plan[2] shows the extent of the Meriden Gap as defined on SMBC's spatial portrait.

Figure 2. Spatial portrait taken from SMBC's adopted Local Plan

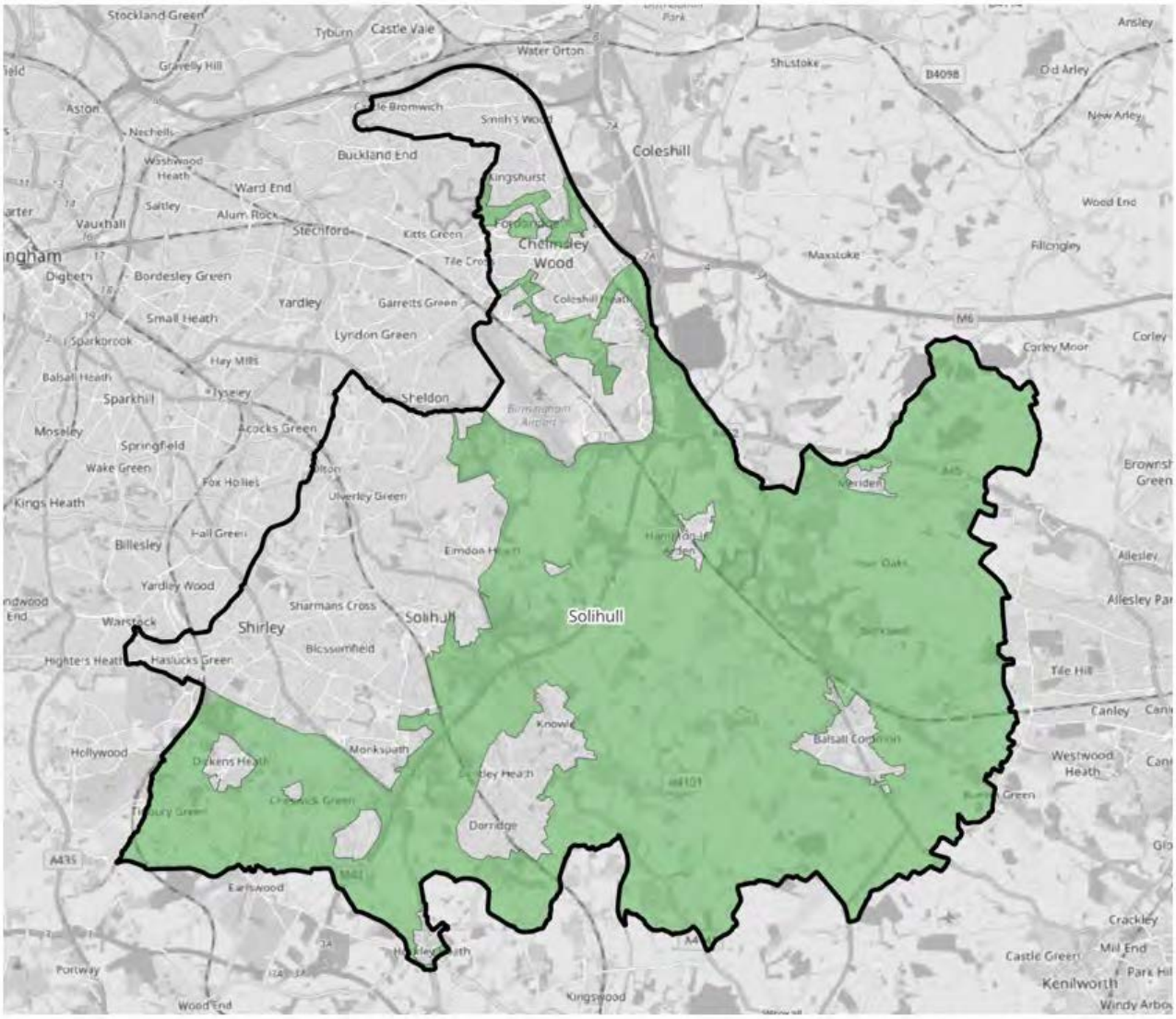


Source: Solihull Metropolitan Borough Council (2013) Solihull Local Plan, Shaping a Sustainable Future

Figure 3 below shows the Green Belt as currently designated within Solihull and this forms the study area for this GBA.

[2] Solihull Metropolitan Borough Council (2013) Solihull Local Plan, Shaping a Sustainable Future

Figure 3. Extent of Green Belt within Solihull



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2.3 Solihull policy context

The Solihull Local Plan was adopted in December 2013. Following a successful legal challenge, the parts of the plan relating to housing requirement are treated as not adopted, whereas the other parts of the plan remain as adopted policy.

In 2015 the Council commenced the Local Plan Review to replace the 2013 plan. However, after submitting for Examination in May 2021, the Draft Submission Plan was withdrawn in October 2024 following the Inspector concluding that the Plan should be withdrawn (due to there being an identified housing land supply shortfall). Through the withdrawn Plan, 18 housing sites were allocated for development. Of these 16 were within the Green Belt, showing the Council has previously demonstrated there was exceptional circumstances to justify altering the Green Belt boundary. It should be noted that, despite the withdrawal of the Local Plan Review, many of these previously allocated Green Belt sites have come forward for development (see Section 2.4).

Following the withdrawal of the 2020 Local Plan, and in light of the amended NPPF, SMBC are keen to have a replacement plan in place as soon as possible and have therefore commenced work on its preparation. A Call for Sites Exercise was conducted across November 2024 to January 2025, with an Issues and Options consultation taking place between January-March 2026. The next public consultation is anticipated in summer/autumn 2026 before the plan is submitted for examination in December 2026.

This GBA will be part of the suite of evidence base documents which will underpin the Local Plan.

2.4 Previous Green Belt Evidence

A Strategic GBA[3] was undertaken by Atkins in 2016 with this assessment forming part of the evidence base for the (now withdrawn) Solihull Local Plan Review. The evidence base for the plan included the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) and the Greater Birmingham Housing Market Area (HMA) Strategic Growth Study. This study found that there was a significant shortfall in housing supply across the Greater Birmingham and Black Country HMA, which alongside the growth associated with the planned HS2 Interchange, would increase development pressure on the borough over the plan period.

The GBA did not provide any recommendations for which sites should or shouldn't be removed from the Green Belt, or consider the development potential or other merits of the Green Belt land. However, the assessment did form the basis for further detailed work, which allowed the Council to identify sites which could be removed from the Green Belt, with these being allocated in the Local Plan Review.

As set out below, the approach in this previous study remains in line with the latest NPPF Green Belt purposes. However, due to the publication of the Green Belt PPG (see section 3.3), there is now additional guidance on how to conduct the purposes assessment for Purposes A, B and D.

Approach

The core purpose of the GBA was to assess the extent to which the land currently designated as Green Belt within SMBC fulfils the essential characteristics and purposes of Green Belt land as set out in the NPPF (at the time this was the 2012 version). The GBA was carried out using a 'policy off' approach, meaning consideration of other constraints, policies, strategies or the development potential of any of the Green Belt land was not included within the scope of the assessment. The GBA formed the basis for more detailed assessments.

The assessment followed a five stage approach:

- Stage 1: establishing the scope of the assessment;
- Stage 2: establishing the methodology;
- Stage 3: identification of assessment areas;
- Stage 4: detailed assessment of areas; and
- Stage 5: scoring and reporting.

Defining assessment areas

The Green Belt within SMBC was divided into two distinct categories of assessment areas, either 'Refined Parcels' or 'Broad Areas'. Two categories of assessment were used to reflect the varying character and role of the Green Belt land across the borough. Refined Parcels were areas of Green Belt land which adjoined or were adjacent to built up areas, including inset villages and the eastern borough boundary (adjoining Coventry). Broad Areas were used to divide the wider rural areas, focussing on land that is not located on the edge of or adjacent to large built up areas (both those within SMBC or in neighbouring authorities). Broad Areas were largely characterised by countryside.

The boundaries of the Refined Parcels and Broad Areas (the assessment areas) were defined based on strong permanent physical features which are easily identifiable. The physical features used included: roads (motorways, A and B road); rail and other permanent infrastructure; watercourses; areas of woodland, established hedgerows and treelines; and established field patterns. The boundaries of the Broad Areas did not respect authority boundaries, so there was consideration of previously identified Refined Parcels or Broad Areas in neighbouring authorities' studies.

A total of 89 Refined Parcels and 5 Broad Areas were assessed, with each being assessed to understand its relevant contribution to Solihull's Green Belt.

[3] Atkins, (2016), Solihull Strategic Green Belt Assessment, Assessment Report

Green Belt purposes definitions and assessment criteria

Each Refined Parcels and Broad Area was subject to an assessment against the NPPF Green Belt Purposes A-D, all of which have equal weight.

Refined Parcels and Broad Areas were not assessed against Purpose E as it was considered that by virtue of its designation, all Green Belt land makes an equal contribution to this purpose and therefore inclusion of this purpose would add no value to this GBA.

A numerical scoring system was used, with each assessment area being assigned a score of 0-3 for each of the purposes. The highest score an assessment area could obtain would be 12. The scoring system was as follows:

- 0 = assessment area **does not** perform against the purpose;
- 1 = assessment area is **lower performing** against the purpose;
- 2 = assessment area is **more moderately** performing against the purpose; and
- 3 = assessment area is **higher performing** against the purpose.

The full criteria used in the assessment can be viewed in Table 1 within the previous Strategic GBA, however in terms of a summary for each purpose:

- Purpose A assessment considered amount of development with the Refined Parcel/Broad Area, whether this is detached from the large built up area and whether there are durable permanent boundaries.
- Purpose B assessment considered whether the Broad Area represented a ‘strategic gap’ between major urban areas (i.e. between Birmingham and Coventry), whereas for the Refined Parcels whether these were a ‘gap’ between urban areas. Merging was considered to be reasonable expected if a gap of less than 1km was identified.
- For Purpose C, all Broad Areas were considered to perform highly. In respect of the Refined Parcels, these were assessed as to whether they are characterised by countryside, adjoin areas of countryside and whether they contain any ribbon or other development.
- Purpose D assessment considered whether the Refined Parcel/Broad area is within or adjoining a Conservation Area within a historic town, whether any key landmarks or the historic core are visible and whether the Redefined Parcel/Broad Area contributes to the setting of the historic town.

Assessment Findings

The GBA demonstrated that the performance of the Green Belt across Solihull varies greatly when assessed against the NPPF purposes. The Refined Parcels and Broad Areas were not ranked, as it was considered that “*Parcels which perform highly against one purpose yet do not perform against another should not be considered any less important in their role and contribution to Green Belt land in the borough”*.

There were six Refined Parcels which were deemed to not perform against Purposes A-D which were highlighted for further detailed evaluation. Of note, the Refined Parcel which assessed Cheswick Green washed over village was included as part of this six.

2.5 Recent planning applications and appeals

The Council has identified a number of recent planning application approvals and appeal decisions in regard to proposed development within Solihull’s Green Belt which have been considered in light of the changes to national policy. This section provides a high-level review and summary of these, which has been used to inform the production of this methodology where relevant.

Application of Green Belt purposes and grey belt

In the determination of the planning application PL/2023/02214/PPOL[4], the scheme was deemed as appropriate development in the Green Belt as the proposal would utilise grey belt. As set out in the Green Belt PPG (see section 3.3), the test for whether a site could be considered grey belt is whether the site strongly contributes to Purpose A, B or D. As part of this assessment, the Council looked to the conclusions made in the 2016 Strategic GBA. The Council Officers concluded the following:

> 'Using the latest published guidance Balsall Common is a large village, and not a town, and there is accordingly no conflict with Purposes (a) or (b) as they are not engaged in this assessment. Purpose (d) is not relevant as there is no historic town involved. Nevertheless, even if the decision maker were to consider Balsall Common as a town and therefore carry out assessments against purposes (a) and (b) of grey belt definition, and following NPPG guidance for assessment of what constitutes land to 'strongly contribute' to these tests, the application site would still fall short of 'strongly contributing'. Based on these conclusions, the site falls to be considered as Grey Belt and therefore meets the requirements of paragraph 156 A of the Framework.'

Turning to the determination of the planning application PL/2023/02294/PPOL[5], the proposed development was determined to utilise grey belt land and very special circumstances exist to justify its approval. Focussing on the test of whether the site could be considered grey belt land, it was questioned whether Knowle, Dorridge and Bentley Heath is considered a village or town. As with the planning application above, if considered a village, Purposes A, B and D are not applicable, however the Council were of the view that considering the settlement as a 'town' would not be unreasonable. The Council looked to the conclusions drawn in the Strategic GBA and on this basis regardless of whether the settlement is considered a town or village, "the site does not strongly contribute to any of purposes (a), (b), or (d)" and therefore was considered to be grey belt.

In appeal APP/Q4625/W/24/3351230 (27th February 2025)[6], the Inspector addressed the impact of the development on the openness and purposes of the Green Belt, with Purposes A and C raised as specific points of dispute in the appeal. The appeal decision did not explicitly state whether Balsall Common could be considered a large built up area in the context of Purpose A. However, it did draw a conclusion that "the appeal development would result in a natural 'rounding off' of the settlement. It would not therefore lead to the sprawl of a large built up area, nor would it result in significant encroachment into the countryside", which implies the Inspector did evaluate Purpose A (on the basis that Balsall Common is a large built up area) in relation to Balsall Common (and it was noted as an area of dispute between the Council and the Appellant[7]). In coming to this decision, the Inspector referenced the relevant parcel assessments in the Strategic GBA, and made the conclusions based on the context of the wording used in that report (which was produced prior to the national policy changes) and not a statement of confirmation of the definitions used.

Consideration of fundamentally undermine

In appeal APP/Q4625/W/24/3347316 (30th January 2025)[8], the Inspector concluded that although the land could be defined as grey belt, it was considered that "it would conflict with the purposes of the Green Belt (taken together) in that it would fundamentally undermine the purpose which seeks to safeguard the countryside from encroachment". The proposal was therefore considered to be inappropriate development in the Green Belt. It should be noted that the Inspector did highlight the site as sitting within the Meriden Gap which was a consideration as part of the appeal. However, in light of the planning balance the considerations in favour of the development clearly outweighed the harm to the Green Belt with the appeal being approved (with this consideration being outside the scope of this GBA).

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[4] https://democracy.solihull.gov.uk/documents/s125854/Pheasant%20Oak%20Farm%20-%20committee.pdf

[5] https://democracy.solihull.gov.uk/documents/s126084/Report%20by%20Head%20of%20Development%20Management%20-%20PL202302294PPOL.pdf

[6] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3351230

[7] https://publicaccess.solihull.gov.uk/online-applications/files/D060F692716F966526C2114DC31D1A34/pdf/AP_2024_00040_NONDET-SOCG_PLANNING-2201226.pdf

[8] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3347316

Turning to the appeal APP/Q4625/W/24/3353601 (27th May 2025)[9], the Inspector concluded that the site would utilise grey belt land (therefore it did not strongly contribute to Purposes A, B or D) and considered whether the proposal would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan. The Inspector provided an assessment against the remaining Purposes C and E and concluded that the proposed development would not conflict with these and therefore would not fundamentally undermine the remaining purposes.

Implications for this study

It is clear from above that there is ambiguity as to whether Knowle, Dorridge and Bently Heath and Balsall Common are considered to be villages or towns and in turn how this impacts the applications of the Green Belt purposes. This is something the Council sought to clarify through a 'Draft Solihull Rural Settlement Hierarchy Assessment'[10] consultation which looked at Solihull's rural settlements to consider whether any of them should be considered towns rather than villages in the context of Green Belt policy. From this, the settlements of Knowle, Dorridge and Bentley Heath and Balsall Common were deemed as suitable to be considered as towns and are therefore included within the scope of the relevant purposes assessments. The decision to treat these areas as towns was confirmed in October 2025 once the consultation responses had been reviewed.

Turning to Purpose A, the conclusions of the previous Strategic GBA have been drawn on throughout Solihull's planning decisions and appeals but it should be highlighted that this study was conducted in 2016, so will not reflect the approach from the latest changes to the NPPF and PPG. It is not explicit as to whether these towns are considered large built up areas, although the Inspector in appeal APP/Q4625/W/24/3351230 did comment on Purpose A in relation to the development site in Balsall Common. This GBA looks to provide an updated and suitable definition for Purpose A and the remaining purposes to be used in this study which follows best practice and national policy/guidance, and applicable to local circumstances.

In terms of the consideration of the fundamentally undermine, Inspectors views are in most instances, outside of the scope of this study, including consideration of whether the development is appropriate or not. Relevant points are addressed in the methodology where appropriate.

[9] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3353601

[10] Solihull Metropolitan Borough Council, (2025), Draft Solihull Rural Settlement Hierarchy Assessment, available here: https://www.solihull.gov.uk/news/2025/solihull-council-consults-draft-settlement-hierarchy-and-statement-community-involvement

3. National policy, guidance, appeals and experience elsewhere

3.1 Overview

The section provides:

- A summary of the relevant national Green Belt policy (NPPF) and guidance (PPG);
- An analysis of how Inspectors have been interpreting the new policy and guidance in recent planning appeal decisions (up to date as of March 2026);
- Highlights experience in other authorities and insights from Independent Examinations on the topic; and
- The implications of this for the Solihull GBA.

3.2 National Planning Policy Framework (2024)

The recent changes to the NPPF have had some significant implications for national policy approaches to Green Belts. However, it is important to note that the majority of the broad principles around Green Belt that have been well-established since the first NPPF was published in 2012 remain unchanged. These include:

- The fundamental aim of Green Belt policy to "*prevent urban sprawl by keeping land permanently open*" (NPPF, paragraph 142).
- The five main purposes of Green Belt (NPPF, paragraph 143):
    a) to check the unrestricted sprawl of large built up areas;
    b) to prevent neighbouring towns merging into one another;
    c) to assist in safeguarding the countryside from encroachment;
    d) to preserve the setting and special character of historic towns; and
    e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- The intention for Green Belts to have permanence so they can endure beyond the plan period (NPPF 2024, paragraphs 144 and 145).
- The need for alterations to Green Belt to only be made where there are exceptional circumstances to justify this (NPPF, paragraph 145)
- The need to take into account sustainable patterns of development when considering the release of land from the Green Belt (NPPF, paragraph 148)
- Considerations as to whether villages should be included or excluded from the Green Belt (NPPF 2024, paragraph 150).
- The need for LPAs to plan positively to enhance beneficial uses within the Green Belt (NPPF 2024, paragraph 151).

The 2024 version of the NPPF included a number of significant changes for plan making relating to exceptional circumstances, grey belt and sequential release of Green Belt land and compensatory improvements. These are summarised below.

3.2.1 Exceptional circumstances

The NPPF now requires local authorities to review their Green Belt boundaries where they cannot meet their identified need for homes, commercial or other development through other means: "*If that is the case, authorities should review Green Belt boundaries in accordance with the policies in this Framework and*

propose alternations to meet these needs in full." The review of Green Belt boundaries for this reason now constitutes the grounds for exceptional circumstances to release Green Belt land (NPPF 2024, paragraph 146).

The new requirement to consider Green Belt land to meet housing and other requirements is qualified at a high-level by an additional test introduced in paragraph 146, which local authorities will have to demonstrate in their exceptional circumstances case. The test stipulates that Green Belt boundaries should not be altered where that would "*fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan"* (NPPF, paragraph 146).

3.2.2 Grey belt

The NPPF introduces a sub-category of Green Belt land called grey belt, which is defined as:

"…land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes A, B, or D in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development" (NPPF, glossary).

Footnote 7 identifies a number of constraints which may preclude land from being considered as grey belt. The PPG provides further guidance on how footnote 7 should be applied when identifying land as grey belt, including that authorities should consider where areas of grey belt would be covered by or affect other designations in footnote 7 (summarised below).

3.2.3 Sequential release of Green Belt land

Paragraph 148 of the NPPF introduces a sequential approach to the release of Green Belt land: *"Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations."* As in previous NPPFs, when applying this approach and the release of Green Belt is proposed, consideration still needs to be given to promoting sustainable patterns of development, in particular whether "*the site's location is appropriate with particular reference to paragraphs 110 and 115 of this Framework*" (NPPF 2024, paragraph 148). Paragraphs 110 and 115 provides details on sustainable development locations and sustainable transport solutions.

3.2.4 Compensatory improvements

The NPPF previously included a requirement for Local Plans to set out ways in which the impact of removing land from the Green Belt will be offset through compensatory improvements to environmental quality and accessibility. The PPG had expanded upon this with guidance on measures that could be considered in order to provide those compensatory improvements, such as new or enhanced green infrastructure, woodland planning, landscape and visual enhancements, improvements to biodiversity, new or enhanced walking and cycling routes, and new or enhanced recreation and playing field provision. These explicit requirements for compensatory improvements when releasing land from the Green Belt no longer exist. New requirements for necessary improvements to local infrastructure and provision of accessible green spaces are required for land released from the Green Belt (NPPF, paragraph 156).

3.3 Planning Practice Guidance (2025)

In February 2025 the government updated the Green Belt section of the PPG[11] to provide additional guidance and reflect the changes made to the NPPF in December 2024. As well as the approach to assessing grey belt, the PPG now includes a level of specific guidance on how to carry out wider aspects of a review of Green Belt that has not previously existed. The PPG sets out:

- How to assess Green Belt to identify grey belt within it, in particular how to assess land against the NPPF Green Belt Purposes A, B and D;

[11] https://www.gov.uk/guidance/green-belt

- How to consider the impact of development, or of the release of land on the remaining Green Belt in the plan area;
- When a proposal on grey belt land might constitute inappropriate development in the Green Belt; and
- How to identify sustainable locations for development when considering release of Green Belt land.

The PPG also provides guidance on how to consider proposals on potential grey belt land for the purpose of development management decision-making. However, this summary focuses on the implications for plan-making only.

3.3.1 Grey belt

The guidance makes it clear that the identification of land as grey belt does not necessarily mean that it should be allocated for development or released from the Green Belt. The contribution of the land to Green Belt purposes needs to be considered alongside wider NPPF policies in making any site selection decisions.

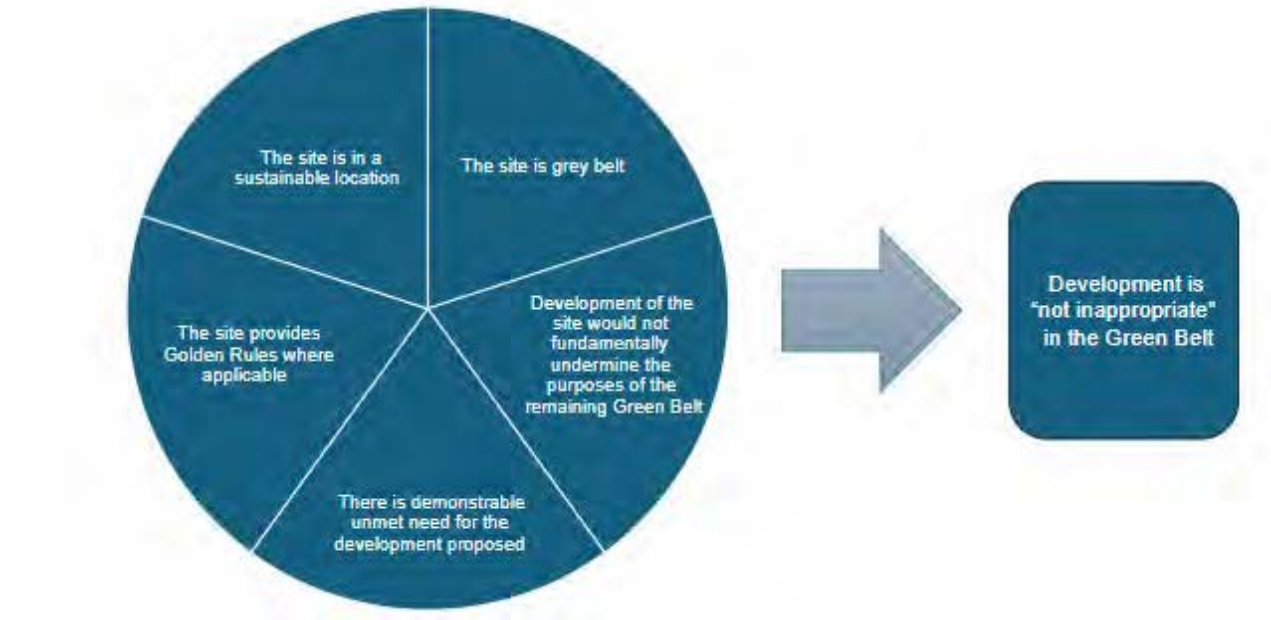
The guidance sets out that GBA, and the identification of grey belt within these, should be part of the plan making process – with the expectation that the identification of grey belt land will allow sites within the grey belt to be prioritised when making site selection decisions as detailed in paragraphs 147 and 148 of the NPPF.

As set out above, land in the Green Belt can be considered to be grey belt where it does not make a strong contribution to any of Purposes A, B or D. The grey belt definition also excludes land where the constraints identified in footnote 7 of the NPPF would provide a 'strong reason' for refusing or restricting development. Designations listed within footnote 7 include habitat sites, Sites of Special Scientific Interest (SSSI); Local Green Space, National Landscapes, National Parks or Heritage Coasts; irreplaceable habitats; designated heritage assets; and areas that are at risk of flooding or coastal change.

The PPG makes it clear that authorities need to consider not only areas where grey belt would be covered by these designations, but also whether development would affect these designations. Where such constraints are present, it is likely to only be possible to provisionally identify such land as grey belt in advance of more detailed specified proposals and impact assessments (e.g. those forming part of the wider site selection process).

Green Belt land judged not to strongly contribute to any of Purposes A, B or D, and subject to footnote 7 exclusions, can be provisionally identified as grey belt. However, there are then further 'tests' that need to be passed before this land can be identified as a location where development is not inappropriate, as summarised in Figure 4 below.

Figure 4. Diagram of when development in the Green Belt is not inappropriate under paragraph 155 of the NPPF



The PPG provides guidance on the application of the new NPPF test of: *"whether the release of Green Belt land would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as a whole."* (NPPF, paragraph 146). The PPG explains that *"In reaching this judgement, authorities should consider whether, or the extent to which, the release or development of Green Belt land would affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way."*

In terms of sustainable locations, the PPG highlights that when reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a location is appropriate for development. Where grey belt land is not in a location that is or can be made sustainable, then development of that land is inappropriate. The PPG elaborates that the definition of sustainable locations should be determined in the local context, taking into account opportunities to maximise sustainable transport solutions in line with NPPF paragraphs 110 and 115.

3.3.2 Spatial scope of Green Belt Assessments

Updates to the PPG have also provided specific advice on the way in which Green Belt should be divided into assessment areas (including for the purpose of identifying grey belt). It indicates that the number and size of assessment areas should respond to local circumstances. The whole Green Belt should be considered in the first instance with sufficiently granularity to enable assessment of the variable contribution of the Green Belt to each of the purposes. The PPG advises that a small number of large assessment areas will not be appropriate in most circumstances, and that to better identify grey belt, assessment areas should be sub-divided. Finer-grained assessment may be appropriate in specific locations, such as around existing settlements or public transport hubs or corridors.

3.3.3 Definition of large built up areas and towns

A number of different interpretations of settlement definitions have historically arisen in different Green Belt Assessments when assessing the contributions to the purposes, partly in response to local circumstances. The PPG now clarifies that for Purpose A, Purpose B and Purpose D, assessments should not consider villages – Purpose A should be assessed for 'large built up areas' only, and Purposes B and D should be assessed for 'towns' only.

The PPG has not set out explicit guidance on how to define what a large built up area is, however, it is notable that the NPPF and PPG have retained the focus in Purpose A on 'large built up areas' (rather than adopting the same focus on 'towns' as Purposes B and D). The PPG has not set out a definition of towns or villages, for consideration under Purposes B and D. It has also not been defined how towns should be considered as 'historic' for Purpose D. It will therefore remain necessary for a degree of local interpretation to be applied when establishing which settlements should fall within the scope of purposes assessments.

3.3.4 Approach to purposes assessment

The PPG now provides explicit guidance on how to conduct a Green Belt Assessment to identify grey belt for the three purposes that need to be considered – Purpose A, Purpose B, and Purpose D. It also suggests a number of factors that might indicate the extent of contribution (whether strong, moderate or weak/none). The PPG is silent on Purposes C and E as these are not included within the definition of grey belt.

The PPG sets out the following factors that should be considered when assessing performance against Purpose A, to check the unrestricted sprawl of large built up areas:

- Adjacency to large built up area(s).
- Extent of existing development in assessment area and impact of other urbanising influences.
- Presence, or otherwise, of physical feature(s) in reasonable proximity that could restrict and contain development.
- Shape of development if released, with degree of enclosure and incongruous patterns of development considered.

The PPG sets out the following factors that should be considered when assessing performance against Purpose B, to prevent neighbouring towns merging into one another:

- Location of assessment area in relation to defined towns.
- Extent of existing development in assessment area.
- Extent to which the assessment area forms part of the gap between towns.
- Degree to which the development of the assessment area would result in loss of visual separation of towns, including whether there are any physical or natural features that might preserve visual separation.

The PPG sets out the following factors that should be considered when assessing performance against Purpose D, to preserve the setting and special character of historic towns. It notes that if there are no historic towns, a detailed assessment may not be necessary:

- Extent of existing development in assessment area.
- Role that the assessment area plays in the setting of the historic town.
- Contribution that the assessment area makes to the special character of the historic town. This should consider physical, visual and experiential links between the assessment area and the historic aspects of the town.
- Degree of separation of assessment area from the historic aspects of the town by existing development or topography.

3.4 Review of recent appeal decisions

As the NPPF and Green Belt PPG have only relatively recently been published, they have yet to be tested at any Local Plan Examinations. Therefore, it is helpful to look at historic and recent planning appeals to see how they are being interpreted on planning application decisions to identify any relevant lessons learnt that can be applied to plan-making.

Before looking at recent appeals, it is helpful to reflect on more historic appeals, which have established key points in relation to openness that are still considered relevant for GBA.

- Openness is generally considered to be 'land free from built development', which should be assessed on an individual area basis as well as in terms of the cumulative impact on adjacent areas.[12]
- Openness should be considered not only in terms of a 'volumetric approach' (i.e. physical coverage of built form) but also in terms of 'visual elements' (for example, visual linkages between settlements in relation to purpose B, or functional character and linkages to the wider Green Belt in relation to purpose C).[13]
- While visual impact may in the context of a particular case be judged a relevant factor by a decision maker in assessing openness of the Green Belt it, in itself, is not a mandatory determinative factor of openness.[14]

A more recent appeal from 2025 also confirms that openness 'cannot be compromised' by 'not inappropriate development'; in other words, an acceptable use can be placed in the Green Belt without affecting openness.[15]

[12] The Planning Inspectorate (2017) Report to the Secretary of State for Communities and Local Government, Town and Country Planning Act 1990 Guildford Borough Council Appeal by Berkley Homes (Southern) Ltd and the Howard Partnership Trust, APP/ Y3615/W/16/3151098

[13] See: Turner v Secretary of State CLG and East Dorset Council (2016) EWHC 2728 (Admin).

[14] Further information available here: https://www.supremecourt.uk/cases/uksc-2018-0077.html

[15] https://d2nsgnsf036lw8.cloudfront.net/PDFs-documents-and-other-resources/Judgments-and-decisions/Mole-Valley-District-Council-Final-approved-Judgment-for-Hand-Down-14.8.25-00219.pdf

Following a review of around 100 planning appeals that have been determined since the publication of the NPPF / PPG and which featured Green Belt as a main issue, a number of key lessons have been identified:

- The definition of 'large built up areas' and 'towns' within purposes assessments is significant and should align with how these places are defined within the Local Plan. There can be no ambiguity as to whether places are villages or towns. The definition of settlements in a settlement hierarchy has significant weight when determining what constitutes a town for Green Belt purposes.
- Looking at parcels within a GBA is helpful at a strategic level for plan making. However, when considering the identification of grey belt in decision making, it is more relevant to assess at a site-specific level to ensure the assessment outcomes reflect the site itself and is not skewed by the characteristics of land potentially some distance from the actual site.
- Purpose A is concerned with the sprawl in relation to large built up-areas only. The fact that a development would create ribbon development is not relevant to the assessment of Purpose A.
- In evaluating Purpose A, boundary features are themselves considered to play a role in restricting development.
- Purpose B is concerned with separation between towns only. Villages should not be considered for this purpose assessment.
- In evaluating Purpose B, the importance of a parcel's contribution is determined in part by its distance from nearby towns, as well as the total scale of the gap between two towns. If a parcel forms only a small part of the gap, it would be less likely to make a 'strong' contribution.
- In defining historic towns for Purpose D assessment, consideration must be given to their character, including a determination of the impacts of modern development and/or whether settlements have maintained their identities as distinct towns.
- A historic core should be identified for each historic town, and the Green Belt should then be considered for its relationship with that particular part of town and its main historic features.
- Proximity to a historic town alone is not sufficient to establish a Purpose D contribution; character or visual quality also need to be taken into account.
- A site may be grey belt but if it is not in a sustainable location, development of it would be classed as inappropriate development in the Green Belt. 'Sustainable location' can be defined in relation to distance from facilities and services, and access to public transport options rather than reliance on private vehicles.
- The footnote 7 designation does not automatically mean that a site fails the grey belt test; there needs to be a strong reason for refusal.
- The proportional loss of Green Belt should be considered in relation to the totality of the Green Belt within a local authority. If the proportional loss is small in relation to the total area of Green Belt within the local authority's administrative boundary, it would be less likely to fundamentally undermine the Green Belt purposes, taken together.
- Whilst provisional grey belt is identified through examination of an area's Purpose A, B and D contributions, an assessment of its fundamental importance must also consider its contributions to Purposes C and E.

Appendix A.1 sets out in greater detail the most significant and salient decisions from the reviewed appeals.

3.5 Good Practice and Experience Elsewhere

There is no prescribed methodology for undertaking GBA. It is generally accepted that GBA and Green Belt Reviews should take account of good practice advice and comparator studies[16], with authorities generally

[16] Mary Travers, The Planning Inspectorate (2020) Report on the Examination of the Runnymede 2030 Local Plan https://www.runnymede.gov.uk/downloads/file/778/inspector-s-report-on-rbc-2030-lp

taking a variety of approaches to date. The following section considers a comparative review of Green Belt studies undertaken by other LPAs whose Local Plans have been found sound at Examination and have been adopted, and provides an overview of how neighbouring authorities have approached their GBAs.

Although no GBAs have yet been tested at Local Plan Examination under the new national policy and guidance, it is still useful to understand how other LPAs have conducted GBAs to date, as key principles still apply. It is acknowledged that there are likely to be differences in approach however this still provides useful context and understanding, particularly in relation to Purpose C and E which PPG does not provide any guidance on.

3.5.1 Comparative review of existing Green Belt Assessments

The comparative review has focused on the general approach to the Green Belt studies, the approach to assessing the five Green Belt purposes, and the consideration of Green Belt harm or implications on the Green Belt.

The approaches of the following authorities have been considered. The key findings are summarised below and a detailed review of these is provided in Appendix A.2. These reviews have been selected as they have been completed relatively recently, completed by a variety of consultants or inhouse by the LPA, and the Inspector's reports provide specific comments on the GBA.

- Greater Manchester Combined Authority (Joint Plan adopted 21 March 2024)
- Warrington Council (Local Plan adopted 4 December 2023)
- Calderdale Council (Local Plan adopted 22 March 2023)
- North Hertfordshire Council (Local Plan adopted 8 November 2022)
- Cheshire East Council (Local Plan adopted July 2017)

General approach and scope

All of the studies involved a multi-stage process, and the terminology applied to these studies varies considerably; some authorities refer to Stage 1 and Stage 2 Green Belt Reviews or Assessments whilst others incorporate elements within their Site Selection or Site Allocation process after completion of an initial Green Belt Assessment or Review.

Also, whilst the approaches vary significantly in terms of the detailed methodological elements, there are similarities which can be drawn in terms of the overall process and approach, and which can be applied in shaping the approach. All of the studies reviewed involved a process of defining/identifying parcels, areas, or sites, and assessing these against Green Belt purposes. All of the studies utilised a desktop assessment combined with site visits.

The North Hertfordshire Local Plan Inspector acknowledged there is no prescribed method for undertaking Green Belt studies, acknowledging the need for a rational and suitable approach to inform the planning judgements in the assessment. At paragraph 156 of the Inspector's Report, the Inspector states: "*There is no prescribed methodology for undertaking Green Belt assessments of this sort. As I see it, the general approach and methodologies used by the Council are appropriate for the task. All the criteria used throughout the various assessments are rational and suitable. Although laden with planning judgements on the part of the authors, that is inescapable and does not undermine the work in any way. I note that the assessments do not rely on desk top studies but have included field work and visits to the land in question. This is reassuring and bolsters the confidence one can place in the judgements reached*."

Approach to assessing the five Green Belt purposes

Rating

All of the authorities used a qualitative scoring system against each of the purposes with slightly different terminology. Greater Manchester Combined Authority and Warrington both used strong, moderate, weak, and no contribution. Calderdale used 'yes/no/partial' against each of the purposes. North Hertfordshire used

significant, moderate, and limited contribution. Cheshire East used major, significant, contribution, and no contribution.

Purpose A

Most of the studies defined 'large built up area' for the purposes of the study. Greater Manchester Combined Authority, Warrington, and Calderdale provided a specific definition of the large-built up area. Greater Manchester Combined Authority defined this as the visible continuous urban mass that stretches across all of the ten local authorities. Warrington defined this as the Warrington urban area, and Calderdale defined this as the seven main towns and the smaller settlements some of which were continuous to the built up area. Whereas North Hertfordshire and Cheshire East both used all inset settlements/urban areas identified in the Local Plan.

The criteria to assess Purpose A involved consideration of a range of factors. Greater Manchester Combined Authority considered existing sprawl/open character, boundary features, nature of the settlement form (including potential for rounding off), potential for ribbon development, and potential for sprawl to occur beyond the parcel boundary. Warrington and Cheshire East considered adjacency to the large built up area, whether there were existing durable boundaries to prevent sprawl, the potential for rounding off, and the parcel's role in preventing ribbon development. Calderdale considered boundaries, ribbon development, irregular settlement patterns, connection to the built up area, and proximity to the built up area. North Hertfordshire considered the role of the land in preventing the spread of development.

Purpose B

Cheshire East Council, North Hertfordshire and Greater Manchester Combined Authority defined 'neighbouring town' as all inset settlements. Warrington specifically defined 'neighbouring town' taking into account population size. Calderdale used the same settlements that were defined as 'large built up areas' for Purpose A.

All of the studies considered the role of the land in maintaining the separation of the towns, including the physical and visual role of the parcel in preventing merging and the sensitivity and integrity of the gap if development of the parcel were to take place. None of the studies used a distance measurement to determine Purpose B. Calderdale also included additional criteria relating to existing natural or infrastructure barriers which could contain development, the presence of any existing development, and the potential for ribbon development.

Purpose C

The criteria to assess Purpose C involved consideration of a range of factors. Greater Manchester Combined Authority considered whether the parcel had the characteristics of countryside and whether it had been affected by encroachment. Cheshire East and Warrington considered existing land use and encroachment, the degree of connection to the countryside, the degree of openness, the existing boundaries between the parcel and the settlement and the parcel and the countryside, and whether it serves a beneficial use of the Green Belt. North Hertfordshire considered existing urbanising influences, whether there was a strong boundary to contain development and the openness of the parcel. Calderdale included similar factors to above but also considered other factors such as landscape, wildlife, geological, geomorphic designations, public access or recreational use, and the agricultural land grading.

Purpose D

Warrington, Cheshire East and Greater Manchester Combined Authority define 'historic town' using existing evidence including historic town surveys and historic landscape characterisation studies. In undertaking the assessment, the presence and proximity of the historic town's Conservation Area is taken into account focusing on the relationship to the Green Belt which is judged by the proximity or level of separation. Calderdale considered historic settlement to be any settlement with historic features. The Local Plan Inspector noted that the interpretation of the purpose was broader than the terminology in the NPPF given it included all historic features rather than 'historic towns'. As a result, the Inspector required the Council to undertake a sensitivity test to demonstrate the impact of omitting Purpose D on the conclusions of the assessment. The Council's sensitivity test demonstrated that omitting the purpose would only impact upon a small number of parcels. North Hertfordshire did not define historic towns but assessed the links between the Green Belt and historic parts of the town.

Cheshire East had initially not assessed Purpose D in the previous Green Belt Assessment however this was raised as a flaw in the methodology in the Inspector's Interim Views. Purpose D was therefore included in the Green Belt Assessment Update. In his Further Interim Views, the Local Plan Inspector commented on the approach to Purpose D in paragraph 45: "*The assessment utilises a variety of historical evidence, which enables a full assessment of the smaller settlements; this could be criticised as being too detailed for a Green Belt assessment which focuses on the larger historic towns, but is not necessarily inappropriate or irrelevan*t."

Purpose E

Both North Hertfordshire and Greater Manchester Combined Authority did not assess Purpose E. The Greater Manchester study noted that although Purpose E was important and should be afforded equal weight as the other purposes, it was not possible to assess it on a parcel-by-parcel basis. The Inspector commented that this was an adequate and proportionate approach. In relation to North Hertfordshire, the justification for not including Purpose E was that the other four purposes acted as a proxy for it. The Local Plan Inspector considered this was a reasonable stance to take and this was suitable and proportionate.

Both Warrington and Calderdale assessed all parcels equally for Purpose E, with Warrington applying a rating of 'moderate' and Calderdale assessing all parcels as 'yes'.

Cheshire East assessed Purpose E on a settlement basis taking into account the percentage of brownfield urban potential within the settlement. The Council's previous version of the Green Belt Assessment had not considered Purpose E and the Inspector had raised this as a flaw in the methodology in the Inspector's Interim Views.

Overall assessment

The Greater Manchester study was the only one not to provide an overall assessment. Warrington, Cheshire East, North Hertfordshire and Calderdale all included an overall assessment. Most of these studies provided guidance in the method on how to undertake the overall assessment. Elements of professional judgement were applied. For the overall assessment, Calderdale concluded parcels were either most sensitive or mid sensitive.

The North Hertfordshire Local Plan Inspector noted that some participants had commented that the overall score should reflect the highest contribution to any of the individual purposes however the Inspector did not agree with this view. At paragraph 158, the Inspector states: "*In the absence of prescription, it seems to me logical to 'step back' and reach a rounded judgement taking into account the performance of the land in question in relation to all the Green Belt purposes overall…To offer the facility of meaningful comparison, it strikes me as most instructive to consider performance against the purposes of including land in the Green Belt overall*."

Consideration of Green Belt harm

Beyond the initial parcel or site assessments against Green Belt purposes, nearly all of the authorities produced further evidence to assess Green Belt harm from the perspective of potential site selection and release from the Green Belt. The exception to this was Calderdale Council who used the outcomes from the purpose assessment as an indicator of harm applying a sensitivity scale to this.

In the case of Cheshire East, this assessment formed part of their site selection process and considered the following: potential area of Green Belt for release, Green Belt assessment for potential area of release, resulting Green Belt boundary, assessment of surrounding Green Belt, and exceptional circumstances.

In comparison, North Hertfordshire undertook an assessment of harm to the Green Belt of the proposed allocations and submitted this as part of the statements and evidence during the Local Plan Examination.

Both the Warrington and Greater Manchester studies had a more detailed approach to the harm assessment. Both assessments focused on the proposed site allocations and considered the site's existing contribution to Green Belt purposes, the impact of releasing the site on the surrounding retained Green Belt land, any cumulative impacts, and the resultant Green Belt boundary. The Warrington study provided a conclusion as to whether removal of the site from the Green Belt would harm the overall function and integrity of the Green Belt. The Greater Manchester study took a slightly different approach identifying variations in harm

(Very High, High, Moderate-High, Moderate, Low-Moderate, Low or Very Low) to the Green Belt within the allocation.

Summary of Findings

Key findings from the above sections which are relevant to this study are as follows:

- LPAs have taken a variety of approaches but there is a significant degree of commonality across studies.
- All of the comparative examples incorporated the same fundamental elements of a Green Belt purpose assessment providing a local interpretation of the five purposes based on detailed criteria. The assessments were undertaken based on a desktop analysis combined with site visits.
- Green Belt is assessed against the NPPF purposes although not all authorities assess Purpose E. The inclusion and exclusion of Purpose E has been accepted by Inspectors where a justification for this has been provided.
- A variety of qualitative scales, involving either a binary or three or four-point scoring or rating system, are used to assess the level of contribution to Green Belt purposes.
- In most cases, the comparative examples provided an overall assessment against Green Belt purposes which includes a rounded judgement taking into account all purposes.
- Beyond the initial assessments against Green Belt purposes, nearly all the comparative examples produced further evidence to assess Green Belt harm. This tended to focus on the proposed site allocations.

3.5.2 Comparative review of neighbouring authorities' existing Green Belt assessments

A review of the most recent GBA for the authorities which are adjacent to Solihull's boundary was undertaken. This was a high-level review focusing on the general approach and scope of these assessments, and the approach to assessing the five Green Belt purposes. The key findings are summarised below and a detailed review of these is provided in Appendix A.3.

The majority of these GBA were undertaken before the NPPF and PPG updates, noting that Birmingham City Council have since published the Birmingham Green Belt Assessment in October 2025 based on the new requirements from national policy. Therefore, some of the approaches, particularly around villages assessed in Purpose B and D are now considered outdated.

General approach and scope

All the GBAs took a multistage approach, with a difference being whether they were presented within one document or multiple. They all looked at the entire Green Belt within the authority boundary (or multiple authority boundaries where a joint study was undertaken). None of the assessments looked to define parcels or broad areas which extended into a neighbouring authority area.

Approach to assessing the five Green Belt purposes

Rating

How the Green Belt purpose assessment was rated differed across the assessments, with some opting for a numerical approach, whereas others took a qualitive approach.

Purpose A

In instances where the large built up areas were clearly defined across the assessments, the large built up areas were considered to be the West Midlands conurbation, Coventry and Redditch. Other large built up areas were defined where this was applicable in a localised context.

Purpose B

The approach to what was considered a town varied across the assessments. Some used settlement hierarchies and the approach to the spatial strategy within adopted plans, whereas others named any town or

settlement that were within their area. The Birmingham Green Belt Assessment (2025) considered that the West Midlands conurbation forms one 'town' for the purposes of this assessment due to the built form being a contiguous urban area.

Purpose C

The approach to Purpose C was generally consistent by looking at openness, rural land uses and lack of built development.

Purpose D

Across the studies there were differences to the approach of defining historic towns.

In the Bromsgrove Green Belt Purposes Assessment: Part 1 (2019), it was considered the core of Bromsgrove Town could be included. However, due to the considerable amount of development between the historic core of the Conservation Area and the Green Belt, it was not considered relevant to include in the assessment for this purpose. Similarly, in Birmingham's Green Belt Assessment (2025), no historic towns were identified as although there are historic parts of Birmingham, the Green Belt areas within Birmingham could not be deemed as preserving the setting or special character of these, particularly in most cases due to the large amount of existing development between them.

Whereas the Coventry and Warwickshire Joint Green Belt Study Stage 1 (2015) and Stage 2 (2016) and South Warwickshire's Green Belt Review Stage 1 (2024) listed a number of historic towns.

Purpose E

All assessments concluded that Purpose E could not be assessed at a parcel level, with all parcels then receiving the same rating or no assessment being done against this purpose.

Summary of Findings

As with the GBAs that were reviewed under 3.5.1, the findings are similar in that there are differences but also commonality across each of the neighbouring authorities GBAs. Where appropriate and suitable, this GBA for Solihull will look to align with the approaches in the neighbouring authorities' GBAs.

3.5.3 Independent Examinations

Inspector's letters and reports from a range of Local Plan Examinations across the country have been reviewed insofar as they relate to Green Belt methodologies. Although they pre-date the publication of the latest national policy and guidance, they nevertheless provide some useful pointers for carrying out GBA.

Key points of note are:

- A staged approach to GBA is appropriate and has been commended at Examination.[17]
- Any methodology should clearly set out how the purposes have been interpreted and should respect the local context in relation to the definition of key terms[18] and only using those purposes deemed relevant to the local context.
- Openness and permanence are key considerations in terms of Green Belt; and are therefore integral to the assessment of Green Belt across all purposes.[19]

[17] Mary Travers, The Planning Inspectorate (2020) Report on the Examination of the Runnymede 2030 Local Plan

[18] David Smith, Inspector, (24 January 2018), Report to the council of the London Borough of Redbridge, Report on the Examination of the Redbridge Local Plan 2015-2030

[19] NPPF (2021)) paragraph 137; and Mel Middleton, Inspector (December 2017) Note – Green Belt Assessment, Independent Examination of the Welwyn Hatfield Local Plan.

- A thorough approach must be taken to the identification of assessment areas for Stage 2 GBA, particularly where there is a risk that local housing need would not be met without amending Green Belt boundaries.[20]
- Detailed GBA (i.e. Stage 2) does not need to be carried out for land covered by major policy constraints, for example flood zone 3b or sites of international or national nature conservation importance, which would preclude development in any case.[21]
- Local purposes of the Green Belt should not necessarily be given the same consideration as the NPPF defined purposes. This is a question for professional judgement.[22]

3.6 Implications for this study

National policy consistency:

- Green Belt policy has remained consistent in relation to fundamental aim, purposes, permanence, requirement to demonstrate exceptional circumstances before making changes, sustainable patterns of development, washed over village definition and positive planning within the Green Belt. Therefore, previous approaches to GBA are likely to be broadly still applicable, however, the development of the methodology should be cognisant of the detailed points of difference in national policy in relation to grey belt, exceptional circumstances and sequential release of Green Belt land, insofar as they are relevant to the scope of a GBA.

Stages and geographic scope:

- As well as a review of the performance of the whole of the Green Belt within the LPA area; there needs to be subsequent assessment at a sufficiently granular scale to enable the assessment of variable contribution to the Green Belt purposes, to inform the identification of grey belt. This is consistent with the Green Belt PPG.
- Authorities have typically undertaken a staged approach to Green Belt assessment, which historically has been commended at examination. Stage 1 GBA focus on the entirety of the Green Belt within an authority, dividing the Green Belt into strategic parcels for assessment. A Stage 2 GBA is more spatially focussed. This approach is considered to align with the new PPG. Thus, a two-stage process which firstly considers the performance of the entire extent of the Green Belt and which secondly consider more granular, site-level areas of Green Belt land should be undertaken.

Assessment process:

- Green Belt should be assessed against the purposes set out in NPPF. The methodology must clearly set out how the purposes have been interpreted and should respect the local context, for example in relation to the definition of key terms, whilst reflecting the PPG.
- In terms of interpreting the national Green Belt purposes, definition of terms is of key importance to a successful and transparent assessment. Guidance on the interpretation of the purposes and the criteria to be used for assessment of Purposes A, B and D is provided by the Green Belt PPG. The GBA needs to establish appropriate criteria for Purposes A, B and D, reflecting the illustrative factors identified in the PPG.
- The definitions of large built up areas, neighbouring towns and historic towns used for the assessment of Purposes A, B and D respectively, are not villages. There should be no ambiguity in the definition, and the adopted definitions should align with the settlement hierarchy where appropriate.

[20] See: Mel Middleton, Inspector (December 2017) Note – Green Belt Assessment, Independent Examination of the Welwyn Hatfield Local Plan.

[21] Mary Travers, The Planning Inspectorate (2020) Report on the Examination of the Runnymede 2030 Local Plan.

[22] Mel Middleton, Inspector (December 2017) Welwyn Hatfield Local Plan Examination Green Belt Assessment

- The essential characteristics of openness and permanence should be considered within the performance assessment. Various planning appeals and the PPG have highlighted important considerations around the interpretation and importance of 'openness of the Green Belt' and these should be applied in a GBA.
- Historically some authorities have scoped out Purposes D and E due to the local context, which was considered appropriate at the time. However, given the need to identify whether Green Belt release will fundamentally undermine the purposes (taken together) of the remaining Green Belt when considered across the area of the plan as part of the development of the exceptional circumstances case, it is necessary for the assessment of performance to cover all the purposes.
- When authorities are assessing whether an area can be removed from the Green Belt, consideration should be given to the presence or otherwise of readily recognisable, and likely to be permanent boundary features. This should be considered within the Stage 2 GBA to enable authorities to refer back to the evidence later in the plan making process.

Grey belt identification:

- Grey belt needs to be provisionally identified within the GBA as part of plan making, following the process set out in the PPG. However, not all grey belt will necessarily be allocated for development or released from the Green Belt. It will be for the Council to decide the extent to which this takes place in considering the balance of planning factors as part of the wider plan making process.
- When identifying grey belt, the area of search should be focused on sustainable locations in line with NPPF paragraph 155c. Within sustainable locations, the identification of grey belt will be based on the performance scores for NPPF Purposes A, B and D.
- A GBA can only provisionally identify grey belt areas due to the need for further assessment at a later stage of the plan making process to identify any effects on footnote 7 designations. This will confirm grey belt status or otherwise.

Release of Green Belt land:

- Any proposed changes to the Green Belt boundary or release of Green Belt land will need to be supported by a robust exceptional circumstances case, which is fully justified and evidenced.
- The GBA will only provide the starting point for any exceptional circumstances case and it will be necessary for the Council to develop such a case, both at strategic and site level, as part of the wider Local Plan process.
- A new 'fundamentally undermine' test has been introduced, which will need to be set out as part of any exceptional circumstances case. Some high-level conclusions of what constitute 'fundamentally important' parcels should be drawn at Stage 1, to inform the case later in the plan making process, once the combination of sites for release are known.
- When considering the 'fundamentally undermine' test, considering the proportional loss of total Green Belt within an authorities' area may be helpful, whilst being mindful of the context of the Green Belt within the plan area (i.e. is it a rural or urban area).

Fundamentally undermine test:

- A new 'fundamentally undermine' test has been introduced, which will need to be set out as part of any exceptional circumstances case. Although the development of such a case lies outside the scope of this study, some high-level conclusions of what constitute 'fundamentally important' parcels should be drawn at Stage 1, to inform this case later in the plan making process, once the combination of sites for release are known.
- When considering the 'fundamentally undermine' test, consideration of the proportional loss of total Green Belt within the district may be helpful.

4. Methodology

4.1 Overview

The following section details the GBA methodology for Solihull, which includes an overview of the NPPF purposes and overall assessment.

Duty to Cooperate engagement on the proposed methodology, including grey belt identification, was undertaken by the Council in August 2025. The comments received and the associated responses are summarised in Appendix C.

4.2 Green Belt assessment methodology

4.2.1 Overview

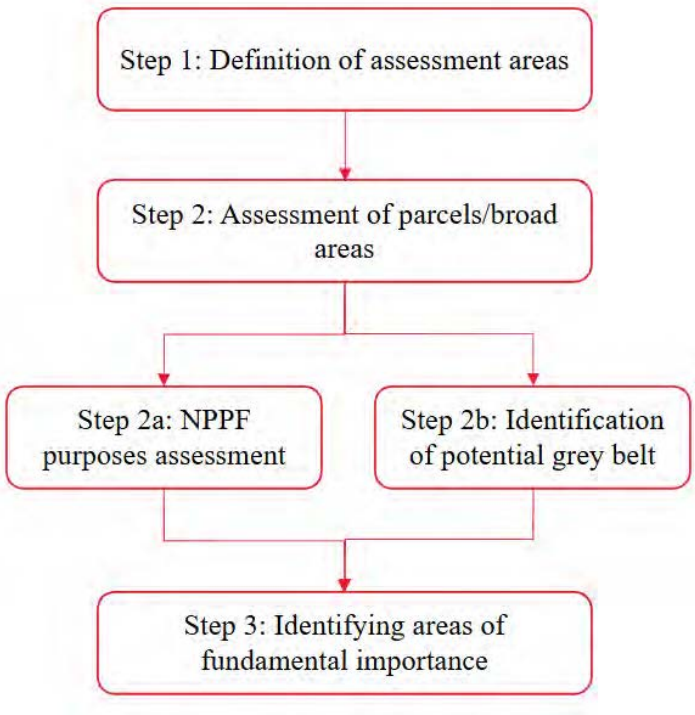
The assessment aims to provide an understanding of the performance of the Green Belt across the whole borough by dividing the Green Belt into parcels and broad areas and assessing these against the five Green Belt purposes. Parcels were defined around the large built up areas and all inset settlements with broad areas identified in the remaining rural areas of the Green Belt. Following the assessment of the parcels against the five purposes, potential grey belt was also identified.

As such, the GBA sought to ascertain:

- Whether all land designated fulfils the Green Belt purposes;
- Where parcels and broad areas are significantly granular to be able to identify potential grey belt land at this stage; and
- The degree of 'fundamental importance' attached to various parts of the Green Belt in strategic terms. This will form part of the evidence base to assist the Council in undertaking the 'fundamentally undermine' test which will need to be set out as part of any exceptional circumstance case.

The overall process to undertake the assessment is summarised in Figure 5.

Figure 5. GBA methodology diagram



4.2.2 Step 1: Definition of assessment areas

Step 1 is based on defining areas called 'parcels' and 'broad areas' for assessment in this study. The scale of parcels and broad areas seeks to strike a balance between providing a strategic overview of the Green Belt and sufficient granularity to enable the assessment of the parcels and broad areas' variable contribution to Green Belt purposes.

Whilst the Solihull administrative boundary would usually constitute the 'outer boundary' for the purposes of the study, it is recognised that the administrative boundary may not always coincide with defensible boundary features. This assessment will only assess the land within Solihull's administrative area, however, regard will be had to assessment outcomes of neighbouring authority published studies for land the nearest defensible boundary. This approach recognises the broader context of the West Midlands Green Belt which spans multiple authority areas. The parcels and broad areas used for assessment are provided in Figure 8.

Consideration was also given to the latest Call for Sites information submitted as part of the Local Plan.

Parcel definition

The parcels were defined around the main urban areas of Solihull and neighbouring Coventry, the smaller towns and inset/washed over villages[23]. The urban area/settlement inset boundary represents the inner extent of the Green Belt, and a single ring of parcels was defined from the urban area/settlement boundaries outwards. As Coventry was considered to abut the outer edge of the Solihull Green Belt, a single width of parcels was defined from the outer edge of Coventry inwards.

Parcels were defined using strong defensible boundaries (see Table 1) and were defined on a desktop basis using Ordnance Survey MasterMap, and aerial imagery. A sense check of the boundaries on the ground took place during the site visits, to ensure that they reflect the desktop analysis. Only existing features were used as a basis for defining parcels, with the exception of HS2 Phase 1 (where applicable), which is currently under construction and therefore provides sufficient certainty to be utilised as a boundary feature. No minimum or maximum parcel size was set, and professional judgement was applied where it is considered that the nearest defensible boundary results in a parcel which was too large and/or more akin to a broad area (see following section). In such cases a less defensible boundary will be used instead, with the rationale for this being clearly set out where relevant. Where possible and reflecting appropriate defensible boundaries, parcels were defined to contain areas which had a similar character.

Table 1. Categorisation of boundary features

Boundary Distinction	*Type / Features*
Defensible boundary – features which are readily recognisable and likely to be permanent	Infrastructure / man-made features: • Motorway. • Public roads (including A and B roads, and minor roads). • Railway lines (in use and under construction e.g. HS2 Phase 1 line). • Canals. • Disused railway. • Existing development which is strongly established and permanent and which is demarcated by a number of features together. Natural features: • Rivers, large waterbodies (reservoirs, lakes, meres), and watercourses (streams, beck, brook).

[23] Inset settlements include those shown on the adopted Policies Map, including Knowle, Dorridge and Bentley Heath, Balsall Common, Dickens Heath, Blythe Valley Park, Hockley Heath, Catherine-de-Barnes, Hampton in Arden, and Meriden. It also includes proposed inset boundaries for Millisons Wood, Tidbury Green and Cheswick Green, which followed a washed-over village assessment in August 2025. This report recommended these settlements for insetting within the Green Belt.

Boundary Distinction	*Type / Features*
	• Protected woodland (e.g., TPO, Ancient Woodland). • Mature unbroken tree belt or unbroken line of protected trees (TPO). Multiple boundary features: • Where there are a number of boundary features which on their own may be considered to be less defensible, the combination of these boundary features together could create a defensible boundary (for example, a narrow public road adjoining a strongly visible field ditch watercourse).
Less defensible boundary – features which are recognisable but less likely to be permanent	Infrastructure / man-made features: • Narrow or single lane public roads, unclassified public roads, private or un-made roads. • Distinguishable bridleway or footpaths (i.e. where supported by other features such as a hedgerow planting and built boundary features). • Existing development with irregular boundaries or which lacks permanence or is demarcated by less defensible features (e.g. fence, garden hedge). Natural features: • Smaller water features or non-defined watercourses e.g. field ditch, culverted watercourse. • Field boundary on its own or with planted and / or built / fence enclosures. • Unbroken hedgerow / vegetation corridor, broken and sparse tree line, or broken and sparse woodland, tree belt or hedgerow / vegetation corridor.
Undefined	A boundary which is not defined by any features on the ground.

Broad area definition

Following the definition of parcels adjacent to settlements, the remaining areas of Green Belt within Solihull were divided into 'broad areas'. The broad areas were defined using the strongest defensible infrastructure boundaries of motorways, A roads and railway lines. No maximum or minimum size was adopted for the broad areas and professional judgement was applied. The broad areas were defined on a desktop basis only.

The broad areas were assessed against the same detailed assessment criteria as the parcels in order to ensure consistency across the assessments. It is however acknowledged that given the scale of these, some parts of each broad area are likely to perform slightly differently to other parts, and the assessment therefore sought to make a judgement for the broad area as a whole.

4.2.3 Step 2a NPPF purposes assessment

The intention of the assessment is to establish any differentiation in terms of how the assessment areas in the existing Green Belt function and fulfil the NPPF Green Belt purposes.

Each of the assessment areas were assessed against the purposes of Green Belt, as set out in the NPPF. The Green Belt PPG provides guidance on how to assess Purposes A, B and D and the guidance was used to set the assessment criteria for those purposes. No national guidance exists for Purposes C and E and the assessment criteria for these purposes were based on previous experiences, best practice and recent examples

set out in section 3. In both cases, and where possible, consideration was given to the need to respect local circumstances and the unique characteristics that affect the way the NPPF Green Belt purposes are appraised.

Openness and permanence are essential characteristics of Green Belt; and were therefore integral to the assessment of Green Belt across all purposes. Openness was considered not only in terms of a 'volumetric approach' (i.e. physical coverage of built form) but also in terms of 'visual elements'.

In terms of rating the Green Belt purposes, a four-point qualitative rating system is applied to each purpose and to the overall assessment. This is set out in Table 2 below. The ratings relate to the assessment area's level of contribution to Green Belt purposes, and the assessment approach is consistent with that provided in the PPG.

Table 2. Purpose ratings used in the Green Belt Assessment

Rating	Equivalent Wording
Strong	Strong contribution to Green Belt purpose(s)
Moderate	Moderate contribution to Green Belt purpose(s)
Weak	Weak contribution to Green Belt purpose(s)
No contribution	Does not contribute to Green Belt purpose(s)

It is important to note that each of the NPPF purposes is considered equally significant, thus no weighting or aggregation of scores across the purposes was undertaken. As such, a composite judgement was necessary to determine whether, overall, Green Belt assessment areas were meeting Green Belt purposes strongly or weakly.

The following sections examine the definition of each of the five purposes of the Green Belt in relation to local context; and set out the criteria and scoring applied.

A pro-forma was prepared to capture the assessments against each purpose for the Green Belt parcels and broad areas. The assessments were based on:

- desk research using a mix of evidence base sources, calculations of built form coverage based on OS MasterMap data, and aerial and topographical mapping information,
- primary evidence obtained through site visits to each parcel.

Figure 6. Green Belt Parcels and Broad Areas for Assessment

[To be inserted in final report]

A3

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SMBC Authority Boundary
Local Authority Boundaries
Proposed Village Inset Boundary
West Midlands Green Belt

Parcel/broad area

Parcel
Broad Area

Coordinate System: British National Grid

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Metres
0 500 1,000 2,000

Rev	Date	By	Chkd	Appd	Authd
P01	19/03/26	MM	CR	AO	--

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Project Name
Solihull Green Belt Assessment

Drawing Title
Figure 6. Green Belt Parcels and Broad Areas for Assessment

Scale at A3
1:70,000

Role
Planning

Suitability
Final

Project Number
309547-00

Rev
P01

Drawing Number
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Purpose A – To check unrestricted sprawl of large built up areas

The original strategic purpose of the West Midlands Green Belt was to check the sprawl of the West Midlands conurbation (in effect the areas not covered by the Green Belt). It is worth noting, there have been some incremental changes to the Green Belt boundary since the original extent was set, however this strategic purpose still remains the same. Additionally, it is recognised that the wider Green Belt also plays a role in preventing the unrestricted growth of other large built up areas.

National policy provides some guidance over what might constitute 'large built up areas' by stating that '*Villages should not be considered large built up areas'* (Green Belt PPG, paragraph 005). With a view to helping provide a robust and comparable definition of large built up areas, ONS[24] data provides a classification of built up areas based on population range, with settlements of a population 75,000-199,999 being classed as 'large' and those over 200,000 being classed as 'major'.

From this, settlements within Solihull and neighbouring LPAs which fell within the 'large' and 'major' classes were considered large built up areas for the purpose of this study (shown in Table 3 and Figure 7). Due to the nature of the West Midlands conurbation and through discussion with the Council, it was agreed that Solihull would be treated as one large built up area, including Shirley and Marston Green, and that the neighbouring area of Birmingham would be treated as a continuation of this built up area (i.e. the West Midlands conurbation).

In addition, the Minister of State (Housing, Communities and Local Government) has confirmed that LPAs can use necessary judgment to form a locally appropriate definition of large built up area[25]. For the Solihull GBA, consideration has been given to the lack of a national planning definition of a 'large built up area', that the PPG does not exclude towns from consideration under Purpose A[26], and of a recent appeal decision where Purpose A was considered for a development scheme in Balsall Common[27]. On that basis, the towns of Knowle, Dorridge and Bentley Heath, and Balsall Common are considered large-built up areas for the Solihull GBA.

Table 3. Large Built up Areas considered in Purpose A assessment

Solihull's administrative area	*Neighbouring Local Authorities*
Solihull (including Shirley and Marston Green) Knowle, Dorridge and Bentley Heath Balsall Common	Birmingham Coventry

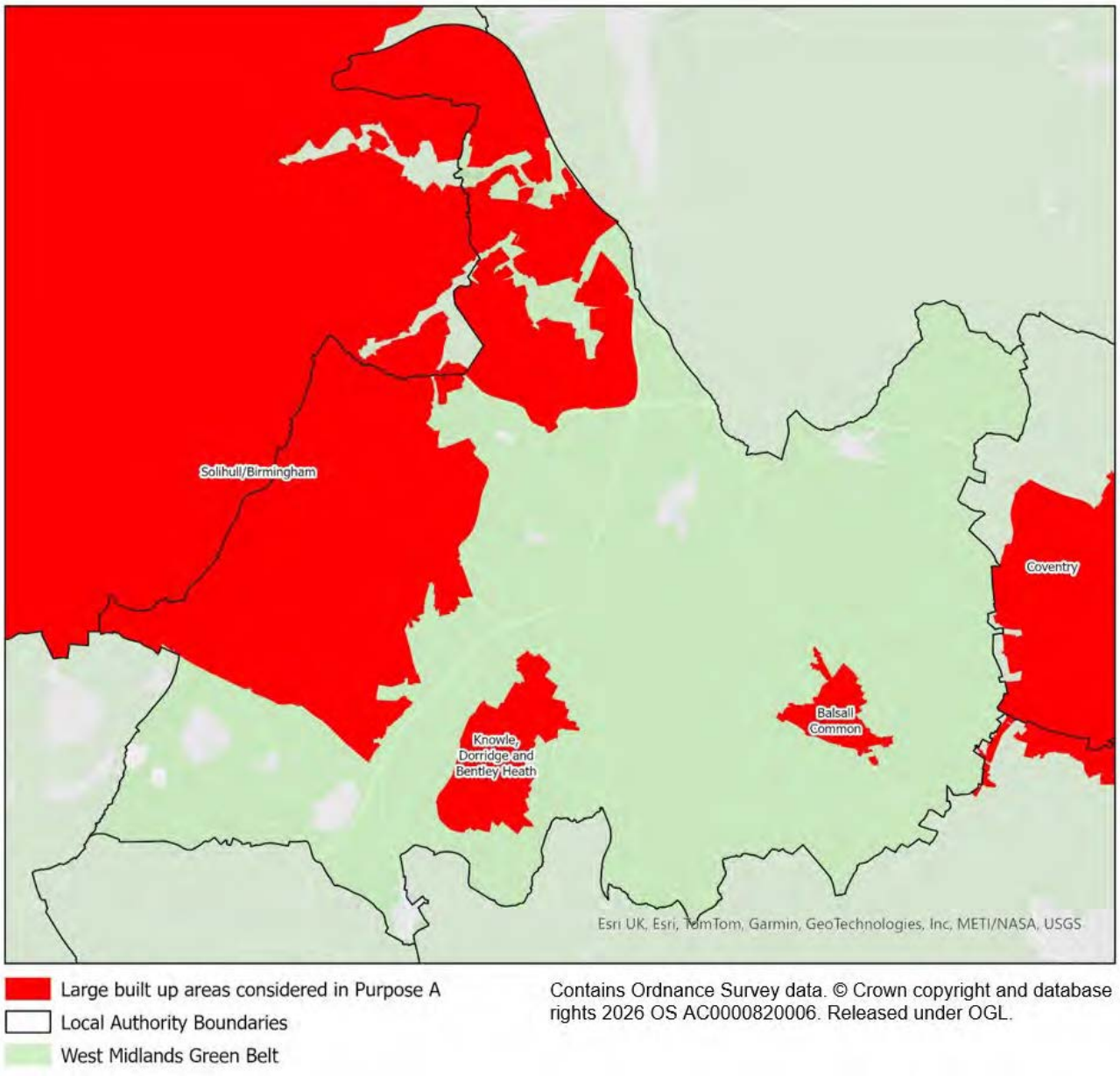
[24] www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/townsandcitiescharacteristicsofbuiltupareasenglandandwales/census2021

[25] https://questions-statements.parliament.uk/written-questions/detail/2025-07-16/68562

[26] Paragraph: 005 Reference ID: 64-005-20250225 sets out that villages should not be considered large built up areas - https://www.gov.uk/guidance/green-belt

[27] See section 2.4, specifically APP/Q4625/W/24/3351230. The Statement of Common Ground between the Council and Appellant identifies "The Appeal Scheme fails to check the unrestricted sprawl of large built up areas" as an area of dispute, and the Inspector subsequently considered Purpose A in coming to a decision on the scheme.

Figure 7. Large built up areas considered for Purpose A assessment



Although 'sprawl' is a multi-faceted concept and thus has a variety of different definitions, this GBA has adopted a simple definition, where sprawl is considered as the outward spread of a large built up area at its periphery in a sporadic, dispersed or irregular way.

Green Belt should function to protect open land at the edge of large built up areas. The extent to which an assessment area prevents sprawl is dependent on:

- Whether it is adjacent or near to the built up area. Consideration should be given to whether it is physically, visually or functionally linked to a large built up area. To be considered adjacent, the area should physically adjoin the defined large built-up area along one or more boundaries. To be considered near to, the area should be visually or functionally linked to the large built up area. A functional link to the large built-up area could be the presence of continuous built form (e.g. development along a road). A visual link to the large built up area is when it is not separated by open countryside and/or it could be perceived as forming part of the large built up area.
- If it was to be developed, the extent to which it would result in an incongruous pattern of development (such as an extended 'finger' of development into the Green Belt).
- Presence of physical feature(s) in reasonable proximity that could restrict and contain development. Consideration should be given to whether there are prominent man-made or natural physical features

(i.e. Motorway, A-road, railway line, major river or significant topographical feature) that might restrict the scale of outward growth of the settlement and regularise potential development form.

- Its relationship with the respective built up area(s), in particular the degree / nature of containment by built form. Assessment areas that are almost entirely surrounded by built development as part of a single built up area (enclosed) do not prevent sprawl, rather potential development could be classified as infill (Figure 10). Whereas assessment areas between two built up areas (contiguous) or on the edge of a built up area (connected) also have a role in preventing sprawl.
- Degree of openness, i.e., the extent to which an assessment area already contains built development. If the assessment area is fully developed, it does not meet the basic aim of Green Belt (NPPF paragraph 142).
- Whether the assessment area is subject to other urbanising influences, such as existing residential or commercial development, however, not including development that would be considered as appropriate in the Green Belt (see NPPF paragraph 154).

Figure 8. Illustration of Connected, Contiguous and Enclosed Sites

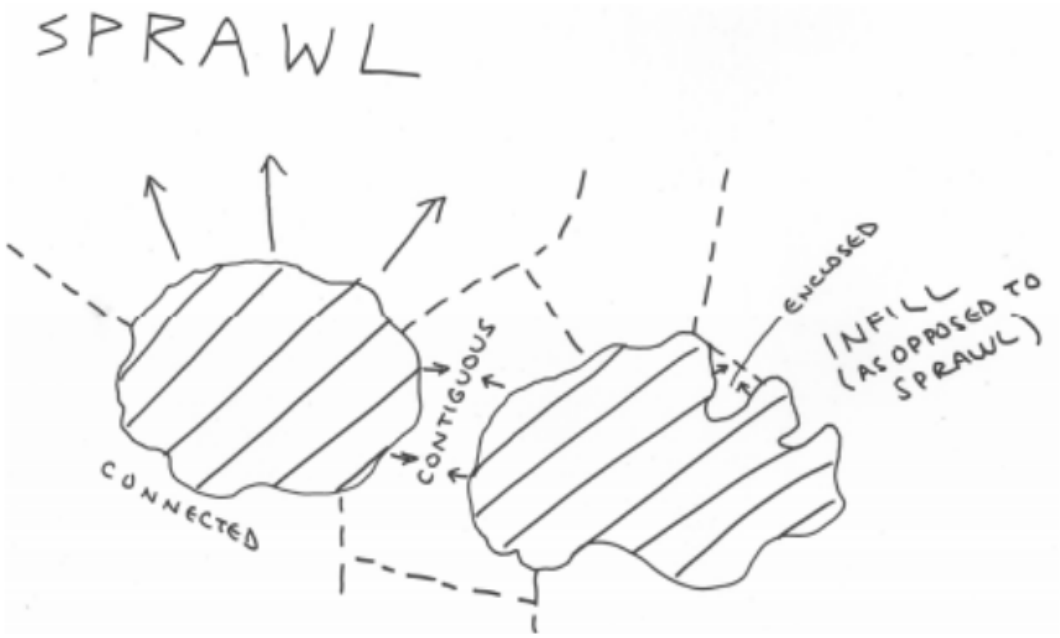


Table 4. Purpose A assessment criteria

Purpose	Assessment Criteria
A	Prevents the outward, irregular spread of a large built up area and serves as a barrier at the edge of a large built up area in the absence of another defensible boundary.
Rating	**Description**
Strong	Assessment area is adjacent or near to a large built up area. The assessment area is likely to be free of existing development and / or other urbanising influences. There are no prominent physical features along the edge of the existing large built up area or in reasonable proximity to the outer edge of the assessment area. If developed, the assessment area would result in a disproportionate / incongruous pattern of development. OR Assessment area is contiguous with two or more large built up areas. The assessment area is free of existing development and / or other urbanising influences.

Moderate	Assessment area is adjacent or near to a large built up area. The assessment area contains some existing development and / or other urbanising influences. There are some prominent physical features in reasonable proximity to the outer edge of the assessment area, and / or the inner edge of the existing large built up area comprises some prominent physical features. Where partially enclosed by the large built up area, new development would not result in a disproportionate / incongruous pattern of development.
Weak	Assessment area is adjacent, near to, enclosed or partially enclosed by a large built up area. The assessment area contains extensive existing development and / or other urbanising influences. There are prominent physical features in reasonable proximity to the outer edge of the assessment area and along the edge of the existing large built up area. If developed, the assessment area will not result in a disproportionate / incongruous pattern of development.
No contribution	Assessment area is not adjacent or near to a large built up area, in physical or perceptual terms, and does not meet Purpose A. OR Assessment area contains significant existing development.

Purpose B – To prevent neighbouring towns merging into one another

Purpose B considers the role that the Green Belt plays in preventing neighbouring towns from merging into one another. The assessment considered gaps between towns in Solihull's authority area, and towns in surrounding authorities.

National policy provides guidance over what might constitute 'towns' by stating that 'this purpose relates to the merging of towns, not villages' (Green Belt PPG, paragraph 005). Due to the nature of the West Midlands conurbation, which is a contiguous urban area, and through discussions with the Council, it was agreed that towns that are part of the West Midlands conurbation would be treated as one 'town'. This includes those within Solihull (such as Shirley), and those in the wider West Midlands Conurbation (including Birmingham). It is acknowledged that in reality, these places are likely to be treated as distinct towns with a different character and identity however given they form one contiguous urban area, they have been treated as one town for the purposes of this study.

From the Council's recent Settlement Hierarchy consultation and decision, the settlements of 'Balsall Common' and 'Knowle, Dorridge and Bentley Heath' were deemed as being suitable to be considered as towns and were included within the scope of assessment for Purpose B.

For towns within neighbouring local authorities that were outside the West Midlands conurbation, their settlement hierarchies[28] were reviewed to inform the list of neighbouring towns. Only neighbouring towns within proximity of Solihull's boundary and which could be considered to form a gap with Solihull's towns were included in the assessment, as listed in Table 5. It is worth noting that in this context 'towns' also includes cities such as Coventry.

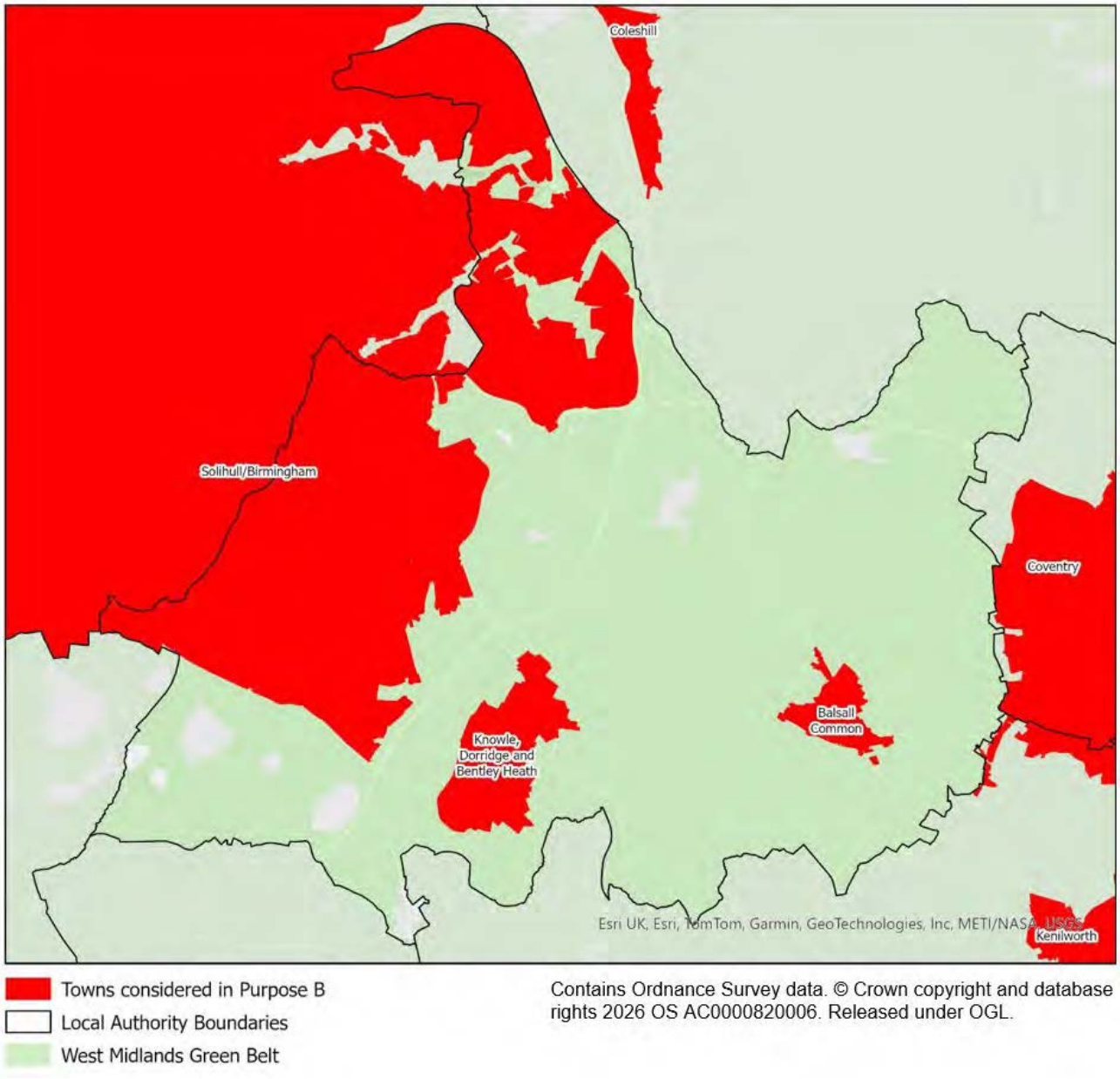
Table 5. Towns considered in Purpose B assessment

Solihull	*Neighbouring Local Authorities*
Solihull (including Shirley) Knowle, Dorridge and Bentley Heath Balsall Common	Adjacent authorities within the wider West Midlands conurbation Coventry Coleshill

[28] In the settlement hierarchies for the neighbouring authorities of North Warwickshire and Warwick the towns listed in Table 5 were considered to be in the top tier of settlements in their respective hierarchies. See North Warwickshire Borough Council, (2021), Local Plan 2021; Warwick District Council, (2017), Warwick District Local Plan. As Coventry is designated as a city, it is therefore suitable for inclusion with Purpose B and will be considered a 'town' within this context. See Coventry City Council, (2017), Local Plan.

Solihull	*Neighbouring Local Authorities*
	Kenilworth

Figure 9. Towns considered for Purpose B assessment



The Purpose B criterion considers the extent to which assessment areas protect a gap and prevent towns from merging through sprawl or ribbon development. The extent to which an assessment area prevents towns merging is dependent on:

- Its relationship with towns and whether it lies within a gap between neighbouring towns.
- Degree to which development of an assessment area would reduce the perceived or actual distance between towns.
- Presence of physical feature(s) in reasonable proximity that would visually or physically prevent the coalescence of neighbouring towns. Consideration should be given to whether there are prominent man-made or natural physical features (i.e. Motorway, A-road, railway line, major river or significant topographical feature) that will influence the degree to which visual separation will be maintained.

- Degree of openness, i.e., the extent to which an assessment area already contains built development or is subject to other urbanising influences. If the assessment area is fully developed, it does not meet the basic aim of Green Belt (NPPF paragraph 142).

Table 6. Purpose B assessment criteria

Purpose	Assessment Criteria
B	Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.
Rating	**Description**
Strong	Assessment area is likely to be free of existing development and forms a substantial part of a gap, where development would result in loss of visual separation or physically reduce the perceived or actual distance between towns.
Moderate	Assessment area forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns.
Weak	Assessment area forms a very small part of a gap, without making a contribution to visual separation, where development would not physically reduce the perceived or actual distance between towns.
No contribution	Assessment area does not form part of a gap between towns.

Purpose C – To assist in the safeguarding the countryside from encroachment

The approach to purpose C considered the extent to which Green Belt has maintained the openness and character of the countryside and conversely resisted urbanising influences. The interpretation of Purpose C for this study has considered openness and the degree to which the Green Belt can be characterised as countryside[29], with the existing use of the assessment area being an important consideration.

Openness is considered as the absence of built development. This has both a spatial and visual dimension. The spatial dimension relates to the amount of built form from any man-made structure, feature, or facility. This does not include the relevant exception categories in paragraph 154 NPPF (e.g. buildings for agriculture and forestry, facilities for outdoor sport and recreation etc.) provided they preserve openness. The visual dimension relates to how that openness is perceived, and is influenced by factors such as topography, vegetation and views. Openness should be assessed from the edge of the urban area outwards. To aid this assessment, the percentage of built form within the assessment area was calculated to inform the degree of openness, see Table 8.

Table 7. Purpose C assessment criteria

Purpose	Assessment Criteria
C	Protects the openness of the countryside with existing uses being predominantly rural.
Rating	**Description**
Strong	Assessment area consists of open countryside and/or rural land uses and has a strong / strong-moderate degree of openness and is surrounded by open countryside along most of its boundaries.
Moderate	Assessment area partly consists of open countryside and/or rural land uses however it also includes some semi-urban land uses. It has a moderate / moderate-weak degree of openness and/or it is partly enclosed by existing

[29] Countryside has been defined as *"the land and scenery of a rural area that is either used for farming or left in its natural condition"* (Oxford English Dictionary and Cambridge Dictionary). The Government's Rural Urban Classification stated that "*Urban areas are determined as settlements with populations of 10,000 or more, based on the 2021 Census. Rural areas are everywhere else and will include rural towns, villages, hamlets, isolated dwellings and open countryside.*", available here: https://www.gov.uk/government/collections/rural-urban-classification#2011-census-rural-urban-classification

	development or by the urban area along some of its boundaries impacting the sense of openness.
Weak	Assessment area consists of urban or semi-urban development and land uses and has a weak / weak-no degree of openness and/or it is completely enclosed by existing development or by the urban area along a number of boundaries impacting the sense of openness.
No contribution	Assessment area is completely developed and consists of urban land uses and has no degree of openness.

Table 8. Degree of Openness Matrix

Spatial openness	*Visual openness / degree of openness*
Less than 10% built form	• Open long line views = **strong degree of openness** • Long line views in parts but other views restricted by topography, built form or vegetation = **strong-moderate degree of openness** • No long line views (views restricted by topography, built form or vegetation) = **moderate degree of openness**
Less than 20% built form	• Open long line views = **strong-moderate degree of openness** • Long line views in parts but other views restricted by topography, built form or vegetation = **moderate degree of openness** • No long line views (views restricted by topography, built form or vegetation) = **moderate-weak degree of openness**
Between 20%-30% built form	• Open long line views = **moderate degree of openness** • Long line views in parts but other views restricted by topography, built form or vegetation = **moderate-weak degree of openness** • No long line views (views restricted by topography, built form or vegetation) = **weak degree of openness**
More than 30% built form	• Open long line views = **weak degree of openness** • Long line views in parts but other views restricted by topography, built form or vegetation = **weak-no degree of openness** • No long line views (views restricted by topography, built form or vegetation) = **no degree of openness**

Purpose D – To preserve the setting and special character of historic towns

Purpose D considers the extent to which an assessment area protects land in the immediate and wider context of a historic town.

National policy provides guidance over what might constitute ‘historic towns’ by stating that ‘this purpose relates to historic towns, not villages’ (Green Belt PPG, paragraph 005). Key historic towns have been defined as settlements which are considered towns for the purpose of Purpose B, and which have a historic significance.

In relation to the towns within Solihull’s administrative area, a review of the available evidence was undertaken. The outcome of this was as follows:

- Solihull – there are multiple Conservation Areas across this part of the West Midlands conurbation. Of relevance to the Green Belt (due to the close proximity) are the Solihull Conservation Area and the Malvern Hall and Brueton Avenue Conservation Area. Taking these in turn:

- Solihull Conservation Area was first designated in 1968. As noted in the Solihull Conservation Area Appraisal and Management Plan, the origins of the present-day Solihull can be traced back to the medieval settlements of Langedone and Ulverlei which were both recorded in the Domesday Book of 1086. The Conservation Area has a well-defined historic core with a concentration of statutory Listed Buildings, including St. Alphege's church which the historic core of Solihull is centred on. The church is a major Solihull landmark visible from vantage points within and beyond the Conservation Area, including from within the Green Belt. It can be concluded that this represents the historic core of Solihull. **Identified as a historic town, relevant Conservation Area for the purposes of the assessment: Solihull Conservation Area.**
- Malvern Hall and Brueton Avenue Conservation Area was first designated in 1995, with the Conservation Area having since been extended. The Conservation Area is mostly residential, being composed of three parallel residential streets. Malvern Hall is a Grade II* Listed Building that sits at the end of Brueton Avenue. Brueton Avenue was developed during the inter-war years, and is a tree lined avenue leading away from Malvern Hall. The Conservation Area is focussed on the residential area; however, the Conservation Area borders and in one small area overlaps with, the Green Belt. There are limited views of the Conservation Area from the Green Belt outwards to the Green Belt due to dense vegetation screening or built form that surrounds the Conservation Area. However, Malvern and Brueton Park could be considered to contribute to the setting of the Conservation Area, with this being in the Green Belt. Therefore, this Conservation Area is considered relevant to the historic town of Solihull. **Relevant Conservation Area for the purposes of the assessment: Malvern Hall and Brueton Avenue Conservation Area.**
- Malvern Park Farm Conservation Area was first designated in 1992. This is a small Conservation Area around the Grade II* Listed Building of Malvern Park Farmhouse which sits within the Green Belt close to Solihull town. However, as the Conservation Area is separated from the built form of Solihull, this is not considered relevant to the historic town. **Not considered relevant for this GBA.**

- Balsall Common – Balsall Common does not have any designated Conservation Areas and the settlement itself was of little significance until the 19th century, with there not being much development until after this point. **Not identified as a historic town**
- Knowle, Dorridge and Bentley Heath – there are three designated Conservation Areas in this town, and taking each in turn:
  - Knowle Conservation Area was first designated in 1968 in order to preserve the historic core of the settlement. The Knowle Conservation Area Character Appraisal notes that there are references to Knowle from 1200 and by the 17th century it could boast several significant houses. After the Second World War, Knowle expanded rapidly. The Conservation Area is notable for the sinuous form of its principal axis and for the staggered junction where the two main routes cross. Townscape views within the Conservation Area are an important part of its character and where it directly abuts open countryside there are extensive views across the Green Belt. As such it could be concluded this represents the historic core of Knowle, with the Green Belt in part preserving it's setting. **Identified as a historic town, relevant Conservation Area for the purposes of the assessment: Knowle Conservation Area.**
  - The Station Approach Conservation Area was first designated in 1992. Dorridge developed after a railway from Birmingham to London was developed with the present station building being completed in 1878. After this point the development of the settlement was rapid until by the turn of the Century the buildings forming the heart of the Conservation Area were in place. Although the Conservation Area does not contain any Listed Buildings it does contain buildings of architectural or historic interest. As such it could be concluded this represents the historic core of Dorridge, however as the Green Belt does not act to preserve its setting, it is not considered relevant to this study. **Not considered relevant for this GBA.**
  - Granville Road Conservation Area was first designated in 2002 is located to the southeast of Dorridge. There is limited information available for this Conservation Area and no recent

appraisal has been undertaken. This is a small, focussed Conservation Area which is located away from the Green Belt; therefore, the Green Belt does not act to preserve its setting and is not considered relevant to this study. **Not considered relevant for this GBA.**

For the remaining towns in neighbouring authorities considered in Purpose B, a review of the available evidence was undertaken. The outcome of this was as follows:

- West Midlands conurbation – although there are historic parts of the conurbation, as with Solihull, it was deemed that the Green Belt areas could not be deemed as preserving the setting or special character of these. **Not identified as a historic town**
- Coventry – The Coventry Historic Landscape Characterisation Report (2013)[30] notes that there is evidence for occupation within the Coventry area during the Mesolithic period with two potential settlement sites having been identified. There are a significant number of medieval and post-medieval buildings within the city boundary, with the greatest concentration being in the city centre. There are a number of Conservation Areas within Coventry including within the city centre. The Hilltop Conservation Area Appraisal[31] confirms that Hilltop Conservation Area includes many of Coventry's most important heritage assets including archaeological monuments and built heritage. It also gives the most complete remaining impression of the City's character before the massive industrial expansion and accompanying redevelopment of the 20th century. As such it could be concluded that this represents the historic core of Coventry. **Identified as a historic town, relevant Conservation Area for the purposes of the assessment: Hilltop Conservation Area.**
- Coleshill – Coleshill has a designated Conservation Area however, due to the presence of the M6 and M42 motorways which disrupts views between Coleshill and the Green Belt within Solihull, it was deemed that Solihull's Green Belt would not act towards preserving the setting or special character of Coleshill. **Not identified as a historic town in the context of this study.**
- Kenilworth[32] – Kenilworth is a large town originating in the Saxon period. The historic built form comprises the castle, abbey and original historic settlement, including the church, along Castle Green and the High Street. There has been later historic development out from this initial core, originally in the form of ribbon development along the approach roads and around the railway station. The historic core is now largely enclosed to the east, south and southwest of the settlement, however, the views to the Castle both from the historic core and from the west of the town are preserved. Similarly, the northern part of the Conservation area retains its links to the open fields to the north. **Identified as a historic town, relevant Conservation Area for the purposes of the assessment: Kenilworth Conservation Area.**

Table 9 lists the settlements that were included within the assessment of Purpose D.

Table 9. Historic towns considered in Purpose D assessment

Solihull	*Neighbouring Local Authorities*
Solihull	Coventry
Knowle, Dorridge and Bentley Heath	Kenilworth

For Purpose D, the impact on the setting and special character will be assessed based on a review of the relevant Conservation Area Appraisals, and how development of nearby areas of Green Belt may impact on this Conservation Area (which is considered as the historic core of the historic town). Consideration will be given to separation from the historic core as a result of existing development and topography, and the visual,

[30] https://www.coventry.gov.uk/downloads/file/19164/coventry_hlc_report.pdf

[31] https://www.coventry.gov.uk/downloads/file/16452/hill_top_conservation_area_appraisal

[32] Evidence from the Heritage and Settlement Sensitivity Assessment (2022), available here: https://www.southwarwickshire.org.uk/doc/211480/name/SouthWarwick%20HSA%20final%20access%20compressed.pdf

physical, or experiential relationship in establishing if the assessment area makes a contribution to the special character of the historic town.

Figure 10. Historic towns considered for Purpose D assessment

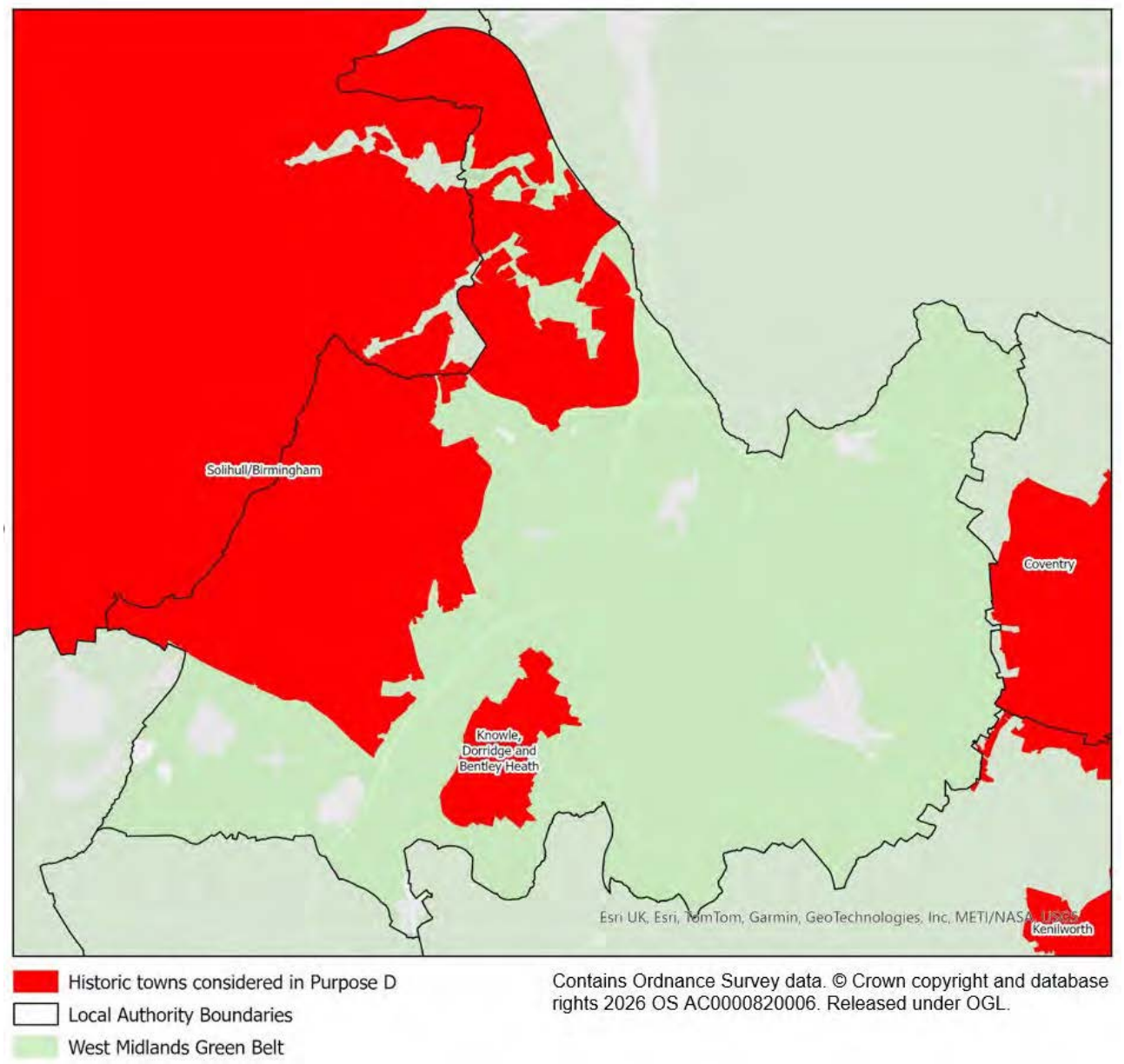


Table 10. Purpose D assessment criteria

Purpose	Assessment Criteria
D	Protects land which provides immediate and wider context for a historic town, including views and vistas between the place and surrounding countryside.
Rating	**Description**
Strong	Assessment area is likely to be free of existing development. It forms part of the setting of the historic town and it makes a considerable contribution to the special character of the historic town.
Moderate	Assessment area forms part of the setting of the historic town, and/or it makes a contribution to the special character of the historic town.
Weak	Assessment area forms a limited part of the setting of a historic town and/or it makes little contribution to the special character of the historic town.

No contribution	Assessment area does not form part of the setting of a historic town and makes no contribution to the special character of a historic town.

Purpose E – To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Purpose E focuses on assisting urban regeneration through the recycling of derelict and other urban land.

Assessment against Purpose E is unlikely to lead to a differentiation between areas as it is difficult to attribute regeneration and brownfield land development to a particular area of Green Belt. It is the designation of all the areas collectively as Green Belt which encourages the recycling of derelict and other urban land. As such, it is not possible to apply the assessment of Purpose E for assessment areas. The performance of the Green Belt against this purpose has therefore been assessed for the entire Green Belt in Solihull as a whole.

To understand the potential for the Green Belt to assist in urban regeneration and to set an area wide purpose contribution, the brownfield supply, identified through the Council's Brownfield Land Register, has been considered as a percentage of the total existing number of dwellings within the authority area, see Table 11. This approach is on the basis that where brownfield capacity percentage is high (i.e. there are a lot of brownfield sites relative to the size of the settlement) then the Green Belt itself plays a more important role in assisting urban regeneration by encouraging brownfield sites to be developed rather than release Green Belt land.

There is no standard approach from other authorities for how thresholds should be set to determine what contribution the Green Belt makes to Purpose E. In a previous study for Cheshire East Council, thresholds were defined according to the range of the percentages which were calculated as brownfield urban potential across Cheshire East. It should be noted, that through the examination of Cheshire East's Local Plan the approach to the assessment of Purpose E was not challenged by the Inspector (see Appendix A.2). However, due to the nature of the borough with Solihull being within the West Midlands conurbation, which is very urban, vs the rural nature of the remaining authority area, the same thresholds would not be directly comparable.

Table 11. Brownfield capacity for Solihull Metropolitan Borough Council

Existing number of dwellings (2023)[33]	*Brownfield land supply (minimum net dwellings)*[34]	*Brownfield land capacity as a % of the existing number of dwellings*	*Purpose E assessment (applying thresholds below)*
95,598	6,222	7%	Moderate

A review has also been carried out on the percentage of new dwellings on Green Belt land in Solihull to understand how the Green Belt is performing on Purpose E. This dataset, which is collated by MHCLG, covers the years between 2014 and 2022, and takes three-year averages to minimise outlier figures. It is set out in Table 12 below, with comparable data for Birmingham and Coventry also included.

[33] This has been sourced from Table 125: dwelling stock estimates by local authority district, using the 2023 unrounded figure. Available at: www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants The 2023 figure was used to stay consistent with the latest available Brownfield Land Register.

[34] These have been sourced Solihull's Brownfield Land Register, which was last updated in 2023. Available at: https://www.solihull.gov.uk/planning-and-building-control/brownfield-land-register

Table 12. Percentage of new dwellings on Green Belt land in Solihull, Coventry and Birmingham, and the England average per year from 2014-2022[35]

Geography (proportion of land area designated as Green Belt in 2022)	2014	2015	2016	2017	2018	2019	2020	2021	2022
Solihull (66.6% Green Belt)	**22.1**	**13.0**	**11.4**	**13.9**	**6.0**	**5.6**	**10.3**	**12.8**	**14.1**
Birmingham (13.9% Green Belt)	0.1	0.1	0.0	0.0	0.0	0.1	0.1	0.0	0.1
Coventry (15% Green Belt)	3.4	2.2	1.7	1.6	1.0	0.0	0.0	0.3	0.0
England Green Belt authorities (12% Green Belt)	**3.2**	**2.9**	**2.3**	**2.6**	**2.8**	**2.5**	**2.8**	**2.3**	**2.5**

The percentage of new dwellings on Green Belt land in Solihull ranges from 5.6% to 22.1%, with this giving an average of 12.1%. This exceeds the England Green Belt Authority average of 2-3%, with some years significantly higher, as well as the equivalent figures for the large built up areas of Birmingham and Coventry, which have lower averages (0.1% and 1.1% respectively).

These patterns reflect authority-specific factors, including the history of the various iterations of the Solihull Local Plan (see Section 2.2)[36], and the role the borough and the West Midlands Green Belt has in supporting the urban regeneration of the West Midlands conurbation.

Given there is no single correct method to assessing Purpose E, this approach provides a high-level view on the role of the Green Belt in encouraging the recycling of derelict and other urban land. It provides a theoretical assessment of the potential for urban regeneration and there is no guarantee that restricting development on Green Belt land will result in the development of brownfield sites. The data sets have been used to determine thresholds which are considered appropriate to Solihull. Overall it is considered to represent a proportionate and reasonable approach to Purpose E based on available data.

Table 13. Purpose E assessment thresholds

Purpose	Assessment Criteria
E	Brownfield capacity thresholds
Rating	**Description**
Strong	>10%
Moderate	>5-10%
Weak	>0-5%
No contribution	0%

Table 13 demonstrates that all parcels and broad areas should be assessed as making a **'moderate contribution'** to Purpose E.

4.2.4 Step 2b: Identification of potential grey belt

The outcome of the purpose assessment will be used as the basis for establishing which parcels and broad areas may have grey belt potential[37], alongside the application of footnote 7 constraints. For the assessment of broad areas, consideration was given to their scale and if it was suitable or appropriate for them to be

[35] Taken from the yearly data from Land Use Change Statistics residential address based change tables (table P311) published on Land use change statistics - GOV.UK

[36] The Solihull Local Plan was adopted in December 2013, although parts of the plan relating to housing requirement are treated as not adopted following a successful legal challenge. The Submission Plan withdrawn in October 2024 included 16 housing sites within the Green Belt, some of which have since come forward for development.

[37] Grey belt potential is identified to avoid suggesting that an entire area *is* grey belt without a sufficiently granular level of assessment.

assessed for potential grey belt[38]. Table 14 shows the relevant footnote 7 constraints that have been considered as part of the assessment of the parcels.

To note, the NPPF does not define 'habitats sites', but all habitat constraints listed in other sections of the PPG have been listed in Table 13. Footnote 7 also makes reference to paragraph 194 of the NPPF, which indicates that potential and proposed habitats sites of the types listed should be treated as having the same protection as those that have already been confirmed. Additionally, Footnote 7 itself does not indicate specific heritage assets, but listed in Table 13 are all constraints listed in the glossary to the NPPF as being within the definition of 'designated heritage assets'.

Table 14. List of Footnote 7 constraints and the extent to which they are considered relevant to the Solihull Green Belt Assessment

Footnote 7 constraint	*Relevance to the Green Belt in Solihull*
Special Areas of Conservation (SAC)	**Not relevant –** there are no existing or proposed SACs within or close to the study area.
Special Protection Areas (SPA)	**Not relevant –** there are no existing or proposed SPAs within or close to the study area.
Ramsar Sites	**Not relevant –** there are no existing or proposed Ramsar Sites within or close to the study area.
Sites required as compensatory measures for adverse effects on a SAC, SPA or Ramsar Site	**Not relevant –** by virtue of there being no SACs, SPAs or Ramsar sites within or close to the study area, there are no sites identified as required for compensatory measures.
Sites of Special Scientific Interest (SSSI)	**Considered relevant –** there are a number of SSSIs throughout the study area – several are within or in close proximity to the Green Belt.
Irreplaceable habitat[39]	**Considered relevant –** whilst there is no blanket bog, limestone pavement, sand dunes, salt marsh or lowland fen within or close to the study area, there are a number of ancient woodlands – several are within or in close proximity to the Green Belt.
Local Green Space	**Considered relevant –** 'Made' neighbourhood plans within the study area include Local Green Space designations which are within or in close proximity to the Green Belt.
National Landscape (previously known as Areas of Outstanding Natural Beauty)	**Not relevant –** there are no national landscapes within or close to the study area.
National Park	**Not relevant –** there are no national parks within or close to the study area.
Heritage Coast	**Not relevant –** there are no heritage coasts within or close to the study area.
World Heritage Sites	**Not relevant –** there are no World Heritage Sites within or close to the study area.

[38] See Section 3.4 which notes the following from recent appeals "when considering the identification of grey belt in decision making, it is more relevant to assess at a site-specific level to ensure the assessment outcomes reflect the site itself and is not skewed by the characteristics of land potentially some distance from the actual site."

[39] The glossary to the NPPF defines 'irreplaceable habitats' as habitats which would be technically very difficult to restore, recreate or replace, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Footnote 7 constraint	*Relevance to the Green Belt in Solihull*
Scheduled Monuments	**Considered relevant –** there are a number of Scheduled Monuments throughout the study area, several are within or in close proximity to Green Belt parcels.
Statutory Listed Buildings	**This is not considered a relevant constraint at a parcel/broad area scale –** there are a large number of listed buildings throughout the study area, including within or in close proximity to the Green Belt. However, at a parcel/broad area scale, it is not considered that the presence of individual listed buildings would be an inherently strong reason for restricting development, as development could be designed around them accordingly – and where larger clusters of listed buildings exist within a parcel/broad area, that cluster is likely to also be designated as a Conservation Area. Although it would be relevant at a site scale through further assessment or as part of the development management process.
Protected Wreck Sites	**Not relevant –** there are no protected wreck sites within or close to the study area.
Registered Parks and Gardens (RPG)	**Considered relevant -** there are a number of Registered Parks and Gardens within or in close proximity to the Green Belt.
Registered Battlefield	**Not relevant –** there are no Registered Battlefields within or close to the study area.
Conservation Areas	**Considered relevant –** there are a number of Conservation Areas throughout the study area – several are within or in close proximity to the Green Belt.
Non-designated heritage assets of archaeological interest demonstrably of equivalent significance to Scheduled Monuments[40]	**Not relevant –** Given the wide geographical spread of areas of potential archaeology interest, and the typical requirement for more detailed specialist assessment in order to establish the degree of significance, it is considered that the GBA would be a disproportionate way to consider significance – this should therefore be considered on a case-by-case basis for any individual sites subject to release from the Green Belt or as part of the development management process.
Areas at risk of flooding or coastal change	**Considered relevant –** there are a number of areas in Flood Zones 2 and 3 and at risk of surface water flooding within the Green Belt.

Parcels or broad area (of a suitable size for assessment) which scored strongly against either Purpose A, Purpose B or Purpose D do not have grey belt potential in accordance with national policy. Parcels having a moderate, weak or no contribution to all three of these purposes will be assessed for footnote 7 constraints in order to establish their grey belt potential.

It should be noted that identification of potential grey belt has been undertaken on a parcel or broad area wide basis and a further assessment at the site-specific level may be required to confirm whether a site should be treated as grey belt or not. This will mean that not all areas identified as potential grey belt on the assessment maps will necessarily be considered as grey belt.

[40] Footnote 7 makes reference to "other heritage assets of archaeological interest referred to in footnote 75. Footnote 75 lists *"non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets."*

4.2.5 Step 3: Overall assessment and identifying areas of fundamental importance

An overall assessment is provided with high-level conclusions of what constitutes 'fundamentally important' parcels and broad areas in Solihull with regards to the five Green Belt purposes. This is to help inform the case later in the plan making process, once the combination of sites for potential development in the Green Belt are known, to understand if their release could "fundamentally undermine the purposes (taken together) of the remaining Green Belt when considered across the area of the plan" (NPPF, paragraph 146).

The overall assessment considered the outcomes of each of the five purposes and then makes a judgement on the overall contribution the parcel makes to the Green Belt. The same qualitative rating system as applied to each of the five purposes will be applied to the overall assessment (i.e. Strong, Moderate, Weak or No contribution). In order to ensure a consistent and transparent approach, guidance has been set out in Appendix B that will be used in determining the overall assessment. In addition, consideration was also given to the fundamental importance to the strategic significance of the Meriden Gap and the purpose of the West Midlands Green Belt in the area.

Whilst all five Green Belt purposes should be given equal weighting, the overall assessment is not intended to be a number balancing exercise, and a certain level of professional judgement must be applied to the guidance set out above and particularly where one of the purposes is assessed as 'strong'. In order to do this, it is necessary to refer back to the overall aim and purpose of Green Belt as set out in paragraph 142 of the NPPF "*The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and permanence*."

The aims of paragraph 142 are fundamentally subsumed within Purposes A, B and C and thus where the development of a parcel would particularly threaten these purposes, this is a relevant consideration as part of the application of professional judgement by the assessor. The justification for the assessment should provide a transparent explanation behind the assessor's reasoning.

5. Green Belt Assessment outcomes

5.1 Overview

This section provides a summary of the assessment findings and is accompanied by choropleth maps for each purpose, overall assessment and grey belt. In total, 91 Green Belt Parcels (GBP) and 8 Broad Areas (BA) were assessed. The choropleth maps are included in Appendix F and the individual assessment proformas are provided in Appendix D for parcels and Appendix E for broad areas. A summary of the assessment findings is set out in Table 15.

A summary review is also provided of neighbouring authorities GBA for relevant parcels/broad areas in Solihull.

5.2 Site visits and approach to assessment

Following a desktop assessment of each parcel and broad area, visits were undertaken to parcels in September and October 2025 to confirm the desktop assessment, with a focus on sense checking the boundaries and the openness of the parcels. The assessors used their professional judgement as to which areas to visit on the parcel to enable them to get the best views to complete the proforma (this did not require every part of a parcel to be visited), also taking into consideration where access could be obtained. The intention was to visit every parcel, and this was possible in the majority of cases, noting there were some instances of access restrictions e.g. road closure due to an accident). Due to the scale of the broad areas, visits were not undertaken, and these were assessed on a desktop basis only.

For those parcels where consideration was given to identifying them as potential grey belt, the assessment relied on the desktop review and the available GIS information[41]. As a provisional assessment, only where footnote 7 constraints covered the majority or all of a parcel, would it be ruled out as being potential grey belt. Professional judgement was applied in situations where footnote 7 constraints covered a portion of a site and could limit development e.g. Flood Zone 2/3. In these cases, only parts of the parcel are likely to be potential grey belt, and have been acknowledged as “Yes (footnote 7 constraints)”. The majority of parcels have some limited areas at risk of surface water flooding, and therefore, if these covered less than 10% of the parcel’s total area, these were acknowledged within the assessment text, but that parcel was considered as “Yes” in terms of its grey belt potential (on the basis that this constraint is likely to be able to be mitigated as part of development schemes).

For broad areas, due to their large scale it was not appropriate in all cases to assess whether they were potential grey belt or not. However, their contribution to Purposes A, B and D and whether they contain any footnote 7 constraints is noted on the assessment proforma. A couple of the broad areas were of a similar scale to parcels, and as such these have been assessed for their grey belt potential.

5.3 Parcel assessment outcomes

In total, 91 parcels were defined across Solihull’s Borough to cover Green Belt next to the large built up areas and other inset areas within SMBC’s administrative area for assessment (see parcel references on Figure 8 in Section 4).

Overall, of the 91 parcels assessed:

- 17 were assessed as making a Strong overall contribution to Green Belt purposes;
- 49 were assessed as making a Moderate overall contribution to Green Belt purposes;

[41] This is based on the information provided by Solihull Metropolitan Borough Council for the data sets identified in Table 13. Note SMBC did not have electronic mapped data for Local Green Spaces (LGS) that were designated through ‘made’ neighbourhood plans, so these were checked against the published documents. A national data set was used to provide information on risk of surface water flooding - Risk of flooding from surface water – understanding and using the map - GOV.UK, this mapping shows flooding that is likely to occur as a result of rainfall with a 3.3% (1 in 30 year), 1% (1 in 100 year) and 0.1% (1 in 1000 year) chance of happening in any given year. As such the surface water data and LGS designated in ‘made’ Neighbourhood Plans are not shown on the maps included in the assessment proformas.

- 25 were assessed as making a Weak overall contribution to Green Belt purposes;
- None were assessed as making no overall contribution to Green Belt purposes;
- 72 were assessed and identified as potential grey belt.

A number of conclusions can be drawn from the assessments:

- The parcels assessed as making a strong contribution in the overall assessment were primarily located between Solihull and Knowle, Dorridge and Bentley Heath; to the south of Solihull/Shirley close to Blythe Valley and Cheswick Green; to the south of Balsall Common; and on the edge of Coventry at the administrative boundary. Within these areas, the majority of the other sites were assessed as making a moderate contribution, including those on the edge of the large built up areas and administrative boundary. Parcels assessed as making a weak contribution were largely found in the north of Solihull where they are largely enclosed by the large built up area, or affected by and major infrastructure including Birmingham Airport, NEC, the M6/M42 and ongoing HS2 works.
- The difference in ratings of the parcels were largely informed by Purposes A, B and C, which had more range in the contributions results. For Purpose D, the majority of parcels made no contribution, with localised results scoring moderately or strongly. Purposes E was assessed as moderate contribution across the whole Green Belt as set out in the methodology in Section 4.
- Open spaces and green fingers make an important and valuable contribution to the Green Infrastructure of the Solihull urban area despite the overall assessment results often demonstrating a weak contribution to Green Belt purposes. This includes Kingfisher Country Park and Elmdon Park, as well as a number of local nature reserves.
- For Purpose A, parcels were assessed when they were considered to be adjacent or near to the defined large built up areas. More than half of the parcels were assessed as making a weak or no contribution (54 parcels). However, around Knowle, Dorridge and Bentley Heath, Balsall Common and Coventry most parcels were assessed as making a strong or moderate contribution, in part due to the scale and shape of the parcel in contrast to the existing built form, with those making a strong contribution deemed to be incongruous if developed. Some parcels adjacent to Solihull, were also assessed as making a strong or moderate contribution. Overall, 14 parcels were assessed as making a strong contribution to this purpose.
- For Purpose B, the majority of parcels were assessed as making a weak or no contribution. The parcels within the relatively narrow Green Belt area between Solihull and Knowle, Dorridge and Bentley Heath, made a strong or moderate contribution (noting one site made a weak contribution due to existing built form of the site). The gap between Knowle, Dorridge and Bentley Heath and Balsall Common is larger in size and as such the parcels in this area made a moderate or weak contribution, in part due to the parcel's scale. Around Balsall Common, the neighbouring towns of Coventry and Kenilworth were considered, with parcels generally making a moderate contribution. Overall, 19 parcels made a strong or moderate contribution to this purpose.
- 83 of the 91 parcels were assessed as making a strong or moderate contribution to Purpose C, with 60% (55 parcels) making a strong contribution. This reflects the largely rural nature across the study area with these parcels all having less than 10% built form of inappropriate development. Those that made a moderate contribution contained development that was usually associated with a nearby large built up area, inset settlement or were largely enclosed by surrounding inset development creating a sense of enclosure. The parcels which made a weak contribution, generally had a significant amount of development within them, or were enclosed by development. Only one parcel was assessed as making no contribution to this purpose due to the parcel already being fully developed.
- In regard to Purpose C, ongoing HS2 works had a particular impact on how some of the parcels scored, particularly those closest to the proposed HS2 Interchange Station. The works currently include temporary construction requirements (including large stockpiles of earthworks, mass haul routes and security fencing), which impact on views and sense of openness on site. It is likely that future GBA would have different results for these parcels, which are likely to reflect the permanent stage of HS2, including railway structures, realigned roads and landscape mitigation.

- For Purpose D, only four parcels were assessed as making a strong contribution and one parcel was assessed as making a moderate contribution. These related to the historic towns of Solihull and Knowle, Dorridge and Bentley Heath, where parcels were closest to their historic cores. The remaining parcels all made no contribution to Purpose D due to not being adjacent to a historic town or being a sufficient distance away from the historic core to not have a relationship with it.

- As set out in the methodology (see Section 4) all parcels across the study area were deemed to make a moderate contribution to Purpose E, in part as it is difficult to attribute regeneration and brownfield land development to a particular area of Green Belt. However, it is acknowledged that parcel GBP 14 in particular could be considered differently through a planning application submission or as part of an exceptional circumstances case to release the site from the Green Belt through the Local Plan due to its unique regeneration focus linked to the HS2 Interchange Station which is due to be delivered within the parcel (noting wider HS2 works are already on the parcel.

- The majority of parcels (72) were assessed as having potential for grey belt. Of those that didn't, this was as a result of the parcel scoring strongly for Purpose A, Purpose B or Purpose D (in some cases they scored strongly for more than one of these purposes). No parcels were ruled out from being considered potential grey belt on the basis of the presence of footnote 7 constraints. Almost all parcels that were considered as potential grey belt had at least one footnote 7 constraint, noting that areas at risk of surface water flooding were present across the majority of these parcels.

- Due to the nature of how grey belt is identified which considers the contribution to Purpose A, Purpose B or Purpose D, the parcels around the inset villages across Solihull's administrative area have all largely been identified as potential grey belt (either "Yes" or "Yes (footnote 7 constraint"). As these parcels are not adjacent or near to a large built up area or historic town, they were assessed as making no contribution to Purpose A or D, and often only made a weak contribution to Purpose B depending if they are located in a gap between neighbouring towns (if not, they would make no contribution). Therefore, although in most cases they make a strong contribution to Purpose C, this is not factored into the grey belt assessment in line with the NPPF. Furthermore, as Purpose C is likely the only consideration, this results in the parcels only being able to make a moderate contribution in the overall assessment.

Table 15 Green Belt Parcel Assessment Outcomes

Parcel Ref	Green Belt Purpose Overall Assessment	Purpose A unrestricted sprawl of large built up areas	Purpose B merging of neighbouring towns	Purpose C safeguarding the countryside	Purpose D preserving setting of historic towns	Purpose E assist in urban regeneration	Is the parcel potential grey belt?
GBP 1	Weak	Weak	No	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 2	Weak	Weak	No	Weak	No	Moderate	Yes
GBP 3	Weak	Weak	Weak	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 4	Weak	Weak	No	Weak	No	Moderate	Yes
GBP 5	Weak	Weak	No	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 6	Weak	Weak	No	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 7	Weak	Weak	No	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 8	Weak	Weak	No	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 9	Weak	Weak	No	Moderate	No	Moderate	Yes
GBP 10	Weak	Weak	No	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 11	Weak	Weak	No	Weak	No	Moderate	Yes (footnote 7 constraints)
GBP 12	Weak	Weak	No	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 13	Weak	Weak	Weak	Weak	No	Moderate	Yes
GBP 14	Weak	Weak	Weak	Weak	No	Moderate	Yes (footnote 7 constraints)
GBP 15	Weak	Weak	No	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 16	Moderate	Moderate	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 17	Moderate	Strong	Weak	Moderate	No	Moderate	No
GBP 18	Moderate	No	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 19	Moderate	No	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 20	Weak	No	Weak	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 21	Moderate	No	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 22	Moderate	No	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 23	Moderate	No	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 24	Moderate	Moderate	Weak	Moderate	No	Moderate	Yes
GBP 25	Strong	Moderate	Strong	Strong	No	Moderate	No
GBP 26	Weak	No	Weak	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 27	Strong	Weak	Strong	Moderate	Strong	Moderate	No
GBP 28	Weak	Weak	Weak	Moderate	No	Moderate	Yes

Parcel Ref	Green Belt Purpose Overall Assessment	Purpose A unrestricted sprawl of large built up areas	Purpose B merging of neighbouring towns	Purpose C safeguarding the countryside	Purpose D preserving setting of historic towns	Purpose E assist in urban regeneration	Is the parcel potential grey belt?
GBP 29	Moderate	Weak	Moderate	Moderate	No	Moderate	Yes
GBP 30	Moderate	Moderate	Moderate	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 31	Strong	Moderate	Weak	Strong	Strong	Moderate	No
GBP 32	Strong	Moderate	Weak	Strong	Strong	Moderate	No
GBP 33	Strong	Strong	Moderate	Strong	Strong	Moderate	No
GBP 34	Moderate	Moderate	Weak	Strong	Moderate	Moderate	Yes
GBP 35	Moderate	Moderate	Weak	Strong	No	Moderate	Yes
GBP 36	Moderate	Moderate	Weak	Strong	No	Moderate	Yes
GBP 37	Moderate	Moderate	No	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 38	Strong	Strong	No	Strong	No	Moderate	No
GBP 39	Strong	Strong	Strong	Strong	No	Moderate	No
GBP 40	Strong	Strong	Strong	Strong	No	Moderate	No
GBP 41	Moderate	Moderate	Strong	Moderate	No	Moderate	No
GBP 42	Moderate	Moderate	Moderate	Strong	No	Moderate	Yes
GBP 43	Strong	Strong	Strong	Moderate	No	Moderate	No
GBP 44	Moderate	Moderate	Moderate	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 45	Moderate	Moderate	No	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 46	Moderate	No	No	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 47	Weak	No	No	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 48	Moderate	No	No	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 49	Strong	Strong	No	Strong	No	Moderate	No
GBP 50	Strong	Strong	No	Strong	No	Moderate	No
GBP 51	Moderate	No	No	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 52	Moderate	No	No	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 53	Moderate	No	No	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 54	Moderate	No	No	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 55	Moderate	No	No	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 56	Moderate	No	No	Strong	No	Moderate	Yes

Parcel Ref	Green Belt Purpose Overall Assessment	Purpose A unrestricted sprawl of large built up areas	Purpose B merging of neighbouring towns	Purpose C safeguarding the countryside	Purpose D preserving setting of historic towns	Purpose E assist in urban regeneration	Is the parcel potential grey belt?
GBP 57	Moderate	No	No	Strong	No	Moderate	Yes
GBP 58	Moderate	No	No	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 59	Moderate	No	No	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 60	Moderate	No	No	Strong	No	Moderate	Yes
GBP 61	Weak	No	No	Weak	No	Moderate	Yes (footnote 7 constraints)
GBP 62	Moderate	No	No	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 63	Moderate	No	No	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 64	Moderate	Moderate	No	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 65	Moderate	No	No	Strong	No	Moderate	Yes
GBP 66	Weak	No	No	Weak	No	Moderate	Yes
GBP 67	Moderate	No	No	Strong	No	Moderate	Yes
GBP 68	Weak	No	No	Moderate	No	Moderate	Yes
GBP 69	Moderate	No	No	Strong	No	Moderate	Yes
GBP 70	Strong	Strong	Moderate	Strong	No	Moderate	No
GBP 71	Moderate	Moderate	Weak	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 72	Moderate	Moderate	Moderate	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 73	Strong	Strong	Moderate	Strong	No	Moderate	No
GBP 74	Moderate	Moderate	Weak	Moderate	No	Moderate	Yes
GBP 75	Strong	Strong	Moderate	Strong	No	Moderate	No
GBP 76	Moderate	Moderate	Weak	Strong	No	Moderate	Yes
GBP 77	Strong	Strong	Weak	Strong	No	Moderate	No
GBP 78	Strong	Strong	Moderate	Strong	No	Moderate	No
GBP 79	Moderate	Moderate	Moderate	Strong	No	Moderate	Yes
GBP 80	Moderate	Moderate	Moderate	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 81	Moderate	Moderate	Moderate	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 82	Strong	Strong	Weak	Strong	No	Moderate	No
GBP 83	Weak	No	Weak	Moderate	No	Moderate	Yes
GBP 84	Moderate	No	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)

Parcel Ref	Green Belt Purpose Overall Assessment	Purpose A unrestricted sprawl of large built up areas	Purpose B merging of neighbouring towns	Purpose C safeguarding the countryside	Purpose D preserving setting of historic towns	Purpose E assist in urban regeneration	Is the parcel potential grey belt?
GBP 85	Moderate	No	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 86	Moderate	No	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 87	Moderate	No	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 88	Weak	No	Weak	Moderate	No	Moderate	Yes (footnote 7 constraints)
GBP 89	Moderate	No	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)
GBP 90	Weak	No	No	No	No	Moderate	Yes
GBP 91	Moderate	Moderate	No	Moderate	No	Moderate	Yes (footnote 7 constraints)

5.4 Broad area assessment outcomes

In total, eight broad areas were defined around Solihull to cover the areas remaining after identification of the parcels to provide an assessment of all Green Belt within SMBC's administrative area (see references on Figure 8 in Section 4). It should be noted the broad areas differ greatly in scale and size, due to the remaining Green Belt that needed to be assessed and the location of the defensible boundaries/administrative boundary that were used to define these.

Overall, three of broad areas were assessed as making a strong overall contribution to the Green Belt, with the remaining five assessed as making a moderate overall contribution. Notwithstanding these conclusions, there are some subtle differences when considering the performance of each broad area against individual Green Belt purposes:

- For Purpose A, BA 2, BA3, BA 4 and BA 6 were assessed as making a moderate contribution due to being considered near to (in conjunction with neighbouring parcels) the large built up areas of Knowle, Dorridge and Bentley Heath, Balsall Common or Coventry. These broad areas play a role in checking further unrestricted sprawl. The other four parcels were considered to make no contribution. None of the broad areas could be considered to make a strong contribution to Purpose A as they are not directly adjacent to the large built up areas.
- For Purpose B, BA 2, BA3 and BA 4 were assessed as making a strong contribution due to their position between Solihull and Coventry; Knowle, Dorridge, Bentley Heath and Balsall Common; and Balsall Common and Coventry, with these acting to prevent the merging of these neighbouring towns. BA 1 was assessed as making a moderate contribution as it sits within a wider Green Belt area between Solihull/Birmingham and Coventry. BA 6 was assessed as making a moderate contribution, as it is in part located between Knowle, Dorridge and Bentley Heath and Balsall Common, however is adjacent to BA 4 which plays a stronger role. The other three broad areas made a weak or no contribution due to the location in respect of the neighbouring towns or their size compared to the gap between the towns.
- For Purpose C, whilst openness and the degree of connection to the wider countryside meant that all broad areas make a strong contribution, there are different amounts of built form/existing development across each. This in part relates to the differing scales of the broad areas. A number of broad areas also contained villages washed over by the Green Belt.
- For Purpose D, none of the broad areas were assessed to make a contribution, due to them not being adjacent to a historic town or having a relationship with the historic core.
- Due to the scale of most of the broad areas, it was not appropriate to come to a conclusion as to whether they would be considered potential grey belt. However, as two broad areas were of a similar scale to parcels, they were assessed and considered as potential grey belt, noting they do contain footnote 7 constraints.

Table 16 Green Belt Parcel Assessment Outcomes

Parcel Ref	*Green Belt Purpose Overall Assessment*	*Purpose A unrestricted sprawl of large built up areas*	*Purpose B merging of neighbouring towns*	*Purpose C safeguarding the countryside*	*Purpose D preserving setting of historic towns*	*Purpose E assist in urban regeneration*	*Is the parcel potential grey belt?*
BA 1	Moderate	No	Moderate	Strong	No	Moderate	N/A
BA 2	Strong	Moderate	Strong	Strong	No	Moderate	N/A
BA 3	Strong	Moderate	Strong	Strong	No	Moderate	N/A
BA 4	Strong	Moderate	Strong	Strong	No	Moderate	N/A
BA 5	Moderate	No	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)
BA 6	Moderate	Moderate	Moderate	Strong	No	Moderate	N/A
BA 7	Moderate	No	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)
BA 8	Moderate	No	No	Strong	No	Moderate	N/A

5.5 Review of neighbouring authorities GBA for relevant parcels/broad areas

As set out in section 4.2.2 of the methodology, where parcels or broad areas followed the administrative boundary that was undefined by any physical features on the ground, consideration has been given to the assessment outcomes of neighbouring authorities Green Belt Assessments or Reviews for land to the nearest defensible boundary.

This review considered six parcels and seven broad areas, with Coventry's 'Joint Green Belt Study' published June 2015, North Warwickshire's 'Coventry & Warwickshire Joint Green Belt Study' published April 2016 and South Warwickshire's 'Green Belt Review Stage 1' published September 2024 all relevant. All of these studies were published before the NPPF was updated and the Green Belt PPG was published. Therefore, the approaches to the purposes assessment and the conclusions which are drawn are likely to differ to this GBA methodology. Furthermore, as Solihull have recently confirmed their position of considering Balsall Common and Knowle, Dorridge and Bentley Heath as towns, this is unlikely to have been a consideration in neighbouring authorities' studies previously (where applicable).

Table 17. Assessment of neighbouring authorities' adjacent parcels/broad areas in comparison with Solihull's assessment

Parcel / broad area ref	*Neighbouring authority: adjacent parcel/broad area*	*Assessment outcome of relevant parcel / broad area*	*Comparison with outcome of Solihull's GBA*
BA 1, BA 2 and GBP 85	Coventry: Broad Area 5 North Warwickshire: Broad Area 11	Broad Area 5: Deemed to make a significant contribution to Green Belt purposes, in particular to: • Purpose A – checking the sprawl of Coventry to the southeast, Bedworth to the east and Nuneaton to the northeast. • Purpose B – preventing the merging of Coventry, Bedworth and Nuneaton to the east. • Purpose C – safeguarding the countryside, including a number of ancient woodlands. • Purpose E – assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands. Broad Area 11: Deemed to make a significant contribution to Green Belt purposes, in particular to: • Purpose A – checking the sprawl of Birmingham to Coventry and vice versa. • Purpose B – preventing Birmingham and Coventry from merging. • Purpose C – safeguarding the countryside, including a number of ancient woodlands and the Packington Hall Registered Park and Garden.	A small part of the outer boundaries of BA 2 and GBP 85 follow the administrative boundary and may be undefined by any physical features. However, the majority of the land area sits amongst parcels / broad areas within Solihull Council. For BA 1, it is surrounded on three boundaries; one boundary by Broad Area 5 assessed through Coventry and two boundaries by Broad Area 11 assessed through North Warwickshire. Therefore, the focus of this comparison will be in the respect of BA 1 to Broad Area 5 / Broad Area 11. BA 1 was assessed to make a moderate overall contribution to Green Belt purposes, with a strong contribution to Purpose C. The broad area makes a moderate contribution to Purpose B and E, with no contribution to Purpose A and D. Due to how Coventry/North Warwickshire's studies have been approached, direct comparison is difficult with how the results are interpreted. However, specific differences could be seen for Purpose A and Purpose B. This is likely due to the BA 1 sitting within a wider Green Belt area, meaning the adjacent Green Belt that joins the large built up areas/towns (Broad Area 5 / Broad Area 11) will be more significant than this slightly islanded broad area assessed in Solihull's borough.

Parcel / broad area ref	Neighbouring authority: adjacent parcel/broad area	Assessment outcome of relevant parcel / broad area	Comparison with outcome of Solihull's GBA
		• Purpose E – assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands.	
BA 3	South Warwickshire: BA4	Overall Assessment: moderate contribution • Purpose A – moderate contribution due to being adjacent to Coventry (with neighbouring parcels). • Purpose B – weak contribution. The broad area is located between Coventry/Burton Green and Kenilworth, and Kenilworth and Warwick; however, the gap is for sufficient scale. • Purpose C – strong contribution. • Purpose D – no contribution. • Purpose E – moderate contribution.	The broad area assessed within Solihull, BA 3, was assessed as making the same contribution as the adjacent broad area in South Warwickshire for Purposes A, C, D and E. There is a difference for Purpose B which is due to the broad area's position between the neighbouring towns of Balsall Common and Coventry, which is not relevant for South Warwickshire's broad area. Solihull's broad area does sit within the gap between Balsall Common and Kenilworth, which was not considered in South Warwickshire's assessment.
BA 4, BA 6 and BA 7	South Warwickshire: BA3	Overall Assessment: moderate contribution • Purpose A – no contribution, as the broad area is not adjacent to Coventry or Redditch. • Purpose B – weak contribution. The broad area is located between Henley-in-Arden and Warwick and Warwick and Solihull; however, the gap is for sufficient scale. • Purpose C – strong contribution. • Purpose D – no contribution. • Purpose E – moderate contribution.	The broad areas assessed within Solihull, BA 4, BA 6 and BA 7; were assessed as making the same contribution as the adjacent broad area in South Warwickshire for Purposes C, D and E. There is a difference for Purpose A and B which is due to the broad areas' positions between being near to large built up areas and neighbouring towns in Solihull, which is not relevant for South Warwickshire's broad area.

Parcel / broad area ref	Neighbouring authority: adjacent parcel/broad area	Assessment outcome of relevant parcel / broad area	Comparison with outcome of Solihull's GBA
GBP 38	South Warwickshire: HOH1	The parcel was assessed to make no contribution to Purpose A, Purpose B or Purpose D and a strong contribution to Purpose C and a moderate contribution to Purpose E.	GBP 38 was assessed as making the same contribution to Purposes B, C, D and C as the adjacent parcel in South Warwickshire. There is a difference for Purpose A, as the Solihull parcel is considered adjacent to the large built up area of Knowle, Dorridge and Bentley Heath which is not relevant for the South Warwickshire parcel.
GBP 68	South Warwickshire: HOH3, HOH4 and HOH5	All three parcels were assessed to make no contribution to Purpose A, Purpose B, Purpose D and a moderate contribution to Purpose E. HOH3 was assessed to make a strong contribution to Purpose C. Whereas HOH4 and HOH5 were assessed to make a moderate contribution due to the presence of built form and lack of defensible boundaries.	GBP 68 was assessed as making the same contribution to Purposes A, B, D and E as the adjacent parcels in South Warwickshire. There is a difference for Purpose C, which is more parcel specific. Furthermore, the approach to the assessment of Purpose C is slightly different with South Warwickshire considering defensible boundaries as part of the assessment, whereas this assessment it is considered through the Purpose A assessment (which aligns with the approach in the PPG).
GBP 79, GBP 80 and GBP 81	Coventry: C22 and BG3	Both parcels were deemed to be mid-performing Green Belt parcels, with C22 scoring 13/20 and BG3 scoring 12/20. • Purpose A – C22 received the maximum score reflecting its lack of development and role in preventing ribbon development. BG3 scored slightly less due to openness of the parcel being compromised by a farm. • Purpose B – both parcels scored 2/4, with the assessment concluding the gap between towns was between 1 to 5km in size. For C22 Berkswell was	All three parcels (GBP 79, GBP 80 and GBP 81) were assessed as making a moderate overall contribution to Green Belt purposes, likely similar therefore, to that of the mid-performing assessment of the Coventry parcels. There is a difference in terms of the specific aspects of the methodology and what has been considered for each purpose. Therefore, it is difficult to directly compare the results of the neighbouring Coventry parcels that those assessed within Solihull for Purposes A, B or C. In respect of Purpose D, Solihull's parcels were also assessed as making no contribution due to the distance

Parcel / broad area ref	Neighbouring authority: adjacent parcel/broad area	Assessment outcome of relevant parcel / broad area	Comparison with outcome of Solihull's GBA
		considered a town, whereas BG3 looked towards Balsall Common. • Purpose C – both parcels scored 3/4 reflecting the parcel's openness and considering significance of boundaries. • Purpose D – neither parcel were deemed to contribution to Purpose D as they did not overlap with a Conservation Area within an historic town or have an intervisibility between the historic core of a historic town. • Purpose E – all parcels made an equal contribution.	between the historic core of Coventry and the parcel, similar that the conclusion that was drawn within the Coventry study. A blanket approach to Purpose E was utilised in both studies.
BA 8	South Warwickshire: BA2	Overall Assessment: moderate contribution • Purpose A – no contribution, as the broad area is not adjacent to Coventry or Redditch. • Purpose B – weak contribution. The broad area is located between Henley-in-Arden and Solihull, Henley-in-Arden and Stratford-upon-Avon, Henley-in-Arden and Warwick and Stratford-upon-Avon Warwick; however, the gap is for sufficient scale. • Purpose C – strong contribution. • Purpose D – no contribution. • Purpose E – moderate contribution.	The broad area assessed within Solihull, BA 8, was assessed as making the same contribution to Purpose A, C, D and E as the adjacent broad area in South Warwickshire. There is a difference in Purpose B as the South Warwickshire assessed looked at a different list of towns, which was applicable in their authority area. The broad area in Solihull is not considered to be within any of the gaps between the neighbouring towns in the South Warwickshire assessment.

6. Areas of fundamental importance to the Green Belt

6.1 Overview

As set out in Section 3, the NPPF and PPG now require consideration of whether the release of Green Belt land *"…would fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan."* (NPPF, paragraph 146). The PPG sets out that when coming to this judgement, authorities should consider "*…whether, or the extent to which, the release or development of Green Belt Land would affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way*" (Green Belt PPG, paragraph 008). This can only take place when a Council has identified which land would be released from the Green Belt.

Therefore, this section identifies areas of 'fundamental importance' across the Green Belt in Solihull, taking a high-level strategic view of the Green Belt as a whole. This analysis is intended to provide evidence for the Council to underpin any future 'fundamentally undermine' test that will need to be set out as part of an exceptional circumstances case when reviewing Green Belt boundaries.

Areas of 'fundamental importance' are those which perform a strategically important role against the Green Belt purposes within the context of the wider Green Belt across the plan area and are therefore considered the most sensitive to change. It should be noted that the areas do not necessarily align with boundaries used in the GBA.

6.2 Analysis and identification of areas of fundamental importance

The approach to identifying areas of fundamental importance has considered the different areas of Green Belt across Solihull and the role these play in terms of the Green Belt purposes. This analysis has also been guided by the history and original designated purpose of the West Midlands Green Belt, including consideration of the Meriden Gap.

Areas where clusters of two or more parcels/broad areas that were assessed as making a strong contribution to the same purpose were identified and reviewed (with a focus on Purposes A, B and C), whilst also considering the overall assessment conclusion. Whilst all parcels and broad areas were assessed for their contribution to Purpose D, however, as there was only a limited number of parcels which made a strong contribution (4 out of 91), it was deemed that there was only a very limited area that could be identified as fundamentally important for Purpose D at a very localised level. Therefore, taking a high-level strategic view, there are no areas of fundamental importance in respect of Purpose D. As set out in Section 4.2.3, all parcels and broad areas were deemed to equally contribute to Purpose E ('moderate contribution'). Therefore, there are no areas are of fundamental importance in respect of Purpose E.

6.2.1 History of the West Midlands Green Belt and original designated purpose

The West Midlands Green Belt was first tentatively agreed in 1955, before formally being designated in 1975. Following the industrial revolution, Birmingham and the Black Country were undergoing a significant increase in growth, particularly in the inter-war years, resulting in a lot of ribbon development coming out from the conurbation. As such the Green Belt was originally designated to stop the sprawl of the conurbation, with there being the concern that the conurbation would potentially end up merging with Coventry if nothing was put in place to stop it.

The region of Green Belt between Solihull/Birmingham and Coventry has become known as the Meriden Gap. The Meriden Gap has previously been highlighted as "*strategically important*" through the Inspectors Report for the adopted 2013 Solihull Local Plan[42], and the Regional Spatial Strategy (RSS) Panel Report highlighted the "*importance of the Meriden Gap in keeping Birmingham/Solihull and Coventry apart*"[43]. The Meriden Gap as shown in Figure 2 in Section 2.2, is defined as the east-west region of Green Belt between

[42] See: https://www.solihull.gov.uk/sites/default/files/migrated/Planning_LDF_SolihullLP.pdf

[43] West Midlands Regional Spatial Strategy Phase Two Revision, (2009), Report of the Panel: Volume 1 - Report

Solihull / Birmingham and Coventry, and does not include the region to the south of the conurbation to the west of the M42, or to the north of Birmingham Airport and the NEC. Previous Green Belt policy under 'PPG 2: Green Belts', that "*wherever practicable a Green Belt should be several miles wide*", which although would have been given consideration in the RSS and earlier plans, it is not included as a consideration within the NPPF (2024).

6.2.2 Areas of Fundamental Importance

Based on the analysis, four areas of fundamental importance have been identified, as detailed below and indicatively illustrated in Figure 11. Three of these areas are within the Meriden Gap, with another areas identified to the south of the Solihull/Shirley. In these areas, future growth should be considered carefully to ensure that it does not fundamentally undermine the purposes of the Green Belt taken together across the plan area.

Area of Green Belt within the Meriden Gap (Area 1)

The area of Green Belt which sits within a large section of the Meriden Gap between Solihull/Birmingham and Coventry has been identified as an area of fundamental importance to the wider Green Belt, particularly for Purposes B and C which led to clusters of parcels/broad areas with strong overall contributions to Green Belt purposes.

In respect of Purpose B, this area of Green Belt prevents the physical and perceptual merging of neighbouring towns. The Green Belt between Solihull/Birmingham and Coventry, although not unique in preventing the merging of two cities (for example, the Green Belt between Bristol and Bath), is unusual in terms of it being a relatively undeveloped area of Green Belt with few inset settlements, that separates two cities of such scale (particularly Birmingham/the West Midlands conurbation). Although, this gap is of a reasonable size, any significant development would substantially decrease the gap between Solihull and Coventry. Additionally, this area of Green Belt also prevents the towns of Knowle, Dorridge and Bentley Heath and Balsall Common from merging. It is therefore a fundamentally important area for preventing the merging of neighbouring towns.

In respect of Purpose C, this area of Green Belt is rural and open in character, with an absence of built form and lack of visual links to towns/urban development (with views towards the existing built form restricted by topography, vegetation and intervening infrastructure, including the M42 and HS2 works) emphasising the sense of openness of this area. It is noted that whilst HS2 is present in this area of Green Belt, it is likely to have a lesser impact on the sense of openness at the overall scale of this area. This is therefore a fundamentally important area for maintaining openness and preventing encroachment on the countryside.

The identification of this area of fundamental importance supports the position that the wider Meriden Gap is strategically important.

Areas of Green Belt located between towns (Areas 2a and 2b)

There are two areas of clusters of parcels/broad areas with strong overall contributions to Green Belt purposes, with a particular focus for Purpose B in preventing the merging of neighbouring towns. These areas are therefore identified as fundamentally important for the wider Green Belt.

The gap between Solihull and Knowle, Dorridge and Bentley Heath has been identified as an area of fundamental importance as it prevents the physical and perceptual merging of these towns. This gap is relatively small, especially considering the size of Solihull. The M42 runs through this area which would provide a physical barrier that could visually prevent the coalescence of these neighbouring towns, however, substantial development in this area would result in these towns becoming physically closer and the gap narrowing. It is therefore a fundamentally important area for preventing the merging of neighbouring towns.

The gap between Balsall Common and Coventry has been identified as an area of fundamental importance to the wider Green Belt as it prevents the physical and perceptual merging of these towns. The gap between these two towns is smaller in comparison to some of the other gaps between towns across Solihull. The West Coast Main Line and the HS2 route runs through this area which would provide a physical barrier that could visually prevent the coalescence of these neighbouring towns, however, substantial development in this area would result in these towns becoming physically closer and the gap narrowing. It is therefore a fundamentally important area for preventing the merging of neighbouring towns. Furthermore, the gap

between Balsall Common and Kenilworth, has been identified as a continuation of this area of fundamental importance due to also preventing the merging of these two towns.

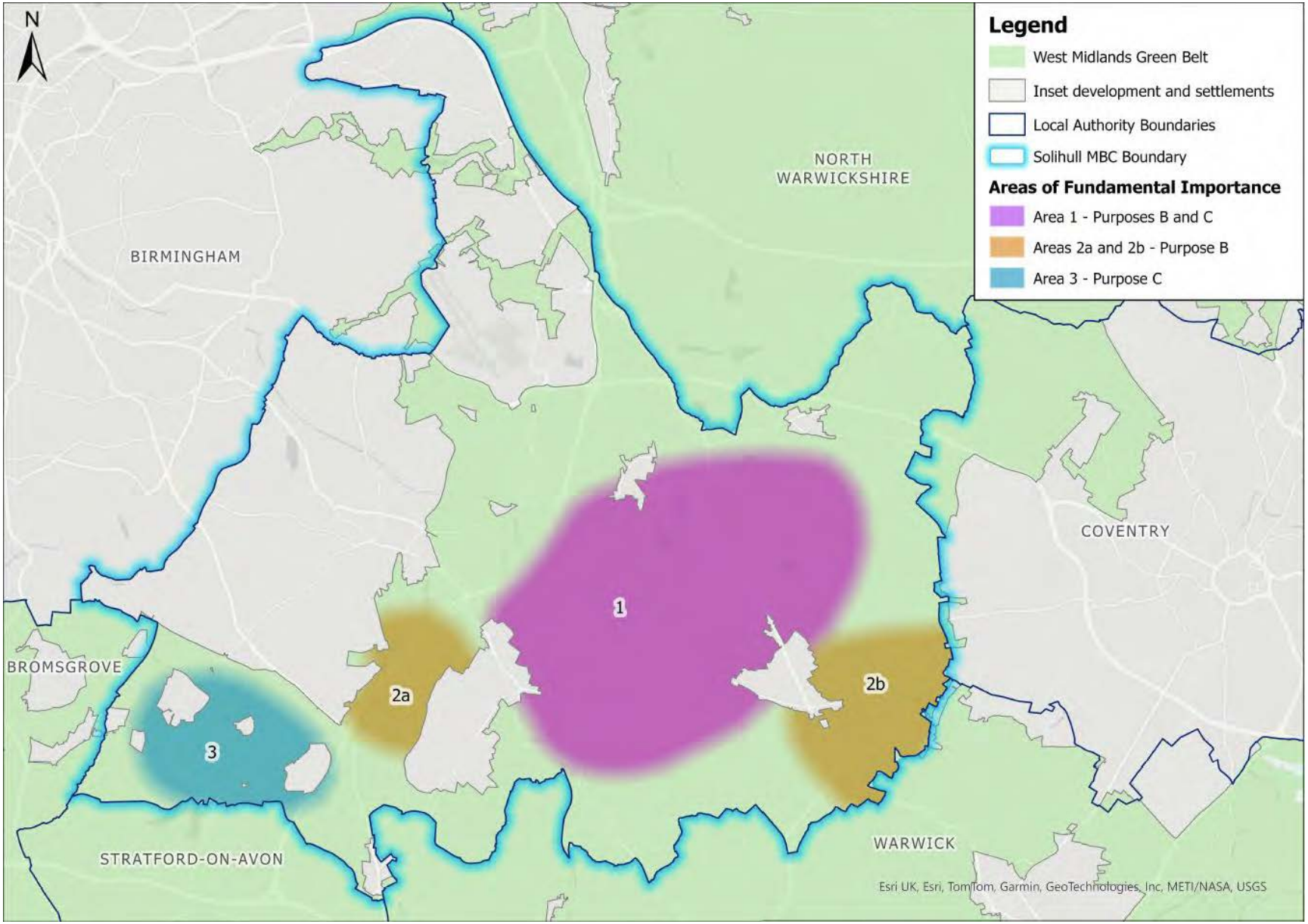
The identification of this area of fundamental importance supports the position that the wider Meriden Gap is strategically important.

Area of Green Belt to the south and southwest of Solihull/Shirley (Area 3)

The area south and southwest of Solihull/Shirley has been identified as an area of fundamental importance to the wider Green Belt, with multiple parcels/broad areas which make a strong or moderate contribution to the overall assessment. There is a focus in this area on Purpose C, with parcels/broad areas for Purpose C, with clusters of strong contributions towards maintaining openness and preventing encroachment on the countryside.

This area includes the existing and proposed inset villages of Cheswick Green, Dickens Heath, Tidbury Green and the Blythe Valley Business Park, and stretches beyond the M42 towards Knowle, Dorridge and Bentley Heath. This area is rural in nature with an open character and lack of built form (outside the inset areas), with there being long line views across this area providing a strong degree of openness. The Green Belt in this area may also be considered to assist in protecting the rural setting of these villages, with Cheswick Green, Dickens Heath and Tidbury Green, being very close to Solihull/Shirley. It is therefore identified as a fundamentally important area in maintaining this openness and preventing encroachment on the countryside.

Figure 11. Indicative areas of Fundamental Importance across Solihull's administrative area



6.3 Next steps on Fundamentally Undermine

This analysis has identified areas of fundamental importance based on the overall assessment conclusions for the parcels/broad areas, and highlighting the key role they play for particular Green Belt purposes. The fundamentally undermine test needs to consider the purposes ‘taken together’ and how they serve the purposes in a ‘meaningful way’ for Green Belt release. The outcome of this assessment should be considered as a first step in this context, noting that these areas could still accommodate some development, and that development outside of these areas could still fundamentally undermine the Green Belt when applying the national policy requirements. It will be for the Council to undertake a balanced judgement based on the scale and location of the proposed land for release in the Local Plan. These areas should be considered by the Council when establishing their spatial strategy, and when reviewing their proposed sites for release in the Local Plan (if any) to establish whether they would fundamentally undermine the remaining Green Belt.

The performance of the Green Belt against these purposes should be revisited as part of selecting land to be released from the Green Belt and applying the 'fundamentally undermine' test once the scale, design and location for future planned development is known. This will need to consider the Green Belt purposes taken together and how the release would affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way. In addition, and as ascertained from a review of recent planning appeals (see Section 3.4), the proportional loss of Green Belt should also be considered in relation to the totality of the Green Belt within a local authority. The smaller the proportional loss, the less likely that loss would fundamentally undermine the purposes (taken together) of the remaining Green Belt.

7. High level identification of potential land for Green Belt designation

7.1 Overview

This section provides:

- An overview of the national policy context in relation to designation of new Green Belt land and a review of case studies from other local authorities who have sought to extend their Green Belt designation;
- The local policy context in Solihull;
- A review on whether any land within Solihull may be suitable to be added to the Green Belt designation; and
- Consideration of whether an exceptional circumstances case could exist if land was identified to be included in the Green Belt in the future in accordance with the criteria set out in paragraph 144 of the NPPF.

7.2 Policy Context and Case Studies

7.2.1 National Planning Policy Framework (2024)

Paragraph 144 of the NPPF makes clear that new Green Belts (taken to include both completely new and extensions to existing) "*…should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions*."

It adds that: "*Any proposals for new Green Belts should be set out in strategic policies, which should:*

a) demonstrate why normal planning and development management policies would not be adequate;

b) set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;

c) show what the consequences of the proposal would be for sustainable development;

d) demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and

e) *show how the Green Belt would meet the other objectives of the Framework*." (paragraph 144).

There is no direct reference within the PPG to support the NPPF in this regard.

The Planning Advisory Service 'Planning on the Doorstep: The Big Issues – Green Belt' guidance confirms land can only be included in Green Belt to achieve the five purposes of Green Belt (as set out in paragraph 143). Therefore, land proposed for inclusion in the Green Belt should be assessed against the five purposes to identify the level of contribution made and whether the land contributes to the overall aim of the Green Belt.

Paragraph 142 of the NPPF states that: "*The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence*.'

7.2.2 Case Studies

A review of case studies from other local authorities shows that there are very few instances where local authorities have sought to extend their Green Belt designation.

New Green Belt has in some cases been introduced through Local Plans as a result of minor boundary modifications, and one of the few examples where areas of new Green Belt have been proposed and subsequently adopted at Examination is the Places for Everyone Joint Development Plan for Greater Manchester. Of the 49 sites originally proposed for addition to the Green Belt, through the plan examination the Inspector deemed that 19 of them demonstrated exceptional circumstances to justify inclusion in the Green Belt. In the case of the Northumberland Local Plan, the County Council proposed a Green Belt extension around the Morpeth area which the Inspectors agreed with. In the case of Cheshire East Council, a proposal to extend the Green Belt designation was rejected by the Inspector at the Local Plan Examination, and alternative policy options were pursued instead.

The following sections provide further detail on the above case studies.

Greater Manchester Places for Everyone Joint Plan

The Places for Everyone Joint Development Plan proposed a number of new areas of Green Belt. Paragraph 1.48 of the Places for Everyone Plan (Publication Stage) (August 2021) states: "*We are also proposing to add new Green Belt where we have identified land that meets the purposes of Green Belt. These proposals have been incorporated into the Places for Everyone Plan as part of the overall proposals*."

New Green Belt was proposed within Bolton, Bury, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan, with 49 sites in total proposed as new Green Belt.

As part of the evidence base, the Greater Manchester Combined Authority (GMCA) prepared a Green Belt Topic Paper (July 2021).[44] Appendix 3 of the Topic Paper provided an assessment of the proposed new areas of Green Belt against the NPPF criteria in paragraph 139 (now paragraph 144). It also identified the evidence which has fed into the assessment. GMCA concluded that the sites identified served at least one Green Belt purpose and met all five criteria to establish new Green Belt in paragraph 139 (now paragraph 144).

The Plan was submitted for Examination on 14 February 2022. Prior to the hearing sessions commencing, the Inspectors issued the document 'Matters, Issues and Questions relating to Green Belt additions' in July 2022 (document ref: IN11).[45] The Inspectors note the following:

"*National policy advises that, once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. The GMCA response to PQ33 advises that the exceptional circumstances are that each of the sites proposed to be added to the Green Belt serves at least one of the five purposes of Green Belt set out in NPPF 138 and meets all five criteria to establish new Green Belt in NPPF 139. We are particularly interested, for each site, in what the major changes in circumstances are that have made the adoption of this exceptional measure necessary, and why normal planning and development management policies would not continue to be adequate."*

Following the Inspectors Matters, Issues and Questions, the GMCA submitted a revised approach to considering whether each of the Green Belt additions made in the Plan was justified. This was based on a Court of Appeal judgement. The approach considered whether there were exceptional circumstances for each Green Belt addition, based on whether there had been a fundamental change in circumstances since the extent of the Green Belt was established previously and/or whether the change was needed to correct an anomaly where the existing Green Belt boundary did not follow a readily recognisable physical feature. Applying this revised approach to the 49 sites, GMCA concluded that only 17 of them met these requirements and therefore GMCA supported only 17 of the original 49 sites as Green Belt additions.

[44] https://www.greatermanchester-ca.gov.uk/GMCAFiles/PFE/Supporting%20documents/07%20Greener%20Places/07.01.25%20Green%20Belt%20Topic%20Paper%20and%20Case%20for%20Exceptional%20Circumstances%20to%20amend%20the%20Green%20Belt%20Boundary.pdf

[45] https://www.hwa.uk.com/site/wp-content/uploads/2022/10/IN11-MIQs-Green-Belt-additions-v1.pdf

Following the examination hearings, the Inspectors[46] found that exceptional circumstances were fully evidenced and justified for the 17 sites proposed by the GMCA but the Inspectors also identified a further two sites which they recommended should be designated as additional Green Belt. In total, 19 Green Belt additions were included in the Plan, and the Inspectors noted that they agreed with the GMCA's revised approach to assessing additional Green Belt.[47] The remainder of the previously proposed 49 sites were deleted from the Plan as the Inspectors concluded that exceptional circumstances had not been fully evidenced for these additions. The Places for Everyone Joint Development Plan was successfully adopted in March 2024.

A High Court challenge was made by Save Greater Manchester Green Belt Ltd (SGMGB) in January 2025 to the adoption of the Places for Everyone Plan[48]. SGMGB argued that the Inspectors had treated a "fundamental change in circumstances" or the correction of a boundary anomaly as the only lawful bases for new Green Belt designations, wrongly interpreting the case law on this matter.

The Judge confirmed there was no "strict legal test" requiring there to be a fundamental change of circumstances (or boundary anomaly) for there to be exceptional circumstances justifying an addition to the Green Belt. She acknowledged that whilst it was unfortunate that GMCA only identified its revised criteria late in the examination, it was lawful for decision-makers to set out criteria to guide whether the exceptional circumstances test was met. It was noted that the GMCA's original reliance on paragraph 139 of the NPPF 2021 had been a legitimate "proxy" for assessing exceptional circumstances. Similarly, the GMCA's revised two criteria: a fundamental change in circumstances, and the correction of an anomalous boundary were both lawful and relevant considerations. However, there was no legal requirement to limit consideration to those criteria or to replace the former criteria with the latter. This notwithstanding, the Judge observed that the Inspectors had identified a third broader category on their own, namely whether "there were circumstances relating to a site that need addressing". As this was not part of the legal criteria that had been proposed by the GMCA, it was held the Inspectors had not adopted GMCA's submissions as a legal test constraining their consideration of other factors, such that there was no legal error. The claim was therefore dismissed.

Northumberland Local Plan Examination

Northumberland County Council proposed a Green Belt extension around the Morpeth area on the basis that the Regional Planning Guidance in 2002 had originally identified an extension to the Green Belt, and this was defined generally within the text of the Northumberland Structure Plan (2005). The precise boundaries of this extension had however not been defined.

Paragraph 6.2 of the Council's Hearing Statement on Green Belt (Matter 3) sets out their justification for the Morpeth Green Belt Extension: "*The outer boundary has been identified to reflect the area described within saved Policy S5 of the Northumberland County and National Park Joint Structure Plan Policy S5 – Extension to the Green Belt (2005) (NCC.19.36). It is the view of the Council that, in line with paragraph 135 of the NPPF, the general extent of the Morpeth Green Belt extension is already established. Therefore other outer boundary options which differ from the area described in saved Policy S5 would represent a change to the Green Belt and would require exceptional circumstances.*"[49]

The Council did not consider it necessary to set out exceptional circumstances to justify the Green Belt extension around Morpeth as the general extent of this area was already established through the Structure Plan. This is explained in Paragraph 9.6 of the Council's Hearing Statement on Green Belt (Matter 3):

"*The Council has not set out exceptional circumstances to justify the Green Belt extension around Morpeth as this area of the Green Belt is an established general extent, in line with paragraph 135 of the Framework,*

[46] See 'Issue 52' paragraphs 868-933: https://www.greatermanchester-ca.gov.uk/media/9282/pfe-inspectors-report-01-final.pdf

[47] See 'Issue 52 paragraph 871: https://www.greatermanchester-ca.gov.uk/media/9282/pfe-inspectors-report-01-final.pdf

[48] Save Greater Manchester Green Belt Ltd v Secretary of State for Housing Communities and Local Government [2025] EWHC 2742, see Save Greater Manchester Green Belt -v- Local Government Secretary and others - Press Summary

[49] https://northumberland.objective.co.uk/file/5486843

adopted within policy S5 of the Northumberland County and National Park Joint Structure Plan Policy S5 – Extension to the Green Belt (2005) (NCC.19.36). Boundaries have not yet been identified in this area and therefore would not represent an alteration to established Green Belt boundaries, requiring exceptional circumstances to be proven, as per paragraph 136 of the Framework."

The Council submitted its Local Plan in May 2019 and it was adopted in March 2022. At paragraph 144 of the Inspector's Report, the Inspector considered whether the Morpeth Green Belt extension represented new Green Belt:

"*The area of land defined within policy S5 is currently within the general extent of the Green Belt as referred to in paragraph 139 of the Framework. Defining the boundaries in accordance with policy S5 does not therefore involve setting a new Green Belt. Nor does defining the boundaries involve altering boundaries as referred to in paragraph 140 of the NPPF because there are none to alter. Accordingly, exceptional circumstances are not required to define the outer boundaries of the Green Belt nor to identify the precise boundaries around settlements. Even if it could be plausibly argued that this view is not correct, defining these precise boundaries in accordance with policy S5 of the JSP would provide the necessary exceptional circumstances.*"[50]

Cheshire Local Plan Examination

Cheshire East Council identified through their 'New Green Belt and Strategic Open Gap Study' (2014) that the land gap between Crewe and Nantwich is narrow and is mostly occupied by highways infrastructure, with development visible on the opposite side. This evidence resulted in the proposed designation of new Green Belt adjacent to Crewe within Policy PG3 of the Local Plan Strategy (2014), with a justification of maintaining 'strategic openness of the gap between Crewe and the Potteries'.

The Inspector published his interim views on the Legal Compliance and Soundness of the submitted Cheshire East Local Plan on 12th November 2014 and provided subsequent clarification in a letter dated 28th November 2014. With regard to the proposed new area of Green Belt, the Inspector commented:

"*…there seems to be insufficient justification for establishing a new Green Belt in the south of the district.*" (Section A, paragraph 4).[51]

In particular, the Inspector highlighted the following points needed to be addressed in relation to proposals to establish new Green Belt (in paragraphs 91 and 92 of his interim views, and paragraph 2vi of his clarification letter):

- Identify exceptional circumstances needed to establish proposed new Green Belt;
- Provide evidence to support the likely extent of the new Green Belt;
- Set out implications of proposed development within the new Green Belt search area;
- Demonstrate the other policy is insufficient and new Green Belt is therefore required; and
- Include proposed detailed boundaries of new Green Belt.

When reviewed against NPPF requirements for the extension of Green Belt, such as an ability to demonstrate exceptional circumstances and a consideration of whether other development management policies are inadequate, it was considered that alternative policy options may be more appropriate.

During the suspension of the examination, a Strategic Green Gap Policy was proposed (Policy PG 5 Strategic Green Gaps), with the purpose of protecting the setting and separate identity of settlements, retaining the

[50] https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Local%20Plan/Northumberland-Local-Plan-Report-Final-26-January-2022.pdf

[51] https://moderngov.cheshireeast.gov.uk/documents/s57237/Appendix%201a%20Inspectors%20Interim%20Views.pdf

existing settlement patterns and retaining benefits of open land near to where people live. Following the recommenced examination hearing sessions, the Inspector concluded:

"*In my Interim Views (Appendix 1), I considered there was insufficient evidence and no exceptional circumstances to justify establishing a new Green Belt in this locality…CEC subsequently proposed a new Strategic Green Gaps policy covering a similar area, following advice from their consultants. At the heart of this policy is the need to manage the rapidly changing settlement pattern in south Cheshire, particularly due to the growth of Crewe… Without such a policy, development could begin to erode the gaps between existing settlements and possibly lead to their coalescence if only protected by the open countryside policy...Consequently, with the recommended modifications, the purpose and proposed approach to the designation of Strategic Green Gaps within the area to the south, east and west of Crewe is appropriate, fully justified, effective, positively prepared, soundly based and consistent with national policy*." (Cheshire East Local Plan Inspector's Report, paragraph 105-110).[52]

The Cheshire East Local Plan Strategy was adopted in 2017.

7.3 Local policy context

In the Solihull Local Plan (adopted 2013), the Council had added two sites to the Green Belt near to Tidbury Green (they were previously removed from the Green Belt and reserved as safeguarded land in Solihull's previous plans). Following adoption of the plan, a legal challenge[53] was brought by Gallagher Homes Ltd and Lioncourt Homes Ltd who were the intended developers of these sites. It was claimed the Council acted unlawfully in adopting the Local Plan on three grounds, with Ground 3 relating to Green Belt policy, and being as follows:

"*The Council adopted a plan without regard to the proper test for revising Green Belt boundaries set out in the national policy, again contrary to the requirements to have regards to national policy and adopted a sound plan".*

In conclusion of the legal challenge, the Judge deemed that the Inspector of the Local Plan:

"…did not adopt the correct approach to the proposed revision of the Green Belt boundary to include the Sites, which had previously been white, unallocated land. He performed an exercise of simply balancing the various current policy factors, and, using his planning judgement, concluding that it was unlikely that either of these two sites would, under current policies, likely to be found suitable for development. That, in his judgment, may now be so: but that falls very far short of the stringent test for exceptional circumstances that any revision of the Green Belt boundary must satisfy. There is nothing in this case that suggests that any of the assumptions upon which the Green Belt boundary was set has proved unfounded, nor has anything occurred since the Green Belt boundary was set that might justify the redefinition of the boundary." (paragraph 135)

Following this legal challenge and an unsuccessful appeal, these two sites remained as inset areas of the Green Belt and have subsequently been developed.

Whilst the 2020 Solihull Local Plan was not adopted, it did not propose any additional land to be designated as Green Belt.

7.4 Identification of potential land for Green Belt designation

A high-level desktop review of the Green Belt in Solihull was undertaken to identified whether there is any land within Solihull that may be suitable to be added to the Green Belt, noting that the Green Belt within Solihull already covers approximately two thirds of the land within the Borough.

The review found that there is no land outside of the urban areas or inset settlements that is undeveloped and not already in the Green Belt. There are some undeveloped areas within the urban areas and inset settlements, however if designated some of these areas would result in isolated islands of Green Belt.

[52] https://moderngov.cheshireeast.gov.uk/documents/s57236/Appendix%201%20Inspectors%20Final%20Report.pdf

[53] https://caselaw.nationalarchives.gov.uk/ewhc/admin/2014/1283?query=CO%2F17668%2F2013

Notwithstanding, an exceptional circumstances case is unlikely to be justified for their inclusion that met all the requirements of the NPPF (see section 7.5).

7.5 NPPF Paragraph 144, criterion

Whilst no new land has been identified for inclusion in the Green Belt through this GBA, a high-level analysis of the NPPF paragraph 144 criterion has been conducted to allow for any future considerations should this be explored again during production of the latest Solihull Local Plan. As an example, this could be triggered if the plan proposed a new settlement or major urban extension.

Following the SGMGB High Court decision, it is acknowledged that the criteria in paragraph 144 are not the only criteria that could be considered lawful and relevant in assessing additions to Green Belt. The Inspectors in the Places for Everyone Plan Examination used the two criteria put forward by GMCA: a fundamental change in circumstances, and the correction of an anomalous boundary, as well as a third broader criteria, whether there were circumstances relating to a site that need addressing. Only the fundamental change in circumstances (within Criterion B) and the anomalous boundary criteria are addressed in this report as there are no details at this stage on sites that will come forward as part of the Solihull Local Plan.

7.5.1 Criterion A

Criterion A is as follows: "*demonstrate why normal planning and development management policies would not be adequate.*"

The Solihull Local Plan that was adopted in 2013 remains the adopted plan that planning applications are determined against. A review of the adopted Development Management policies has not been undertaken to determine whether the policies would be adequate or inadequate in respect of this criterion. However, there are a few alternative policies which could be applied instead of designating additional land as Green Belt. These include the following and are considered in turn below:

- A green gap policy
- Local Green Space designation

Green Gap Policy

If the main intention of the proposed new areas of Green Belt is preventing the merging of settlements, then the Council could consider a new policy focused on protecting green gaps. As set out in Section 7.2.2 above, Cheshire East Council applied a Strategic Green Gap policy as an alternative to a Green Belt extension around Crewe. Preston City Council also has an 'Area of Separation' policy which has the same effect. The overarching aim of such policies is to protect the separate identity of settlements, to prevent coalescence, and to retain the existing settlement pattern by maintaining the openness of the land.

Local Green Space Designation

Paragraph 005 of the PPG on Open Space states that: "*Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.*" (Reference ID: 37-006-20140306).

The NPPF at paragraph 107 notes that the Local Green Space designation should only be used where the green space is:

"(a) in reasonably close proximity to the community it serves;

(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

(c) local in character and is not an extensive tract of land."

This designation could be applied to smaller scale sites or parts of sites (i.e. not extensive tracts of land) if it can be shown they are demonstrably special to the local community and meet the requirements of the NPPF.

7.5.2 Criterion B

Criterion B is as follows: "*set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary*."

Paragraph 144 of the NPPF specifically refers to new settlements or major urban extensions as representing examples of an exceptional circumstance: "*New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions*."

There are currently no plans for new settlements or major urban extensions within Solihull which would constitute an exceptional circumstance requiring the establishment of new Green Belt, due to the majority of land outside of existing developed areas already being covered by Green Belt.

7.5.3 Criterion C

Criterion C is as follows: "*show what the consequences of the proposal would be for sustainable development."*

It is not possible to assess this criterion at the current stage of the Solihull Local Plan without specific proposals.

7.5.4 Criterion D

Criterion D is as follows: "*demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining area."*

The original aim of the West Midlands Green Belt was to prevent the outward expansion of the West Midlands conurbation into the countryside and the surrounding towns and villages. Due to the limited changes to the West Midlands Green Belt as a whole since designation, it is unlikely that any land that was identified for addition to the Green Belt would be deemed necessary to contribute to Green Belt purposes. Therefore, it would be difficult to demonstrate a necessity for additional Green Belt.

If any land was identified, consideration would need to be given to 'consistency with strategic policies for adjoining areas' and whether there would be any implications for any of the adjoining authorities.

7.5.5 Criterion E

Criterion E is as follows: "*show how the Green Belt would meet the other objectives of the Framework."*

The extent to which any additional land meets the objectives of the Framework will need to be evaluated within the sustainability appraisal. However, as the ethos of the NPPF is to achieve positive growth and deliver sustainable development through the planning system, any proposals which only focus on restricting development is unlikely to contribute towards these aims.

In addition, it is likely that there could be benefits pertaining to establishing new Green Belt relating to certain sustainability criteria, including protecting the openness of land and the visual character of the landscape, as well as retaining greenfield land, agricultural land, and green infrastructure. It is recommended that this is fully evaluated through a sustainability appraisal.

7.5.6 Additional criteria used in the Place for Everyone Plan Examination - correction of anomalous boundaries

During the GBA a number of boundary anomalies were identified in the existing extent of the Green Belt which could be corrected to provide clearer boundaries (see examples in Figure 11). An exceptional circumstances case is still required for these amendments (noting some of these are very minor in nature likely reflecting historic drafting techniques), although the justification for making these is not expected to be complicated.

Figure 12. Examples of anomalous boundaries in Solihull's Green Belt



Source: Map of planning data for England (Map of planning data for England | Planning Data). © Crown copyright and database rights 2026. Released under OGL.

7.6 Conclusion

No additional land for inclusion in the Green Belt has been identified through this GBA, and taking each of the NPPF criterion in turn it is likely that if any land in the future was identified, there would not be the demonstrated necessity for an extension to the Green Belt beyond its current extent in Solihull.

8. Next steps

This Stage 1 GBA forms an important part of the Council's evidence base, to be considered alongside other pieces of evidence when selecting the most sustainable locations for growth. The assessment has set out how each parcel and broad area performs against the five purposes of the Green Belt, before determining whether it should be considered potential grey belt or not.

The findings of this Stage 1 report should be followed up with a more granular assessment to assess the performance of discrete, smaller sites within the Green Belt. This would need to follow a similar assessment approach to Stage 1, considering the contribution each site makes to the five Green Belt purposes, and the potential to be identified as grey belt. It should also include a harm assessment which considers the impact on the remaining Green Belt of potentially removing the site, along with any cumulative impacts based on all reasonable site options being released from the Green Belt and account for resultant future Green Belt boundaries where these would necessarily be different to site boundaries in order for them to be more defensible in the long term. This work could be undertaken as a stand-alone Stage 2 assessment, or the requirements are included within the site selection methodology for the Local Plan. In respect of this, it is recommended that as part of a site-specific assessment, the sites contribution to the Green Belt purposes is assessed alongside considering the potential harm to both the purposes and the function of the wider Green Belt if the site was removed.

For the Local Plan, in taking sites forward for further consideration with the intention of releasing Green Belt land for development, the Council will need to apply the new sequential approach to Green Belt release, as set out in paragraph 148 of the NPPF. This requires consideration of previously developed Green Belt land first, followed by grey belt (which is not previously developed), and then other Green Belt locations, and at all stages taking into account the need to promote sustainable patterns of development. Further work would be needed to build on this GBA, including identification of previously developed land and confirmation of grey belt status.

Where the Local Plan identifies any Green Belt land for release, the Council will need to develop an 'exceptional circumstances' case to justify altering Green Belt boundaries. In developing the exceptional circumstances case it will be necessary to demonstrate that all other reasonable options for meeting identified development needs have been fully examined, in accordance with paragraph 146 of the NPPF (including the fundamentally undermine test as detailed in section 6). The Council will also need to demonstrate that their strategy makes as much use as possible of suitable brownfield sites and underutilised land, optimises the density of development, and has been informed by discussions with neighbouring authorities (particularly around any unmet development needs). The exceptional circumstances case should also consider the impact on sustainable patterns of development if Green Belt boundaries were not altered.

This study has identified both parcels and broad areas that could be considered potential grey belt at this stage, assessing whether the parcel/site performs strongly against Purposes A, B or D and contains any relevant footnote 7 constraints which may impact on the development potential. Parcels and broad areas that contained no footnote 7 constraints and did not perform strongly against Purposes A, B and D, have been considered potential grey belt at this stage. The assessment considered the land within the parcel/broad area boundary; therefore, any potential adjacent footnote 7 constraints would need to also be assessed to consider any wider impact on the development potential of the land within the Green Belt e.g. Impact Risk Zones for SSSI or the setting of Listed Buildings.

It should be noted that parcels/broad areas were assessed as if the full area was developed and did not consider any specific schemes. As such, until the proposed development scheme is known or clear assumptions or policy requirements put in place, the grey belt status cannot be confirmed. This applies to their contribution to Purposes A, B and C, and in particularly when footnote 7 constraints are present as it is not known how development of the parcel/site would impact on these. Therefore, parcels/broad areas which have been identified as potential grey belt, may not be identified as such once a proposed scheme is known. Furthermore, in some cases, sites that have not been identified as potential grey belt at this stage, could still be considered grey belt when a planning application or proposed scheme is considered on the site. The design, scale or location of the site will further inform whether the site would be considered grey belt or not when going through the Local Plan or Development Management process.

Whilst this report can inform Development Management decisions on planning application, it would need to be supported with further site specific assessments (following the approach taken at recent appeal decisions) to ensure the NPPF requirements are met. This includes establishing where the proposed development is not inappropriate development in the Green Belt as set out by paragraph 155 of the NPPF, and pass the 'tests' set out in the PPG (see Figure 3), including whether the site is in a sustainable location, if there is a demonstrable unmet need for the development proposed, and whether the development of the site would not fundamentally undermine the purposes of the remaining Green Belt (see section 6).

Draft National Planning Policy Framework (December 2025)

In December 2025, the Government commenced a consultation on proposed reforms and other changes to the planning system. The consultation closed on 10 March 2026.

The consultation included a new draft version of the NPPF. There are minor changes to the Green Belt sections of the NPPF, however, the aims and purposes of the Green Belt have stayed the same. One of the key changes is in relation to the definition of grey belt in Annex B, which no longer refers to footnote 7 and states: *"For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in policy GB2."*

Under transitional arrangements, Solihull's Local Plan will be assessed based on the December 2024 NPPF, and therefore the draft NPPF has had no implications on this study. However, in the scenario where Solihull's Local Plan is submitted post-December 2026, the revised NPPF is likely to become the version the plan is examined against. Assuming, the draft NPPF is adopted as proposed, the consideration of footnote 7 constraints will no longer be factored into as part of the grey belt determination. Therefore, any parcels or broad areas that have been categorised as "Yes (footnote 7 constraints)" in this study will automatically become a "Yes" in terms of their grey belt potential.

Appendix A – Policy, Guidance and Experience Elsewhere Review

A.1 Review of recent appeals

It is useful and necessary to examine case law as it provides guidance on the interpretation of key terms/concepts within the NPPF, hence increasing the robustness of the study as a whole. It is important to consider the impact of these judgements on Green Belt Assessment methodologies and approaches since Inspectors may consider this at Independent Examination as was the case in North Hertfordshire, where the council was asked to review Green Belt outcomes with respect to recent judgements.

A.1.1 Spatial and Visual Openness

Paragraph 142 of the NPPF states that one of the fundamental characteristics of the Green Belt is its openness. The PPG states that openness consists of both visual and spatial aspects, and that the degree of activity on a site can also impact overall openness. There have been various appeals that have highlighted the important considerations surrounding the interpretation of 'openness of the Green Belt' and are therefore relevant to the assessment of the land against Green Belt purposes.

The Turner judgement (2016)[54] highlighted important considerations on openness. It states that the concept of openness should not be limited to a volumetric approach comparing the size, mass and physical effect of openness before and after development. Greenness is also a visual quality, and the preservation of the visual openness should also be considered.

> 'There is an important visual dimension to checking "the unrestricted sprawl of large built up areas" and the merging of neighbouring towns, as indeed the name "Green Belt" itself implies. Greenness is a visual quality: part of the idea of the Green Belt is that the eye and the spirit should be relieved from the prospect of unrelenting urban sprawl. Openness of aspect is a characteristic quality of the countryside, and "safeguarding the countryside from encroachment" includes preservation of that quality of openness. The preservation of "the setting … of historic towns" obviously refers in a material way to their visual setting, for instance when seen from a distance across open fields.'

Appeal cases in Three Rivers[55] and Cheshire West and Chester[56] further highlight the need to carefully consider 'openness'. In the former case, the Inspector concluded the proposal for three dwellings should be allowed as it constituted limited infill development in a village and formed appropriate Green Belt development, therefore the impact of the proposal on openness did not need to be assessed. However, that being said, the Inspector concluded that, regardless, any possible impact on openness would be offset by the removal of an existing structure with a similar footprint to the proposed development.

> 'I therefore conclude that the proposal would constitute limited infill within a village and would therefore not be inappropriate development within the Green Belt. Accordingly, there is no need to examine if very special circumstances exist to outweigh any harm arising from inappropriateness. …
>
> In view of my finding that the proposal is not inappropriate development, the impact on openness does not fall to be formally considered, but the impact of proposal on the openness of the Green Belt would be offset to a large degree by the removal of the barn that has a similar footprint to the proposed houses.'

A case in Cheshire West and Chester concerned plans for a new home to be developed on previously developed land designated as Green Belt. The site concerned was a builder's yard on the edge of a washed over village. The Inspector concluded that it could not be considered infill development, given that it was widely spaced from neighbouring houses and had frontages onto different roads. Further the development would urbanise the site and its surroundings, thereby diminishing the openness of Green Belt. The appeal was accordingly dismissed as follows.

[54] Turner v Secretary of State CLG and East Dorset Council (2016) EWHC 2728 (Admin)

[55] Planning Inspectorate (2018) Appeal Ref: APP / P1940/W/17/3183388 – Clovercourt Ltd v Three Rivers District Council

[56] The Planning Inspectorate (2018) Appeal Ref: APP/ A0665/ W/ 17/ 3190601 – Clegg v Cheshire

> ‘Indeed, in line with the 2016 Turner v Secretary of State and East Dorset Council judgement the concept of openness should not be limited to a volumetric approach comparing the size, mass and physical effect of openness before and after development. Such an approach would be far too simplistic and ignore the wider aspects of openness which goes beyond the physical effect of buildings or structures. Factors relevant include how built up the Green Belt is now and how built up would it be after development has taken place. Consequently, although it may be accepted that the proposal to redevelop a brownfield site may result in a reduced volume and footprint compared to the buildings and structures currently in place, there are wider factors that must be taken into account in defining the effect of the proposal on openness.
>
> In assessing the matter of openness there are a number of ways of determining whether there would be encroachment into the Green Belt. The effect of development as encroachment on the countryside may be in the form of loss of openness or intrusion. The Framework identifies that openness is an essential characteristic of the Green Belt.’

The Secretary of State[57] approved plans to build a replacement secondary school and new homes on land designated as Green Belt east of Guildford, after ruling that ‘very special circumstances’ had been demonstrated. He agreed with the Inspector that the scheme represented a significant development in the Green Belt which would, inevitably and significantly reduce its openness and would erode the open context of the village. Noting the substantial harm to the Green Belt, however, he ruled that the provision of new housing and a new school carried greater weight.

The Inspector’s note[58] for this appeal highlighted some key considerations in relation to Green Belt, which are relevant to this assessment:

- The two essential attributes of the Green Belt are its permanence and openness, in line with NPPF (paragraph 142);
- The key element to assess is the effect that a development has on the openness of the Green Belt;
- The ’concept of ‘openness’ is generally considered to be land being free from built development.’; and
- Although openness should be assessed on an individual site/area basis, the cumulative impact on the Green Belt of development on adjacent sites/areas should be considered.

The Supreme Court in R (Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council [2020] UKSC 3[59] has provided important clarity as to the interpretation of the openness of the Green Belt and the relationship between ‘openness’ and ‘visual impact’ within the planning judgement of the decision maker. The judgment highlighted the important distinction in planning decisions between planning judgement and legal interpretation of planning policy. While visual impact may in the context of a particular case be judged a relevant factor by a decision maker in assessing openness of the Green Belt it, in itself, will not be a strict nor mandatory determinative factor.

On the interpretation of ‘openness’ and the issue of ‘visual impact’ it was noted that:

> ‘The concept of “openness” in paragraph 90 of the NPPF [now paragraph 142] seems to me a good example of such a broad policy concept. It is naturally read as referring back to the underlying aim of Green Belt policy, stated at the beginning of this section: “to prevent urban sprawl by keeping land permanently open …”. Openness is the counterpart of urban sprawl and is also linked to the purposes to be served by the Green Belt. As PPG2 made clear, it is not necessarily a statement about the visual qualities of the land, though in some cases this may be an aspect of the planning

[57] Ministry of Housing, Communities and Local Government, Secretary of State (2018) Town and Country Planning Act 1990 – Section 78 Appeal Made by Berkley Homes (Southern) Ltd and The Howard Partnership Trust

[58] The Planning Inspectorate (2017) Report to the Secretary of State for Communities and Local Government, Town and Country Planning Act 1990 Guildford Borough Council Appeal by Berkley Homes (Southern) Ltd and the Howard Partnership Trust, APP/ Y3615/W/16/3151098

[59] https://www.supremecourt.uk/cases/uksc-2018-0077.html

> judgement involved in applying this broad policy concept. Nor does it imply freedom from any form of development.'

Importantly, the Supreme Court reinforced the importance of planning judgement within the role of the decision maker by stating:

> '[Openness] is a matter not of legal principle but of planning judgement for the planning authority or the inspector.

In appeal decision APP/M3645/W/24/3354630 (14th March 2025)[60] the appellant's site was in use as a storage yard for construction materials, equipment and machinery and the Inspector adjudged that the intensity of activity and use meant that the site's existing state made a limited contribution to Green Belt openness. In addition, the Inspector noted that hedgerows around the site formed a defensible boundary which screened views of the storage yard, resulting in negligible impacts on visual openness.

In contrast, appeal APP/C4615/W/24/3345744 (2nd April 2025)[61] was dismissed by the Inspector as it was adjudged that existing mature planting around the site perimeter was insufficient to screen the proposed development from adjacent rights of way, and that the proposed battery storage system would therefore be visually intrusive in its rural location.

A further lesson from the judgement of Baroness Taylor in appeal APP/P1940/W/24/3346061 (12th May 2025),[62] within Three Rivers District, is the confirmation that substantial weight does not have to be given to any harm to the Green Belt deriving from harm to its openness where a proposed development is not inappropriate in the Green Belt (in this case a large data centre deemed to be on grey belt). The ruling also confirms that country parks (one element of the development proposal) preserve openness providing there is not significant built development on them.

This is further confirmed by a High Court case decided 4th June 2025 in which the judge confirmed the Inspector's original conclusion that "the aim of preserving the openness of the Green Belt cannot be compromised by development that is 'not inappropriate', resulting in permission being granted for a gypsy and travellers caravan site [63].

A.1.2 Definition of Sustainable Locations

Paragraph 155 of the NPPF sets out four criteria that, if all met, would make any development appropriate in the Green Belt. Criteria C of paragraph 155 is that the development would be in a sustainable location, with reference to paragraphs 110 and 115. These paragraphs have a focus on access to sustainable transport and active travel modes; paragraph 110 states that "development should be focused on locations which are or can be made sustainable through limiting the need to travel and offering a genuine choice of transport modes". Paragraph 115 requires that in assessing development sites it should be ensured that sustainable transport modes are prioritised, and that safe and suitable access to the site is available for all users.

The judgement of Baroness Taylor in appeal APP/P1940/W/24/3346061 (12th May 2025),[64] within Three Rivers District took in to account the definition of the nearby settlement, Abbots Langley, in the Core Strategy Spatial Strategy, as one of six key centres in the District. The fact that the Spatial Strategy describes these centres as the most sustainable locations in the District constituted a reason to describe the site as sustainable. Additionally, Baroness Taylor noted that the Council had already considered and stated the site as appropriate for housing and that were housing to be delivered here it would be seen as sustainably located on the edge of a growth settlement, further influencing the judgement that the proposed development was in a sustainable location.

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[60] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3354630&CoID=0

[61] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3345744&CoID=0

[62] https://assets.publishing.service.gov.uk/media/6821f977c66deec8488f7f42/Recovered_appeal_-_land_off_Bedmond_Road__Abbots_Langley.pdf

[63] https://d2nsgnsf036lw8.cloudfront.net/PDFs-documents-and-other-resources/Judgments-and-decisions/Mole-Valley-District-Council-Final-approved-Judgment-for-Hand-Down-14.8.25-00219.pdf

[64] https://assets.publishing.service.gov.uk/media/6821f977c66deec8488f7f42/Recovered_appeal_-_land_off_Bedmond_Road__Abbots_Langley.pdf

This point of view was also advanced by A Knight in their judgement in appeal APP/B1930/W/24/3342701 (3rd February 2025)[65]. In this case the site was determined to be in a sustainable location, satisfying paragraph 155 criteria C, due to suitable access to public transport as the site had good pedestrian connections to local bus networks.

Conversely, in C Hall's judgement in appeal APP/T2215/W/24/3354290 (26th February 2025)[66], the Inspector determined that one of the core principles of the Framework is to "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling", and that the nine dwellings proposed on the appellant's site at Newington Farm would be highly reliant on private cars due to limited access to local services and facilities by other transport modes. The Inspector therefore dismissed the appeal, judging that the site was not in a sustainable location and did not satisfy the criteria in paragraph 155C.

The judgement of A Wright in appeal APP/B1930/W/24/3349988 (19th March 2025)[67] builds on this principle. The appellant's site was within 650m of the nearest bus stop, and the Inspector determined that local facilities and services could be accessed within acceptable, comfortable or realistic walking distances as outlined in the Manual for Streets and other guidance. However, the Inspector judged that the rural, unlit nature of the route and distances to bus stops and services did not satisfactorily meet the criteria of being accessible to all, or at all times (as outlined in NPPF paragraph 115), therefore making the site not sustainable under paragraph 155 criteria C.

This was reinforced in appeal APP/B3438/W/25/3371499 (18th December 2025)[68] in which the Inspector noted that the site was in a location surrounded by poor quality pedestrian realm, particularly noting that there were no cycle lanes and limited street lighting present, as well as the fact that many pedestrian connections between the site and a bus link and any local services needed to make use of footpaths and pavements that were unmade, rendering them unsuitable for use in poor weather, and an unappealing option to most. On these grounds, the Inspector adjudged that the site was not in a location which is, or can be made, sustainable.

A.1.3 Grey belt in unsustainable locations

In the Newington Farm decision APP/T2215/W/24/3354290 (26th Feb 2025)[69] noted above, the appeal was dismissed due to the site being in an unsustainable location. This decision was made despite the site being identified as grey belt land. The Inspector adjudged that the site did not contribute to Purpose A, B or D, and additionally that as it was contained within the boundary of an existing farm which included existing buildings and hardstanding, it made a limited contribution to openness thus not fundamentally undermining the performance of the wider Green Belt. Being in an unsustainable location due to distance from local services and public transport options however was determined to override the grey belt status, making development inappropriate.

Similarly, Inspector D Lewis adjudged in appeal decision APP/Z0116/W/24/3342877 (26th Mar 2025)[70] that the proposed site was not in a sustainable location and moreover was not in a location that could be made sustainable. Although the site was agreed by all parties to be grey belt land, not performing strongly against any of the Purposes A, B, or D, the unsustainability of the location was determined to render the proposal inappropriate development within the Green Belt, and the appeal was dismissed.

[65] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3342701&CoID=0

[66] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3354290&CoID=0

[67] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3349988&CoID=0

[68] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3371499&CoID=0

[69] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3354290&CoID=0

[70] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3342877&CoID=0

A.1.4 Definition of towns, sprawl, merging and incongruous development

NPPF paragraphs 143B and D state that two of the purposes of the Green Belt are to prevent neighbouring towns merging into one another, and to preserve the setting of historic towns. There is no definition given in the NPPF as to what constitutes a 'town', but some recent appeal decisions provide some guidance.

In appeal APP/D3640/W/24/3347530 (12th March 2025)[71], an Inspector ruled that the settlements of Bagshot and Windlesham did not constitute towns, being instead "villages of varying scales", and that the appellant's site which fell in between the two settlements did not play a role with respect to paragraph 143B. Both Bagshot and Windlesham had been defined as towns in the LPA's GBA, but the Inspector ruled that this carried less weight than the Council's Core Strategy, in which the settlement hierarchy defined Bagshot as a large village and Windlesham as a smaller village. The Inspector also opined that even if both settlements were considered towns, that the parcel of land in their view would not materially erode the gap between them if released for development. Given that the site did not play a role with regards to paragraph 143B, the Inspector determined that it constituted grey belt land. This appeal was key in informing the principle that the definition of towns with a GBA Purpose B assessment ought to align with the characterisation of settlements within the relevant Local Plan.

Similarly, in appeal APP/M1520/W/24/3351658 (15th April 2025) the Inspector acknowledged that the settlement of Daws Heath in Essex had been classed as a town in the latest GBA and a village in other development plan documents. The Inspector deemed Daws Heath to be a village for the purposes of judging an appeal site close to the settlement on the basis stated that as services and facilities are limited and Daws Heath is not of a large scale, it must be considered a village. The Inspector reiterated that the appeal site could not, therefore, contribute to Purposes A or B given this relates to large built up areas and towns and not villages.

The judgement in appeal APP/H2265/W/24/3347410 (13th February 2025)[72] also provides guidance on the interpretation of Green Belt purposes with regard to preventing urban sprawl and the merging of neighbouring towns. The appellant's site was argued by the council to play a role in preventing urban sprawl as the proposals would contribute to ribbon development along the A20, however the Inspector judged that paragraph 143A only refers to the unrestricted sprawl of large built up areas. The nearest settlement (Wrotham) was judged to be a village and therefore not of relevance to this purpose, so the Inspector determined that although the site would contribute to ribbon development, this did not amount to the sprawl of a large built up area. The same appeal judgement also stated that London is the most relevant large built up area with respect to paragraph 143A, and that the site in question therefore did not perform strongly against this purpose.

In appeal APP/G5180/W/24/3354266 (31st March 2025)[73], the Inspector judged that neighbouring settlements of Chislehurst, Bickley and Petts Wood had the character of local centres rather than distinct towns as they have significantly merged, and that therefore the appellant's site had an essentially suburban setting, and could not be considered to play a role with regards to preventing neighbouring towns from merging. Given this context, the Inspector additionally judged that the site could not play a role in preserving the setting or special of historic towns and the site did not fulfil the purposes set out in paragraphs 143B or D.

In appeal APP/N0410/W/24/3347882 (18th Dec 2025)[74] in Buckinghamshire, the Inspector judged that Beaconsfield and Wooburn Green (part of High Wycombe) were considered towns. The measurement of the gap between the two was taken from development contiguous with the town rather than from the town boundary itself, implying that contiguous components could also be considered part of that town when assessing Purpose B.

[71] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3347530&CoID=0

[72] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3347410&CoID=0

[73] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3354266&CoID=0

[74] Reference: APP/N0410/W/24/3347882

In appeal APP/P1805/W/24/3356219 (15th Aug 2025)[75], the Inspector judged that the site did not perform strongly against Purpose B as it formed only a small portion of the gap between Wythall and Major's Green. Moreover, it was some distance away from either settlement. This indicates that the scale of the gap between the site and the edge of towns, as well as the scale of the gap between towns overall, must be taken into account when evaluating the threat of merging.

In appeal APP/M1520/W/24/3356256 (6th August 2025)[76], the Inspector concluded that when considering the contribution to Purpose B, the appeal site represented "*a very small gap in an otherwise almost continuous stretch of development linking the settlements of Thundersley and Hadleigh"*, in part due to development being visible on all sides of the site. As a result, the appeal site's contribution to the visual separation between Thundersley and Hadleigh is very limited, with it being concluded that the site is grey belt land.

In appeal APP/K3605/W/24/3352866 (24th April 2025)[77], the Inspector judged that the site was a logical extension of the built area and would not lead to an incongruous pattern of development (having regard for boundary features that give a strong sense of containment). It was therefore judged that the site does not contribute strongly to Green Belt Purpose A. The site was also judged to perform moderately (and not strongly) in relation to Purpose B as, whilst it forms part of a gap between Hersham and Esher, areas of land to the north, east and south of the site were considered to make more significant contributions and the site could therefore be redeveloped without the loss of visual separation between towns. The site was considered to be grey belt land that complied with the Golden Rules and therefore not inappropriate development.

In appeal APP/P0119/W/24/3357956 (4th July 2025)[78] the Inspector paid significant attention to the assessment of Purpose A. The Inspector acknowledged that the attribute of being 'free from existing development' is one of but not the only relevant consideration for Purpose A. The site, although free of existing sprawl, was physically connected to the large built-up area of Bristol, a conclusion corroborated by the Greet Belt Review; evidence which the Inspector notes is of particular relevance. The Inspector established that it possesses physical features that could restrict and contain development - in particular Ancient Woodland to the west and south (which the Inspector confirms is a clearly discernible physical feature), and Castle Farm Road to the east." The Inspector notes that the site is partially enclosed by existing development such that it would not result in an incongruous pattern of development; and it is subject to other urbanising influences. The proposal was determined to make only a "moderate" contribution to Purpose A as it aligns with the category in the PPG that states that areas are likely to be adjacent or near a large built-up area but includes *one or more* features that weaken the land's contribution to Purpose A. Importantly, the PPG does not require all the listed features in that category to be present. So, whilst the site does not 'contain existing development', that is not determinative of itself.

An appeal regarding a data centre at Abbots Langley, APP/P1940/W/24/3346061 (12th May 2025),[79] identified that the parcel of Green Belt in which the appeal site was situated was well contained by the M25 motorway to its north and areas of previously developed land on the appeal site. As such, it was judged that the site could not be deemed as contributing strongly to Purpose A. The Inspector therefore reaffirmed that physical features such as motorways could be deemed to contain sprawl beyond the settlement in the event of development and must be considered in the determination against Purpose A. This, therefore, would affect the eventual determination of whether parcels and sites can be deemed grey belt or not.

Similarly, an appeal in Havering, APP/B5480/W/25/3371323 (21st January 2026)[80], deemed that strong boundary features or a sense of containment impact a site's role in preventing sprawl. Regarding the site in question, the Inspector stated, "the playing fields are in active use and restrict sprawl to the south. The appeal site is also physically contained by its boundary enclosures. As such, the site makes a moderate, not strong, contribution to checking the unrestricted sprawl…". Additionally, in appeal APP/G5180/W/25/3358392 (2nd

[75] Reference: APP/P1805/W/24/3356219

[76] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3356256

[77] Reference: APP/K3605/W/24/3352866

[78] Reference: APP/P0119/W/24/3357956

[79] https://assets.publishing.service.gov.uk/media/6821f977c66deec8488f7f42/Recovered_appeal_-_land_off_Bedmond_Road__Abbots_Langley.pdf

[80] Reference: APP/B5480/W/25/3371323

July 2025)[81], an A road, railway line and Public Right of Way were identified as prominent physical features that "restrict and constrain development within the triangular area of land", leading to the conclusion that the site did not make a strong contribution to Purpose A.

In appeal APP/C2741/W/25/3360455 (22 January 2026)[82] in York, the parcel of Green Belt in question was not considered to contribute strongly to Purpose A due to the site comprising previously developed land (a caravan site with fencing and an information hut). It would therefore not form additional ribbon development along Millfield Lane because it already exists. It is also physically detached from the large built up area of York and is also distinctly separated from it by the outer ring road. A similar point was made in appeal APP/T0355/W/25/3361175 (17th September 2025)[83], in which a site was deemed to play no role in preventing the sprawl of a large built-up area because it already contained buildings. Both examples demonstrate the importance of considering the extent of existing development when evaluating Purpose A, alongside other factors outlined in the PPG.

In consideration of the appeal APP/K0425/W/24/3351904 (26th Nov 2025)[84], the Secretary of State disagreed with the Inspector's conclusions that the "*site would essentially square off the existing development in area*". It was considered that there are clear physical boundaries to contain development to the north and west (consisting of A-roads and the settlement of Marlow) but the site was not clearly defined to the east and south. On this basis, the Secretary of State concluded that development of the site would "*result in an incongruous pattern of development*", with the land therefore strongly contributing to Purpose A. As such, the site was considered not to be grey belt. Marlow (a town of a population of circa 15,000), will have been considered a large built up area by the Inspector and Secretary of State for Purpose A to be relevant to the decision.

A.1.5 Definition of historic towns and their setting

Historically Purpose D has been considered to apply to very few towns in practice. However, the introduction of grey belt has made it ever more important for a GBA to provide a robust identification of historic towns for Purpose D assessment, a clear understanding of how to identify the historic features of such a town, and a defensible approach to assessing the relationship between a historic town and its surrounding Green Belt. Given the comparatively small number of settlements that may be identified as historic towns, as well as the pattern of modern development that typically encircles historic town centres, limiting their relationship to the Green Belt, consideration of historic towns and Purpose D assessment do not feature as frequently within appeal decisions. Nevertheless, the following relevant appeals have been determined since the publication of the 2025 PPG.

In appeal APP/C2741/W/25/3362064 (17th July 2025)[85], the Inspector confirmed that the primary objective of Purpose D was to safeguard the setting and special character of the historic city of York. Observing the site lay close to an industrial estate and a traveller site and that this existing development interrupted any potential for views towards the city centre (with the Minster at its core), the Inspector concluded that the appeal site did not have any visual, physical or experiential connection with the historic aspects of the city.

In an additional appeal in York - APP/C2741/W/25/3360455 (22nd January 2026)[86] – the Inspector judged that the appeal site could not be found to perform a role against Purpose D. Although the site was located within the Green Belt surrounding the historic town, as a caravan site it could not be found to make a contribution to the special character of York, and was also noted to be physically separated from York's historic core and historic open spaces by some distance, with no intervisibility. This indicates proximity to a historic town alone is not sufficient to establish a role for Green Belt land with regard to Purpose D; its character or visual quality needs to be taken into account for its role in maintaining the town's special

[81] Reference: APP/G5180/W/25/3358392

[82] Reference: APP/C2741/W/25/3360455

[83] Reference: APP/T0355/W/25/3361175

[84] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3351904

[85] Reference: APP/C2741/W/25/3362064

[86] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3360455&CoID=0

character. Additionally, the full extent of an historic town should not necessarily be considered to be itself historic – a historic core should be identified, and the Green Belt should then be considered for its relationship with that particular part of the town and its main historic features.

This is reinforced by the finding of the Inspector in appeal APP/N0410/W/24/3347882 (18th December 2025)[87] that the appeal site was of such a distance from the 'historic part' of the town of Beaconsfield, Buckinghamshire, that the proposal would not have any specific connection with the historic town or form part of its setting.

As mentioned above, in appeal APP/G5180/W/24/3354266 (31st March 2025)[88], the Inspector judged that the neighbouring settlements of Chislehurst, Bickley and Petts Wood had the character of local centres rather than distinct towns as they have significantly merged. Consequently the Inspector also adjudged that, given the appeal site's essentially suburban setting, it could not be considered to play a role with regards to preserving the setting or special of historic towns.

This principle was also present in appeal APP/B5480/W/25/3371323 (21st January 2026) in the London Borough of Havering[89], where Upminster was deemed to not constitute an historic town "given its modern history of residential expansion". The Inspector specifically noted that the appeal site was separated from the town centre by more modern housing development, and therefore considered that no role against purpose (d) could be attributed to the site.

A.1.6 Scale, granularity and proportionality of assessment parcels

In determining a series of six appeals – APP/H1515/W/24/3341474-79 (16th Jan 2025) [90] – Inspector Gilbert-Wooldridge noted that all parties to the appeals agreed that the six parcels of land in question would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area. The reasoning behind this was that the parcels were small in size compared to the 'considerable extent' of the Green Belt across the borough (Brentwood). The Inspector adjudged that the sites' scale caused them to make no more than a limited contribution to checking the unrestricted sprawl of large built up areas.

Additionally, the Inspector stated the following: "Looking at parcels is helpful in a strategic sense to inform plan making and future development growth. However, for decision making, it seems more relevant to look at a site specific level for determining grey belt land, otherwise the scale could be too large and skewed by land some distance from the actual site". This aligns with the text of the Green Belt PPG, which indicates that, when identifying grey belt land, using a small number of large parcels will generally not be an appropriate approach and assessment areas should be sufficiently granular to enable their varied contributions to the Green Belt purposes to be functionally determined.

This principle was also established in appeal APP/R3705/W/24/3349391 (11th December 2025)[91] in which the Inspector determined that the findings of the relevant GBA could only be held to have limited weight in determining the proposal. Although the appeal site was within a parcel which North Warwickshire's GBA had assessed as performing strongly against all purposes, the Inspector noted that the site formed only a small part of the parcel, and that therefore the GBA could not be of any significant utility in evaluating the site itself. Ultimately the Inspector's decision overturned that of the Council, and disregarded the GBA's findings, determining that the site did not perform strongly against Purposes A, B or D, therefore being grey belt.

This is further supported by appeal APP/V1505/W/24/3345053 (24th Feb 2025)[92], in the borough of Basildon, where it was determined that though a specific land parcel made strong contributions to Purposes

[87] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3347882&CoID=0

[88] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3354266&CoID=0

[89] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3371323&CoID=0

[90] https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=60702043

[91] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3349391&CoID=0

[92] Reference: APP/N0410/W/24/3347882

A and B, the site in question '[was] but one small part of the wider parcel' and its site-specific characteristics and setting led to its contributing to those purposes at a lower level, thus making it grey belt.

The Inspector in appeal APP/P1805/W/24/3356219 (15th August 2025)[93] reached the same conclusion for a site in Bromsgrove, judging that "Whilst I am mindful that the parcel, as a whole, may make a strong contribution to Purpose B, the same cannot be said for the appeal site on its own given its location and modest scale". The Inspector disagreed with the Council and overruled the GBA's findings, judging that the site did not perform strongly against Purpose B and therefore constituted grey belt.

A similar case is set out in appeal APP/G2245/W/25/3367917 (7th January 2026)[94] in which the Inspector overturned the council's decision and allowed 39 dwellings in the district of Sevenoaks. Although the appeal site was within a parcel that the council's GBA had determined to perform strongly against Purpose B, the inspector noted that the parcel was not of a suitable scale on which to base grey belt identification. As the appeal site only constituted a small part of the parcel, the Inspector concluded that it itself did not play a strong role against Purpose B, thereby being grey belt.

A.1.7 Fundamentally undermine test

In appeal APP/T3725/W/25/3368738 (22nd January 2026)[95], an application for three dwellings on Green Belt land was dismissed after the Inspector concluded that while the site is grey belt, having not met Purposes A, B or D strongly, the site's encroachment into currently undeveloped countryside amounted to a fundamental undermining of Purpose C. Thus, an assessment of all five purposes for the land in question must be undertaken in order to determine whether of the proposal meets the threshold of fundamentally undermining the purposes (taken together) of the remaining Green Belt across the area of the plan.

Scale is of consideration when determining fundamental importance. In Mole Valley, appeal APP/C3620/W/25/3369415 (31st Oct 2025)[96] stated that "the appeal site is small in scale in relation to the size of the Green Belt in Mole Valley, and consequently developing the site as proposed would not fundamentally undermine the purposes, taken together, of the remaining Green Belt land across the area of the plan. The proposal therefore satisfies criterion A of paragraph 155 of the Framework."

In appeal APP/B3438/W/25/3371499 (18th December 2025)[97] in the district of Staffordshire Moorlands the Inspector similarly concluded that the small size of the site, in comparison to the wider Green Belt area, means that its development would not affect the "*ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way*".

In the Wrotham appeal covered above – APP/H2265/W/24/3347410 (13th Feb 2025)[98] – the Inspector noted that the proposal would represent an irreversible encroachment of built form into open and undeveloped countryside. However, it was adjudged that the site's area would be small in relation to the totality of the Green Belt within the borough, and that it would therefore not fundamentally undermine the purposes of the Green Belt across the local authority area. As in the Brentwood example, the local authority in this instance (Tonbridge & Malling) was covered by over 70% Green Belt by total area, resulting in the impact of the release of a small land parcel being judged to be proportionally much less significant.

A similar conclusion was reached in appeal APP/A1910/W/24/3345435 (5th Aug 2025)[99], in the borough of Dacorum, where the Inspector concluded that the appeal site did not have a wider strategic role in the functioning of the borough's Green Belt as a whole. Therefore, the proposal would not fundamentally

[93] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3356219&CoID=0

[94] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3367917&CoID=0

[95] Reference: APP/T3725/W/25/3368738

[96] Reference: APP/C3620/W/25/3369415

[97] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3371499&CoID=0

[98] Reference: APP/H2265/W/24/3347410

[99] Reference: APP/A1910/W/24/3345435

undermine the purposes (taken together) of the remaining Green Belt across the Borough's development plan area.

A.1.8 Footnote 7 land

A further lesson to be drawn from the Wrotham appeal – APP/H2265/W/24/3347410 (13th Feb 2025)[100] – is that the presence of a footnote 7 designation on a site does not automatically mean a proposal will be refused. The site in question was within the Kent Downs National Landscape, but the Inspector adjudged that the proposal would only have a "limited and localised" impact on the protected landscape, therefore not providing the 'strong reason' for refusal required by paragraph 006 of the Green Belt PPG.

A similar conclusion was reached in appeal APP/K0425/W/24/3351904 (26th Nov 2025)[101], whereby the Secretary of State concluded that although the site boundary encroaches into the Chilterns National Landscape, and is located nearby to a couple Listed Buildings and a Conservation Area, "*the application of policies in footnote 7 would not provide a strong reason for refusing or restricting development*". Although noting, it was concluded that the site was not considered to be grey belt due to strongly contributing to Purpose A.

Furthermore, the High Court (30 January 2026)[102] took the opinion that; "In my view the Inspector…was correct to apply the footnote 7 test to the development that was the subject of the application and not to all development, or any hypothetical development...For development control purposes the acceptability or otherwise of that impact will fundamentally turn on the impact of the development applied for. This is particularly clear with heritage and habitats impacts, where some developments might have minimal impact, while others provide a strong reason for refusal."

[100] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3347410&CoID=0

[101] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3351904

[102] Reference: Case No: AC-2025-LON-000898

A.2 Comparative review of Green Belt Assessments elsewhere

Table 18. Comparative review of Green Belt Assessments

Local Authority	*Summary of Approach*	*Local Plan Inspector Comments*
Greater Manchester Combined Authority Places for Everyone Plan (adopted 21 March 2024) **Stage 1[103] and Stage 2[104] Green Belt Studies (2016 to 2021) (LUC)**	**General approach and scope** The Stage 1 Green Belt Assessment divided the entire Greater Manchester Green Belt into parcels. Two types of parcels were identified: Areas adjacent to built up area and broad areas of Green Belt more remote form. No standard maximum and minimum sizes for the land parcels were set – they were defined according to recognisable boundaries. In addition, a number of Strategic Green Belt Areas were defined an assessed in order to recognise the importance of adequately capturing the strategic as well as the parcel specific role of areas of Green Belt in meeting the purposes defined in NPPF. All parcels were then assessed against the five Green Belt purposes on a desktop basis combined with a field survey of each site. **Approach to defining parcels** Parcels were defined using the following features: • Natural features; for example, substantial watercourses and water bodies. • Man-made features; for example, motorways, A and B roads and railway lines. Where no other suitable boundary exists, less prominent features were used to define the parcel boundaries. This includes walls, woodland, hedgerows, tree lines, streams and ditches. **Approach to assessing the five Green Belt purposes**	The Places for Everyone Inspector's Report[105] at paragraphs 202-204 comments on the Green Belt evidence. The Inspector states: "*202. The role that each allocation serves in checking the unrestricted sprawl of large built up areas, safeguarding the countryside from encroachment, preventing neighbouring towns merging into one another and preserving the setting and special character of historic towns, along with the impact that the proposed development would have on those Green Belt purposes, was assessed during the preparation of the Plan in a consistent and systematic manner* [through the Stage 1 and 2 Green Belt Studies 2016 to 2021]. *203. The potential impact of removing any particular site from the Green Belt on urban regeneration is difficult to assess. Various policies in the Plan aim to make as much use as possible of previously developed land, and this will be taken forward through individual local plans and planning decisions. Part of the justification for removing many of the allocations from the Green Belt is that, because of their location and/or scale, they provide opportunities for different types of development to that which could be attracted to urban brownfield sites. Overall, we are satisfied that the development proposed on the 38 allocations in the Plan would not have any significant impact on urban regeneration, and that the assessment of the impact on Green Belt purposes represents adequate and proportionate evidence.* *204. That evidence indicates that development on each allocation would cause harm to one or more Green Belt purpose, and that the overall harm in each case would vary from low to very high. Whilst the assessments are judgement-based, we are satisfied that the approach taken was informed and consistent.*

[103] https://greatermanchester-ca.gov.uk/media/1807/greater-manchester-green-belt-assessment.pdf

[104] The Stage 2 study involved a suite of assessments including: Assessment of Proposed 2019 GMSF Allocations (2020), Addendum: Assessment of Proposed 2020 GMSF Allocations (2020), Contribution Assessment of Proposed 2020 GMSF Green Belt Additions (2020), Cumulative Assessment of Proposed 2020 GMSF Allocations and Additions (2020), Identification of Opportunities to Enhance the Beneficial Use of the Green Belt in the vicinity of Proposed 2019 Allocations (2020) and PfE Addendums to the Stage 2 Greater Manchester Green Belt Study (2021) – as described in the Green Belt Topic Paper (https://www.greatermanchester-ca.gov.uk/GMCAFiles/PFE/Supporting%20documents/07%20Greener%20Places/07.01.25%20Green%20Belt%20Topic%20Paper%20and%20Case%20for%20Exceptional%20Circumstances%20to%20amend%20the%20Green%20Belt%20Boundary.pdf)

[105] https://www.greatermanchester-ca.gov.uk/media/9282/pfe-inspectors-report-01-final.pdf

Local Authority	Summary of Approach	Local Plan Inspector Comments
	Rating The parcels were rated strong, moderate, weak, no contribution or not applicable. The Strategic Green Belt Area had slightly different rating of strong, moderate-strong, moderate, weak-moderate, weak, and no contribution. Purpose A The 'large built up area' is defined for the purposes of the study taking into account the original purpose of the Manchester Green Belt. The study notes there is a visible continuous urban mass that stretches across all of the ten local authorities and therefore all settlements within this main urban area should be included. Criterion 1a considers whether land has already been affected by sprawl and whether it retains an open character. Criterion 1b considers the role of boundary features, the nature of the settlement form (i.e. potential for rounding off), the presence of roads (i.e. potential for ribbon development), and potential for sprawl to occur beyond the parcel boundary (i.e. due to boundaries or enclosure) in affecting the potential for urban sprawl to occur in the absence of the Green Belt designation. Purpose B The study defines 'neighbouring towns' as all inset settlements in Greater Manchester and identifies a number of settlement outside of Greater Manchester. The assessment does not provide a distance measurement and instead considers the physical and visual role of the parcel in preventing the merging of settlements (including consideration of perceptual issues). Purpose C The criteria considers whether the parcel has the characteristics of countryside and/or connects to land with the characteristics of countryside. It also considers whether the parcel has been affected by encroachment.	*Unless otherwise specified below in relation to a particular site, we agree with the level of harm to Green Belt purposes identified."*

Local Authority	Summary of Approach	Local Plan Inspector Comments
	Purpose D The study defines 'historic town' by reference to the Greater Manchester Historic Landscape Characterisation combined with analysis of Conservation Areas. For those settlements outside of Greater Manchester, the presence of a Conservation Area was used as the determining factor. In assessing the historic towns, a theoretical analysis based on standard building height and bare ground topography using a digital ground model was undertaken. This was then confirmed through a field survey. Purpose E The study notes that Purpose E is important and should be afforded equal weight with Purpose A-D however states it is not possible to assess the performance of Purpose E on a parcel by parcel basis. No assessment of Purpose E was undertaken. Overall assessment The study presents the findings based on each purpose. No aggregation of ratings is undertaken. **Consideration of Green Belt harm** The Stage 2 study provided an assessment of harm based on the proposed site allocations. It considers the extent to which the release of land within each proposed site allocation would reduce the contribution to Green Belt purposes, through both the loss of openness of the released land and the resulting impact that this could have on the adjacent Green Belt, bearing in mind factors such as the extent to which adjacent retained Green Belt would become contained by new development and the impact on the strength of remaining Green Belt boundaries. The assessment involved five key steps: Step 1 – Consideration of the relevance of each Green Belt purpose to the area; Step 2 – Analysis of how the allocated site relates to the urban edge and/or wider countryside;	

Local Authority	*Summary of Approach*	*Local Plan Inspector Comments*
	Step 3 – Assessment of the contribution of land within the allocation to the Green Belt purposes; Step 4 – Assessment of the impact of release from the Green Belt on adjacent retained Green Belt land Step 5 – Identification of variations in harm to the Green Belt within the Allocation i.e. as sub areas where relevant, marking out areas more or less suitable for development with a view to potential for minimising harm. Each allocation and sub-area received a 'harm' rating of Very High, High, Moderate-High, Moderate, Low-Moderate, Low or Very Low. The assessment does not draw conclusions on what land should be released to accommodate development but identified variations in harm to the designation.	
Warrington Local Plan (adopted 4 December 2023) **Green Belt Assessment (2016)[106] and Implications of Green Belt Release Report (2021)[107] (Arup)**	**General approach and scope** The Green Belt Assessment undertook a two stage approach dividing the entire Warrington Green Belt into general areas and assessing these against the five purposes. Following on from this, one width of parcels were defined around the Warrington urban area, all inset settlements, and settlements in neighbouring authorities which abutted the Green Belt boundary. These parcels were assessed against the five Green Belt purposes. The general area assessment was undertaken on a desktop basis only. The parcel assessment involved a combination of desktop assessment and a site visit of each parcel. **Approach to defining parcels** General areas were defined using the strongest boundaries consisting of motorways, A roads, main waterways, and railway lines. As this resulted in a number of disproportionately small general areas, some of	The Local Plan Inspector's Report[109] focuses on the strategic and site level exceptional circumstances case and the outcomes of the Green Belt site assessments however it does not comment on the approach or the methodology.

[106] https://www.warrington.gov.uk/sites/default/files/2022-05/Green%20Belt%20Assessment%20-%20October%202016.pdf

[107] https://www.warrington.gov.uk/sites/default/files/2021-09/green_belt_site_selection_-_implications_of_green_belt_release_-_august_2021.pdf

[109] https://www.warrington.gov.uk/sites/default/files/2023-10/Warrington%20Local%20Plan%20-%20Inspectors%27%20Report%20-%20October%202023.pdf

Local Authority	Summary of Approach	Local Plan Inspector Comments

these were merged. A threshold of 150ha was used as this was considered to maintain a strategic emphasis.

In defining parcels, 'durable features' were used in the first instance, following by 'features lacking durability'. Table 3 of the report sets out how these features are defined.

Approach to assessing the five Green Belt purposes

Rating

A qualitative scoring system was applied to each purpose and overall consisting of strong, moderate, weak and no contribution.

Purpose A

The 'large built up area' was defined for the purposes of the assessment as the Warrington urban area.

The assessment included four criteria:

- Whether the parcel was adjacent to the large built up area. Parcels which were not adjacent were assessed as no contribution.
- Whether there was an existing durable boundary between the parcel and the built up area which could prevent sprawl.
- The connection to the built up area (i.e. the potential for rounding off).
- Whether the parcel plays a role in preventing ribbon development.

Purpose B

'Neighbouring towns' were defined as the Warrington urban area and the inset settlements of Culcheth and Lymm, as well as a number of settlement in neighbouring authorities. Not all inset settlements were considered relevant for Purpose B and only those settlements defined as neighbourhood centres in the Warrington Retail Centres Report and the Local Plan Core Strategy were deemed relevant as these had the highest level of population outside of the main urban area.

Local Authority	Summary of Approach	Local Plan Inspector Comments
	The assessment considered whether a reduction in the gap between the neighbouring towns would compromise the openness of the Green Belt and lead to the actual or perceived merging of the towns. This was on a case by case basis and not set by distance measurements. The following terminology was used to define the gap: essential gap, largely essential gap, and less essential gap. <u>Purpose C</u> The assessment used the following criteria: • Whether there were existing durable boundaries which would contain any future development and prevent encroachment in the long term (taking into account both the boundary between the parcel and the settlement, and the boundary between the parcel and the countryside). • Whether there was existing encroachment (i.e. the existing land use). • The degree of connection to the countryside and the degree of openness (taking into account built form, the presence of views, and vegetation). • Whether the parcel serves a beneficial use of the Green Belt. <u>Purpose D</u> The assessment defines 'historic town' based on the Cheshire Historic Landscape Characterisation (2007) and the Cheshire Historic Towns Survey (2003). Lymm and Warrington are defined as historic towns, in addition to the neighbouring authorities of Widnes and Runcorn. In reviewing the relevant Conservation Area appraisals, a number of important viewpoints were identified and mapped and are considered as part of the assessment. The assessment uses the following criteria: • Is the parcel adjacent to a 'historic town' and/or crosses an important viewpoint of the spire of the Parish Church of St Elphins?	

Local Authority	Summary of Approach	Local Plan Inspector Comments

- Assess the proximity of the town's relevant Conservation Areas to the Green Belt (a 250m was applied to undertake this in order to bring the relationship between the Conservation Area and the Green Belt into focus).
- Is there modern built development which reduces the role of the Green Belt in preserving the setting and special character?

- Are there any other designated heritage assets within the 250m buffer which add to the setting and special character and / or does the parcel crosses an important viewpoint of the spire of the Parish Church of St Elphins?

Purpose E

All Green Belt was assessed as 'moderate contribution' for this purpose. The assessment notes that the alternative approach of assessing the urban potential by individual settlement within the authority would result in a skewed assessment given the size of the inset settlements.

Overall assessment

The document provides guidance on how to assess the overall contribution. Where there is a clear majority contribution, this is applied in most cases. In other cases, professional judgement is applied taking into account the overall aim and purpose of the Green Belt.

Consideration of Green Belt harm

The 2016 assessment did not consider the potential harm to the Green Belt of releasing certain parcels as this was not within the scope. Further in the plan-making process, an assessment of the implications for the Green Belt resulting from the proposed allocations was undertaken which considered the site's existing contribution to Green Belt purposes, the impact of removing the site on Green Belt purposes, any cumulative impacts, and the resultant Green Belt boundary. A

Local Authority	Summary of Approach	Local Plan Inspector Comments
	conclusion on the Green Belt impact was made (Implications of Green Belt Release report (August 2021)[108]).	
Calderdale Council Local Plan (adopted 22 March 2023) **Green Belt Assessment (2017) (Calderdale Council)[110]**	**General approach and scope** The method consists of three distinct stages: initial sieving, parcel identification, and parcel testing. The initial sieving process considered the whole of the Calderdale Green Belt and the area around Todmorden (although this is not in the Green Belt) and removed areas protected by national and international designations (SPA and SAC) and areas which scored below 6 in the Council's Settlement Hierarchy model. Areas scoring less than 6 were deemed to have a low sustainability score and therefore contradicted the NPPF paragraph 84 which required Green Belt boundaries to take into account the need to promote sustainable patterns of development. Following the sifting process, parcels were then defined and assessed against the five NPPF purposes. Council officers undertook the assessment through a desktop basis as well as site visits. **Approach to defining parcels** Parcels were defined using the following criteria: • Parcels should not cross significant boundaries such as motorways, rivers or protected woodlands. Each parcel should be clearly defined by durable, significant and strong physical boundaries wherever possible; • Parcels should take account of changing landscape and landform and should therefore be of similar character and land-use; • The land within each parcel should have a similar impact on the openness of the Green Belt; and	During the Examination hearing sessions, the Local Plan Inspector sought justification from the Council on the local interpretation of Purpose D in the Green Belt Assessment and Green Belt Assessment of Site Options. Following discussions at the Matter 12 hearing, the Inspector requested that the Council undertake sensitivity testing on Purpose D for the Green Belt Assessment and the Green Belt Assessment of site options by omitting Purpose D in order to show if its omission changes the overall results/conclusions. The Council produced a document: 'Green Belt Assessment and Green Belt Site Assessment Sensitivity Testing Paper' (December 2020).[111] This concluded that the omission of Purpose D from the Green Belt Assessment and the Green Belt assessment of site options would not impact on the allocations for development put forward by the Council. Whilst a small number of filtered sites would be affected by a sensitivity change in Green Belt status from most sensitive to medium sensitive, this change would not affect the Council's decision to filter those sites with other factors determining this decision. Whilst one allocated site would experience a change in sensitivity due to the omission of Purpose D, this change would be from most sensitive to medium sensitive and would not change the Council's decision to allocate the site. The Local Plan Inspector's Report[112] comments on the Green Belt evidence at paragraph 191-192: *"191. For site options in the Green Belt, the Council's Green Belt Assessment (2017) was also a key document. The review focuses on land outside the urban area that is not within the SPA/SAC and which scores highly in terms of sustainability. The approach is consistent with the need to protect internationally important ecological areas, and national guidance that requires*

[108] https://www.warrington.gov.uk/sites/default/files/2021-09/green_belt_site_selection_-_implications_of_green_belt_release_-_august_2021.pdf

[110] https://new.calderdale.gov.uk/sites/default/files/2023-06/Local-plan-green-belt-review-2017_0.pdf

[111] https://new.calderdale.gov.uk/sites/default/files/2023-06/CC107-Green-Belt-Review-and-Site-Assessment-Sensitivity-Test.pdf

[112] https://new.calderdale.gov.uk/sites/default/files/2023-06/Calderdale_Local_Plan_Inspectors_Report.pdf

Local Authority	Summary of Approach	Local Plan Inspector Comments
	• Parcels should be smaller in area where they are located close to existing boundaries. **Approach to assessing the five Green Belt purposes** <u>Rating</u> The criteria against each purpose were assessed on a 'yes/no/partial' basis resulting in an overall purpose rating of 'yes/no'. <u>Purpose A</u> The method defines 'large built up area' as including the seven main towns (Halifax, Brighouse, Elland, Sowerby Bridge, Mytholmroyd, Hebden Bridge and Todmorden) and the smaller settlements some of which are continuous to the built up area (these including Ripponden and Rishworth, and Luddenden and Luddenden Foot). The method notes that the definition of large built up area and town is same for the purposes of the Green Belt Assessment unless otherwise stated. The assessment criteria for Purpose A is as follows: • Does the parcel act as an effective barrier against sprawl from large built up areas? • Does the parcel constitute, as part of a wider network of sites, a strategic barrier against the sprawl of large built up areas? • Is there a robust permanent Green Belt/ development boundary? • Is the land separate from the large built up area? • Would the loss of this Green Belt land potentially lead to ribbon development? • Would development result in an isolated development site not connected to existing boundaries? • Would development of the parcel create an irregular settlement pattern? • Is this Green Belt parcel connected by two or less boundaries to the built up area? • Is the land contiguous with other Green Belt up to and beyond the District boundary?	*authorities to take account of patterns of sustainable development when drawing up Green Belt boundaries.* *192. The fourth Green Belt purpose is interpreted in the Green Belt Assessment and site assessment process as preserving the setting and special character of historic features, rather than historic towns as set out in paragraph 80 of the NPPF 2012. However, sensitivity testing involving the neutralisation of this element shows that only a small number of parcels and sites would change from most sensitive to medium sensitive and conclusions regarding suitability for release are not affected as other factors were determinant. The Green Belt Assessment provides an appropriate framework for assessing harm and has been carried out in a consistent and robust manner.*"

Local Authority	Summary of Approach	Local Plan Inspector Comments

Purpose B

The areas defined as 'large built up area' for Purpose A are considered to represent 'towns' for the assessment of Purpose B. The criteria for Purpose B therefore makes reference to 'large built up area'.

The method includes the following criteria:

- Does the parcel provide part of a gap or space between existing large built up areas?
- What is the nature of the countryside between the towns, rural or semi- rural?
- Is there visibility between large built up areas?
- Do natural features and infrastructure provide a good physical barrier or boundary to the parcel that would ensure that development was contained?
- Is the parcel sparsely developed or undeveloped?
- Would the loss of this Green Belt land lead to a significant reduction in the distance between towns?
- Would the loss of this Green Belt land increase the potential merging of towns?
- Would the loss of this Green Belt land potentially lead to ribbon development between towns?

Purpose C

The method includes the following criteria:

- Is the parcel free from significant encroachment? If there is significant encroachment, what is the proportion as a % of the parcel?
- Is there a strong, defensible boundary between the existing urban area and the parcel?
- Is there a landscape designation?
- Is there a wildlife designation or value?
- Is there a geological or geomorphological designation or value?
- Is there a rural land use?
- Is the land tranquil?

Local Authority	Summary of Approach	Local Plan Inspector Comments

- Is there public access or recreational use?
- Are the functions of the land consistent with its Green Belt designation?
- Does the parcel include any best grade 1, 2 or 3 agricultural land?
- Is the parcel free from derelict brownfield land?
- Is the predominant use of land and buildings agricultural?

Purpose D

The method has regard to where there is a clear visual link between open space within the Green Belt and recognisable historic settlement patterns, for example through the presence of a Conservation Area.

A historic settlement was deemed to be a settlement or place with historic features identified in local policy or through conservation areas or other historic designations.

The method includes the following criteria:

- Is the land part of the setting of a historic place or settlement, listed building or conservation area?
- Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement?
- Would the loss of this Green Belt land reduce the significance of a historic place or settlement?
-

Purpose E

All parcels are scored the same against this purpose and were therefore scored ‘yes’ for Purpose E.

Overall assessment

The assessment judges the value of the Green Belt on the basis of parcel sensitivity by establishing if each parcel meets the five purposes. Parcels that meet 3-5 of the identified purposes are assessed as ‘most sensitive’ and it is proposed that these will be retained in the Green Belt. The remainder of the parcels, meeting 0-2 of the identified purposes have been classified as ‘mid-sensitive’. It is considered that

Local Authority	Summary of Approach	Local Plan Inspector Comments
	these parcels should ideally be taken forward and considered for detailed study. Each purpose is considered to be equal and no weighting to any of the assessment criteria is applied. **Consideration of Green Belt harm** The Green Belt Assessment did not have a specific harm assessment however the consideration of harm was linked to the sensitivity classification applied as part of the overall assessment process above. The higher number of purposes a Green Belt parcel satisfied, the greater its sensitivity and value. By setting the 'most' sensitive classification as Green Belt meeting 3-5 purposes, it was considered that the most valuable Green Belt would be identified and offered protection. By setting the 'mid' sensitive classification as Green Belt meeting 0-2 purposes, the least valuable Green Belt would be identified.	
North Hertfordshire Council Local Plan (adopted 8 November 2022) **Green Belt Assessment (2016)[113] (North Hertfordshire Council and Amec Foster Wheeler)** **Green Belt Assessment Update (2018)[114] (North Hertfordshire**	**General approach and scope** The Green Belt Assessment and Green Belt Assessment Update seek to assess the performance of strategic land parcels, sub-parcels and sites being considered for development in the Plan against the purposes of Green Belt. The Green Belt Assessment is split into two parts: Part 1 is a strategic level review of the current Green Belt and a more detailed assessment of potential development sites. Part 2 is an assessment of the countryside beyond the Green Belt. For Part 1, the entire Green Belt was divided into parcels which were assessed against the four purposes of Green Belt. The parcels were then sub-divided into sub-parcels and the same criteria was applied in assessing these against the four purposes of Green Belt. The analysis of	The Local Plan Inspector's Report[117] at Issue 3 (paragraph 148 onwards) considers whether the Green Belt Assessment and its update was a robust evidential basis for determining exceptional circumstances. The Inspector states: *"150. The Review and the Update consider Green Belt issues in depth. The Review assesses the contribution made by parcels of land to four of the five purposes for including land in the Green Belt.* ***It does not include an assessment against the fifth purpose*** *of including land in the Green Belt, being to assist in urban regeneration by encouraging the recycling of derelict and other urban land. The Council considers that, in effect, the assessments against the other four purposes act as a proxy for this purpose.* ***That is a reasonable stance to take, and I regard the approach taken here to be both suitable and proportionate.*** *Looking firstly at larger swathes of land and then 'drilling down' to analyse much smaller sub-parcels, the Review also presents the view*

[113] https://www.north-herts.gov.uk/sites/default/files/CG1%20Green%20Belt%20Review.pdf

[114] https://www.north-herts.gov.uk/sites/default/files/ED161A%20NHDC%20Green%20Belt%20Review%20update%20-%20main%20report.pdf

[117] https://www.north-herts.gov.uk/sites/default/files/2022-09/North%20Herts%20Inspectors%20Report%20-%20Final.pdf

Local Authority	*Summary of Approach*	*Local Plan Inspector Comments*
Council) and Appendices[115] (Note: The Green Belt Assessment Update was undertaken following the submission of the Local Plan due to more recent case law on the definition of 'openness' which confirmed it had both a spatial and visual dimension. The Update sought to ensure that both spatial and visual elements of openness had been properly considered in the assessments – this predominantly related to Purpose C).	strategic parcels and sub-parcels is based on the assessment of the situation 'as is'. Following the parcel and sub-parcel assessment, sites were assessed against the four Green Belt purposes. The assessment of sites gives consideration to impacts upon Green Belt should the site be developed in future. Sites which passed the three key tests of suitability, availability and achievability in the SHLAA were assessed. The review was completed using a desktop analysis combined with fieldwork involving a visit to each parcel. **Approach to defining parcels** The entire Green Belt was divided into parcels using boundaries of roads and other clearly visible physical features in the landscape. Following on from this, the parcels were sub-divided into sub-parcels. **Approach to assessing the five Green Belt purposes** <u>Rating</u> Qualitative scoring was applied based on the parcel or site making a significant, moderate or limited contribution to Green Belt purposes. <u>Purpose A</u> The assessment criteria is as follows: What role does the land play in preventing the spread of development outwards from larger settlements? The method does not specifically define 'large built up area' and it is not clear what the larger settlements are deemed to be. <u>Purpose B</u> The assessment criteria is as follows: What role does the land play in maintaining the separation of towns?	*of its authors about the overall contribution made by each individual sub-parcel.* *151.Potential development sites are also assessed in the Review, again against the same four purposes of including land in the Green Belt. This includes all the sites currently in the Green Belt that are proposed for allocation in the Plan. Criteria are used to represent each purpose, and a scoring system is deployed. For example, in relation to the purpose of preventing towns merging, one criterion used is the distance from the edge of the site to the nearest built up edge of a town, and scores from one to three are assigned depending on the distance involved.* *152.The Review also reaches a view about the overall contribution made by each potential development site to the purposes of including land in the Green Belt. The scoring for each of the individual Green Belt purposes has been considered and professional judgement applied to reach an overall conclusion as to whether the site makes a significant, moderate or limited contribution.* *…156.**There is no prescribed methodology for undertaking Green Belt assessments** of this sort. As I see it, the general **approach and methodologies used by the Council are appropriate** for the task. **All the criteria used throughout the various assessments are rational and suitable.** Although laden with planning judgements on the part of the authors, that is inescapable and does not undermine the work in any way. I note that the assessments **do not rely on desk top studies but have included field work and visits** to the land in question. This is reassuring and bolsters the confidence one can place in the judgements reached.* *157.One consequence of the methodology used is that it is possible for a site's overall contribution to the Green Belt to be judged as less than the contribution it makes in respect of some individual Green Belt purposes. For example, it is possible that a site considered to make a significant contribution in relation to checking unrestricted sprawl could be judged to make a moderate overall contribution. Some suggest that, as a matter of principle, the overall 'score' should reflect the highest contribution to any one of the individual purposes.*

[115] https://www.north-herts.gov.uk/sites/default/files/ED161B%20NHDC%20Green%20Belt%20Review%20update%20-%20appendices.pdf

Local Authority	Summary of Approach	Local Plan Inspector Comments
	The method does not specifically define 'neighbouring towns' for the purposes of the assessment. The assessment seems to relate to all inset settlements. Purpose C The assessment criteria is as follows: Are there already urbanising influences? Does a strong boundary exist to contain development? The Green Belt Assessment Update mainly impacted upon Purpose C in ensuring that both the spatial and visual dimensions of openness had been considered. Additional criteria were included in the Update to assess 'visual openness' and 'physical openness' based on low/mixed/high. It is not clear from the method how the ratings were applied and what specifically was taken into account. Purpose D The assessment criteria is as follows: Is there a link with or views to the historic parts? What relationship or connection does the land have with the character of the town? The method does not specifically define 'historic town'. Purpose E The method notes that the re-use of previously developed land is achieved consistently through the application of Green Belt policy. Therefore no assessment is made against this criterion. Overall assessment An overall evaluation of the contribution to Green Belt purposes is undertaken however the approach to this is not described in the method. **Consideration of Green Belt harm** The Green Belt Assessment and Green Belt Assessment Update does not consider Green Belt harm per se. They consider the existing contribution of parcels and sub-parcels to Green Belt purposes. The assessment of sites considered the impact on the Green Belt should the	*158.I disagree.* ***In the absence of prescription, it seems to me logical to 'step back' and reach a rounded judgement taking into account the performance of the land in question in relation to all the Green Belt purposes overall.*** *Without such a 'sense check', one purpose could skew the outcome. For example, almost any incursion of built development into the Green Belt would be at risk of falling foul of the purpose of safeguarding the countryside from encroachment. In an exercise where the purpose is to evaluate the relative value of land parcels to the Green Belt, that would not be helpful.* ***To offer the facility of meaningful comparison, it strikes me as most instructive to consider performance against the purposes of including land in the Green Belt overall.*** *On this point, therefore, I consider the Council's approach to be appropriate for the task.* *159.In a number of cases the Update leads to different conclusions from the Review about the overall performance of sites in relation to the purposes of including land in the Green Belt, one way or another. However, this does not undermine the proposed allocations. In my view, taking account of the Council's sustainability appraisal work and the site selection methodology, which I consider later in this report, I am satisfied that the changes involved do not lead to other sites being preferable.* *160.Some disagree with the judgements reached in some cases. That is not surprising – even two wholly rational and unbiased individuals can reach different conclusions where judgements of this nature are concerned. Others claim that the methodologies have been applied inconsistently. But I am not persuaded that any inconsistencies undermine the work overall or lead to any wholly unfounded or irrational outcomes.* *161.Overall, I am satisfied that the Review and the Update, taken together, properly reflect the fundamental aim of Green Belts, their essential characteristics of openness and permanence, and the five purposes of including land in them. In short, these documents represent a sufficiently robust body of evidence that is comfortably fit for the purpose intended."* (emphasis added)

Local Authority	Summary of Approach	Local Plan Inspector Comments
	site be developed. The Housing and Green Belt Background Paper[116] considers the harm to the Green Belt of the proposed allocations at a strategic scale. It considers potential mitigation which could alleviate impacts upon the wider Green Belt. The Green Belt Assessment Update at paragraph 1.6 refers to '…*statements and evidence submitted to the Examination by NHDC which considered the harm to the Green Belt of the proposed allocations in the Plan on a case-by-case basis. In line with the principles of relevant case law, this evidence also considered the extent to which these harms might be ameliorated to the fullest reasonable extent should sites be developed.'*	
Cheshire East Council Local Plan Strategy (adopted 27 July 2017) **Green Belt Assessment Update (2015) (Arup)**[118]	**General approach and scope** The Green Belt Assessment undertook a two stage approach dividing the entire Cheshire East Green Belt into general areas and assessing these against the five purposes. Following on from this, one width of parcels was defined around all inset settlements and settlements in neighbouring authorities which abutted the Green Belt boundary. These parcels were assessed against the five Green Belt purposes. The general area assessment was undertaken on a desktop basis only. The parcel assessment involved a combination of desktop assessment and a site visit of each parcel. **Approach to defining parcels** General areas were defined using the strongest boundaries consisting of motorways and A roads. In defining parcels, national and international designations (SSSI, Ramsar, SAC and SPA) were firstly screened out. Parcels were drawn from the settlement inset boundary to the nearest strong boundary in the first instance, followed by moderate and then weak boundaries. A grading priority was given to the boundary features, and this is set out on Table 4-1 of the assessment. All parcels over 5ha were deemed to	Local Plan Inspector Interim Views (October 2014) [120] - following the Inspector's Interim Views, several flaws were identified in the Council's Green Belt Assessment methodology, including: • There were several cases where the Green Belt assessment does not support the release of specific sites from the Green Belt and the review appears to have given greater weight to other factors, such as land ownership, availability and deliverability when preparing and finalising the Plan. • There is inconsistency in the scale of the parcels assessed, in that, very large tracts of land have been assessed against smaller sites and some very small areas of land have been omitted. • The review does not consider all the purposes of the Green Belt, omitting the contribution to urban regeneration and preserving the setting and special character of historic towns. Although the latter purpose may apply only to historic towns like Chester, the impact on urban regeneration does not seem to have been assessed. • In response, a Green Belt Assessment Update was prepared by Arup in 2015 which defined both General Areas and Green Belt parcels.

[116] https://www.north-herts.gov.uk/sites/default/files/HOU1%20Housing%20and%20Green%20Belt%20background%20paper.pdf

[118] https://cheshireeast-consult.objective.co.uk/kseapi/public/files/3478926

[120] https://moderngov.cheshireeast.gov.uk/documents/s57237/Appendix%201a%20Inspectors%20Interim%20Views.pdf

Local Authority	Summary of Approach	Local Plan Inspector Comments
	be 'large' and where possible these parcels were reduced using the next categorisation down of boundary features. **Approach to assessing the five Green Belt purposes** <u>Rating</u> A qualitative scoring system was applied consisting of major, significant, contribution, and no contribution. <u>Purpose A</u> The 'large built up area' was not specifically defined and was deemed to include all inset urban areas. The assessment included three criteria: • Would future development be firmly contained by strong or physical features? • Does the parcel protect open land that is well connected or contained by the urban area and would development help "round off" the settlement pattern? • What role does the parcel play in preventing ribbon development? <u>Purpose B</u> 'Neighbouring towns' were defined as all inset settlement and villages. The assessment considered whether a reduction in the gap between the neighbouring towns would compromise the openness of the Green Belt and lead to the actual or perceived merging of the towns. The following terminology was used to define the gap: essential gap, largely essential gap, and less essential gap. The assessment considered whether natural features or infrastructure played a role in maintaining the presence of the gap.	Local Plan Inspector Further Interim Views (December 2015)[121] - following the Green Belt Assessment Update (GBAU), the Inspector published his further interim views. Paragraphs 41-46 discuss the Green Belt Assessment Update. The Inspector noted that the independent two stage assessment of general areas followed by smaller parcels, assessing the relative significance of the contribution of each parcel against the five purposes of Green Belt followed by an overall assessment enabled a **comprehensive, consistent and proportionate approach** to be taken. He notes that only 'Green Belt factors' are assessed without potential areas for development thus providing a key input into the site selection process: *"…the approach set out in the GBUA seems to reflect national policy and address most of the shortcomings of the previous Green Belt assessment. It provides a set of more comprehensive and proportionate evidence to inform, rather than determine, where the release of Green Belt land may be necessary at the site-selection stage." (Paragraph 46)* The Inspector dismisses participants concerns relating to boundary definition noting that "*…in most cases, "strong" boundaries have been used, taking account of established physical features and committed new road schemes, where appropriate; the size of most of the larger land parcels has been reduced, with a 5ha indicative threshold for strategic sites, and detailed points about specific land parcels, including the identification of smaller and larger sites, can be reconsidered at the site-selection stage."* (Paragraph 44) The Inspector acknowledges the complexity of the process and the involvement of professional judgements. He emphasises the needs for consistency and transparency using available and proportionate evidence: "*This is a complex process, which needs to be undertaken in a consistent and transparent manner using available and proportionate evidence, involving professional judgements; it was not simply a desk-based study, but one which involved many site visits by CEC's officers or consultants to confirm the assessments and judgements. More particularly, the GBAU is the only comprehensive evidence which assesses all potential land parcels on an objective, consistent and comprehensive basis"* (Paragraph 44)

[121] Inspector's further interim views on the additional evidence produced by the Council during the suspension of the examination and its implications for the submitted Local Plan Strategy. Available at: https://moderngov.cheshireeast.gov.uk/documents/s57238/Appendix%201b%20Inspectors%20Further%20Interim%20Views.pdf

Local Authority	Summary of Approach	Local Plan Inspector Comments
	Purpose C The assessment used the following criteria: • Are there strong and robust boundaries to contain development and prevent encroachment in the long term? • Existing urbanising influences: A. What is the existing land use / uses? B. What is the proximity and relationship to the settlement? C. What is the relationship to the countryside? • Does the parcel protect the openness of the countryside? (taking into account built form, long line views and vegetation). • Does the parcel serve a beneficial use of the Green Belt which should be safeguarded? Purpose D The assessment defines 'historic town' based on the Cheshire Historic Towns Survey (2003) and the Cheshire Historic Landscape Assessment (2007). It also considered whether the settlement was listed in the Domesday Book and the historic fabric linked to a Conservation Area. The assessment uses the following criteria: • Is the parcel near to a 'historic town'? • Has the historic core been diluted through modern infill development within the development limits? In order to assess this, the proximity of historic elements to the Green Belt was considered based on a buffer of 500m for those 'historic towns' which were Principal Towns and 250m for those which were Key Service Centres and Local Centres. • What role does the Green Belt play in preserving the setting and special character of the historic town? (This takes into account views, landmarks, and historic features). Purpose E The assessment of Purpose E took into account the brownfield and urban potential of settlements within Cheshire East as well as the neighbouring authorities. A percentage was calculated taking into the	In relation to the inclusion of Purpose D, the Inspector comments: "*The assessment utilises a variety of historical evidence, which enables a full assessment of the smaller settlements; this could be criticised as being too detailed for a Green Belt assessment which focuses on the larger historic towns, but is not necessarily inappropriate or irrelevant.*" (Paragraph 45) He notes that the assessment of Purpose E: "*…largely focuses on brownfield sites within the nearest settlement, and enables a differentiation between settlements to be made and provides a consistent, transparent and proportionate approach to this element of the assessment; the focus on regeneration issues internal to Cheshire East reflects the views of the Greater Manchester authorities. The overall assessment involves matters of judgement and confirms that each purpose was given equal weighting and provides the reasons for the overall assessment.*" (Paragraph 45) Local Plan Inspector Interim Views on the Further Modifications (December 2016) - the Inspector did not provide any further comments on the Green Belt methodology however reiterated his comments made in December 2015 supporting the approach and methodology taken.

Local Authority	Summary of Approach	Local Plan Inspector Comments
	brownfield commitments within each settlement against the total dwellings within that settlement. A threshold range was attributed to the level of contribution and each parcel was assessed taking into account the brownfield urban potential of the respective settlement. Overall assessment The document provides guidance on how to assess the overall contribution. Where there is a clear majority contribution, this is applied in most cases. In other cases, professional judgement is applied taking into account the overall aim and purpose of the Green Belt. **Consideration of Green Belt harm** The Site Selection Methodology[119] details the Site Selection Process which included Green Belt Site Assessments which considered the following: • potential area of Green Belt for release • Green Belt assessment for potential area of release • resulting Green Belt boundary • assessment of surrounding Green Belt • exceptional circumstances.	

[119] https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ed07-site-selection-methodology-report.pdf

A.3 Comparative review of neighbouring authorities' existing Green Belt Assessments

Green Belt Assessments for the authorities that are adjacent to Solihull's administrative boundary have been reviewed to establish their general approach and scope and the approach to assessing the five Green Belt purposes. The most recent Green Belt Assessments has been reviewed; where the assessment has been split into Parts 1 and 2 and these have been published in separate reports, both have been reviewed. Table 19 below shows a high-level review of these key elements.

Table 19 Comparative review of Green Belt Assessments in neighbouring authorities

Local Authority and Study Details	*Summary of Approach*
Birmingham City Council **Birmingham Green Belt Assessment (2025) (Arup)**[122]	**General Approach and Scope** The Green Belt Assessment followed a two-stage approach, assessing both parcels and sites. Through Stage 1, parcels were assessed for their contribution to the five Green Belt purposes, before areas of fundamental importance were identified. Through Stage 2, sites were assessed for their contribution to the five purposes and an assessment of Green Belt harm, which considered the implications of releasing the site, was also undertaken. At both Stage 1 and Stage 2, parcels/sites were assessed as to whether they could be identified as potential grey belt inline with the guidance set out in the Green Belt PPG. **Approach to assessing the five Green Belt purposes** Rating The contribution to the purposes used a four-point qualitative rating system consisting of **Strong, Moderate, Weak** or **No contribution.** Purpose A The large built up area was identified as the West Midlands conurbation, which included Birmingham, Sutton Coldfield, the Black Country and Solihull. No other large built up areas were identified. Purpose B For Purpose B, the West Midlands conurbation was identified as one 'town'. It was recognised that there are likely distinct towns with a different character and identity within the conurbation, however as they form one contiguous urban area they were treated as one town for the purposes of this study. Other neighbouring towns included Bromsgrove, Lichfield, Redditch and Tamworth. The assessment considered whether the assessment area is located with a gap between neighbouring towns, and whether development of such would result in the loss of visual separation or physically reduce the perceived or actual distance between towns. Purpose C For Purpose C, the degree of openness was assessed, which included looking at the existing land use and whether this is inappropriate development in the Green Belt, and whether the assessment area was enclosed by existing development. Purpose D

[122] https://www.birmingham.gov.uk/downloads/file/30982/birmingham_green_belt_assessment_-_final_report_2025

Local Authority and Study Details	*Summary of Approach*
	No historic towns were identified to be assessed in Purpose D. It was noted that there are historic parts of Birmingham however the Green Belt could not be deemed to preserve the setting or special character of these due to the large amount of development between the Conservation Areas and Green Belt. The remaining towns identified in Purpose B were considered to be too distant from Birmingham's Green Belt for this to make any contribution to them, even if they are considered a historic town. Purpose E The performance of the Green Belt against Purpose E was assessed for the entire Birmingham Green Belt, with it concluded that all assessment areas should be assessed as making a moderate contribution.
Bromsgrove District Council **Green Belt Purposes Assessment: Part 1 (2019) (Bromsgrove District Council)**[123] **Part Two Green Belt Study (2022) (LUC)**[124]	**General Approach and Scope** The Green Belt Assessment was split into two parts, Part 1 assessed the entire Bromsgrove Green Belt against the NPPF purposes. Part 2 focussed on assessing specific sites against the NPPF purposes and completed a Green Belt Harm Assessment. The assessment focussed on only the Green Belt within the District. **Approach to assessing the five Green Belt purposes** The approach to some of the purpose assessment differed between the Part 1 and Part 2 assessment, where this is the case, this has been acknowledged below. Rating In Part 1: A qualitative approach was taken to rating the purposes of **Strong, Moderate, Weak** or **to No contribution.** In Part 2: A qualitative approach was also taken, but depending on the purpose the assessment the terminology differed between "**Potential harm to the purpose"** or **"No potential harm to the purpose"**, or **"Higher potential harm to the purpose"** or **"Lower potential harm to the purpose"**. Purpose A In Part 1: Large built up areas were defined as those nearby towns and areas which are part of the Birmingham conurbation and any other nearby freestanding settlements. These were set out as Bromsgrove Town, Birmingham, Solihull, Halesowen, Stourbridge and Redditch, with Cofton Hackett/Longbridge and Rubery being considered as part of the conurbation. In Part 2: Only the West Midlands conurbation was considered to be a large built up area.

[123] https://www.bromsgrove.gov.uk/media/bkwpvwr5/green-belt-purposes-part-one-assessment-with-app-1-and-2-sept-2019.pdf

[124] https://www.bromsgrove.gov.uk/council/policy/planning-policies-and-other-information/bromsgrove-district-local-plan/evidence-base/green-belt-study-part-2/https://www.bromsgrove.gov.uk/media/gaun43ul/2023-05-26-bromsgrove-stage-2-green-belt-study-report-final-220607-reduced.pdf

Local Authority and Study Details	*Summary of Approach*
	Purpose B In Part 1: Towns were defined as all the settlements currently excluded from the Green Belt within Bromsgrove District plus settlements outside of the District of similar or larger size where there appears to be a relationship with the District. In Part 2: Only the West Midlands conurbation, the 'main towns' and 'large settlements' listed within Policy BDP2 (Settlement Hierarchy) of the Bromsgrove Development Plan and adjacent areas as towns. Purpose C For Purpose C it was considered that key to the countryside is the sense of openness, which can be defined as the absence of built development or other urbanising elements. Purpose D It was considered that the only area within Bromsgrove which this purpose could relate to is the historic core of Bromsgrove town, located in the Town Centre. However, as there is a considerable amount of development located between the historic core of the Conservation Area and the Green Belt it was considered that in reality this purpose would have very little relevance when assessment the land parcels and was therefore not considered in this assessment. Purpose E In Part 1: For this purpose, it was considered that it would be difficult to establish the role of one specific land parcel over another in assisting urban regeneration or to attribute specific evidence. Therefore, the land parcels could all be rated equally or not at all, but neither approach would provide any real analysis. Therefore, this purpose was not considered in this assessment. In Part 2: Agreed the approach that Green Belt land within Bromsgrove District is considered to contribute on an equal basis to this purpose. Concluded that the release of Green Belt land has the **Potential to harm** Purpose E.
Coventry City Council and North Warwickshire Borough Council **Coventry and Warwickshire Joint Green Belt Study – Stage 1 (2015) (LUC)**[125]	**General Approach and Scope** The study assessed the Green Belt of the land within the administrative areas of Coventry City Council, North Warwickshire Borough Council, Nuneaton and Bedworth Borough Council, Rugby Borough, Stratford-on-Avon District Council and Warwick District Council. The study was split into a Stage 1 and Stage 2 as follows: • Stage 1 assessed the Green Belt within Coventry City, Nuneaton and Bedworth Borough Council, Rugby Borough and Warwick District. • Stage 2 assessed the Green Belt within North Warwickshire Borough and Stratford-on-Avon.

[125] https://www.coventry.gov.uk/downloads/file/44038/coventry-and-warwickshire-joint-green-belt-review-2015

Local Authority and Study Details	*Summary of Approach*
Coventry and Warwickshire Joint Green Belt Study – Stage 2 (2016) (LUC)[126]	The Green Belt was assessed against the five NPPF Green Belt purposes. **Approach to assessing the five Green Belt purposes** Rating A numerical scoring system was used of between **0-4**. Purpose A It was unclear from the study report what was defined as the large built up areas for this purpose to be assessed against. Purpose B It was unclear from the study report what was defined as the towns for this purpose to be assessed against. Purpose C Countryside was defined as land which is rural in character with urbanising features including built development that is not in keeping with the countryside. Purpose D At Stage 1, the historic towns of Coventry, Rugby, Bedworth, Nuneaton, Warwick, Hinckley, Kenilworth, Royal Leamington Spa were considered in the assessment. At Stage 2, the historic towns of Alcester, Birmingham, Coleshill, Henley-in-Arden, Redditch, Stratford and Tamworth were considered in this assessment. All of these were agreed by the Steering Group. Purpose E All parcels were each given score of **4** for Purpose E on the basis that all Green Belt makes a strategic contribution to this purpose.
South Warwickshire Authorities – Warwick District Council and Stratford-on-Avon District Council **Green Belt Review Stage 1 (2024) (Arup)**[127]	**General Approach and Scope** The study assessed the whole of the Green Belt within South Warwickshire, with this being assessed to see how the Green Belt contributes to the five purposes of the Green Belt set out in the NPPF. The Green Belt was divided into parcels and broad areas. **Approach to assessing the five Green Belt purposes**

[126] https://www.northwarks.gov.uk/downloads/file/93/greenbelt-study-2016

[127] https://www.southwarwickshire.org.uk/doc/213163/name/South%20Warwickshire%20Green%20Belt%20Review%20Stage%201%20Report%20Final%20Report%20and%20Appendix%201%206%20low%20res.pdf

Local Authority and Study Details	*Summary of Approach*
	Rating A qualitative approach was used with each purpose being given a rating of **no contribution**, **weak**, **moderate** or **strong**. The rating for each purpose was then brought together to provide an overall assessment of the contribution the parcel or broad area makes to the Green Belt. Purpose A The large built up areas were identified as being Coventry (including Burton Green) and Redditch. Purpose B For Purpose B the towns were identified using a strict interpretation of the word 'town' based on established evidence. The adopted Local Plans for Stratford-on-Avon and Warwick were reviewed looking at the settlement hierarchies and approach to spatial strategy. The 'towns' considered within this assessment were as follows: • Within South Warwickshire: Alcester, Henley-in-Arden, Southam, Studley, Warwick, Leamington Spa (including Cubbington) and Kenilworth. • Within neighbouring authorities: Coventry (including Burton Green), Birmingham, Redditch, Rugby, and Solihull. Purpose C For this purpose, the existing use of the parcel/broad area was an important consideration with the degree of openness of the site being considered in the assessment of the sites. The boundary of the parcel/broad area and level of connection to the countryside were also considered. Purpose D Following a review of available evidence, the historic towns were identified as Alcester, Coventry, Henley-in-Arden, Kenilworth, Leamington Spa, Redditch, Stratford-upon-Avon, and Warwick, with the relevant Conservation Areas being identified. Purpose E There was no individual assessment for each of the parcels/broad areas, so a blanket approach to Purpose E was applied. A **'moderate contribution'** was therefore applied to all parcels and broad areas. This was calculated by considering the brownfield supply as a percentage of the total existing number of dwellings within the authority areas with the outcome of this being compared to brownfield capacity thresholds.

Appendix B – Overall Assessment Guidance

The following guidance has been used to determine the overall assessment for each assessment area. Note, this is example guidance that will be followed when completing the overall assessment and does not reflect any specific scenarios presented within the Solihull GBA.

1) Where there is a 4 / 1 split – the majority contribution should always be applied, unless the majority is 'no contribution' in which case, the overall should be 'weak'.

Example:

Moderate	Moderate	Moderate	No	Moderate	Moderate

Exception:

No	No	No	No	Moderate	Weak

2) Where there is a 3 / 2 split – the majority contribution should always be applied unless the '2' contributions are 'strong'. In this case, the overall would be 'strong'. The exception to this would be if the majority was 'no', in this case the overall would be the minority, or if the '2' contributions are moderate, the overall contribution would be weak given that this is between the two levels.

Example:

Moderate	Moderate	Weak	Weak	Moderate	Moderate

Exception:

Strong	Strong	Moderate	Moderate	Moderate	Strong
No	No	No	Moderate	Moderate	Weak

3) Where there is a 3 / 1 / 1 split – the majority contribution should always be applied unless one of the minority contributions is 'strong'. In this case, professional judgement should be applied (see below). Where the majority is 'no', the middle category from the split should be the overall.

Example:

Weak	No	Moderate	Moderate	Moderate	Moderate

Exception:

No	No	Strong	No	Moderate	Apply professional judgement
Strong	Moderate	Moderate	No	Moderate	Apply professional judgement
No	No	Weak	No	Moderate	Weak

4) Where there is a 2 / 2 / 1 split – the contribution to be applied depends on what the split and the minority leans towards. For example where the minority contribution is 'no', the lower contribution of the split should be applied. The exception to this is where the minority contribution is 'strong', in which case professional judgement should be applied. Professional judgement is also applied where there are two strong contributions.

Example:

No	Weak	Weak	Moderate	Moderate	Weak
No	No	Weak	Weak	Moderate	Weak
No	No	Moderate	Weak	Moderate	Weak

Exception:

Moderate	No	Strong	No	Moderate	Apply professional judgement

5) Where there is a 2 / 1 / 1 / 1 split, professional judgement should always be applied.

Example:

No	Weak	Strong	No	Moderate	Apply professional judgement

Appendix C – Duty to Cooperate Consultation

SMBC sought feedback on the methodology from adjoining LPAs who are adjacent to Solihull's boundary and therefore share a Green Belt boundary, and those within the wider Housing Market Area (including the Combined Authority). The following authorities were consulted:

- Birmingham City Council
- Bromsgrove District Council
- City of Wolverhampton Council
- Dudley Metropolitan Borough Council
- Sandwell Metropolitan Borough Council
- Walsall Borough Council
- Coventry City Council
- North Warwickshire Borough Council
- Stratford-on-Avon District Council
- Warwick District Council
- West Midlands Combined Authority

SMBC also offered their Parish Councils and Neighbourhood Forums an opportunity to provide comments if they chose to. The following provided comments:

- Dickens Heath Parish Council
- Knowle, Dorridge and Bentley Heath Neighbourhood Forum

Stakeholders were able to provide written comments on the draft Methodology. Table 20 presents the consultee responses and details Arup's response and where appropriate, the change made.

Table 20. Duty to Cooperate comments and responses

Consultee	*Consultee comments*	*Response*
Birmingham City Council	We therefore are very appreciative that you have highlighted the key differences between the methodologies for our ease of reference. We have read through these in detail and there is nothing contained within them that would cause us any concern in relation to conflict with our own GBA.	Noted
	In particular, we note and understand the reasoning behind the nearest defensible boundary for parcels at paragraph 4.2.2.	Noted
	We also note the content at Table 12 which compares data with Birmingham and Coventry and the higher than average % of dwellings in the Green Belt for Solihull in comparison with those for Birmingham, which is much lower. We therefore understand and agree with the rationale behind the proposed approach for Solihull in assessing purpose E and that this represents a proportionate and reasonable approach to reflect the borough's specific circumstances and based on the evidence available.	Noted
City of Wolverhampton Council	We are in agreement with the proposed methodology, with the exception of the following issues, including those which highlight inconsistencies with PPG and / or the emerging methodology for other Green Belt Assessments taking place across the region at the moment (including the Wolverhampton and Sandwell Green Belt Assessment which LUC have recently commenced):	Noted

	Purpose A	
	Purpose A ratings indicate that land has to be **connected** to LBUA but PPG uses the term 'be adjacent or near to'.	Noted, we have updated the methodology to match the wording in the PPG terminology. Connected was being used as a collective term for adjacent and near to.
	Purpose A moderate rating – Method notes that if developed the assessment area could result in a disproportionate /incongruous pattern of development. However the PPG states that land is weakened to a moderate rating if it is "partially enclosed by existing development, such that new development would not result in an incongruous pattern of development". The LUC methodology will only consider an incongruous pattern of development as relevant to the strong rating.	Noted - the PPG scoring is based on illustrative features meaning there is flexibility in how they are applied. We have amended some of the wording to more closely align with the PPG for the moderate and weak contributions in respect of Purpose A.
	Purpose A moderate rating also only requires one of the illustrative features in the PPG to be relevant rather than all of them.	Noted - the PPG scoring is based on illustrative features meaning there is flexibility in how they are applied. The criteria will guide the assessment, with clear justification given for the contribution scoring
	Purpose B	
	Purpose B strong rating should refer to absence of existing development in line with PPG.	This will be considered in the assessment.
	Not clear on how substantial, small part of gaps, loss of visual separation etc have been defined and therefore will be assessed.	This is based on professional judgement as it is difficult to define, and will be detailed in the assessment. It will include consideration of the context of the parcel, scale of the gap and observations from site visits.
	Purpose C	
	Assessment of spatial openness is defined by referring to the percentage of built form – this could be influenced by how land parcels are drawn which could lead to erroneous results if parcels are pre-defined. It would also be useful to clarify how 'appropriate development' such as farm buildings are taken	Our methodology looks to define pre-define boundaries which will then be assessed for all purposes. This is in line with best practice assessment. The approach to appropriate development in the Green Belt was covered under a Footnote in the draft, however we have moved this into the main text to make this clearer.

into account in this judgement. Case law has shown that appropriate development cannot be considered to diminish openness in Green Belt terms.	
Purpose D	
Coleshill is treated as a historic town in the North Warwickshire study which is different to the approach being adopted in the method.	Noted, wording has been updated to reflect that Coleshill is a historic town but is not considered relevant in the context of this study due to intervening infrastructure. Therefore Solihull's Green Belt does not play a factor preserving the setting and special character of this historic town.
The method is not clear on how impact on setting and special character will be assessed.	Noted, methodology has been updated to provide clarity.
Purpose E	
Noted that assessment applies an equal 'moderate' rating for Purpose E. An approach which does not seek to apply a rating to Purpose E, but rather states that all land makes an equal contribution has been found sound at examination.	Noted
Other comments	
The assessment uses pre-defined parcels as a basis for the assessment. It is not clear how variations within parcels will be considered or if parcels will be sub-divided to reflect any variations that are found, in line with PPG guidance that states: "to ensure any assessment of how land performs against the Green Belt purposes is robust, assessment areas should be sufficiently granular to enable the assessment of their variable contribution to Green Belt purposes".	The parcels have been drawn so they are sufficiently granular to enable the assessment of their contribution to the Green Belt purposes. Noting this is a Stage 1 study, which is considering all of Solihull's Green Belt.

	Fundamental Impact and Appendix B	
	If land makes a strong contribution to one purpose e.g. Purpose B, then this could be sufficient to have a fundamental impact on the remaining Green Belt, depending on the specific circumstances. For example, if land in a key gap was lost, then this alone could be enough to meet this test. It is not clear how the overall summing up of contribution will be used to define what land is deemed to have a fundamental impact on the remaining Green Belt e.g. will land that is considered to be strong overall be considered to have a fundamental impact or will it be a matter of professional judgement?	Noted, this will be considered when preparing the fundamentally important section upon completion of the assessments.
Dudley Metropolitan Borough Council	We note that both Council's do not share a common boundary. However as both Dudley MBC and Solihull MBC form part of the Greater Birmingham Black country HMA and will form part of the emerging West Midlands Spatial Development Strategy, we note the importance of the need to continue to work together and with colleagues across the wider Housing Market Area and other neighbouring local authority areas to co-ordinate and align the Green Belt assessments to ensure consistency of approach across the region where work is also being carried.	Noted
	Our comments below are made in this context.	
	We would expect the methodology and report to reflect the latest national planning policy and practice guidance on Green Belt and Grey Belt, including relevant case law implications. We note that the response submitted by the	Noted, Wolverhampton's comments have been addressed above.

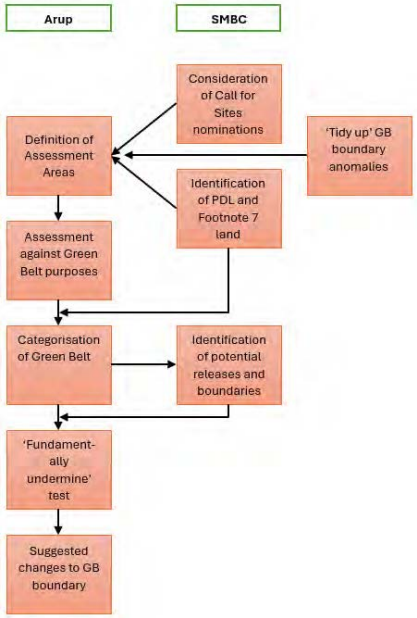
	City of Wolverhampton Council (29th August 2025) has highlighted a number of inconsistencies with PPG and / or the emerging methodology for other Green Belt Assessments and we would appreciate your response to these.	
	It would be helpful to see the defined Green Belt parcels prior to/as part of suggested consultation on the assessment of these individual parcels to be given the opportunity to review consistency with other emerging Green Belt assessments.	Noted, however the Duty to Cooperate consultation only focussed on sharing the methodology at this stage. Details will be shared as part of the next public consultation on the Local Plan
Sandwell Metropolitan Borough Council	Sandwell Council have recently commissioned a joint Green Belt Assessment with Wolverhampton Council. We confirm that we are in agreement with and support the comments from Wolverhampton set out below.	Noted
Walsall Borough Council	Further to Wolverhampton's comments, under purpose C LUC advised Walsall that their approach to parcelling employs an approach that does not predefine parcels but instead uses an analysis process to identify variations in contribution to the purposes, with parcels being defined to reflect those variations. This means that sites can be overlaid with the assessment findings to identify what contribution they make to the Green Belt purposes without the need for further evaluation.	Noted that there are different ways to carry out Green Belt Assessments. Our methodology follows best practice and guidance as detailed in this report.
	Under purpose D, the PPG states that "Assessment areas that contribute strongly are likely be free of existing development and to include <u>all</u> of the following features:	Evidence is provided in the methodology for the historic towns for this study. This shows that Solihull and Dorridge both have historic areas with views into the Green Belt as noted in their Conservation Areas Appraisals. They are therefore suitable to be considered within the scope of Purpose D.

	- form part of the setting of the historic town - make a considerable contribution to the special character of a historic town. This could be (but is not limited to) as a result of being within, adjacent to, or of significant visual importance to the historic aspects of the town. With all due respect to the undoubted delights of the historic towns in Solihull, I would question whether it is their setting that makes a considerable contribution to their special character, or whether this character comes mainly from the buildings and townscape within them. The setting of Solihull and Dorridge would seem to be less significant to their character as historic towns than for example Lichfield.	
Dickens Heath Parish Council	Dickens Heath Parish Council would like to thank you for the opportunity to comment on this draft Green Belt document. The Parish Council notes that the draft Green Belt Assessment Methodology does not currently reference Dickens Heath or the specific considerations relevant to its context. Dickens Heath Parish Council has consistently highlighted the need for a strategic green gap around the village, in order to: • Safeguard Dickens Heath's distinct identity and setting in the wider borough. • Prevent coalescence with neighbouring settlements (particularly Shirley, Tidbury Green and Cheswick Green).	Noted Noted, however the identification of a strategic green gap is outside the scope of this Green Belt Assessment.

• Preserve the semi-rural character and landscape setting of the village, which is central to community identity and wellbeing. • We also wish to emphasise that, given its population size, Dickens Heath should be treated as a town for planning purposes. Its core is already high-density, with development gradually reducing in density towards the edges, in contrast to surrounding villages. This context should inform both methodology and parcel assessments.	
The Parish Council therefore requests that the methodology explicitly recognises Dickens Heath as a settlement requiring assessment under Purpose B (preventing towns/villages merging) and Purpose D (preserving settlement character/setting).	The approach to Purpose B and Purpose D reflects the PPG which states these relate to towns, not villages. Dickens Heath has not been identified as a town through Solihull's settlement hierarchy consultation and is therefore not suitable to be included within the scope of the purpose assessment for Purposes B and D.
The omission of Dickens Heath in this document risks undermining the objectives of the Green Belt, as the absence of a designated green gap could leave the settlement vulnerable to incremental encroachment and eventual merging with nearby villages and the wider conurbation.	Noted
When considering the Green Belt parcel for the Dickens Heath/Tidbury Green area, we would ask that the importance of Dickens Heath's defensible boundaries of the canal, woodlands and unbroken tree belts plus local green spaces are taken into consideration. The cumulative impact of all the proposed developments would adversely affect the openness of this area both	Noted, however consideration of cumulative developments is outside the scope of this Green Belt Assessment. The definition of parcels around the inset Dickens Heath will follow the approach in 4.2.2, which includes features mentioned in this response.

	physically and visually. In addition, the sustainability of the proposed developments would be contrary to Paragraphs 110 and 155 of the NPPF because not all forms of transport are readily accessible in this area, only rail. These proposed developments would also create an irregular settlement pattern for Dickens Heath. The Parish Council is proposing that a strategic green gap is created around Dickens Heath, and I attach the map and survey that will form the basis of the public consultation. The Parish Council would therefore welcome further discussion on how Dickens Heath's strategic green gap can be formally incorporated into the parcel assessment process, ensuring the village's identity is protected as part of Solihull's Green Belt review.	Noted, however this is outside the scope of this Green Belt Assessment Noted, however this is outside the scope of this Green Belt Assessment
Knowle, Dorridge and Bentley Heath Neighbourhood Forum	4.2.1: Don't fully understand the concept of "potential" grey belt. See below 4.2.1 – bullet points: These are secondary points really. This might be a good place to set out all the key objectives. For example: • Identify assessment areas of an appropriate scale, covering all parts of the Green Belt, having regard to the presence of, amongst other things, extent of existing development, PDL and land to which Footnote 7 applies; • For each assessment area, evaluate the contribution to Green Belt purposes;	Noted – see below Noted, with responses provided below. Bullet point four is outside the scope of this assessment, and PDL is not being considered as part of this assessment as there is no available data source.

• Identify grey belt land (including PDL); • Consider whether, or the extent to which, the release of grey belt land (or other Green Belt) would affect the ability of all the remaining Green Belt from serving all five Green Belt purposes in a meaningful way.	
Figure 7 - Step 1: Add "Call for Sites" box (Para 4.2.2) feeding into Step 1. Local knowledge on Call for Sites nominations critical to the definition of assessment areas. Extent of existing development within a parcel is also an important consideration (see parcel definition below for more detail).	Noted, consideration was given to the Call for Sites information to inform the definition of the parcels however this is a Stage 1 assessment and therefore specific site assessment is outside the scope of this study.
Figure 7: Step 2 box could be omitted (subsumed within Steps 2a and 2b) Figure 7: Step 2a should show a direct link to Step 2b Figures 7 – Step 2b: This step is really about 'Categorisation of Green Belt land'. Not just about the identification of (potential) grey belt land but PDL, other grey belt, remaining Green Belt and 'Footnote 7' land.	Noted, this is to show there are two steps to the assessment so no change is considered necessary.
Figure 7 – Step 3b: Shouldn't this step be "Address the 'fundamentally undermine' issue"? (See below)	Noted, however this assessment is only seeking to identify areas of fundamental importance, with the development of an exceptional circumstances case for any Green Belt release outside the scope of this assessment and for the Council to consider as part of a site selection process.



Forum's suggested assessment flow diagram

Noted

Para 4.2.2 – Parcel Definition:

The recent changes in Green Belt policy and assessment in relation to their purposes makes the definition of parcels critical to the outcome of the assessment. This is particularly the case when assessing the 'degree of openness' and the extent of 'urbanising influences' of a parcel. The Green Belt boundary has not changed for many years and this has created a number of anomalies. These should be considered at the time of parcel definition as their continued inclusion within wider parcels could affect the assessment, particularly in respect of 'degree of openness' and 'urbanising influences'. Examples include Arden

Noted

Academy and parts of Lady Byron Lane. This is partly a 'tidying up' exercise which should feed into the definition of parcels.	
What is to be considered on the site visit? How much consideration is given to topography? This is relevant in a number of places and is important in the assessments in general. Examples – KN1: Extent of development needs to have regard to site contours, not just hard features; separation of areas - motorways and rail-lines may be an easy boundary to choose but what about if they are at a lower level so not a visible line of separation? Public transport/sustainability considerations; To what extent are inclines taken into account? (see also later).	The topography of the site is considered as part of the assessment for Purpose C, with this having the potential to impact on the openness of the parcels and views across and into neighbouring Green Belt areas.
Table 1 - 'less defensible boundaries': Defensible boundaries could include smaller roads and strong hedgerows. Could be more suitable for smaller parcels.	
Para 4.2.2 – Broad area definition – "it may have been appropriate to explore the reasons for this further and consider whether the broad area should have been subdivided into smaller parcels": What is this about? Is a further iteration of the process to be carried out at this stage?	This section has been amended to remove this text.
Note - desk top only. Any consideration to topography?	Topography will site be considered through the desktop assessments.
Figure 8: Sight of Figure 8 (and opportunity to comment) needed asap	Noted, see response below.

	Para 4.2.3 - 'need to respect local circumstances and unique characteristics': Who assesses this what input will local people have?	4.2.3 sets out how the assessment will be carried out. The GBA is an independent and objective technical assessment of the Green Belt. The final assessment, including the methodology, will be made available on the Council website as part of the Local Plan evidence base and form part of engagement with all stakeholders at the next consultation stage of the Local Plan
	Purpose A: The ONS population data is not helpful as the population threshold for large and major built up areas seems high. It would discount many small towns. Is it necessary to include this? If it is, are there other considerations apart from population?	Noted, Purpose A does include local context, and the inclusion of Knowle, Dorridge and Bentley Heath and Balsall Common within the scope of Purpose A.
	Purpose B - prevent towns from merging: Note, there may be a strong physical feature eg the M42 separating KDBH from Solihull, but the topography is important as it is not a visual barrier. Development up to the motorway on both sides would lead to the merger of towns.	Noted, and the methodology references topography as a consideration.
	Purpose C - safeguarding the countryside. Existing use does not seem to have played any part in assessing sites that have come forward to date. How will this be assessed? Support the references to topography, vegetation and views. Note impact on views into the parcel/edge of built area from the GB can also be important.	The existing use of the site will be considered within the assessment of Purpose C taking into consideration whether the use is appropriate or inappropriate in the Green Belt.
	Tables 4, 6 and 10: Use exactly the same criteria as in PPG. There is a danger of misinterpreting or putting a slightly different slant on Government guidance. Could lead to problems at Examination. One example (only one), in Table 10: "special character of a historic town" (GBA) is not the same as "significant visual importance to the historic aspects of the town" (PPG). By all means	The PPG scoring is based on illustrative features meaning there is flexibility in how they are applied. The Tables should be read in conjunction with the other information under each Purpose heading which detail what will be considered as part of the assessment which should make it clear how the PPG requirements are being considered. Updates have been made to Table 4 and 10 to provide clarity. It should be noted that the PPG refers to the special character of a historic town.

	follow up with an interpretation of what PPG says but don't try and re-write.	
	Para 4.2.4 – Identification of potential grey belt: This step is not explained very well. Bearing in mind Footnote 37, is there to be a re-examination of the extent of the parcels in the light of the Step 2a results?	Some minor amendments have been made to this section. Following the outcome of the purpose assessment each parcel will be assessed as to whether they perform strongly against Purpose A, B or D and then whether they are covered by a Footnote 7 constraint. Parcel extents will not be re-examined.
	Paragraph below Table 14 - "Parcels having a moderate, weak or no contribution to all three of the purposes require further assessment in order to establish their grey belt potential": Is this correct? By definition, they will be grey belt.	
	Para 4.2.5: Step 3 isn't explained / justified very well. It seems to be saying that various parts of the Green Belt are likely to be of fundamental importance / This importance will be examined (parcel by parcel) using Appendix B criteria and this will enable a picture of overall importance to be built up / This will inform judgements (later in the plan making process) on the 'fundamentally undermine' test. But:	Step 3 will allow for the identification of an overall assessment on the contribution the parcel makes to the Green Belt, considering the outcomes of each of the five purposes. Areas of fundamental importance are then highlighted taking a strategic view of the Green Belt as a whole. Paragraph 146 of the NPPF sets out that the 'fundamentally undermine' test is to be considered as part of the exceptional circumstances case the Council will need to justify the release of any Green Belt land. This is therefore outside the scope of this assessment. This assessment looks to identify areas of 'fundamental importance' that the Council can draw upon when building their exceptional circumstances test.
	• PPG envisages (Para 003) that the 'fundamentally undermine' test will be carried out as part of the main Green Belt assessment; • PPG doesn't envisage identifying areas of fundamental importance as a step in the 'fundamentally undermine' test; • Will the methodology envisaged by Arup's really lead to sound conclusions on whether the release of	Regarding the reference to PPG Para 008, this assessment will not be assessing the impact of releasing or development on the remaining Green Belt as this is outside the scope of this Stage 1 assessment.

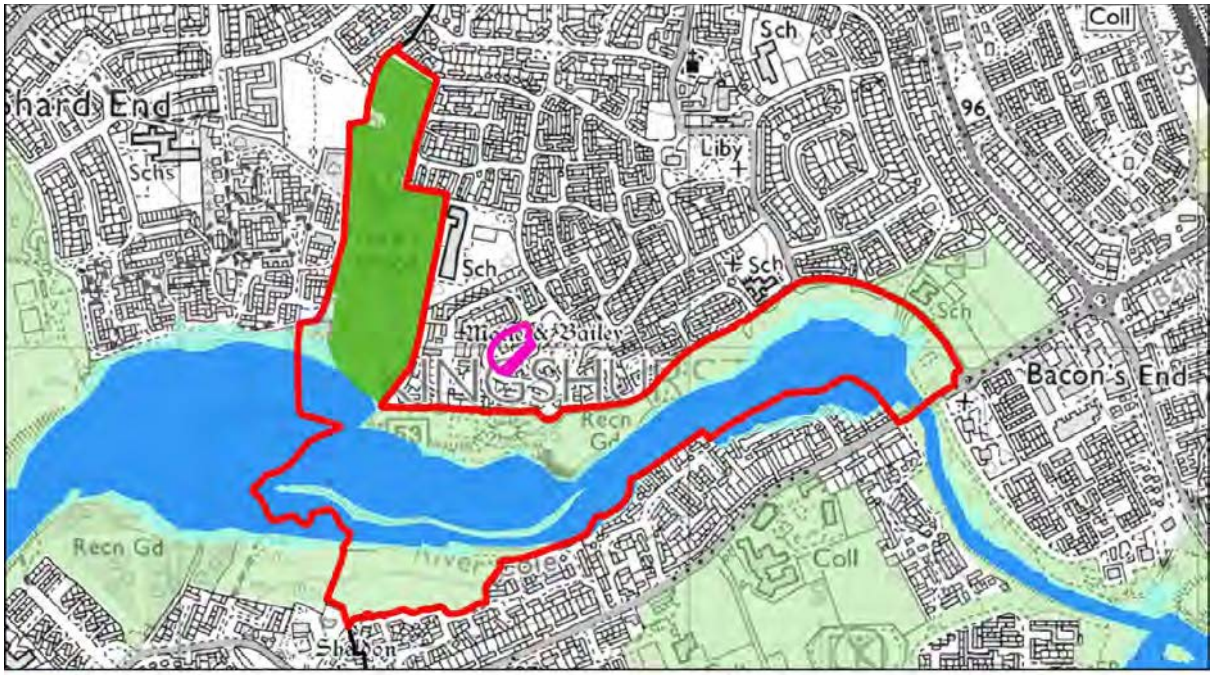
any particular parcel or group of parcels would affect the ability of the remaining Green Belt across the area from serving all five GB purposes in a meaningful way (PPG, Para 008)? Doesn't this demand a different sort of assessment?	
How are the following going to be factored into the appraisal process? • Strategic significance of the Meriden Gap • The purpose of the West Midlands Green Belt in the area • Prevention of urban sprawl by keeping the land permanently open • Openness and permanence • The cumulative impact of incremental planning decisions on both the Green Belt around KDBH and the overall impact on the Green Belt	The strategic significance of the Meriden Gap will be captured as part of 'Step 3: Overall assessment and identifying areas of fundamental importance'. The Purpose of the West Midlands Green Belt being to "prevent the expansion of the West Midlands Conurbation (built up area) into the surrounding countryside and to stop it merging with neighbouring towns" is considered as part of the purpose assessment. The prevention of urban sprawl and openness and permanence are considered within assessment of Purposes A and C. This is outside the scope of this assessment.
Comments were also provided by KDBH Neighbourhood Forum in respect of the proposed parcel extents.	These comments have been noted, however it is important to ensure that a consistent approach to drawing parcels across the whole of Solihull's Green Belt is followed. We believe the request to subdivide larger parcels into small parcels would be inconsistent with the methodology and also potentially go beyond the scope of a Stage 1 assessment which is a more strategic view and assessment of the whole of the Green Belt. Further site specific assessment on how a site performs in terms of the Green Belt will be considered through additional work SMBC will be undertaking.

Appendix D – Parcel Green Belt Assessments

Parcel Green Belt Assessments

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GBP 1



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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is largely enclosed by the large built up area of Solihull along its northern, eastern, and southern boundaries. The western boundary is a mix of the large built up area of and the continuation of Green Belt into Birmingham. The parcel is free of existing development, characterised by countryside and rural land uses, comprising shrubland, York's Wood, the River Cole, and Babbs Mill Lake within Kingfisher Country Park. The parcel contains some existing urbanising influences, including hard-surface areas used for car parks, a skate park, and a basketball court. These urbanising influences are not extensive and are scattered across the large parcel, primarily visually separated by areas of vegetation. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of residential developments or associated estate roads (including Foxglove Crescent and Fordbridge Road) to the northern and southern boundaries of the elongated section of the parcel. The roads are considered defensible, whilst the surrounding properties are well established but considered less defensible. This section of the parcel also has a defensible boundary to the east, where Fordbridge Road separates the boundary from the surrounding Green Belt. The boundary to the west beyond Babbs Mill Lake is considered less defensible at the administrative boundary, as defined by footpaths and vegetation, although an established residential area encloses the

Assessment criteria	*Contribution outcome*	*Assessment*
		western end of Kingfisher Country Park in Birmingham. There is also a northern offshoot from the parcel, which forms York's Wood. This section has defensible boundaries, with established residential developments or estate roads (including Kendrick Avenue and Yorks Wood Drive) to the northern, eastern, and western boundaries. The northwest boundary at the administrative boundary is defined by the extent of the woodland and Longmeadow Park (this area of Birmingham is not within the Green Belt). Longmeadow Crescent and other estate roads provide a defensible boundary in close proximity. As such, the parcel overall has physical features that could restrict and contain development. The parcel is largely enclosed by large built up areas such that development would not result in an incongruous pattern of development and could be considered infill. Overall, the parcel makes a weak contribution to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Moderate	The parcel consists of open countryside and rural land uses, comprising shrubland, woodland, a river, and a lake in Kingfisher Country Park. There are some existing urbanising influences including hard-surface areas used for car parks, a skate park, and a basketball court, however these do not significantly impact the openness of the parcel given its vast size. The parcel has a moderate degree of openness, with less than 10% built form. Along the River Cole there are long-line views from footpaths within Kingfisher Country Park from east to west, however onward views into the Birmingham Green Belt are restricted by dense vegetation. There are also open views across Babbs Mill Lake. The River Cole features vegetation enclosing the river, restricting views from the north to south of the parcel. In the north of the parcel Yorks Wood also comprises dense woodland, limiting the sense of openness as views are entirely restricted within this section of the parcel. The parcel is largely enclosed by the large built up areas along its boundaries impacting the sense of openness, with this built form visible throughout the parcel. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.

Assessment criteria	*Contribution outcome*	*Assessment*
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers more than 60% of the elongated section of the parcel along the River Cole, along with some areas at risk of surface water flooding. The northern offshoot of the parcel at York's Wood is also identified as an Ancient Woodland. These cover between 70-80% of the parcel's total area. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 2

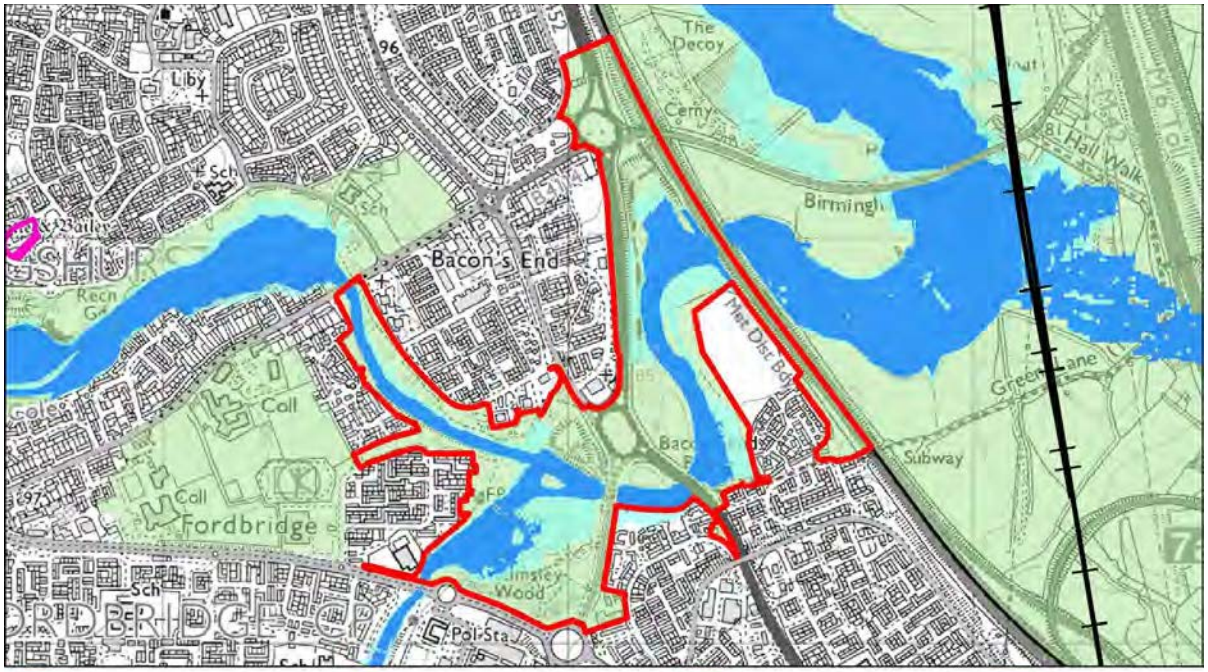


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	This parcel is largely enclosed by the large built up area of Solihull along the northern, eastern and southern boundaries. The parcel is predominantly open countryside, although the parcel contains some existing development and other urbanising influences. The parcel is characterised by recreational and sports uses, including sports pitches for Kingshurst Pavilions Sports Club and Kingshurst Allotments. Existing development includes buildings for the sports uses and for Solihull Community Housing. Within the northwest of the parcel is a triangular road junction comprising open space and vegetation. The parcel has a defensible boundary between the parcel and the large built-up area, and between the parcel and the surrounding Green Belt. They consist of established residential developments to the northern and easter, boundaries, which whilst less defensible are well established. The parcel crosses over Meriden Drive to the northwest, which creates visual separation between the triangular junction and the Solihull Community Housing building, which is partially surrounded by fencing and vegetation. The western boundary follows Fordbridge Road and the southern boundary follows Cooks Lane which are both main roads and therefore defensible. As such, the parcel has physical features which could restrict and contain development.

Assessment criteria	*Contribution outcome*	*Assessment*
		The parcel is largely enclosed by the large built up area such that further development would not result in an incongruous pattern of development and would likely be considered infill. Overall, the parcel makes a weak contribution to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Weak	The parcel partly consists of open countryside however it also includes some semi-urban land uses. It is characterised by recreational and sports uses, including sports pitches for Kingshurst Pavilions Sports Club and Kingshurst Allotments. Existing development is present which includes buildings for the sports uses and for Solihull Community Housing, and there is also a triangular road junction comprising open space and vegetation within the northwest of the parcel. The parcel has a moderate-weak degree of openness, with between 20%- 30% built form. There is a sense of openness on the triangular road junction and on the field within the sports club, however views are impact by surrounding vegetation and existing residential development. The parcel is partly enclosed by built form along three of its boundaries, impacting the sense of openness and creating a sense of enclosure, with the built form of Solihull visible throughout the parcel. Overall, the parcel makes a weak contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes moderate contribution to one purpose, a weak contribution to two purposes and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are three small areas subject to surface water flooding, however these are not significant (covering less than 5% of the parcel's total area), therefore, the parcel can be considered potential grey belt.

GBP 3



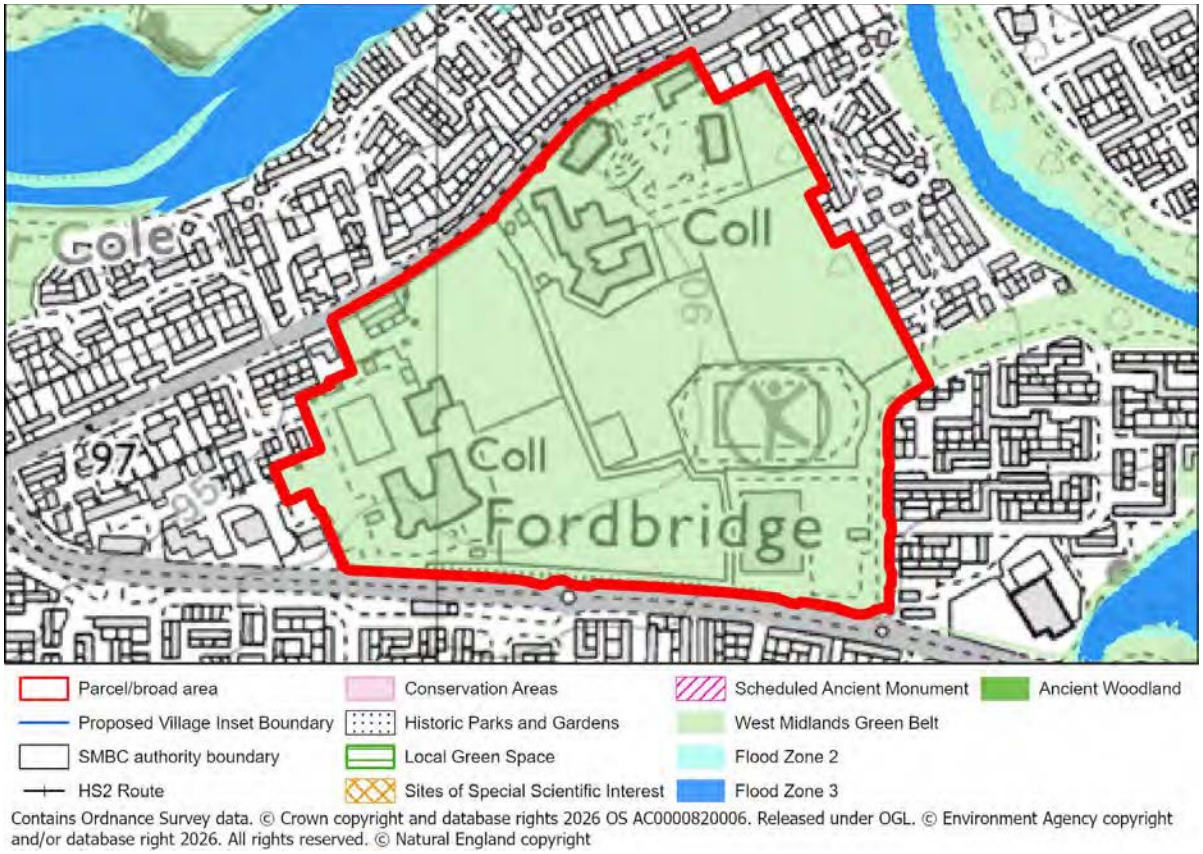
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	This parcel is largely enclosed by the large built up area of Solihull along the northern, southern and western boundaries. The parcel is free of existing development, characterised by countryside uses including shrubland, Chelmsley Wood, Kingshurst Brook, and the River Cole. There are also a number of recreational uses at Meriden and Cole Bank Park, including a play area, tennis court, and parkour workout site. In addition, there are path networks providing connectivity throughout the parcel and beyond, including beneath the A452 into the Cole Bank Park Local Nature Reserve which is situated in the east of the parcel. There are some small pockets of individual buildings off Pike Drive and Hawksworth Crescent, although these are not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of residential developments or associated estate roads (including Forth Drive, Stapleton Drive and Conway Road) to the northern, southern, and western boundaries. The roads are considered defensible, whilst the surrounding properties are well established but considered less defensible. The M6 is the eastern boundary which is considered defensible. The parcel includes landscaped areas next to Chelmsley Road and the A452 (including to the north of Birmingham Road), which provide the defensible boundary. Elsewhere boundaries in close proximity include footpaths and woodlands to the area north of Pike Drive and the inset area to the north of Hawksworth

Assessment criteria	*Contribution outcome*	*Assessment*
		Crescent, which are less defensible. As such, the parcel has physical features that could restrict and contain development. Overall, the parcel is largely enclosed by the large built up area such that development would not result in an incongruous pattern of development and could be considered infill. Therefore, the parcel makes a weak contribution to this purpose.
Purpose B	Weak	The parcel is located in a gap between the towns of Solihull and Coleshill. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived distance between towns. However, considering the presence of the M6 and how other parts of the large built up area generally abuts this transport infrastructure, any further development up to this boundary is considered to have no additional impact on this gap. In addition, there are HS2 works outside the parcel to the west, reducing any further perceived impact. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Moderate	The parcel consists of open countryside uses including shrubland, woodland, Kingshurst Brook, and the River Cole, with Coal Bank Park Nature Reserve located to the east. There are also a number of recreational uses at Meriden and Cole Bank Park including a play area, tennis court, and parkour workout site. There are some small pockets of individual buildings off Pike Drive and Hawksworth Crescent, although these are not extensive. The parcel has a strong-moderate degree of openness with less than 10% built form. Areas of open space and long line views across the centre of the parcel situated north of Chelmsley Wood and along paths adjacent to Forth Drive. Views are restricted in other areas of the parcel due to vegetation, including dense woodland which partially encloses the Kingshurst Brook and River Cole. The parcel is partly enclosed by built form along three of its boundaries and the M6 is screened with vegetation, impacting the sense of openness and views into the surrounding countryside. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	This parcel makes a moderate contribution to two purposes, a weak contribution to two purposes and no contribution to one purpose. Overall, the parcel makes a weak contribution to the Green Belt purposes.

Assessment criteria	*Contribution outcome*	*Assessment*
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers more than 40% of the parcel along the Kingshurst Brook and River Cole, along with some areas at risk of surface water flooding. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 4

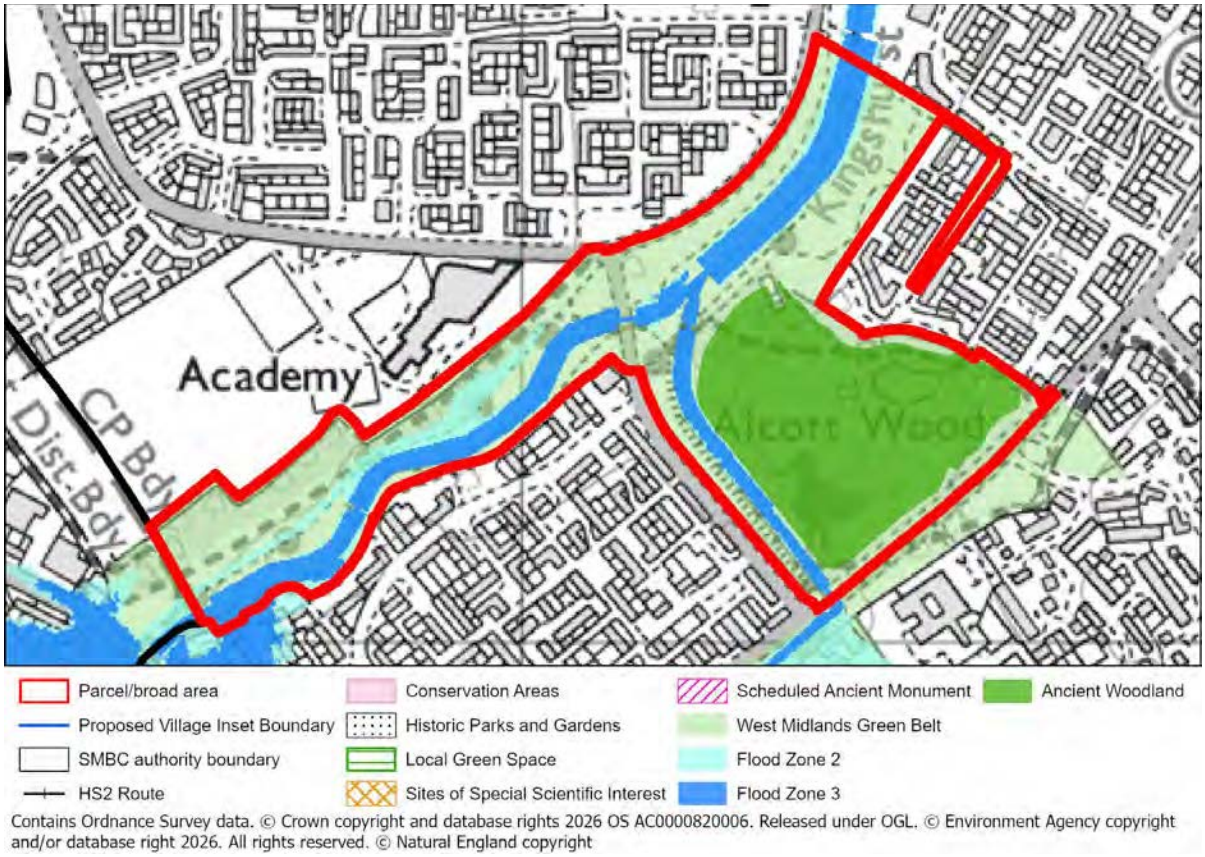


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is largely enclosed by the large built up area of Solihull along all its boundaries. The parcel contains significant existing development and other urbanising influences, characterised by educational and sports uses (including car parks). This comprises the Archbishop Grimshaw School, John Henry Newman Catholic College, Tudor Grange Academy Kingshurst, CTC Kingshurst Academy, and the North Solihull Sports Centre. There are areas of open space associated with the existing development including approximately 10 sports pitches, two tennis/badminton courts, and two basketball courts. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt. They consist of Cooks Lane and Chelmsley Road to the north and south, which are major roads. Elsewhere the boundaries are existing residential development, which whilst less defensible are well established. Part of the eastern boundary includes Conway Road and Stapleton Drive as main roads and considered defensible. As such, the parcel has physical features which could restrict and contain development. The parcel is largely enclosed by large built up areas such that further development would not result in an incongruous pattern of development and could be considered infill. Overall, the parcel makes a weak contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Weak	The parcel consists of urban or semi-urban development and land uses and characterised by educational and sports uses (including car parking), comprising The Archbishop Grimshaw School, John Henry Newman Catholic College, Tudor Grange Academy Kingshurst, CTC Kingshurst Academy, and the North Solihull Sports Centre. There are areas of open space associated with the development including approximately 10 sports pitches, two tennis / badminton courts, and two basketball courts. This parcel has a weak degree of openness, with more than 30% built form. The existing development and sports uses within the parcel and surrounding residential area beyond the parcel boundary negatively influences the sense of openness. The parcel is also surrounded by fencing and / or vegetation which further restrict views. The parcel is largely enclosed by the built up area and only has a limited connection to the wider Green Belt to the east. Overall, the parcel makes a weak contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are a number of small areas subject to surface water flooding, however these are not significant (covering less than 5% of the parcel's total area). Therefore, the parcel can be considered potential grey belt.

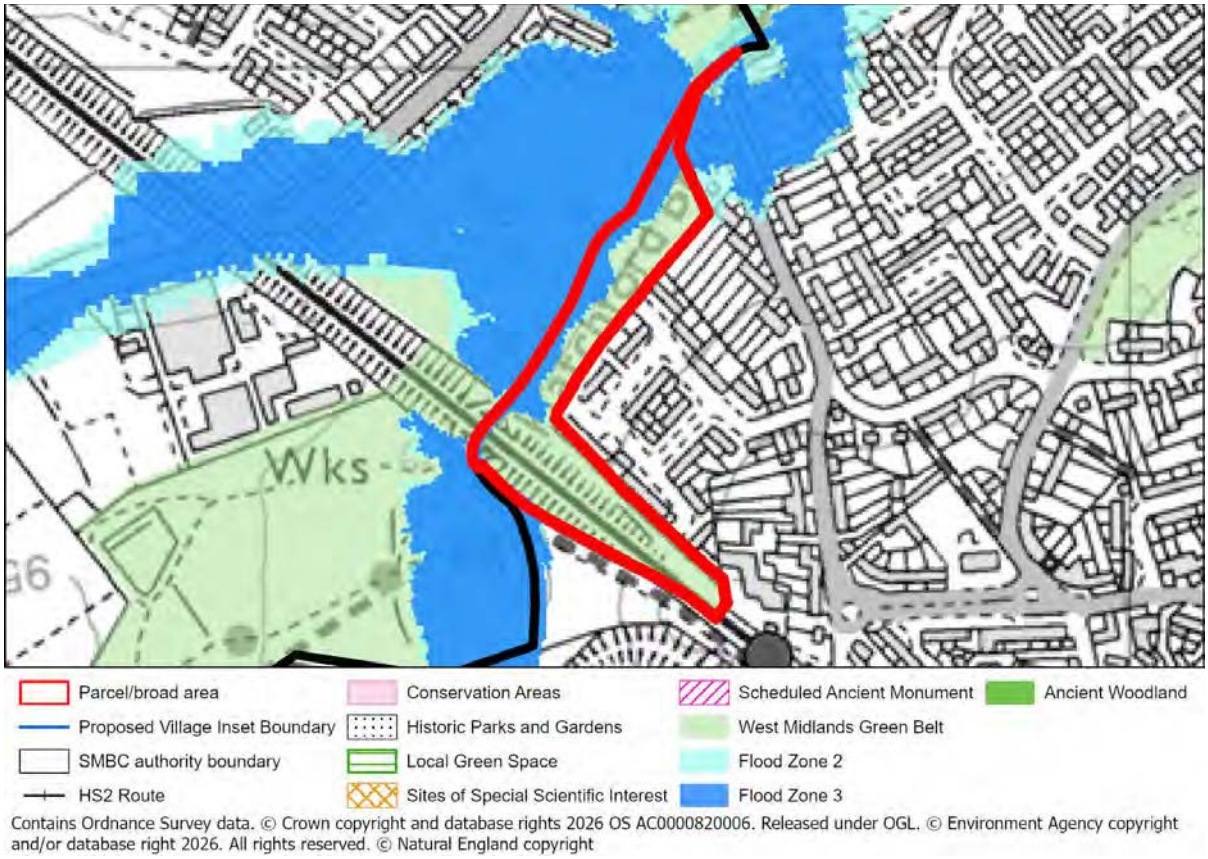
GBP 5



Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is largely enclosed by the large built up area of Solihull to the northern, eastern, and southern boundaries. The large built up area continues into Birmingham beyond the western boundary. The parcel is generally free of existing development, primarily characterised by countryside and recreational uses, comprising a path network (Bell Walk and Casey Walk), Hatchford Brook and Low Brook, shrubland, and woodland (Alcott Woods Local Nature Reserve). There is also a small play area located northeast of Alcott Woods. There is one built form structure contained within Alcott Woods identified as water utilities infrastructure. The parcel crosses over Gloucester Way which provides a physical separation between the east and west of the parcel, although Hatchford Brook maintains the connection between these areas. However, the development within the parcel is not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of existing residential developments to the eastern and southern boundaries, which whilst less defensible are well established. Sections of the northern and southern boundaries follow Chapelhouse Road and Moorend Avenue which are major roads and defensible. The remaining part of the northern boundary, to the west of Gloucester Way, is adjacent to the Grace Academy Solihull, which has a large open space used for sports and recreational uses. An unbroken tree belt provides a defensible boundary

Assessment criteria	*Contribution outcome*	*Assessment*
		along the majority of its length, up to the administrative boundary which is undefined over grassland, with Holly Lane and Bell Lane are in close proximity. The northeast boundary is undefined in sections around Winchester Drive, with existing residential properties and footpaths in close proximity providing less defensible boundaries. As such, the parcel has physical features that could restrict and contain development. The parcel is largely enclosed by the large built up areas such that development would not result in an incongruous pattern of development and could be considered infill. Overall, the parcel makes a weak contribution to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Moderate	The parcel consists of open countryside and is generally free of existing development, primarily characterised by countryside and recreational uses, including Hatchford Brook and Low Brook, shrubland, and woodland (Alcott Woods Local Nature Reserve). There is also a small play area located northeast of Alcott Woods. The parcel has a strong-moderate degree of openness with less than 10% built form. There are some long line views along Bell Walk from east to west, continuing over Gloucester Way. Vegetation along the Hatchford Brook does restrict views across the parcel, creating a sense of containment. Views are also limited within Alcott Woods, due to the dense woodland, which also limits the sense of openness. The parcel is largely enclosed by existing development along its boundaries, with limited views into surrounding areas of Green Belt impacting the sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers more than 40% of the parcel along Hatchford Brook and Low Brook, along with some areas at risk of surface water flooding. Alcott Wood is also defined entirely as an Ancient Woodland. These cover between 70-80% of the parcel's area in total. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 6

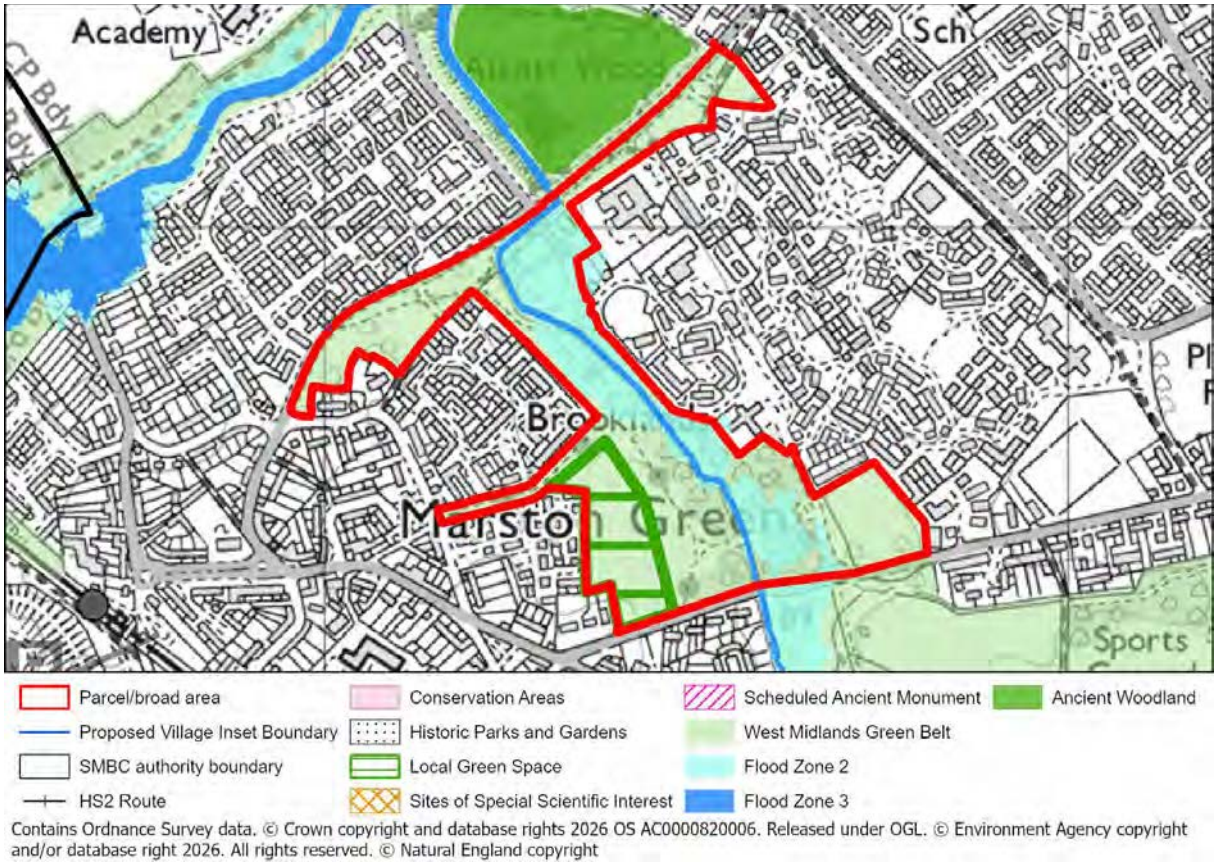


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is largely enclosed by the large built up area of Solihull along its eastern, and southern boundaries. The Green Belt continues into Birmingham to the northwest. The parcel is free of existing development, characterised by open countryside and rural land uses, comprising shrubland, trees, and Hatchford Brook. Within the south of the parcel, below Hatchford Brook, is a small playpark (Moseley Drive Playground). The railway line north of Marston Green also cuts through the south of the parcel. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of Hatchford Brook as the western boundary. Existing residential developments to the east are well established and provide a less defensible boundary. Whilst there is a small slither of the boundary that continues along the Hatchford Brook, Holly Lane provides the northern boundary. To the south, the railway line provides a defensible boundary. As such, the parcel has physical features that could restrict and contain development. Overall, the parcel is largely enclosed by large built up areas such that development would not result in an incongruous pattern of development and could be considered infill. Therefore, the parcel makes a weak contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Moderate	The parcel is generally free of existing development, characterised by countryside and rural land uses, comprising shrubland, trees, and Hatchford Brook. Within the south of the parcel, below Hatchford Brook, is a small playpark (Moseley Drive Playground). The railway line north of Marston Green also cuts through the south of the parcel. The parcel has a strong-moderate degree of openness with less than 10% built form. The parcel contains large areas of dense vegetation, particularly along Hatchford Brook which restricts views into and from the parcel. The parcel is partly enclosed by existing development and the railway line along some of its boundaries negatively impacting the sense of openness and views into the surrounding Green Belt. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers more than 40% of the parcel along Hatchford Brook, along with some areas at risk of surface water flooding. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 7

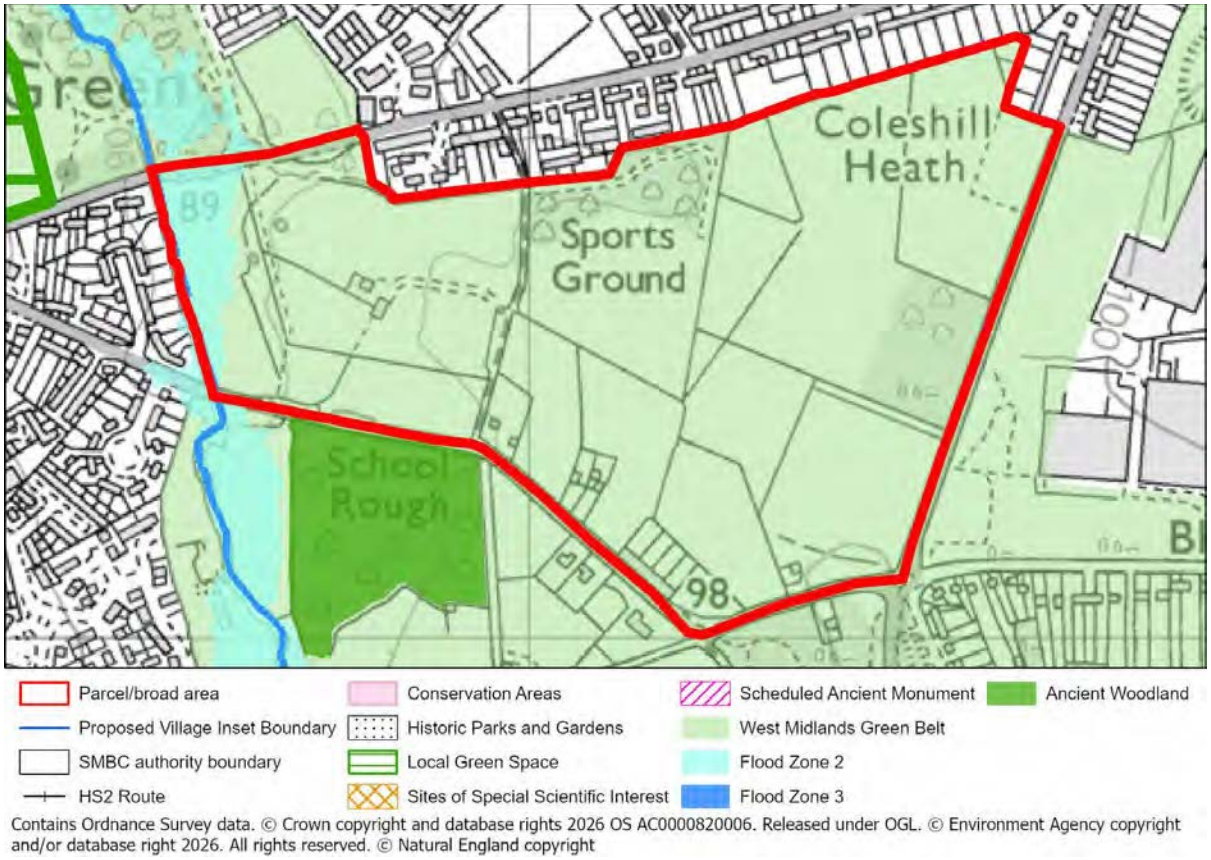


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is largely enclosed by the large built up area of Solihull around all of its boundaries. The parcel is free of existing development, characterised by open countryside and recreational uses, comprising a path network stretching connecting Coleshill Road and Moorend Avenue, as well as east to west into nearby residential developments. There is also shrubland, trees, Low Brook (which runs south through the centre of the parcel), and Moorend Avenue Playground (in the north of the parcel with a basketball court). However, the development within the parcel is not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, and between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of existing residential development or associated estate roads (including Sycamore Crescent, Chelmsley Lane and Harmer Way) predominantly in the eastern and western boundaries. The roads are considered defensible, whilst the surrounding properties are well established but considered less defensible. The northern and southern boundaries are Moorend Avenue and Coleshill Road which are major roads and defensible. The parcel is largely enclosed by the large built up areas such that development would not result in an incongruous pattern of development and could be considered infill.

Assessment criteria	*Contribution outcome*	*Assessment*
		Overall, the parcel makes a weak contribution to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Moderate	The parcel is generally free of existing development, characterised by open countryside and recreational uses, Including shrubland, trees, and Low Brook and a large playground. The parcel has a strong-moderate degree of openness, with less than 10% built form. Long line views are present across the path network and into areas of open space throughout the parcel, although this is partially impacted by vegetation. Low Brook is also enclosed by vegetation which restricts views to the east. To the northeast of the parcel, Alcott Woods, restricts views into the adjacent parcel of Green Belt. This is similar in the south where vegetation and trees along Coleshill Road restrict views into the surrounding countryside. The parcel is largely enclosed by existing development which impacts the sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers more than 50% of the parcel along Low Brook, along with some areas at risk of surface water flooding. There is also an allocated Local Green Space (adopted in the Solihull Local Plan 2013) within the southwest of the parcel. These cover between 60-70% of the parcel's total area. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 8

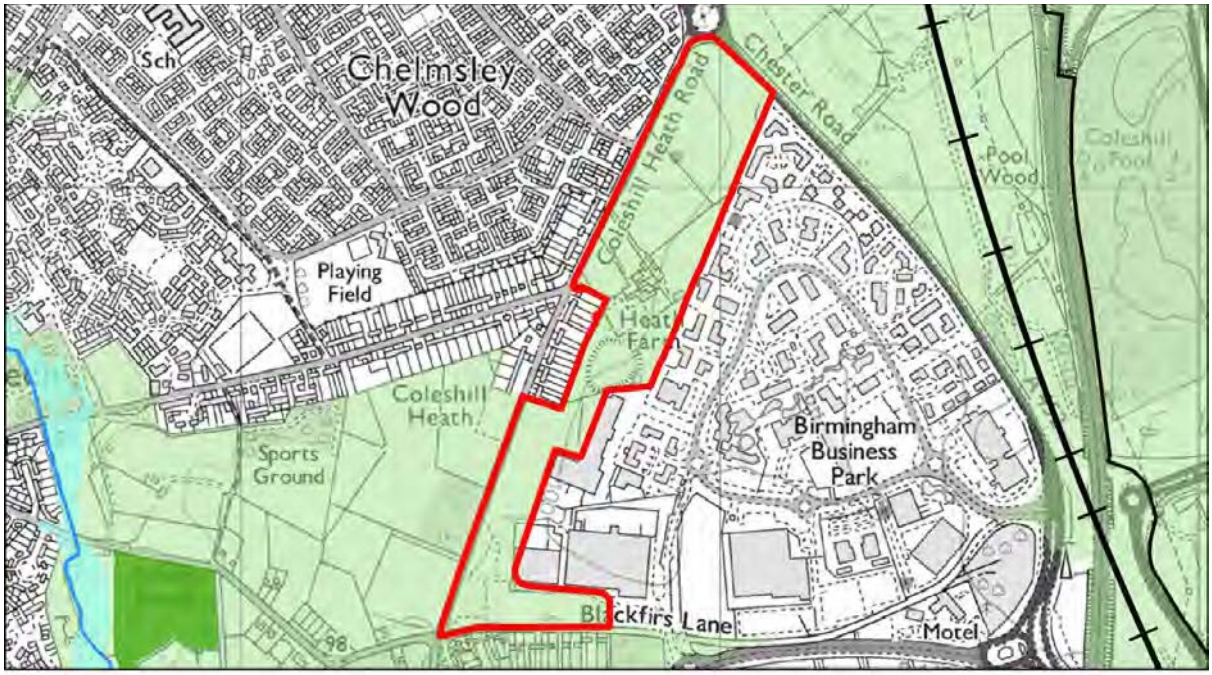


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is partially enclosed by the large built up area of Solihull to the northern and western boundaries. The large parcel is primarily open countryside and largely free of existing development, and includes sports, recreational, agricultural and residential uses. The mix of sports facilities includes Birmingham Baseball Club, Marston Green Football Club, Marston Green Recreation Ground, and Marston Green Cricket Club. These uses include some small ancillary buildings scattered through the parcel. Within the south of the parcel there are some residential properties, with the rest of the parcel containing agricultural land and woodland. Within the west of the parcel, directly along the boundary, is Low Brook watercourse. However, the development within the parcel is not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt. They consist of existing residential developments to the northern and a small section of the eastern boundaries, which whilst less defensible are well established. The remaining boundaries are made up of major roads (Coleshill Heath Road, Bickenhill Road and Coleshill Road) and Low Brook watercourse. The parcel is partially enclosed by the large built up area along two boundaries, although the wider Green Belt in this area is largely enclosed by the large built up area such that development would not result in an incongruous pattern of development. Overall, the parcel makes a weak contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Moderate	The parcel consists of open countryside and rural land uses, including sports, recreational, woodland and agricultural uses. There are some semi-urban developments, including residential and small buildings associated with the sports uses. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views at points throughout the parcel within defined field boundaries, although areas of vegetation, woodland, and buildings and other features associated with the sporting uses do restrict views and impact on the sense of openness. There are limited views into the surrounding Green Belt due to boundary vegetation along the roads. The parcel is partly enclosed by existing development which impacts the sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers less than 10% of the parcel along Low Brook, along with some areas at risk of surface water flooding. Therefore, the parcel can be considered potential grey belt, noting it does contain some footnote 7 constraints.

GBP 9

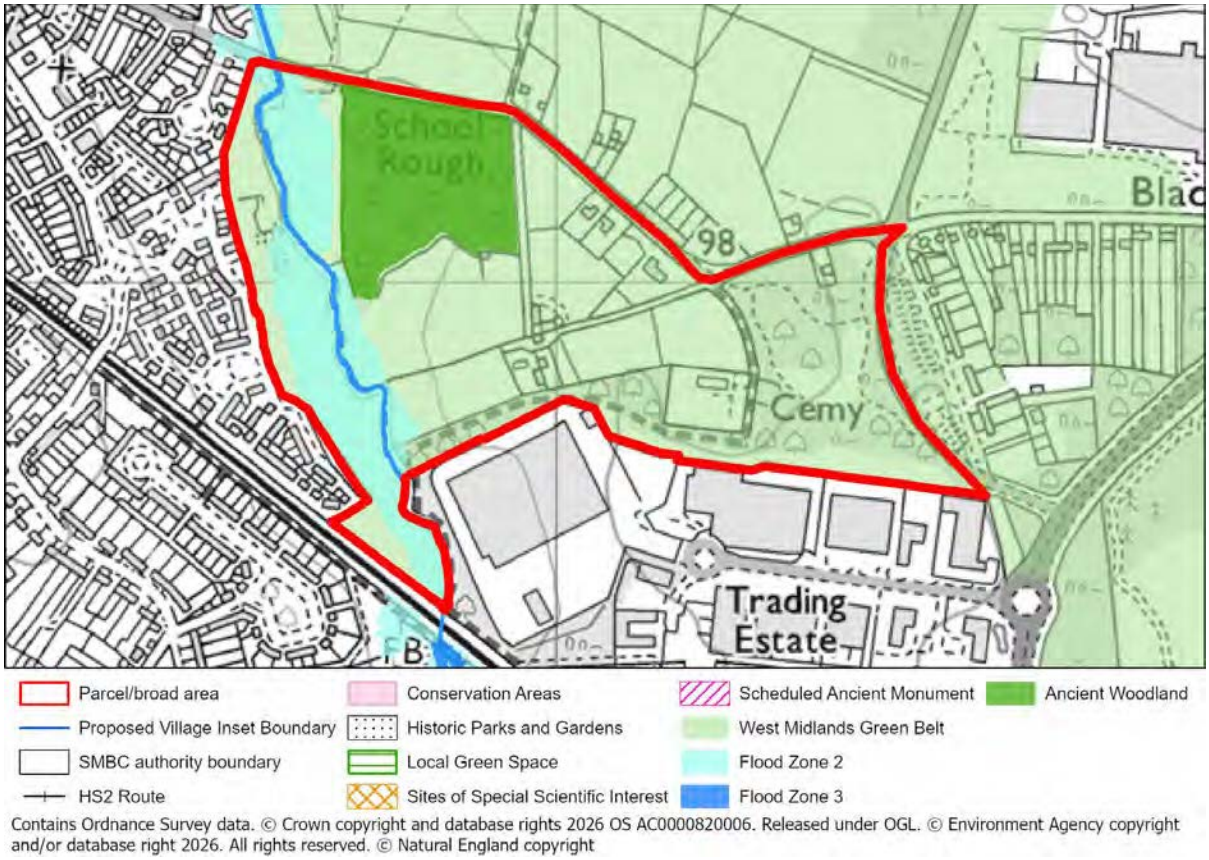


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is largely enclosed by the large built up area of Solihull along its eastern, and western boundaries. The parcel is generally free of existing development, characterised by countryside and agricultural uses, with Heath Farm and associated buildings situated within the northern section of the parcel. The remainder of the parcel consists of open land comprising fields, vegetation along boundaries, and attenuation ponds within the south of the parcel. However, a small part of the Prologis Building IAC extends into this parcel, but this is not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, or in reasonable proximity. They consist of existing residential and industrial developments to the western and a section of the eastern boundary, which whilst less defensible are well established. The remaining boundaries are defined by major roads, including the A452, Blackfirs Lane, and Coleshill Heath Road. The boundary through and adjacent to Prologis Building IAC appears undefined, although Blackfirs Lane is close by. The parcel is partially enclosed by the large built up area, such that development would not result in an incongruous pattern of development. Overall, the parcel makes a weak contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Moderate	The parcel consists of open countryside and characterised by agricultural uses and open land comprising fields, vegetation along boundaries, and attenuation ponds. A small part of the Prologis Building IAC extends into this parcel. The parcel has a moderate degree of openness, with less than 10% built form. There are no long line views into the parcel, primarily due to vegetation restricting views north to south. There is a sense of openness within the south of the parcel when looking northwards, however the sense of openness is restricted to the east due to the industrial warehouses and to the west due to vegetation. There is also a sense of openness within the fields in the north of the parcel, however dense vegetation also restricts wider views. However, the parcel still maintains a sense of spatial openness. The parcel is largely surrounded by the built up area which creates a sense of enclosure that impacts the overall sense of openness. Furthermore, the parcel feels disconnected from the wider Green Belt. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are three small areas subject to surface water flooding, however, these are not significant (covering less than 5% of the parcel's total area). Therefore, the parcel can be considered potential grey belt.

GBP 10

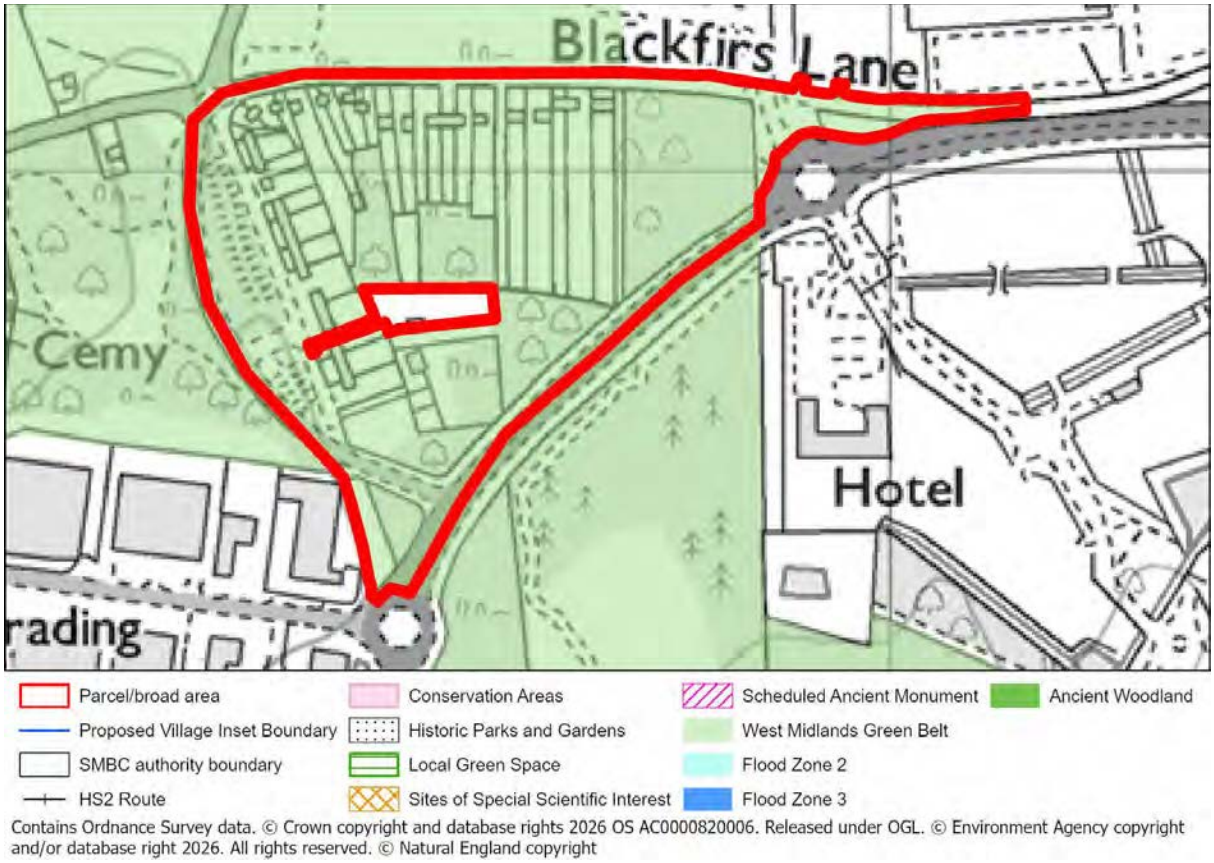


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	This parcel is adjacent to the large built up area of Solihull along the majority of its southern and western boundaries. The parcel is predominantly open countryside, although the parcel contains some existing development and other urbanising influences. Residential properties and a guest house are situated at points along Bickenhill Road, with other residential buildings located along the eastern boundary. Close to the centre of the parcel is Marston Green Burial Ground, with a large open space to the north used for equestrian purposes. Other areas within the parcel are dense vegetation with a mix of shrubland and woodland. The west of the parcel also contains the watercourse 'Low Brook' running from north to south, partially adjacent to a large area of woodland. However, the development within the parcel is not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of residential developments or associated estate roads (including Farndon Avenue) to the west. The road is considered defensible, whilst the surrounding properties are well established but considered less defensible. The northern and eastern boundaries are bounded by Bickenhill Road and Coleshill Heath Road. The southern boundary is bounded by a large industrial development and by a railway line for a small section to the southwest. The railway also runs behind the industrial development, further creating a defensible boundary within the immediate proximity of the parcel. Low Brook also provides a defensible boundary in this area. As such, the

Assessment criteria	*Contribution outcome*	*Assessment*
		parcel has physical features which could restrict and contain development. The parcel is partially enclosed by the large built up area along two boundaries, although the wider Green Belt in this area is largely enclosed by the large built up area such that development would not result in an incongruous pattern of development. Overall, the parcel makes a weak contribution to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Moderate	The parcel consists of open countryside and rural land uses, including land left in a natural state and woodland. There are some semi-urban uses, including residential properties and other buildings on Bickenhill Road. This parcel has a moderate degree of openness with less than 10% built form. There are limited long line views within the parcel as they are restricted by built form and dense vegetation which negatively influences the sense of openness and also views into the surrounding countryside. The parcel is partly enclosed by existing development, and within the south of the parcel there is uneven topography, whereby views look out directly over the industrial warehouses, which increases the sense of enclosure and reduces the sense of openness. There are limited to no views into the Green Belt area to the north. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers more than 10% of the parcel along Low Brook, along with some areas at risk of surface water flooding. The large area of woodland within the northwest of the parcel is also identified as Ancient Woodland. These cover between 40-50% of the parcel's total area. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

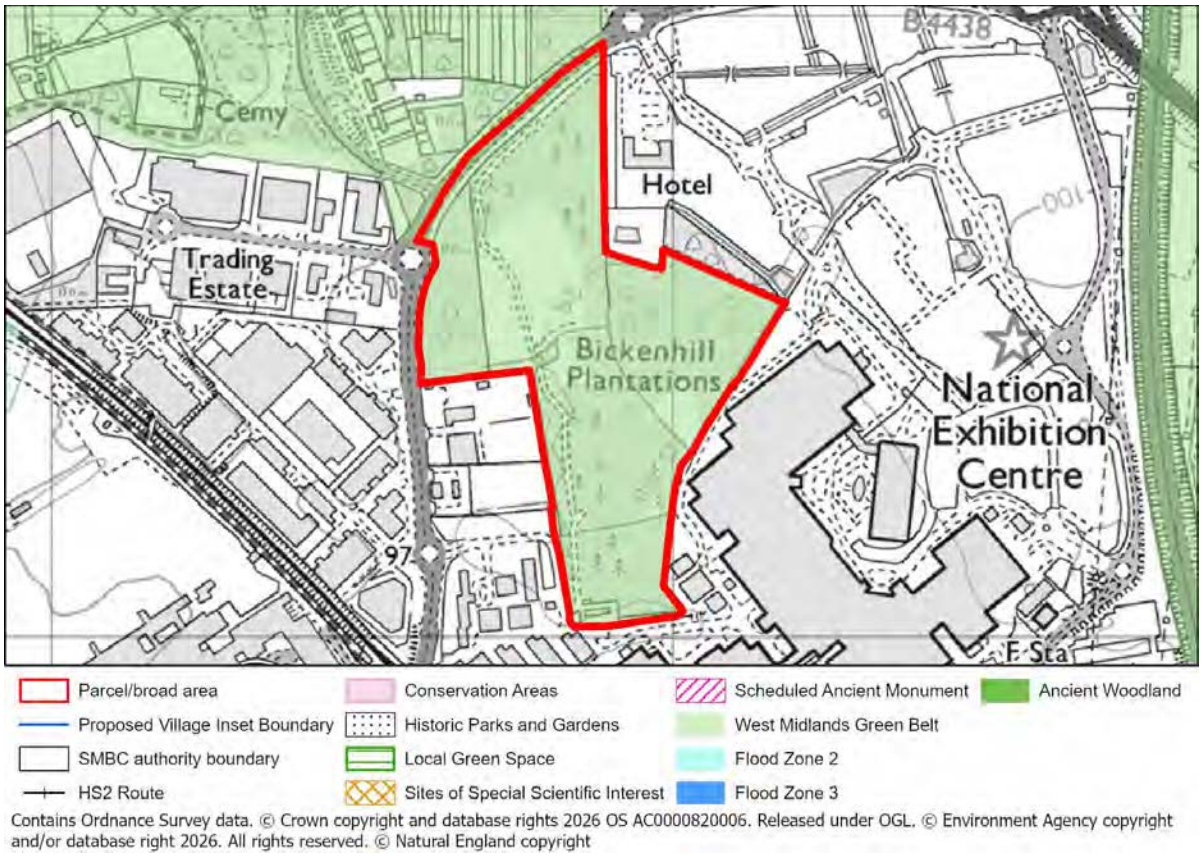
GBP 11



Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is adjacent to the large built up area of Solihull along its eastern and part of its western boundaries. The parcel contains significant existing development and other urbanising influences, which consists of residential dwellings and associated gardens which front onto Bickenhill Lane and Blackfirs Lane. There are some areas of dense vegetation (trees/scrubland) to the east/southeast of the parcel. In the centre of the parcel there is a small inset area, which has previously been removed from the Green Belt and relates to a Gypsy and Traveller site. The Green Belt boundary follows the fence line which surrounds the site. The majority of boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible. They consist of Coleshill Heath Road to the west, Blackfirs Lane to the north and the B4438 (Bickenhill Parkway) to the south/southeast, which are all major or minor roads. A small section of the northeast boundary (which follows the Green Belt) follows Blackfirs Lane where it becomes a footpath/cycleway and is therefore less defensible. Noting the end of the Green Belt boundary stops along this lane and is undefined on the ground by any physical features. However, the B4438 is in close proximity to the south. As such, the parcel has physical features that could restrict and contain development. The parcel is partially enclosed by the large built up area along two boundaries, to the east and southwest. To the north and south the Green Belt continues however, this parcel sits within a wider area of Green Belt that is largely enclosed by the large built up area. Development

Assessment criteria	*Contribution outcome*	*Assessment*
		would not result in an incongruous pattern of development and could be considered infill, noting that a large proportion of the parcel is already developed. Overall, the parcel makes a weak contribution to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Weak	The parcel consists of urban or semi-urban land uses, with the majority of the parcel being composed of residential dwellings and associated land. There are some areas of dense vegetation to the east and southeast of the parcel. The parcel has over 30% built form and no degree of openness. There are no long line views across the parcel or into surrounding Green Belt areas, with these being restricted by built form or vegetation. The parcel is partly enclosed by existing development, to the north, east and southwest. The dense vegetation surrounding the parcel screens these existing development areas and impacts on the sense of openness. Overall, the parcel makes a weak contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some areas at risk of surface water flooding, which cover between 10-20% of the parcel's area. Therefore, the parcel can be considered as potential grey belt, noting is does contain some footnote 7 constraints.

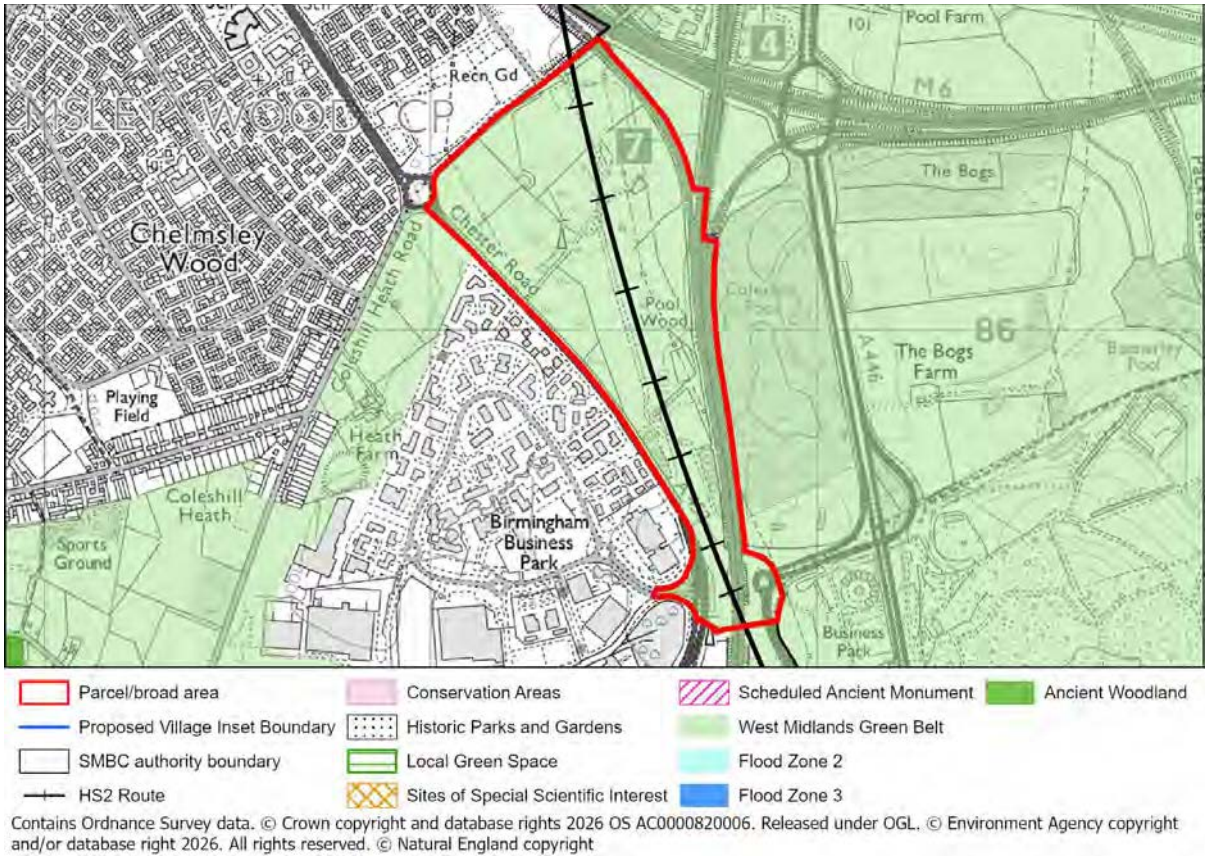
GBP 12



Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is adjacent to the large built up area of Solihull, which surrounds the parcel along it's eastern, southern and western boundaries. The parcel is free of existing development or other urbanising influences, with the parcel being composed of dense vegetation associated with Bickenhill Plantation. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt. They consist of property boundaries to the east, south and west, which also follows the Green Belt boundary. These are considered less defensible, although noting the mature vegetation associated with the plantation itself would be considered defensible. The northwestern boundary follows the B4438 (Bickenhill Parkway)/Bickenhill Lane which is a major road and is therefore defensible. As such, the parcel has physical features that could restrict and contain development. The parcel is partially enclosed by the large built up area along three boundaries, to the east, south and west. To the north the Green Belt continues however, this parcel sits within a wider area of Green Belt that is largely enclosed by the large built up area. Development would not result in an incongruous pattern of development and could be considered infill. Overall, the parcel makes a weak contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Moderate	The parcel consists of undeveloped land left in a natural state, with the land use primarily being a plantation (some small buildings exist to the south of the parcel which have no bearing on the overall openness). The parcel has no degree of openness, due to the dense vegetation across the parcel with views being restricted throughout and into the surrounding Green Belt to the north. However, the parcel still maintains a spatial openness due to no built form within. The parcel is enclosed by existing development along three of its boundaries, with there also being some limited development to the north along with dense vegetation. This impacts on the sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some areas at risk of surface water flooding. These cover between 10-20% of the parcel's area. Therefore, the parcel can be considered as potential grey belt, noting is does contain some footnote 7 constraints.

GBP 13

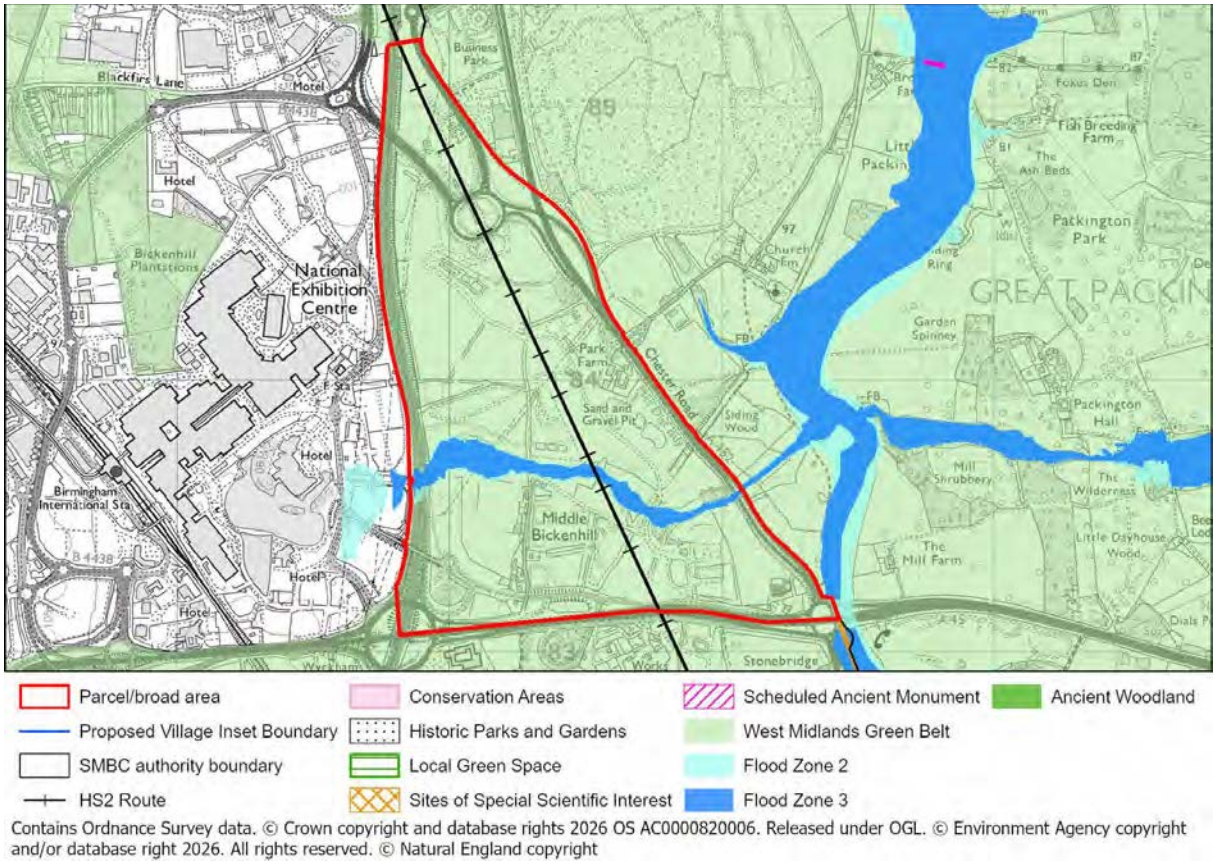


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is adjacent to the large built up area of Solihull along its northern and most of its western boundaries. The parcel is in part open countryside, primarily two fields in the northwest of the parcel. The rest of the parcel contains some existing development and or other urbanising land uses related to HS2 groundworks and construction compounds, with the majority of the parcel undergoing development. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible. They consist of the A452 to the west (with a small section following the Green Belt boundary along Solihull Parkway in the southwest), Coleshill Heath Road to the north, the M42 and M42 slip road to the east and the A446/A452 to the south. As such the parcel has physical features that could restrict and contain development. The parcel is partially enclosed by the large built up area along two boundaries and the connection is such that new development would not result in an incongruous pattern of development. Overall, the parcel makes a weak contribution to this purpose.
Purpose B	Weak	The parcel is located in a gap between the towns of Solihull and Coleshill. The parcel forms a substantial part of this gap, where development would result in loss of visual separation or physically reduce the

Assessment criteria	*Contribution outcome*	*Assessment*
		perceived distance between the towns. However, considering the development which is already underway in the parcel and the presence of extensive road infrastructure and other nearby development (which is outside the parcel to the northeast), the gap between Solihull and Coleshill that this parcel sits in is already considered to have been reduced and therefore further development would have no additional impact. Overall, the parcel makes a weak contribution to this purpose
Purpose C	Weak	The parcel partly consists of open countryside and rural land uses. it also includes significant earthworks and construction work associated with HS2, however noting there is currently limited to no permanent built form in the parcel. The parcel has a moderate-weak degree of openness with less than 10% built form. There are some long line views in part, however the majority of views are restricted due to vegetation, topography and the ongoing HS2 works. There are limited views into surrounding Green Belt areas due to the intervening infrastructure and vegetation. This impacts on the sense of openness. The parcel is partly enclosed by the existing development along its northern and western boundaries, with the Green Belt continuing to the east. This does not further impact on the sense of openness due to the intervening vegetation along the adjacent roads. Overall, the parcel makes a weak contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to one purpose, a weak contribution to three purposes and no contribution to one purpose. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding throughout the parcel, however these are not significant (covering less than 5% of the parcel's area). Therefore, the parcel can be considered potential grey belt.

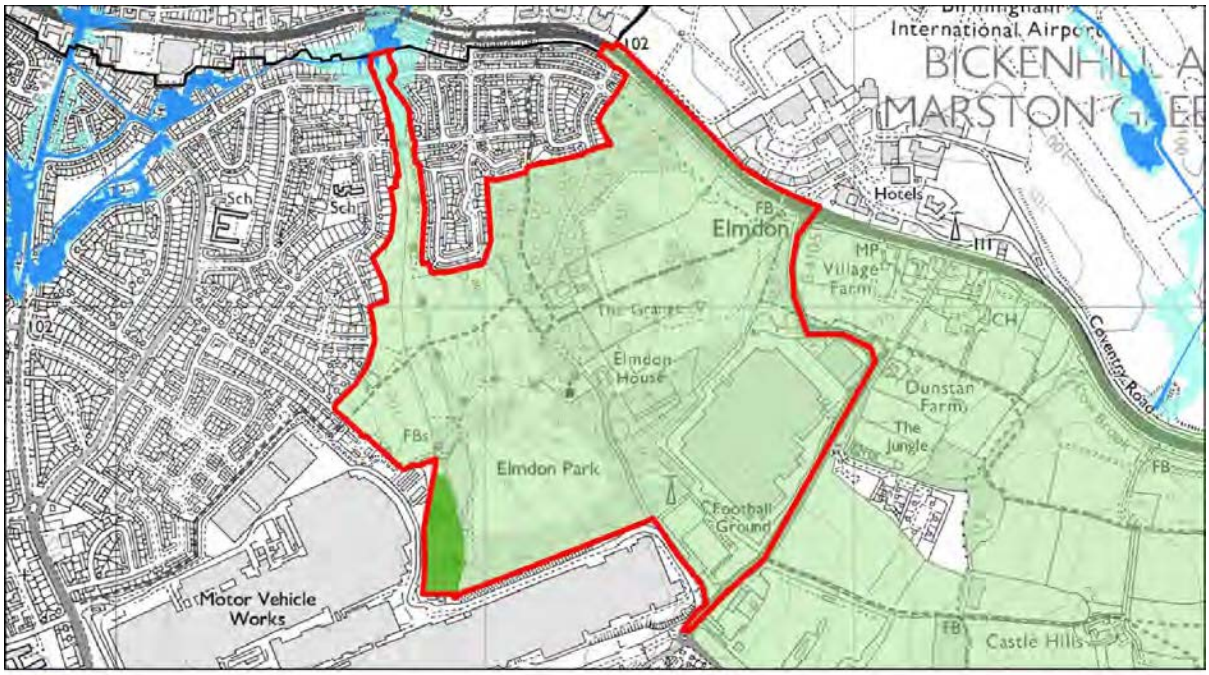
GBP 14



Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is adjacent to the large built up area of Solihull along the parcel's western boundary. The parcel is in part open countryside, although it contains some existing development and or other urbanising land uses related to HS2 groundworks and infrastructure, with a large proportion of the parcel undergoing development. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible. They consist of the A446/A452 to the north, the A446/A452 to the east, the A45 (Coventry Road) to the south and the M42 to the west. As such the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along one boundary, however if developed, the parcel would not result in an incongruous pattern of development due to the existing ongoing development already present and it could be considered as infill between the M42 and the A446/A52. Overall, the parcel makes a weak contribution to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between towns.

Assessment criteria	*Contribution outcome*	*Assessment*
		Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Weak	The parcel partly consists of open countryside and rural land uses. It also includes significant development associated with HS2 earthworks and construction works, and some business properties. The parcel has a moderate-weak degree of openness with less than 10% built form. There are some long line views in part, however the majority of views are restricted due to vegetation, topography and the ongoing HS2 works. There are limited views into surrounding Green Belt areas due to the intervening infrastructure and vegetation. This impacts on the sense of openness. The parcel is surrounded by open countryside along most of its boundaries, with the Green Belt continuing on to the east and south. However, the intervening infrastructure associated with the A452 and A45 makes the parcel feel disconnected from this wider countryside. Overall, the parcel makes a weak contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to one purpose, a weak contribution to three purposes and no contribution to one purpose. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There is an area covered by Flood Zone 2/3 and some areas at risk of surface water flooding, which in total cover 10-20% of the parcel. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 15

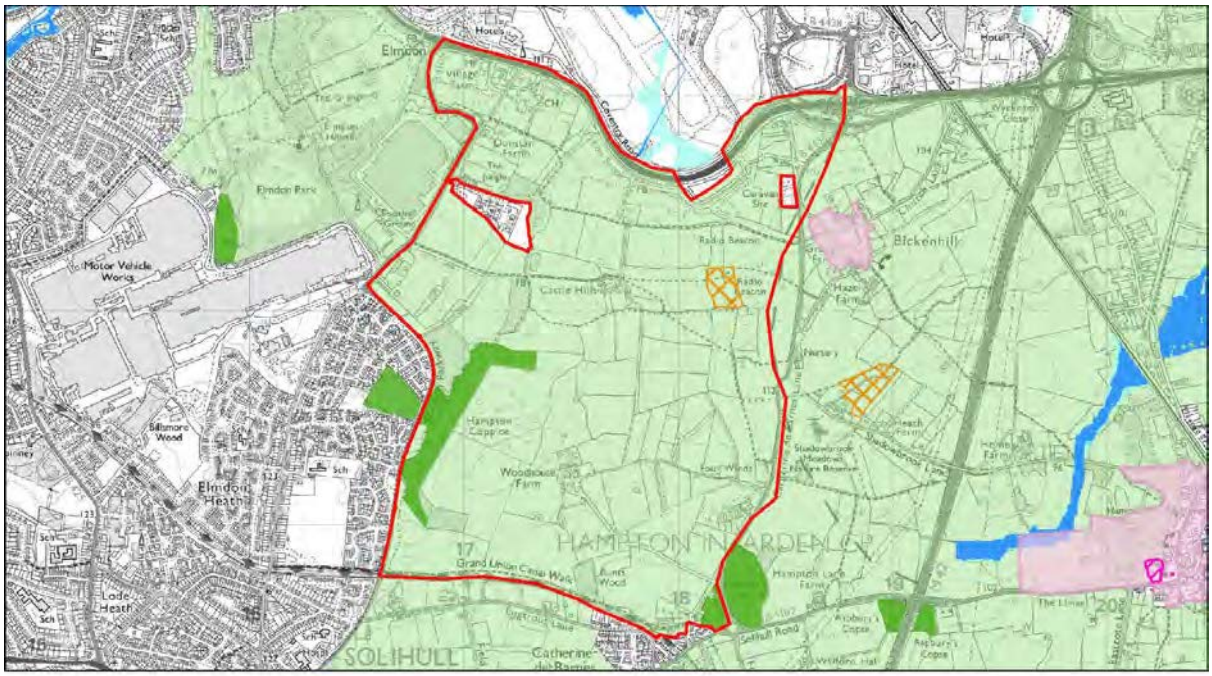


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is adjacent to the large built up area of Solihull, along it's northern, western and southern boundaries. The parcel is partly open countryside and includes Elmdon Nature Park and Elmdon Manor Walled Garden. However, the parcel contains some existing development and other urbanising influences, including JLR Solihull Logistics Operations Centre, Damson Park/Solihull Moors Football Club, other employment premises and some residential properties. The parcel has a defensible boundary either between the parcel and the large built up area, or between the parcel and the surrounding Green Belt. They consist of the A45 (Coventry Road) and Damson Parkway, both major roads, along the parcel's northern and eastern boundaries. To the south the parcel follows employment property boundaries, and the northern boundary follows residential property boundaries, which are considered less defensible, although sections of these also follow mature tree lines/tree belts, and these combined would be considered defensible. Also, some small parts of the northern boundary follow Solihull's administrative boundary which is undefined by any physical features on the ground (with Valley Road in close proximity as a defensible boundary). As such, the parcel has physical features that could restrict and contain development. The parcel is largely enclosed by the large built up area such that development would not result in an incongruous pattern of development and could be considered as infill, especially considered

		the development already within the parcel which wraps around the parcel's eastern boundary. Overall, the parcel makes a weak contribution to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Moderate	The parcel partly consists of open countryside and rural uses however it also includes some semi-urban land uses including employment premises and a sports club located to the southeast of the parcel. The parcel has a moderate degree of openness with a less than 20% of built form. There are views in parts throughout the parcel, particularly across the more open areas of the parcel. However, views are generally restricted due to the presence of vegetation with a dense area of woodland forming the centre of the parcel, and the very large employment building. Views into neighbouring areas of Green Belt are limited by the built form within the parcel and further development outside the parcel. This impacts on the sense of visual openness. However, the parcel still retains a spatial openness. The parcel in the majority is enclosed by existing development. The eastern boundary is connected to the wider Green Belt; however, the development associated with JLR Solihull results in only a small area of the boundary being connected without any intervening built form. This increases the sense of enclosure of the parcel and reduces the sense of openness, although in most instances the surrounding built form is not visible from within the parcel. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against Purpose A, Purpose B or Purpose D. There is an area of Ancient Woodland located within the parcel, a small area covered by Flood Zone 2/3, and some limited areas at risk of surface water flooding. These cover between 10-20% of the parcel's area. As such, the parcel can be considered as potential grey belt, noting is does contain some footnote 7 constraints.

GBP 16



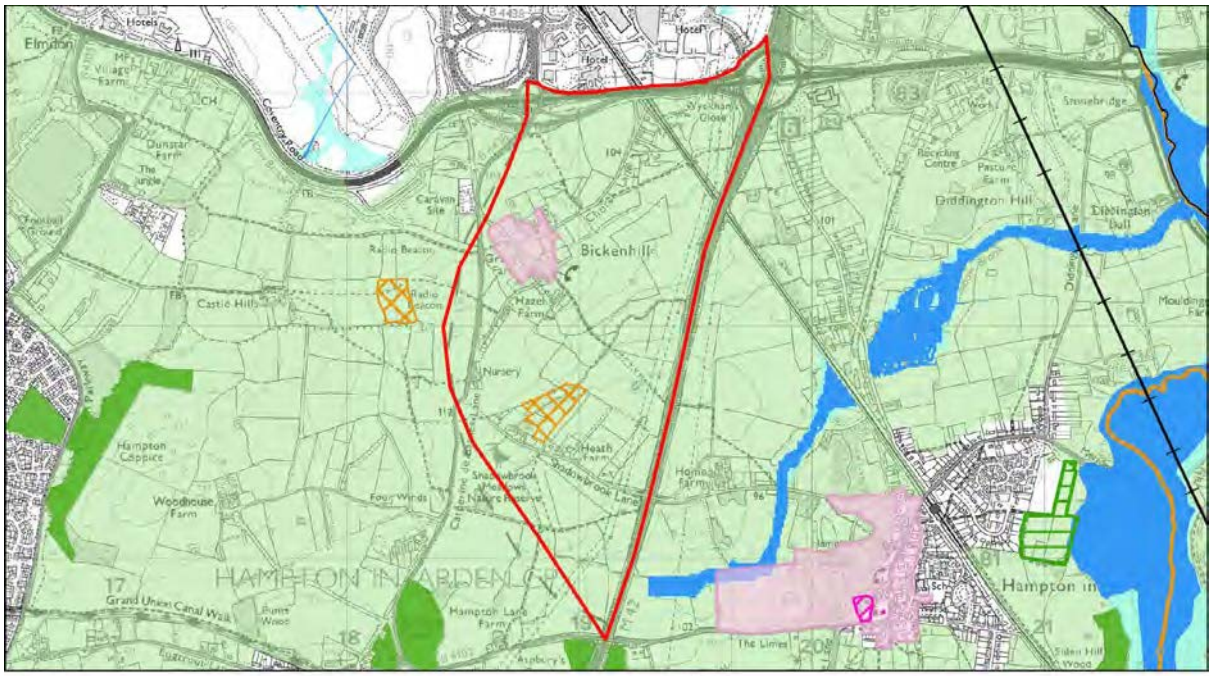
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Solihull partially along its western and northern boundary. The parcel is predominantly open countryside or rural land uses, including agricultural buildings, however the parcel contains some existing development and other urbanising influences including JLR Solihull car park storage, other employment premises, a Kennels and Cattery, and Dog Home, as well as a number of residential properties. These are generally located round the perimeter of the parcel. However, given the scale of the parcel, these are not considered extensive. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible, and there is a defensible boundary in reasonable proximity. They consist of the A45 (Coventry Road) to the north, the A4545 and B4438 to the east, Damson Parkway to the west and the Grand Union Canal to the south. These are considered defensible. It is noted, part of the southern boundary follows Barbers Land and the residential property boundaries of the inset settlement of Catherine-de-Barnes which are less defensible, with a small part of the boundary being undefined by any physical features of the ground. There are two small inset areas, along the western and eastern boundary, which have previously been removed from the Green Belt and relates to two Gypsy and Traveller sites. The Green Belt boundary follows the fence line/tree line which surrounds the sites. Overall, the parcel has physical features that could restrict and contain development.

Assessment criteria	*Contribution outcome*	*Assessment*
		The parcel is partially enclosed by the large built up area or existing development along two boundaries: the northern and partially along the western boundaries. The connection to the large built up area is such that new development would not result in an incongruous pattern of development, as well as considering the parcel's defensible boundaries. Overall, the parcel makes a moderate contribution to this purpose
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between towns. There are various inset settlements and road/rail infrastructure throughout the gap which would help to maintain both a visual and physical separation. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, including agricultural land and woodland. It also includes some semi-urban land uses, consisting of various residential, recreational, and employment/commercial uses along the western boundary, towards the centre of parcel and scattered at other points around the parcel's perimeter. The parcel has a strong-moderate degree of openness with less than 10% of built form. There are long line views in parts within the parcel, however, these views are restricted in places due to the presence of built form, vegetation, and an elevation of the parcel's topography on the eastern side of the parcel. However, this increase in elevation does allow some longer line views eastwards. In general, views looking into surrounding Green Belt to the east and south are restricted due to vegetation, intervening infrastructure associated with the A4545 and B4438, and the built form associated with the inset village of Catherine-de-Barnes. Although the parcel has some restrictions to wider views, it still maintains a sense of spatial openness. The parcel is partially enclosed by existing development along its northern and most of its western boundary, however, this only has a localised impact on the parcel's sense of openness when close to this built form, noting that part of the built form to the west is screened from view due to the presence of vegetation. Similarly, the presence of built form associated with the inset village of Catherine-de-Barnes is largely screened from view and therefore has limited to no impact. To the east and south the Green Belt continues. Overall, the parcel makes a strong contribution to this purpose
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. Although the parcel makes a strong contribution to safeguarding the countryside from encroachment, it only makes a moderate contribution to preventing unrestricted sprawl and a weak contribution to preventing neighbouring towns from merging. It was therefore deemed on balance, that the parcel makes a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against Purpose A, Purpose B or Purpose D. The parcel contains areas of Ancient Woodland, Bickenhill Meadows SSSI, an area of Local Green Space (as designated in the Hampton-in-Arden Neighbourhood Plan 2017-2028), and some limited areas at risk of surface water flooding. These cover between 20-30% of the parcel's area. As such, the parcel can be considered as potential grey belt, noting is does contain some footnote 7 constraints.

GBP 17



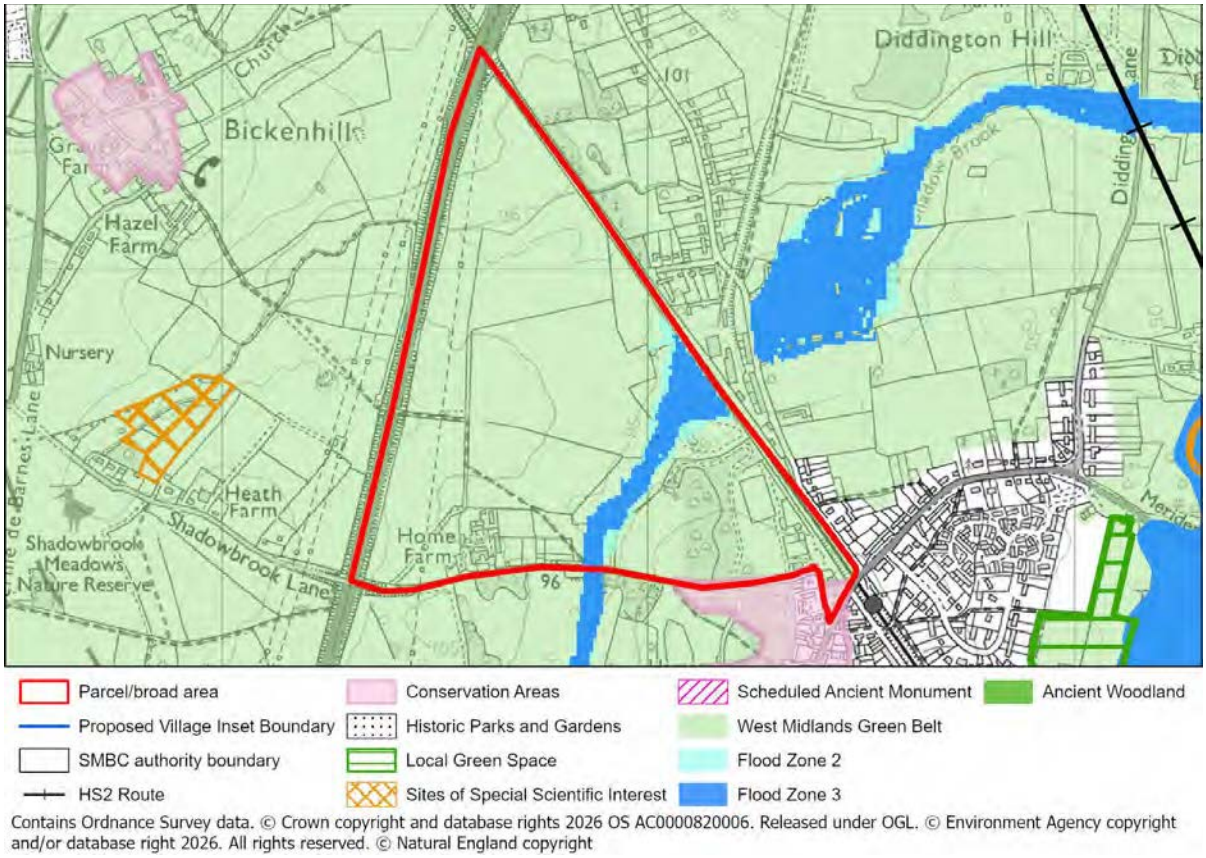
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Strong	The parcel is adjacent to the large built up area of Solihull along the parcel's northern boundary. The parcel is predominately open countryside, primarily in agricultural use, although the parcel contains some existing development and other urbanising influences. These include residential properties, with a particular cluster around the washed over village of Bickenhill in the west of the parcel, and some employment premises along the west and south boundaries. However, given the scale of the parcel these are not extensive. The boundaries between both the parcel and the large built up area and the parcel and the surrounding Green Belt are defensible. They consist of the A45 (Coventry Road) to the north, the M42 to the east and the A4545 to the west, including the roundabout/slip road from the M42. As such the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along one boundary and due to its limited level of connection, development would result in an incongruous pattern of development, creating a large finger of development into predominately undeveloped Green Belt which would be inconsistent with the existing settlement form. Although it is noted the parcel has defensible boundaries. Overall, the parcel makes a strong contribution to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry.

Assessment criteria	*Contribution outcome*	*Assessment*
		The parcel forms a very small part of the gap between towns where development would not have any impact on the visual or perceived separation between the towns. There are various inset settlements and road/rail infrastructure throughout the gap which would help to maintain both a visual and physical separation. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Moderate	The parcel partly consists of open countryside and rural land uses, including agriculture land, however it also includes some semi-urban land uses, consisting of residential, recreational, and commercial uses near the western parcel boundary. The washed over village of Bickenhill is also within the parcel. The parcel has a moderate degree of openness with less than 20% of built form. There are long line views in parts across the parcel, however, these views are partially restricted due to the presence of built form, vegetation, trees and high hedgerows which generally limits views across the whole parcel. The parcel does contain views into surrounding Green Belt areas; however, these are also partially restricted due to the presence of vegetation throughout the parcel. The presence of the A4545 and M42 also restricts views when looking westwards, eastwards or southwards. The railway line that cuts across the northeast corner of the parcel restricts views into this small area of the parcel. The parcel is partially surrounded by open countryside side along the western, eastern and southern boundaries. The parcel's northern boundary connects to Solihull; however, the built form located north of the parcel does not impact on the sense of openness, in part due to the intervening infrastructure of the A45 and the scale of the parcel. Overall, the parcel makes a moderate contribution to this purpose
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. Whilst the parcel makes a strong contribution to preventing unrestricted sprawl, it only makes a moderate contribution to safeguarding the countryside from encroachment and a weak contribution to preventing neighbouring towns from merging. Therefore, on balance, the parcel makes a moderate overall contribution to Green Belt purposes.

Assessment criteria	*Contribution outcome*	*Assessment*
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose A and does not score strongly against Purpose B and D. Therefore, the parcel cannot be considered as potential grey belt.

GBP 18

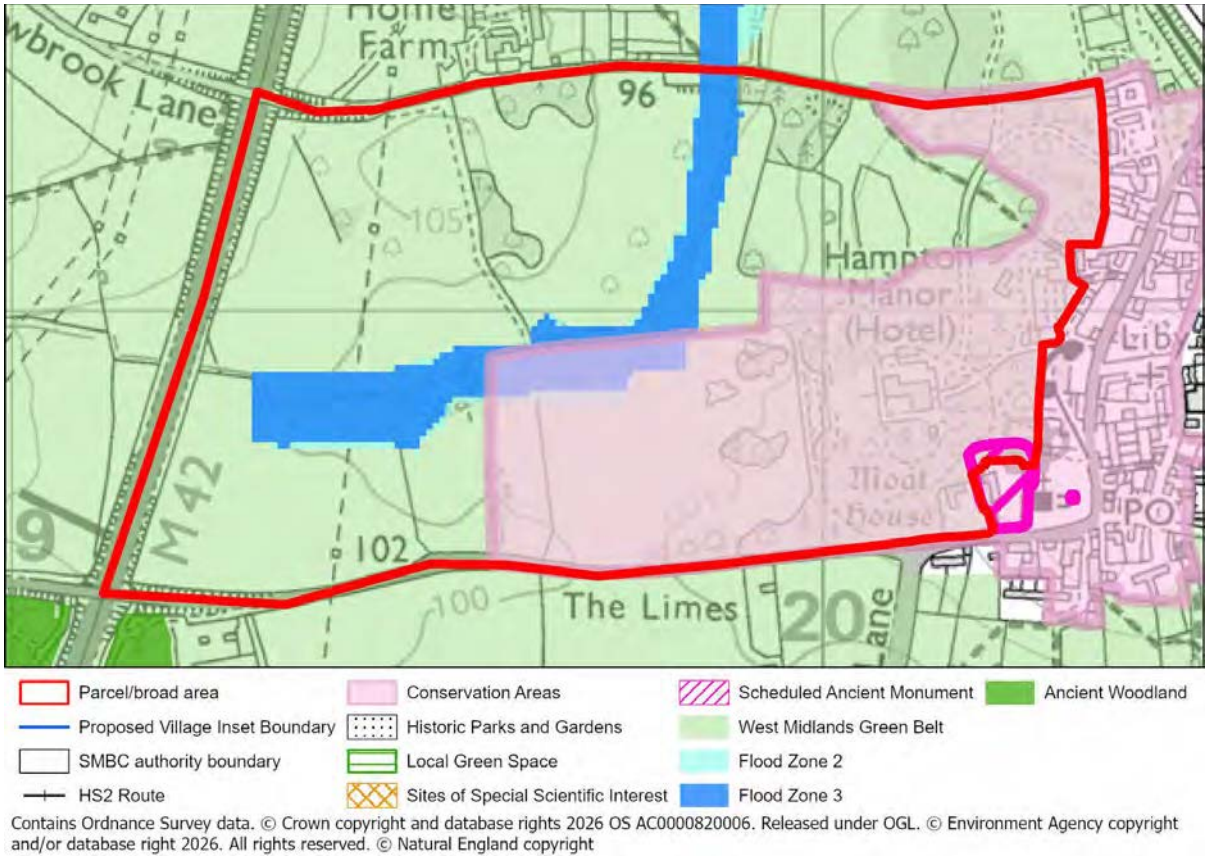


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of the gap between towns where development would not have any impact on the visual or perceived separation between the towns. The inset village of Hampton-in Arden (to the southeast of the parcel), the M42, various A-roads and railway lines would help to maintain the visual separation between these towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel mainly consists of open countryside and rural land uses, including a woodland, however it also includes some semi-urban land uses including residential properties, a preschool and buildings associated with the sports club. The parcel has a strong-moderate degree of openness with less than 10% built form. There are long line views in parts across the parcel, particularly across the farmland in the western section of the parcel, but other views are restricted by topography and vegetation. Views looking east and west into neighbouring Green Belt areas are restricted due to vegetation screening around the M42 and railway line, and this intervening infrastructure. There is a dense area of vegetation to the east of the parcel, which does screen the preschool, sports club and any adjacent development from view, however this has a limited localised

Assessment criteria	*Contribution outcome*	*Assessment*
		impact on the sense of openness in this area of the parcel. There are some views looking into the Green Belt southwards, however again vegetation restricts these in places. Although there are some restrictions to views, the parcel maintains a sense of spatial openness. The parcel is surrounded by open countryside along all of its boundaries, noting there is some development that borders the railway line in the parcel to the east. The presence of the railway line and M42 does not impact on the sense of openness within the parcel, in part due to the parcel's size. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of the historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. Although the parcel makes a strong contribution to safeguarding the countryside from encroachment, it makes no contribution to preventing unrestricted sprawl (due to not being adjacent or near to a large built up area) and only a weak contribution to preventing neighbouring towns from merging. It has therefore been judged on balance that the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constrains)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There is an area in Flood Zone 2/3 and some areas at risk of surface water flooding throughout the parcel. An area of Local Green Space (as designated in the Hampton-in-Arden Neighbourhood Plan 2017-2028) covers the southeast region of the parcel. These in total cover approximately 30% of the parcel's area. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 19

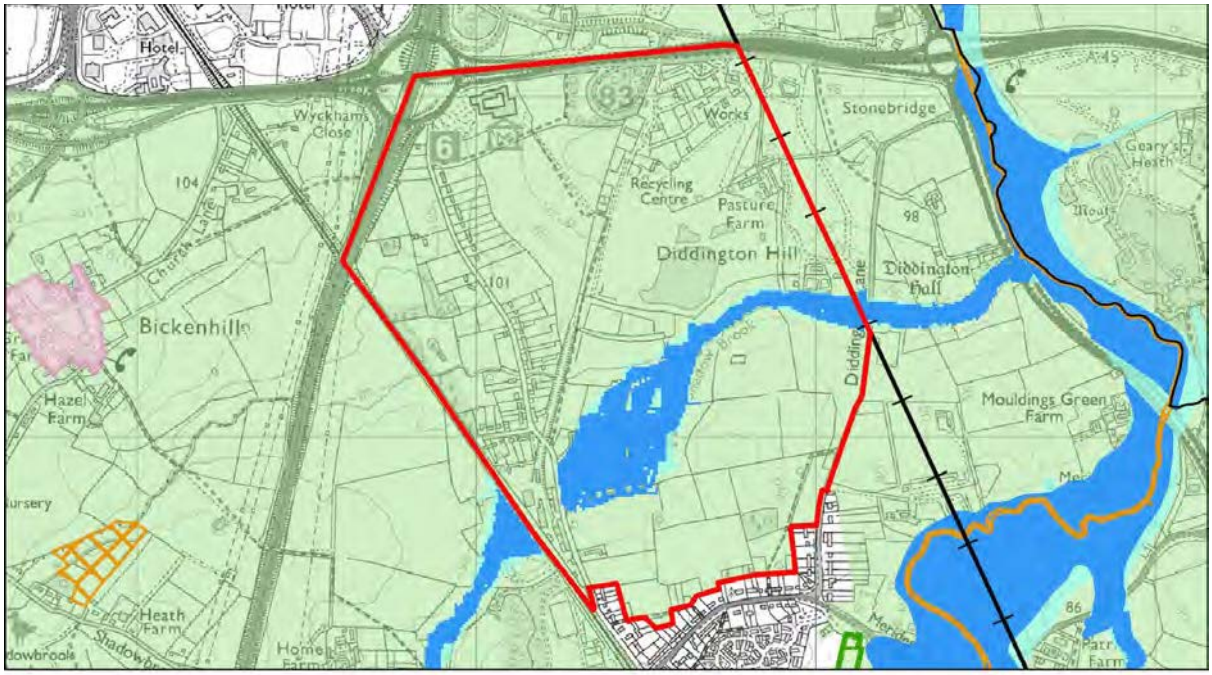


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Assessment criteria	***Contribution*** *outcome*	***Assessment***
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of the gap between towns where development would not have any impact on the visual or perceived separation between the towns. The inset village of Hampton-in Arden (to the east of the parcel), the M42, various A-roads and railway lines would help to maintain the visual separation between these towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel area consists of open countryside and rural land uses. It also includes some semi-urban land uses including Hampton Manor Hotel and associated outbuildings. The parcel has a strong-moderate degree of openness with less than 10% built form. There are long line views in parts across the parcel and into the surrounding Green Belt areas, particularly when looking southwards from Shadowbrook Lane (following the overhead powerlines) but other views are restricted by topography and vegetation. Views looking northwards and westwards are restricted due to vegetation and the presence of the M42. There is a dense area of vegetation around Hampton Manor Hotel and along the existing built form (that sits outside the parcel), that screens these from view and prevents this development impacting on the sense of openness for the

Assessment criteria	*Contribution outcome*	*Assessment*
		rest of the parcel. However, the presence of this vegetation does have a localised impact on the sense of openness of the parcel. Although there are some restrictions of views, the parcel maintains a sense of spatial openness. The parcel is surrounded by open countryside along most of its boundaries, to the north, west (beyond the M42) and south with the Green Belt continuing in these directions. To the east sits the inset village of Hampton-in-Arden. The built form of the village has no impact on the sense of openness of the parcel as it is largely screened from view by vegetation. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of the historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. Although the parcel makes a strong contribution to safeguarding the countryside from encroachment, it makes no contribution to preventing unrestricted sprawl (due to not being adjacent or near to a large built up area) and only a weak contribution to preventing neighbouring towns from merging. It has therefore been judged on balance that the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The parcel contains an area of Flood Zone 2/3, a small area designated as a Scheduled Monument and some limited areas at risk of surface water flooding. A large part of the parcel also sits within the Hampton-in-Arden Conservation Area. These in total cover approximately 50% of the parcel area. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 20

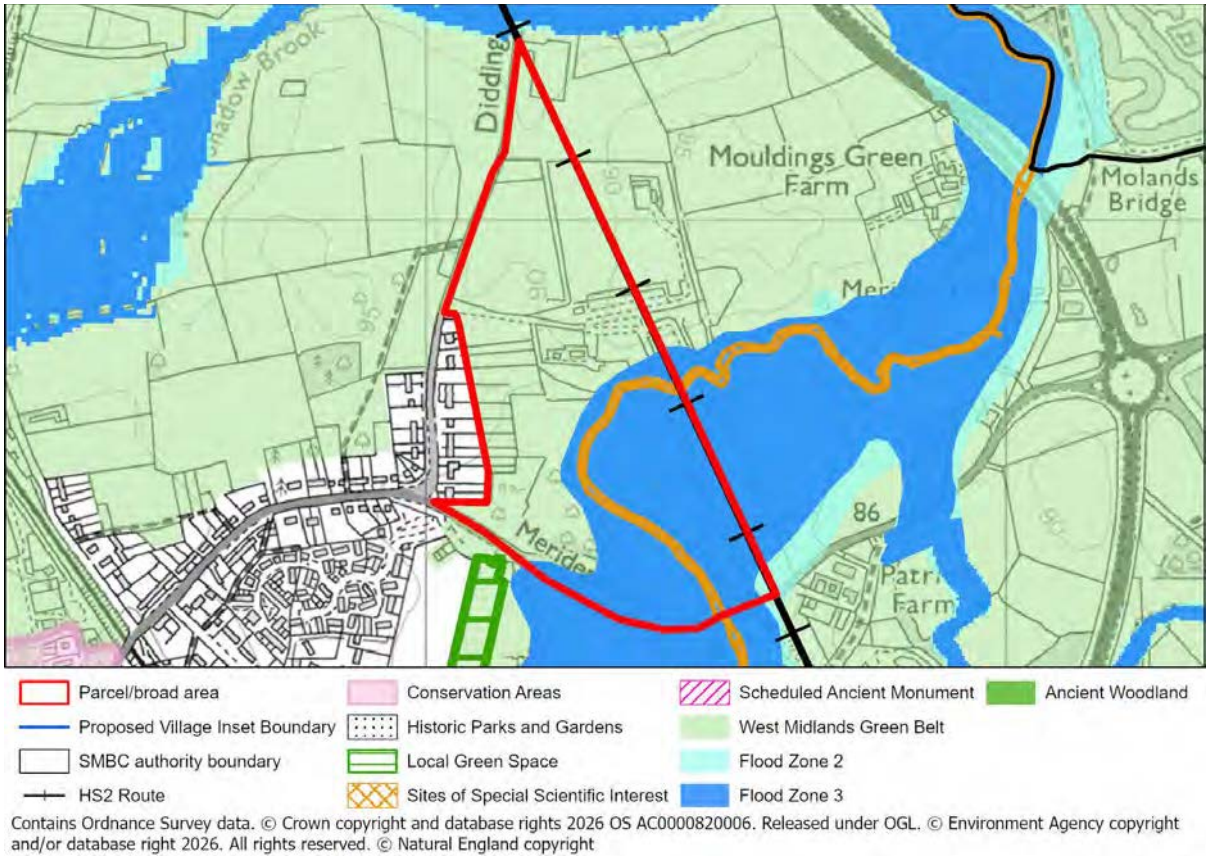


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent a large built up area. The parcel could be considered near to the large built up area of Solihull, however it was deemed the parcel was only limitedly linked functionally but not visually linked due to the intervening transport infrastructure associated with the M42 Jn 6/A45 Bickenhill Interchange. Therefore, the parcel does not contribute to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of the gap between towns where development would not have any impact on the visual or perceived separation between the towns. The inset village of Hampton-in Arden (to the south of the parcel), the M42, various A-roads and railway lines would help to maintain the visual separation between these towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Moderate	The parcel consists of open countryside and rural land uses however it also includes some semi-urban land uses. These include residential and employment properties and a utilities site which line Old Station Road, the National Motorcycle Museum off Bickenhill Interchange, residential properties that run along the B4102 (Meriden Road), and extensive employment uses and HS2 groundworks in the north and northeast of the parcel. The parcel has a moderate-weak degree of openness with between 20%-30% built form. There are long line views in parts across the parcel, but other views are restricted by topography, built form or vegetation,

Assessment criteria	*Contribution outcome*	*Assessment*
		particularly when looking northwards across the parcel. There are views into the adjacent Green Belt parcel to the east, across Diddington Lane, but views into the wider area of Green Belt in this direction are restricted due to HS2 groundworks. Views looking northwards and westwards are restricted due to built form, presence of infrastructure and vegetation. The parcel is surrounded by open countryside along most of its boundaries, with its southern boundary joining the built form of the inset village of Hampton-in-Arden. This built form has limited further impact on the parcel's sense of openness, due to the parcel's overall scale and shape. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of the historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There is an area covered by Flood Zone 2/3 and some areas throughout the parcel at risk of surface water flooding. These cover between 10-20% of the parcel's area. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 21

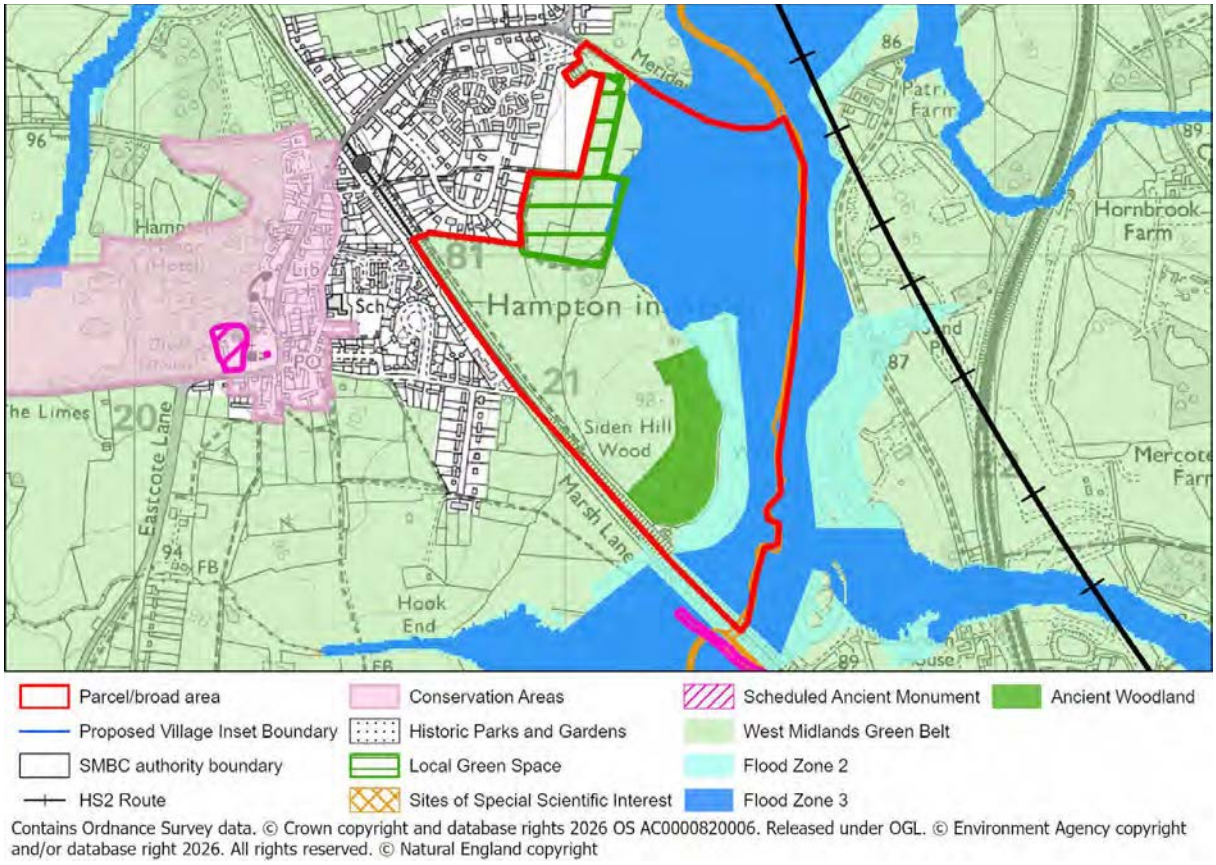


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of the gap between towns where development would not have any impact on the visual or perceived separation between the towns. The inset village of Hampton-in Arden (to the west of the parcel), the M42, various A-roads and railway lines would help to maintain the visual separation between these towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel partly consists of open countryside and rural land uses; however, it also includes significant development associated with HS2 groundworks and construction compounds. Some residential properties boundaries extend into the parcel. The parcel has a strong-moderate degree of openness with less than 10% built form. There are long lines views in parts across the parcel and into the surrounding Green Belt, but other views are restricted by topography or vegetation. The northern part of the parcel retains views across Diddington Lane into the Green Belt to the west. Whereas looking southwards towards where the HS2 line is currently under construction (with the eastern parcel boundary following the proposed railway line), views are restricted into the adjacent Green Belt due to

Assessment criteria	*Contribution outcome*	*Assessment*
		these ongoing works. This impacts on the sense of openness, however, the parcel still maintains a sense of spatial openness. The parcel is surrounded by open countryside along most of its boundaries, with only part of its western boundary being adjacent to the built form of Hampton-in-Arden. This built form has a limited impact to the sense of openness of the parcel. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of the historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. Although the parcel makes a strong contribution to safeguarding the countryside from encroachment, it makes no contribution to preventing unrestricted sprawl (due to not being adjacent or near to a large built up area) and only a weak contribution to preventing neighbouring towns from merging. It has therefore been judged on balance that the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Approximately 40% of the parcel area is covered by Flood Zone 2/3 and there are some limited areas at risk of surface water flooding, however these are not significant. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

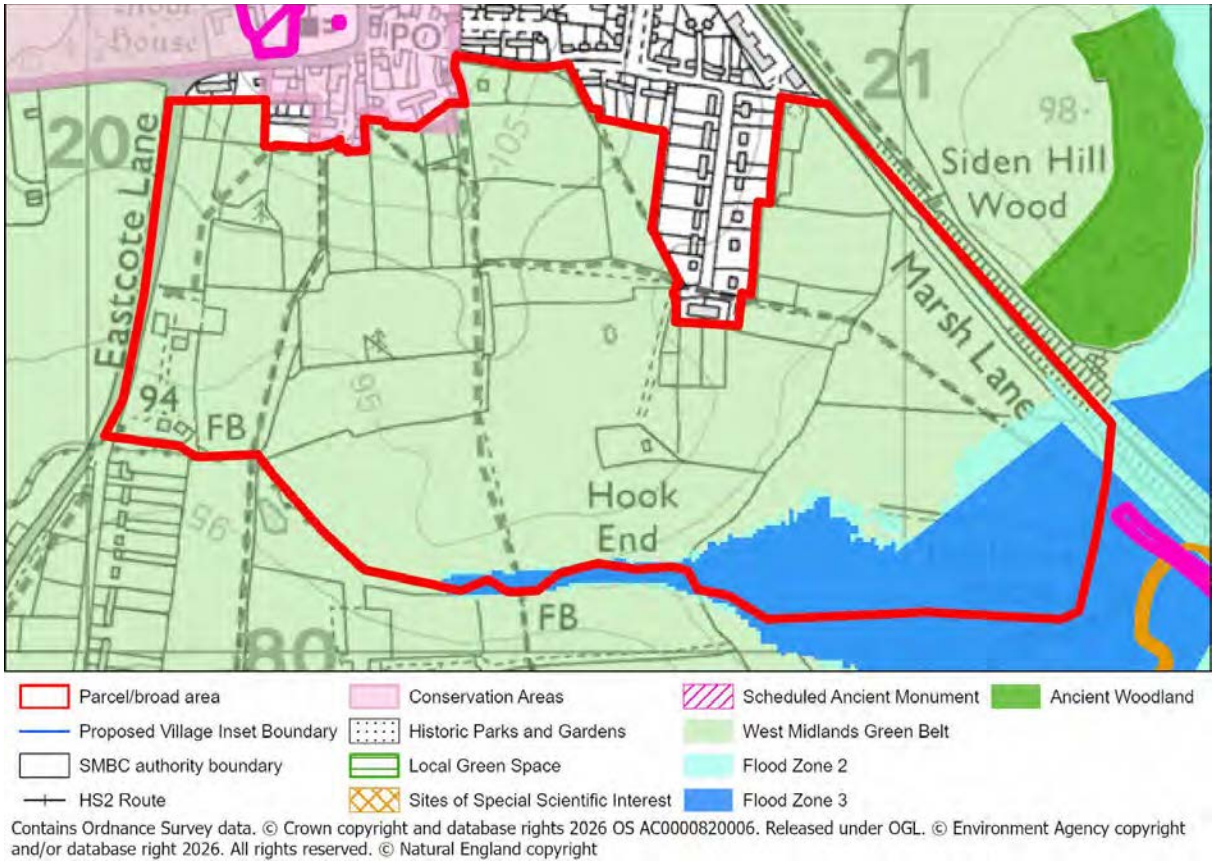
GBP 22



Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of the gap between towns where development would not have any impact on the visual or perceived separation between the towns. The inset village of Hampton-in Arden (to the west of the parcel), the M42, various A-roads and railway lines would help to maintain the visual separation between these towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, with areas being used as agricultural land. It also includes some semi-urban land uses in the northwest of the parcel, closest to the existing built form, including a storage yard, and a temporary construction compound (associated with an under-construction housing development located to the north outside of the Green Belt). The parcel has a strong-moderate degree of openness with less than 10% built form. There are long line views in parts across the parcel, but some views are restricted by topography and vegetation. Views into neighbouring Green Belt areas when looking southwards are restricted due to the vegetation throughout the parcel, particularly the area that surrounds the railway line along the southwest boundary of the parcel. This impacts on the sense of openness. However, there are some long

Assessment criteria	*Contribution outcome*	*Assessment*
		line views when looking southwards across the parcel from Meriden Road. Although there are some restrictions to wider views, the parcel still maintains a sense of spatial openness. The parcel is surrounded by open countryside along most of its boundaries, with only the northwest boundary of the parcel adjoining the existing built form of the inset village of Hampton-in-Arden. This built form has a limited impact to the parcel's sense of openness as it is largely screened from view by vegetation. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of the historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. Although the parcel makes a strong contribution to safeguarding the countryside from encroachment, it makes no contribution to preventing unrestricted sprawl (due to not being adjacent or near to a large built up area) and only a weak contribution to preventing neighbouring towns from merging. It has therefore been judged on balance that the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are footnote 7 constraints on the parcel including an extensive area covered by Flood Zone 2/3, areas at risk of surface water flooding, an area of ancient woodland and an area of Local Green Space (adopted in the Solihull Local Plan 2013). These cover a significant proportion of the parcel's area of between 50-60%. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 23

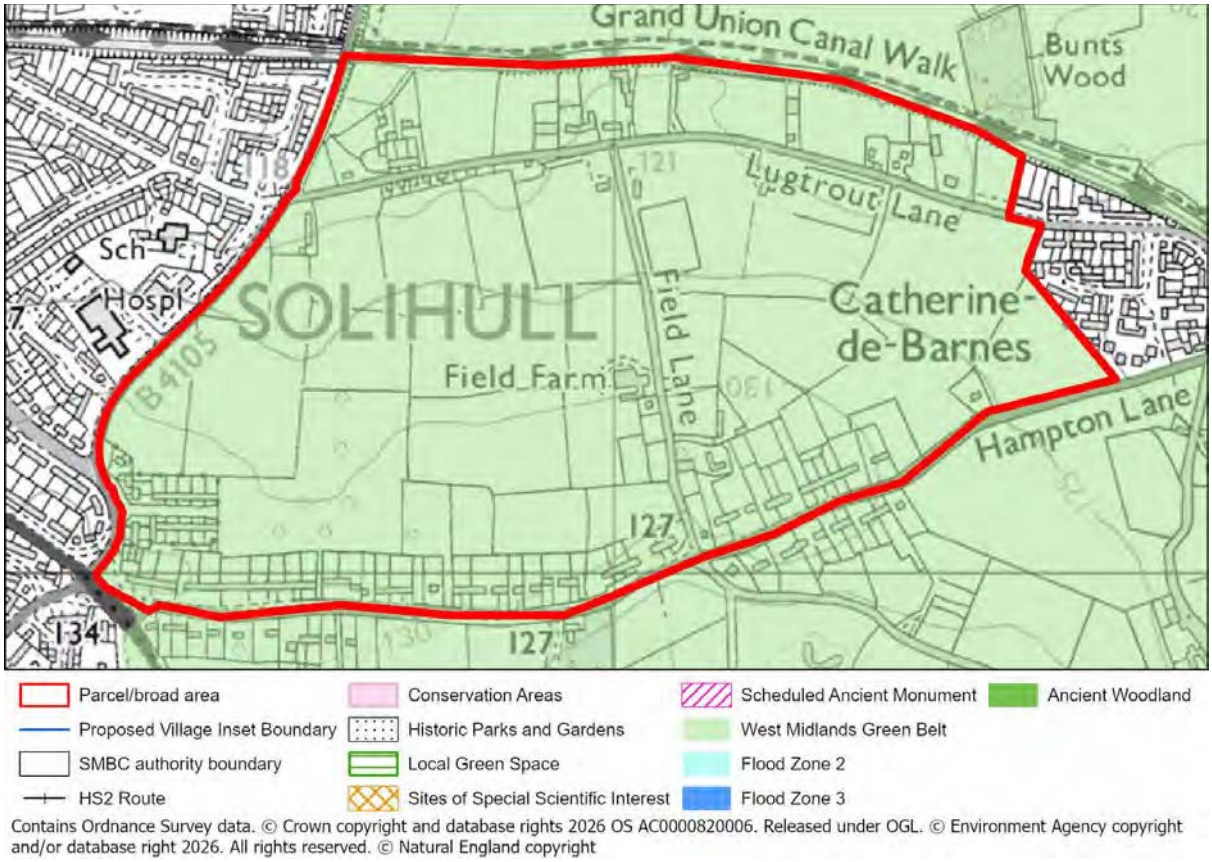


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of the gap between towns where development would not have any impact on the visual or perceived separation between the towns. The inset village of Hampton-in Arden (to the west of the parcel), the M42, various A-roads and railway lines would help to maintain the visual separation between these towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, including agricultural land and some allotments. There are also some semi-urban land uses including some residential properties and a garden centre, although these are not extensive. The parcel has a strong-moderate degree of openness with less than 10% built form. When looking southwards across the parcel there are open long line views, with the views continuing for a significant distance, however other views across the parcel and into neighbouring Green Belt areas are restricted by vegetation, topography and built form. There are no views looking eastwards across the railway line as the railway line is at a higher elevation preventing any views and

Assessment criteria	*Contribution outcome*	*Assessment*
		impacting on the sense of openness on this area of the parcel, although this is limited, considering the scale of the parcel. The parcel is surrounded by open countryside along most of its boundaries, with only its northern boundary adjoining the built form of the inset village of Hampton-in-Arden. The Green Belt continues in all these other directions. The built form of the village has a limited localised impact on the parcel's openness. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of the historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel does have long line views across and to the surrounding countryside and therefore makes a strong contribution safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There is an area covered by Flood Zone 2/3 and some areas throughout that are at risk of surface water flooding. These cover between 10-20% of the parcel's area. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 24



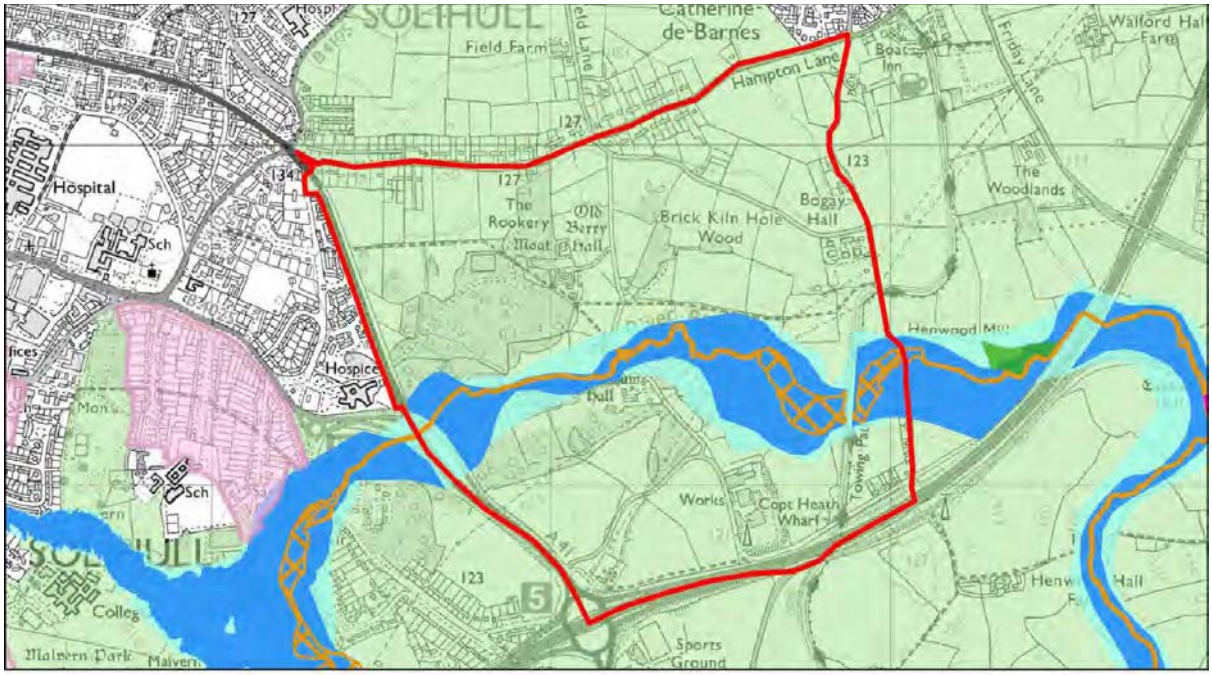
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Solihull along the parcel's western boundary. The parcel is predominantly open countryside, being primarily used for agriculture as well as including a number of football pitches. The parcel also contains some existing development and other urbanising influences. This includes the presence of multiple residential properties and the Solihull Rifle and Pistol Club along the southern boundary of the parcel, and Coldlands Colts Football Club and Hampton Football Club which both have some ancillary buildings, Seeds Childcare and residential properties along Lugtrout Lane in the north of the parcel. However, these not extensive given the scale of the parcel. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of Damson Parkway/Yew Tree Lane to the west, the B4102 (Hampton Lane) to the south and the Grand Union Canal to the north. These are considered defensible boundaries. The eastern boundary follows the Green Belt boundary around the inset village of Catherine-de-Barnes which follows residential property boundaries, which are less defensible. However, overall, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along one boundary, the western boundary. The presence of development along the southern section of the parcel, the scale of the parcel compared to the existing extent of the large built up area, as well as the presence of

Assessment criteria	*Contribution outcome*	*Assessment*
		defensible boundaries between the parcel and surrounding Green Belt, means that if developed, it may not result in an incongruous pattern of development. However, to note, development of the parcel would also connect the large built up area of Solihull to the inset village of Catherine-de-Barnes to the east of the parcel. Overall, the parcel makes a moderate contribution to this purpose
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of the gap between towns where development would not have any impact on the visual or perceived separation between the towns. The inset village of Catherine-de-Barnes to the east, along with the M42, various A-roads and railway lines would help to maintain visual separation. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Moderate	The parcel partly consists of open countryside and rural land uses, including agriculture and sports pitches, however it also includes some semi-urban land uses, consisting of residential properties, employment premises and some ancillary buildings to the football clubs. The parcel has a moderate degree of openness with less than 20% of built form. There are long line views in parts within the parcel, however, these views are restricted due to the presence of vegetation and built form which greatly limits views across the whole parcel. The parcel does contain views into surrounding Green Belt areas; however these are limited due to the presence of vegetation throughout the parcel. Additionally, the built form along the B4102 to the south generally restricts views when looking southwards, and the vegetation that screens the canal restricts views when looking northwards. The parcel is partially surrounded by open countryside along some of its northern and southern boundaries. The parcel connects to the built up area of Solihull on the western boundary with a small connection to the inset village of Catherine-de-Barnes on the eastern boundary. The built form of Solihull and Catherine-de-Barnes has a limited localised impact on the sense of openness of the parcel as these are in part screened from view due to vegetation and the scale/shape of the parcel limits any wider impacts. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.

Assessment criteria	*Contribution outcome*	*Assessment*
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against Purpose A, Purpose B and Purpose D. The parcel contains some limited area at risk of surface water flooding; however, these are not significant (covering less than 10% of the parcel's area). Therefore, the parcel can be considered potential grey belt.

GBP 25



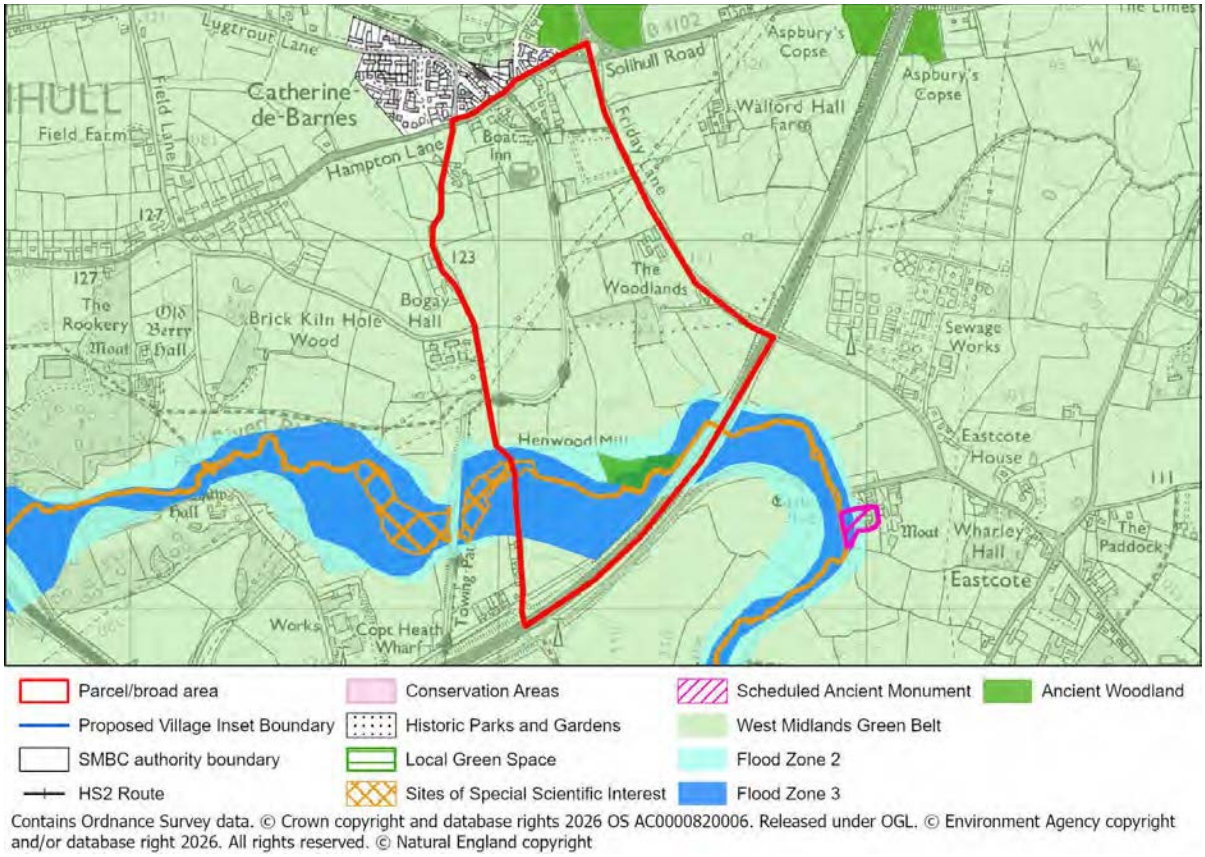
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Solihull along part of the parcel's western boundary. The parcel is predominantly open countryside, including agriculture and woodlands, although the parcel contains some existing development and other urbanising influences. This includes multiple residential properties located along stretches of the northern boundary along with some scattered throughout the parcel. There are also some employment premises in the centre of the parcel, a utilities facility in the southwest corner, along with some further warehousing, retail premises, construction compound in the south of the parcel and along the eastern boundary. However, given the scale of the parcel these are not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of the M42 motorway to the south, the A41 (Solihull Bypass) to the west and the B4102 (Hampton Lane) to the north. These are all major roads which are therefore defensible. The parcel does contain one less defensible boundary, along its eastern boundary, consisting of the Henwood Lane, which is a narrow lane which is single track in places. However, overall, the parcel has physical features that could restrict and contain development. The parcel is partially connected to the large built up area along one boundary; the western boundary, and there is also further washed over development to the north and southwest of the parcel. Although the

Assessment criteria	*Contribution outcome*	*Assessment*
		parcel is of a large scale, this is not considered disproportionate in relation to the extent of the overall large built up area. Furthermore, the parcel has defensible boundaries between itself and the wider Green Belt. Therefore, development of the parcel may not result in an incongruous pattern of development. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	Strong	The parcel is located in a gap between the neighbouring towns of Solihull and Knowle, Dorridge and Bentley Heath. The parcel forms a substantial part of a gap, where development would result in loss of visual separation or physically reduce the perceived distance between towns. However, noting the physical presence of the M42 motorway would maintain the visual separation between the towns. Overall, the parcel makes a strong contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, including agriculture and woodland, however it also includes some semi-urban land uses, consisting of residential uses, employment/retail premises, a construction compound and a utilities facility. The parcel has a moderate degree of openness with less than 10% of built form. There are partial long line views within the parcel in places, however, the presence of vegetation, trees and high hedgerows greatly limits views across the parcel as a whole. In particular, there is a dense area of vegetation and woodland in the west of the parcel, which restricts views of the built form of Solihull, and dense areas of vegetation run through the centre of the parcel, in part following the River Blythe. Along with restricting views across the parcel, this in general impacts on the sense of openness across the parcel. There are very limited to no long line views into surrounding Green Belt areas, due to this vegetation. Additionally, views looking northwards are restricted due to the built form outside the parcel's boundary, and views looking southwards beyond the M42 are restricted due to the dense vegetation that lines the motorway. Although there are some restrictions to views, the parcel still maintains a sense of spatial openness (due to the lack of built form). The parcel is surrounded by open countryside side along most of its boundaries, to the north, east, south and southwest. There is a partial connection to the built up area of Solihull on the parcel's western boundary, however this does not impact on the sense of openness of the parcel with in generally being screened by vegetation along the A41. Overall, the parcel makes a strong contribution to this purpose
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.

Assessment criteria	*Contribution outcome*	*Assessment*
Overall assessment	Strong	The parcel makes a strong contribution to two purposes, a moderate contribution to two purposes, and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. As the parcel makes a strong contribution to both preventing neighbouring towns from merging and safeguarding the countryside from encroachment, as well as making a moderate contribution to preventing unrestricted sprawl, it has been judged that the parcel makes a strong overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose B, and does not score strongly against Purpose A and Purpose D. Therefore, the parcel cannot be considered as potential grey belt

GBP 26

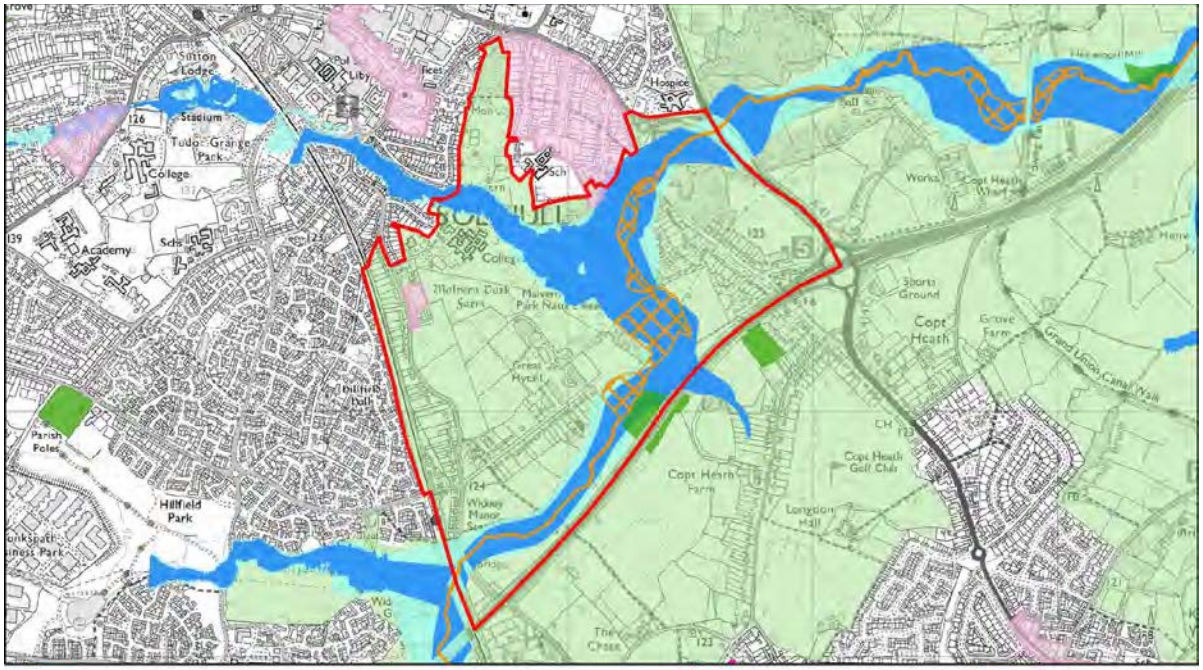


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Moderate	The parcel primarily consists of open countryside and rural land uses including agricultural building as well as some sports pitches. The parcel also contains some semi-urban development, including residential properties, with small clusters in several places around the perimeter of the parcel, employment premises (with these located closest to the inset village of Catherine-de-Barnes), and industrial uses, including gas utilities infrastructure and a water treatment plant. The parcel has a moderate degree of openness with less than 20% of built form. The parcel does contain some long line views across the parcel; however, these views are partially restricted by vegetation, trees, and high hedgerows, with there being several dense clusters of vegetation/woodland throughout the parcel. The Grand Union Canal runs through the parcel with views across this restricted due to the vegetation that lines this (noting there are some wider views in places). This overall, reduces the sense of openness throughout the parcel. In general, views into surrounding Green Belt areas are also restricted

Assessment criteria	*Contribution outcome*	*Assessment*
		due to vegetation and built form, in particular, looking southwards the M42 restricts views due to it sitting at a higher elevation and vegetation screening it. The parcel is surrounded by open countryside along most of its boundaries; the eastern; southern; and western boundaries. The parcel does form a connection to the settlement of Catherine-de-Barnes; however this is a small connection, and the built form associated with the village does not impact the sense of openness of the parcel, especially considering the parcel's scale. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against Purpose A, Purpose B or Purpose D. The parcel contains a small area of Ancient Woodland, and an area is covered by Flood Zones 2/3 near the south of the parcel in addition to some areas at risk of surface water flooding. These cover approx. 30% of the parcel. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 27

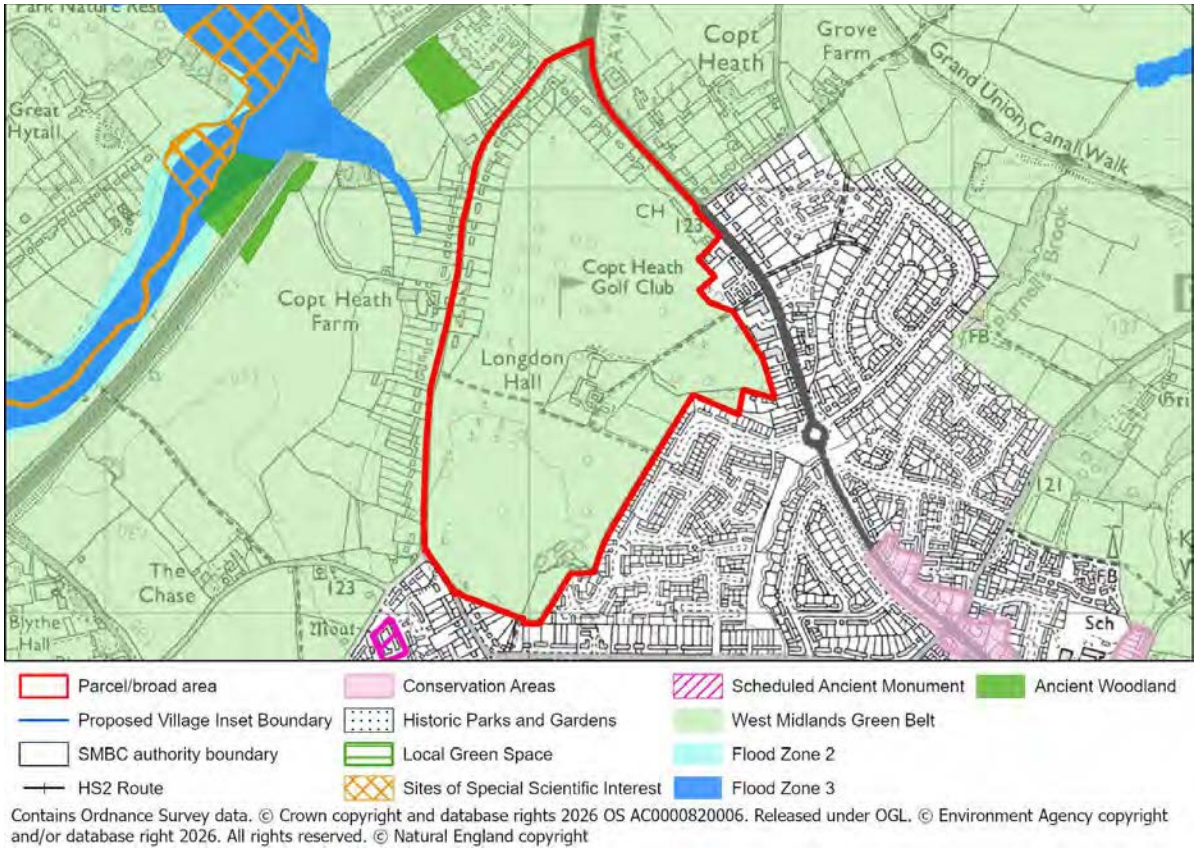


Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is adjacent to the large built up area of Solihull along the parcel's northern and western boundaries. The parcel contains significant existing development and other urbanising influences, including Solihull Sixth Form College and Solihull Central Masjid and Community Centre located on the northern boundary, and several areas of residential properties lining Widney Manor Road and Lovelace Avenue in the southwest corner, and surrounding Warwick Road and Oldway Drive in the northeast area. However, there are also large areas of undeveloped land, which have been left in a natural state through the centre of the parcel, around the M42 and Solihull Malvern Park to the north of the parcel. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible, and there is a defensible boundary in reasonable proximity. They consist of the railway line to the west, the M42 to the south/southeast and the A41 (Solihull Bypass) to the northeast, which are all considered defensible. The parcel does contain a less defensible boundary to the north, which follows residential and property boundaries (some of which overlap with the Green Belt), with field boundaries/treelines also around the edge of the Green Belt boundary with the built up area of Solihull. This is generally considered less defensible, however where the treeline is dense this is defensible. Overall, the parcel has physical features that could restrict and contain development. The parcel is partially enclosed by the large built up area along its northern and majority of its western boundaries. The connection to the

Assessment criteria	*Contribution outcome*	*Assessment*
		large built up area is such, and due to the high presence of urban built form already within the parcel, further development would not result in an incongruous pattern of development and could be considered to round off the settlement pattern or be infill development. Overall, the parcel makes a weak contribution to this purpose.
Purpose B	Strong	The parcel is located in a gap between the neighbouring towns of Solihull and Knowle, Dorridge and Bentley Heath. The parcel forms a substantial part of a gap, where development would result in loss of visual separation or physically reduce the perceived distance between towns. The gap between Solihull and Knowle, Dorridge and Bentley Heath is narrow here than in other locations and if the parcel was fully developed this would result in a significant physical narrowing of this existing gap. The M42 is located within this which could help to maintain the visual separation between these towns. Overall, the parcel makes a strong contribution to this purpose.
Purpose C	Moderate	The parcel consists of extensive urban and semi-urban development consisting of residential, recreational and employment premises. These are located close to the built form of Solihull, but also in clusters to the northeast and running along the western boundary. There is also an area of undeveloped land left in a natural state around the centre of the parcel and to the north of the parcel there is Solihull Malvern Park. The parcel has a moderate degree of openness with between 20%-30% built form. There are long line views within the parcel, particularly across the undeveloped land, however in places these views are restricted due to vegetation and built form. Views into surrounding Green Belt areas are partially limited due to the presence of vegetation and built form limiting the sense of openness. In addition, intervening infrastructure associated with the railway line, M42 and A41 restrict these views further as they are often screened with vegetation. The parcel is partly enclosed by existing development along some of its boundaries (the northern; and western boundaries). and forms a limited connection to further Green Belt land along the eastern and southern boundaries. The connection to Solihull does impact on the sense of openness when closest to it, and in particular areas, including the Green Belt covering Solihull Malvern Park. However, considering the scale of the parcel, the built form has limited additional impact on the openness of the parcel when further away from Solihull, considering there is already a considerable amount of built form within the parcel. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	Strong	The parcel is located adjacent to the historic town of Solihull. The parcel forms part of the setting of the historic town and it makes a considerable contribution to the special character of the historic town, as the parcel is both adjacent to the historic town and historic core (which partially overlaps with the parcel), as well as also containing a separate Conservation Area within the parcel itself. Overall, the parcel makes a strong contribution to this purpose

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to two purposes, a moderate contribution to two purposes and a weak contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel makes a strong contribution to both preventing neighbouring towns from merging and preserving the setting and special character of a historic town, as well as making a moderate contribution to safeguarding the countryside from encroachment and a weak contribution to checking unrestricted sprawl. Therefore, on balance, it has been judged that the parcel makes a strong overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose B and Purpose D, and does not score strongly against Purpose A. Therefore, the parcel cannot be considered as potential grey belt.

GBP 28

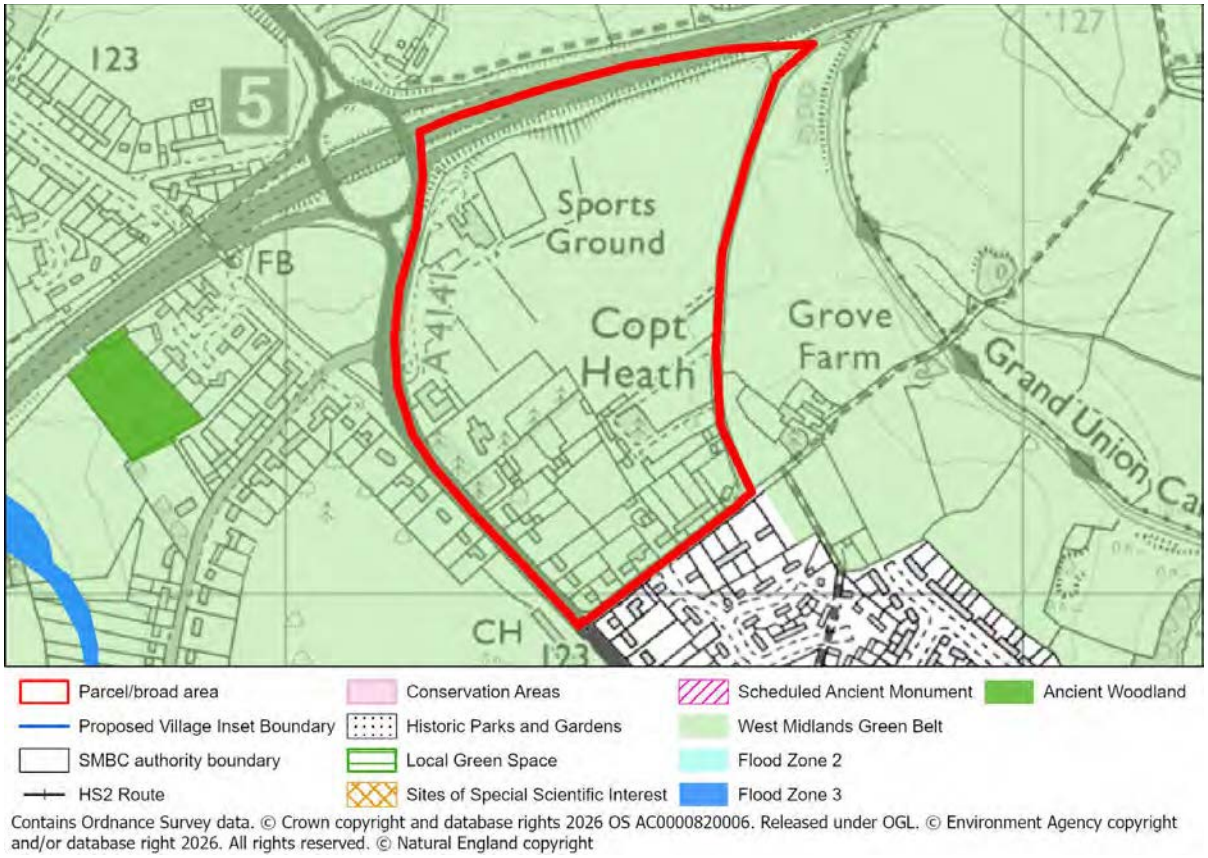


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along the parcel's southern and eastern boundaries. The parcel is predominantly open countryside, primarily in use a golf course, and also including some agricultural buildings. The parcel also contains some existing development and urbanising influences consisting of buildings associated with the golf course, and further residential properties along the northern and western boundaries. However, these are not extensive. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible, and there is a defensible boundary in reasonable proximity. They consist of Lady Byron Lane along the western boundary and the A4141 along the northern boundary, which are considered defensible. Residential properties along the southern and eastern boundaries of the parcel form the remaining boundaries, however these are largely lined by a mature tree belt so in combination can be considered defensible. As such, the parcel has physical features that could restrict and contain development. The parcel is partially enclosed by the large built up area along the eastern and southern boundaries. With the presence of residential properties along the northern and western boundaries (both within and adjacent to the parcel), and the connection to the large built up area, new development would not result in an incongruous pattern of development and could be considered as infill development. Overall, the parcel makes a weak contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Knowle, Dorridge and Bentley Heath. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived distance between towns. However, the gap between Solihull and Knowle, Dorridge and Bentley Heath includes further Green Belt areas and the physical presence of the M42 motorway which would maintain the visual separation between the towns. Additionally, the level of existing development that surrounds the parcel along the western boundary, can be considered to add to the sense of these towns already being physically closer together in this area. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Moderate	The parcel partly consists of open countryside and rural land uses however it also includes some semi-urban land uses. This includes of residential properties around the northern and western boundaries, and a golf course including associated buildings. The parcel has a moderate degree of openness with less than 20% of built form. There are open long line views within the parcel, however views into the surrounding Green Belt are partially restricted due to the presence of vegetation, trees, hedgerows, and residential properties (especially along the northwestern boundary) limiting the sense of openness. In the majority, the parcel can be considered enclosed by existing development along its boundaries which impacts on the sense of openness. The residential properties that line the southern, eastern and northern boundaries reduce the sense of openness when close to this built form and can be visible in places throughout the parcel. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Knowle, Dorridge and Bentley Heath, however, the parcel does not have a relationship with the historic core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, a weak contribution to two purposes, and no contribution to one purpose. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however these are not significant (covering less than 5% of the parcel's total area). Therefore, the parcel can be considered potential grey belt.

GBP 29

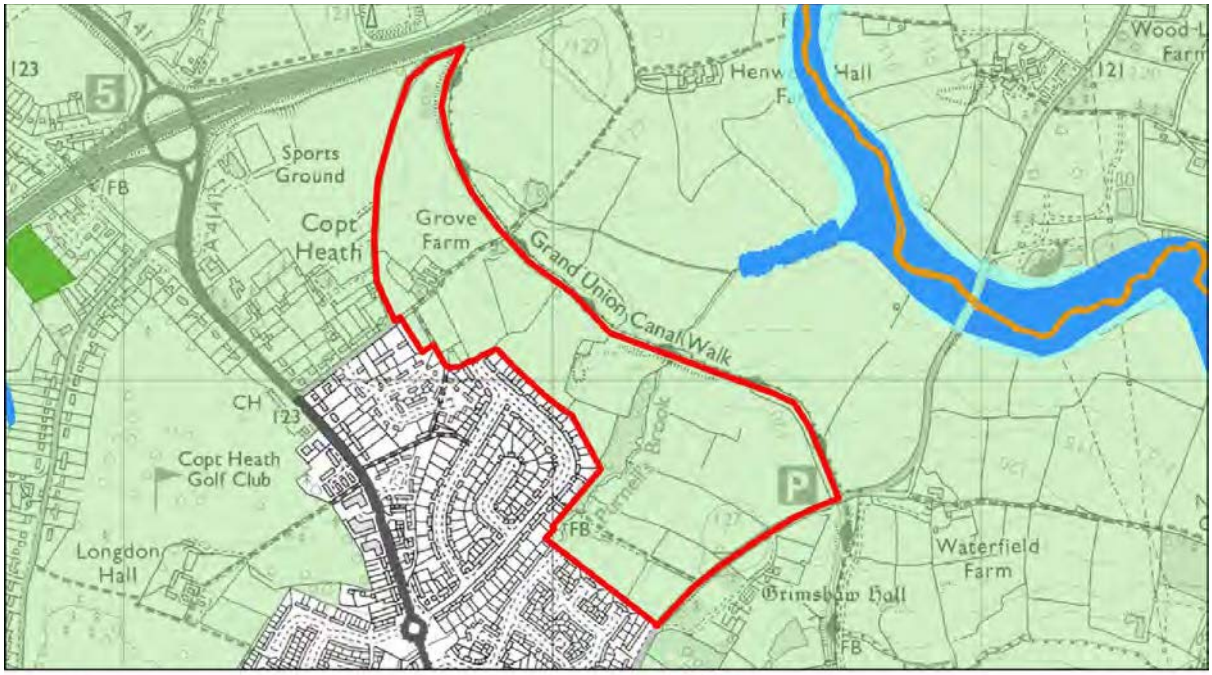


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Weak	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along the parcel's southern boundary. The parcel contains significant existing development and other urbanising influences, consisting of residential properties within the parcel along the southern and western boundaries, and the presence of Knowle Gate Care home, and Silhillians Sports Club and Conference Centre along the western boundary. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible. They consist of the A4141 (Warwick Road) and Jacobean Lane along the western and southern/eastern boundaries respectively, and the M42 motorway defines the northern boundary. As such, the parcel has physical features that could restrict and contain development. The parcel is partially enclosed by the large built up area along the southern and western boundaries. With the presence of residential properties along the western and southern boundaries (both within and adjacent to the parcel), the connection to the large built up area is such that new development would not result in an incongruous pattern of development. Overall, the parcel makes a weak contribution to this purpose
Purpose B	Moderate	The parcel is located in a gap between the neighbouring towns of Solihull and Knowle, Dorridge and Bentley Heath.

Assessment criteria	*Contribution outcome*	*Assessment*
		The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived distance between towns. Noting, there is also some existing development within this parcel. Overall, the parcel makes moderate contribution to this purpose.
Purpose C	Moderate	The parcel consists of urban and semi-urban development, and land uses. This comprises residential properties along the southern boundary, and other urban built form along the western boundary, relating to a care home, and a sports and conference centre. The parcel has a moderate-weak degree of openness with between 20%-30% of built form. There are limited long line views in parts across the parcel, with views restricted by the presence of residential form along the southern boundary and vegetation along the southern, eastern, and northern boundaries. However, the northern boundary is separated from further Green Belt by the presence of the M42 motorway, which is screened by vegetation and does restrict views into adjacent parcels. The parcel is surrounded by open countryside along most of its boundaries; the eastern, western and northern boundaries, and connects to the built up area along the southern boundary. The built up area impacts on the sense of openness when closest to it, with the vegetation screening the M42 to the north also impacting on the sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Knowle, Dorridge and Bentley Heath, however, the parcel does not have a relationship with the historic core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose, and no contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however these are not significant (covering less than 5% of the parcel's total area). Therefore, the parcel can be considered potential grey belt.

GBP 30



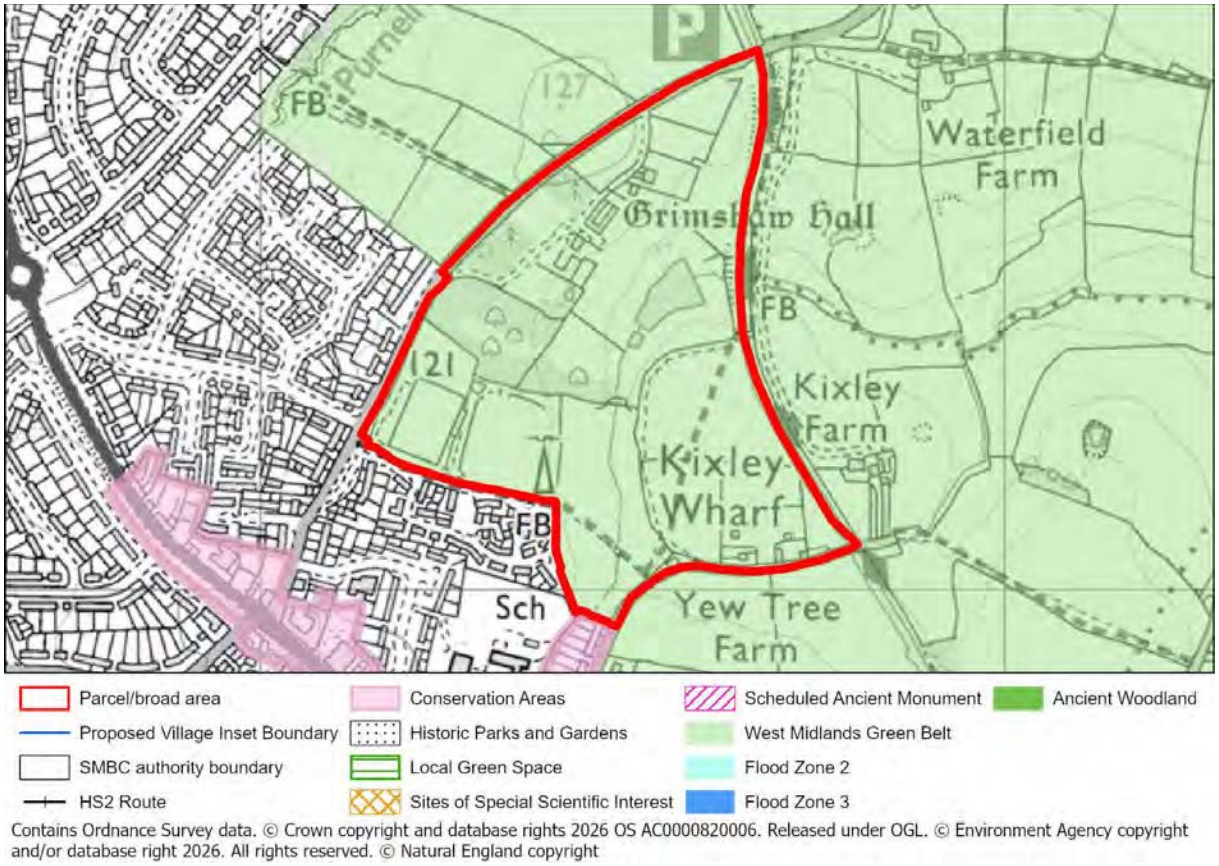
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along the parcel's southern and western boundaries. The parcel is primarily free of development and other urbanising influences, except for the presence of one residential property at the north end of the parcel. The remaining area mainly consisting of open countryside and vegetation. The parcel has a defensible boundary either between the parcel and the large built up area, or between the parcel and the surrounding Green Belt. They consist of Jacobean Lane and Hampton Road along the northern and southern boundaries, and the Grand Union Canal along the eastern boundary. These are all defensible boundaries. The western boundary follows residential property boundaries and therefore forms a less defensible boundary. However, overall, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along the western and southern boundaries, and due to its level of connection, new development would not result in incongruous pattern of development. It is noted that if the full parcel was developed, including the northern tip closest to the M42, this may be incongruous when compared to the existing settlement form, however the associated development in the neighbouring Green Belt to the west is likely to lessen this impact. Overall, the parcel makes a moderate contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose B	Moderate	The parcel is located in a gap between the neighbouring towns of Solihull and Knowle, Dorridge and Bentley Heath. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived distance between towns. The parcel is also located in a gap between the neighbouring towns of Solihull and Balsall Common. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between towns. Overall, the parcel makes a moderate contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, composed primarily of smaller fields for agricultural purposes, woodland to the east of the parcel, and vegetation consisting of trees and hedgerows throughout the parcel. There is one residential property located towards the north of the parcel. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the parcel, however some views are restricted due to the vegetation throughout the parcel, with the dense area of woodland in the centre of the parcel restricting views across. Views into the surrounding Green Belt are partially restricted by the presence of vegetation, including trees and hedgerows, particularly those that screen the canal when looking northwards. Although some views are restricted, the parcel still maintains a sense of spatial openness. The parcel is surrounded by open countryside along most of its boundaries, with the northern and eastern boundaries following the Grand Union Canal which is partially screened from view by vegetation and therefore impacts on the sense of openness. The parcel is connected to the built up area along the parcel's western boundary, which has a limited localised impact on the sense of openness when closest to the built form. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Knowle, Dorridge and Bentley Heath, however, the parcel does not have a relationship with the historic core of Knowle, Dorridge and Bentley Heath. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. Whilst the parcel makes a strong contribution to safeguarding the countryside from encroachment, the parcel makes a moderate contribution to both preventing unrestricted sprawl and preventing neighbouring towns from merging. Therefore, on balance, it is judged

Assessment criteria	*Contribution outcome*	*Assessment*
		that the parcel makes a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The parcel contains an area of Local Green Space (as designated in the Knowle, Dorridge and Bentley Heath Neighbourhood Plan 2018-2033). Additionally, there are some limited areas at risk of surface water flooding. These cover between 40-50% of the parcel's area. Therefore, the parcel can be considered potential grey belt, noting it does contain some footnote 7 constraints.

GBP 31



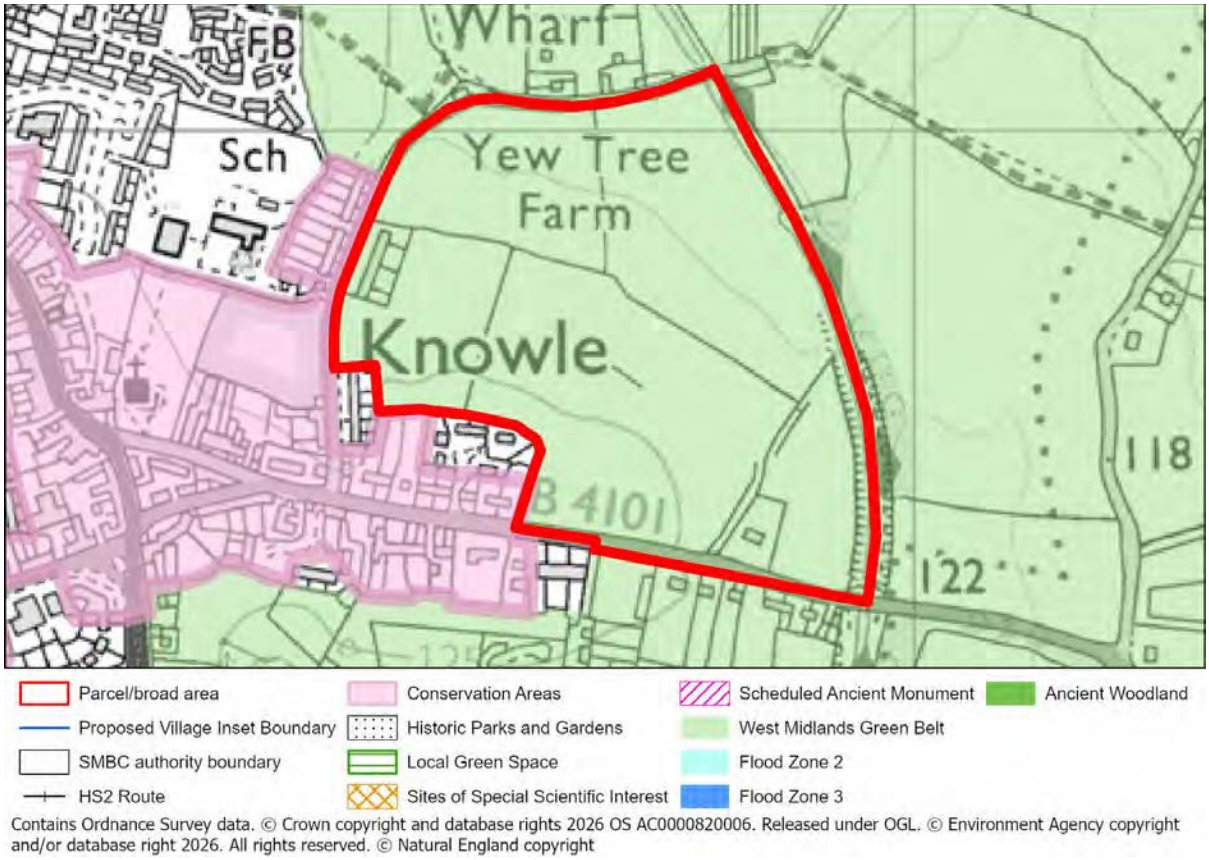
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along its southern and western boundaries. The parcel is predominantly open countryside and rural land uses including agricultural buildings associated with Yew Tree Farm and some sports pitches. Although the parcel contains some existing development and other urbanising influences, consisting of the built form associated with Knowle Village Cricket Club and Grimshaw Hall along the southern and eastern boundaries respectively, these are not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt or in reasonable proximity. They consist of Hampton Road and Kixley Lane along the western and southern boundary respectively, which are both minor roads and are considered defensible. The Grand Union Canal forms the eastern boundary, which is defensible. The southern boundary is a less defensible boundary, composed of residential properties and field boundaries. However, overall, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area partially along the western and southern boundaries. The presence of built form within the parcel, specifically Grimshaw Hall to the north of the parcel, and the adjacent development along its southern boundary means that new development would not result in an incongruous pattern of development and could be considered to round off the existing settlement pattern.

Assessment criteria	*Contribution outcome*	*Assessment*
		Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Balsall Common and Knowle, Dorridge and Bentley Heath. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel partly consists of open countryside and rural uses however it also includes some semi-urban land, including sports facilities and residential properties. The parcel has a strong-moderate degree of openness with a less than 10% of built form, consisting of long line views throughout the parcel into smaller fields, but other views are restricted by the presence of vegetation. The eastern boundary follows the Grand Union Canal, which is partially restricted from view due to the presence of vegetation along the canal. This vegetation also prevents views into the wider Green Belt when looking eastwards limiting the sense of openness. Although there are some restrictions to wider views, the parcel still maintains a sense of spatial openness. The parcel is surrounded by open countryside along its northern, eastern, and southern boundaries. The parcel forms a partial connection to the built up area along the southern and western boundaries, however this built form has a limited impact on the openness of the parcel due to the built form being primarily screened from view due to vegetation. Overall, this parcel makes a strong contribution on this purpose
Purpose D	Strong	The parcel is located adjacent to the historic town of Knowle, Dorridge and Bentley Heath. The parcel forms part of the setting of the historic town and it makes a considerable contribution to the special character of the historic town, as the parcel is both adjacent to the historic town and the historic core. Overall, the parcel makes a strong contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to two purposes, a moderate contribution to two purposes, and a weak contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel makes a strong contribution to both preserving the setting and special character of a historic town and safeguarding the countryside from encroachment, as well as making a moderate contribution to preventing unrestricted sprawl. Therefore, on balance, the parcel has been judged to make a strong overall contribution to Green Belt purposes.

Assessment criteria	*Contribution outcome*	*Assessment*
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose D, and does not score strongly against either Purpose A or Purpose B. Therefore, the parcel cannot be considered as potential grey belt.

GBP 32



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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along the parcel's western boundary and partially along the southern boundary. The parcel is predominantly open countryside, although the parcel contains some existing development and other urban influences. This includes a small number of residential properties along the southern boundary, and the presence of Chiropody Clinic Knowle and other buildings along the western boundary. These are not extensive. The parcel has a defensible boundary either between the parcel and the large built up area or between the parcel and the surrounding Green Belt. They consist of the B4101 (Kenilworth Rd) to the south, Kixley Lane to the west and north and the Grand Union Canal to the east. The B4101 and canal are considered defensible, whereas Kixley Lane is a minor road that narrows to a single-track public land north of the parcel and is therefore considered less defensible. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area partially along the southern and western boundaries, and due to its level of connection, new development would not result in incongruous pattern of development and could be considered to round off part of the existing settlement pattern. Overall, the parcel makes a moderate contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Balsall Common and Knowle, Dorridge and Bentley Heath. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel partly consists of open countryside and rural land uses however it also includes some urban to semi-urban land uses, including residential and employment properties along its southern and western boundaries. The parcel has a strong-moderate degree of openness with less than 10% built form and is divided into multiple smaller fields. The parcel contains unrestricted views within the parcel, however, views into surrounded Green Belt areas are partially restricted due to the presence of vegetation, built form, a rise of the topography elevation in the northeastern corner of the parcel, and hedgerows and trees screening the canal. However, the parcel still maintains a sense of spatial openness due to the lack of built form within. The parcel is partly enclosed by existing development along some of its boundaries; the western and in part southern boundaries, impacting the sense of openness. However, along it's northern, eastern and in part southern boundary, the parcel is surrounded by open countryside with the Green Belt continuing in these directions. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	Strong	The parcel is located adjacent to the historic town of Knowle, Dorridge and Bentley Heath. The parcel forms part of the setting of the historic town and it makes a considerable contribution to the special character of the historic town, as the parcel is both adjacent to the historic town and the historic core. Overall, the parcel makes a strong contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to two purposes, a moderate contribution to two purposes and a weak contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel makes a strong contribution to both preserving the setting and special character of a historic town and safeguarding the countryside from encroachment, as well as making a moderate contribution to preventing unrestricted sprawl. Therefore, on balance, the parcel has been judged to make a strong overall contribution to Green Belt purposes.

Assessment criteria	*Contribution outcome*	*Assessment*
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose D, and does not score strongly against either Purpose A or Purpose B. Therefore, the parcel cannot be considered as potential grey belt.

GBP 33



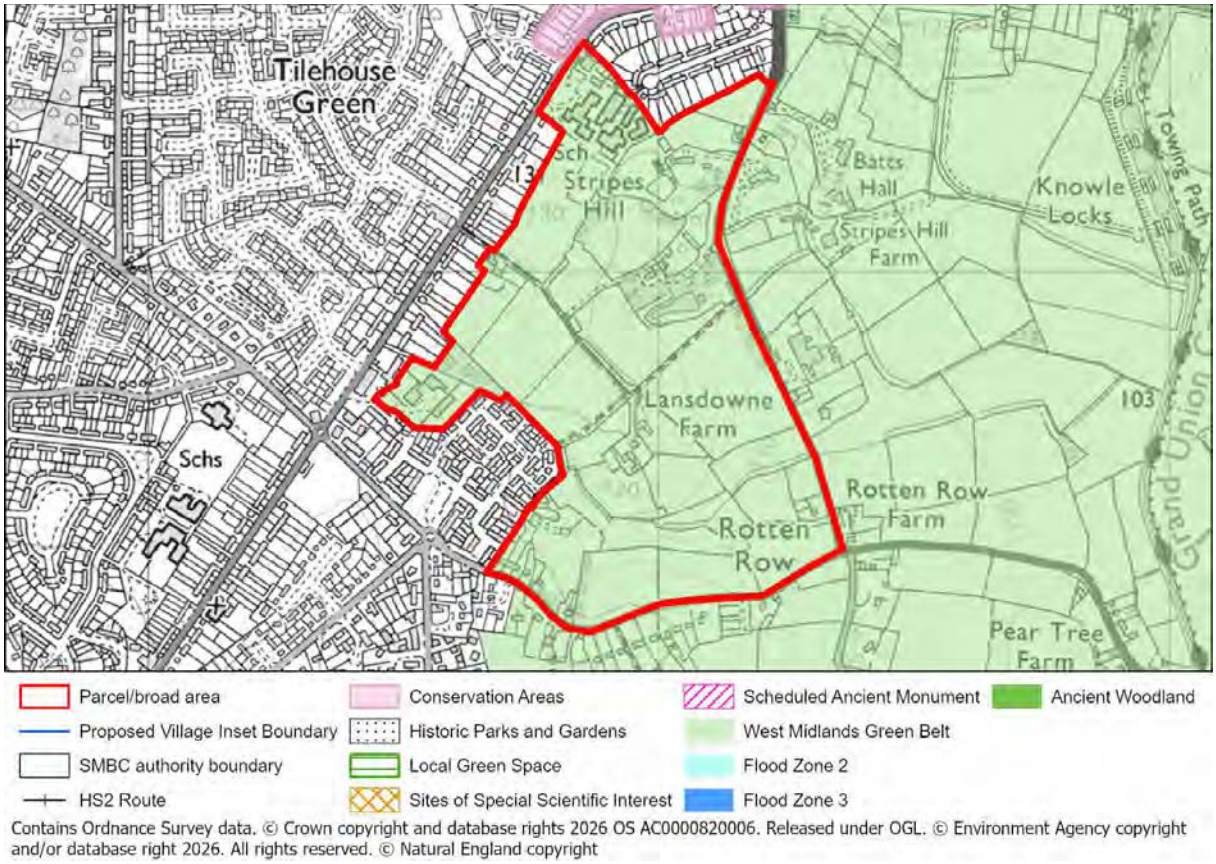
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Strong	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along the parcel's northern boundary. The parcel is predominantly open countryside, although the parcel contains some existing development and other urbanising influences, consisting of a number of residential properties along the northern, western, and southern boundaries. There are also employment premises located along the southern boundary, which also includes Knowle Donkey Sanctuary. However, these are not extensive given the overall scale of the parcel. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt. They consist of the B4101 (Kenilworth Road) to the north, the A4141 (Warwick Road) to the west and south, and the Grand Union Canal to the east. These are all considered defensible. It is noted that part of the northern boundary follows residential property boundaries which is considered less defensible. However, as such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area partially along its western and northern boundaries, with this forming a limited connection. Despite the presence of residential properties along the northern boundary (both within and adjacent to the parcel) and other urban built form within the parcel, and the parcel's defensible boundaries; the limited connection to the large built up area is such that development would result in an incongruous pattern of

Assessment criteria	*Contribution outcome*	*Assessment*
		development creating a large extended wedge of development into the Green Belt. This would be inconsistent with the existing settlement form and could be considered disproportionate in scale. Overall, the parcel makes a strong contribution to this purpose.
Purpose B	Moderate	The parcel is located in a gap between the neighbouring towns of Balsall Common and Knowle, Dorridge and Bentley Heath. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation reducing the perceived distance between towns. Overall, the parcel makes a moderate contribution to this purpose.
Purpose C	Strong	The parcel partly consists of open countryside and contains various mixed uses, including residential and employment, along the northern, eastern, and southern boundaries. The parcel has a strong-moderate degree of openness with less than 10% of built form. The parcel consists of multiple smaller fields, with long line views across the parcel itself, however views into the adjacent Green Belt are restricted in places by vegetation, trees, hedgerows (both within the parcel itself and adjacent), especially along Warwick Road due to dense treelines, and some built form. However, the parcel does contain elevated views at Knowle Locks by the Grand Union Canal, offering longer line views into adjacent Green Belt when looking eastwards and southwards. Additionally, at other points along the canal there are wide ranging views across this parcel and into adjacent Green Belt areas. The parcel also has a sense of spatial openness. The parcel is surrounded by open countryside along the majority of its boundaries; the eastern, southern and western boundaries; with the Green Belt continuing in these directions. The parcel is connected to the built up area of Knowle, Dorridge and Bentley Heath partially along the northern and western boundaries, with this impacting on the sense of openness when closest to the existing built form. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	Strong	The parcel is located adjacent to the historic town of Knowle, Dorridge and Bentley Heath. The parcel forms part of the setting of the historic town and it makes a considerable contribution to the special character of the historic town, as the parcel is both adjacent to the historic town and the historic core. Overall, the parcel makes a strong contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to three purposes and a moderate contribution to two purposes. Overall, the parcel makes a strong contribution to Green Belt purposes.

Assessment criteria	*Contribution outcome*	*Assessment*
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose A and Purpose D, and does not score strongly against Purpose B. Therefore, the parcel cannot be considered as potential grey belt.

GBP 34



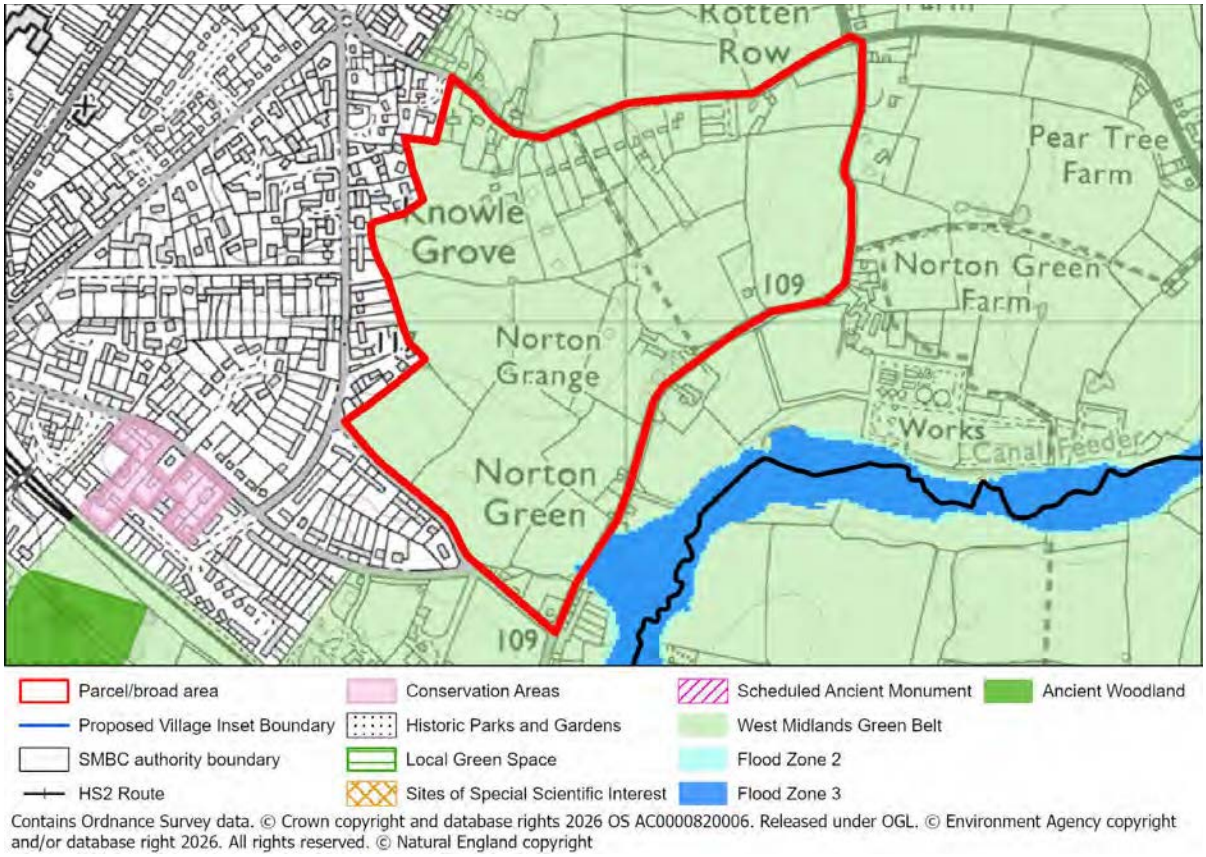
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath, along the northern and western boundaries. The parcel is predominantly open countryside, consisting of school fields within the northern portion of the parcel and agricultural land to south along with some associated agricultural buildings. There are some existing development and other urbanising influences located in the parcel. These include the presence of the Arden Academy and Adren Medical Centre towards the west of the parcel, and a small number of residential properties along the southwestern corner of the parcel, although these are not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of the A4141 (Warwick Road) to the east and Grove Road to the south. These are both defensible. The western and northern boundaries follow residential properties which are considered less defensible (noting a small section of the boundary follows Downing Close at the Arden Medical Centre). As such, the parcel has physical features that could restrict and contain development. The parcel is partially enclosed by the large built up area along its northern and western boundaries. With the mixed-use presence of built form, both within and adjacent to the parcel, and its level of connection to the large built up area, as well as the presence of defensible boundaries, development would not result in an

Assessment criteria	*Contribution outcome*	*Assessment*
		incongruous pattern of development and could be considered to round off the settlement pattern. Overall, the parcel makes a moderate contribution to this purpose
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Balsall Common and Knowle, Dorridge and Bentley Heath. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel partly consists of open countryside and rural land uses; however the parcel also includes some semi-urban uses. This includes a school, sports fields, agricultural land, medical facilities and some residential properties. The parcel has a moderate degree of openness with less than 10% built form. There are long line views in the southern part of the parcel however other views throughout the parcel are restricted due to vegetation and built for. There are some views into adjacent Green Belt areas, but these views are partially restricted by vegetation, trees, high hedgerows and topography across the whole parcel limiting the sense of openness. Although there are some restrictions to views, the parcel still maintains a sense of spatial openness. The parcel is partly enclosed by existing development along the parcel's northern, western and in part southern boundaries, which has a localised impact on the parcel's sense of openness. Development adjacent to the parcel to the south further adds to this sense of enclosure. The Green Belt continues to the east and south. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	Moderate	The parcel is located adjacent to the historic town of Knowle, Dorridge and Bentley Heath. The parcel forms part of the setting of the historic town and it makes a contribution to the special character of the historic town. The parcel boundary is adjacent to the historic core, however, due to the presence of development in this region of the parcel (associated with Arden Academy), which separates the undeveloped Green Belt from the historic core it is considered this parcel makes a moderate contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes, and a weak contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. Whilst the parcel makes a strong contribution to safeguarding the countryside from encroachment, the parcel makes a moderate contribution to preventing unrestricted sprawl and preserving the

Assessment criteria	*Contribution outcome*	*Assessment*
		setting and special character of historic towns, as well as making a weak contribution to preventing neighbouring towns from merging. Therefore, on balance, the parcel makes a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some areas at risk of surface water flooding, however as these cover less than approximately 10% of the parcel's area, the parcel can be considered potential grey belt.

GBP 35



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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along the parcel's western boundary. The parcel is predominantly open countryside with some rural land uses, including the presence of agricultural buildings. The parcel contains some existing development and other urbanising influences, consisting of residential properties along the parcel's northern boundary. However, this is not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of Grove Road, Norton Green Lane and Blue Lake Road along the northern, eastern and southern boundaries respectively. These are main or minor road and are therefore considered defensible. The parcel's western boundary follows residential property boundaries which is considered less defensible. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along the western boundary. With the presence of residential properties along the northern and partially along the southern boundaries (both within and adjacent to the parcel), as well as the presence of defensible boundaries, the connection to the large built up area is such that new development would not result in an incongruous pattern of development. Overall, the parcel makes a moderate contribution to his purpose

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Balsall Common and Knowle, Dorridge and Bentley Heath. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel partly consists of open countryside and rural land uses. However, the parcel also includes some semi-urban land uses with there being various mixed uses, such as residential and employment premises, along the northern, western, and southern boundaries. The parcel has a strong-moderate degree of openness, with less than 10% of built form. There are long line views within the parcel, however views into surrounding Green Belt areas are restricted by the presence of vegetation, trees, and high hedgerows and built form (both within and adjacent to the parcel). Although there are some restrictions to wider views, the parcel still maintains a sense of spatial openness due to the lack of built form within. The parcel is partly enclosed by existing development along the parcel's western and southern boundaries, connecting the parcel to the built up area and having a localised impact on the sense of openness. The parcel connects to the open countryside along the parcel's northern and eastern boundaries, with the Green Belt continuing in these directions. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Knowle, Dorridge and Bentley Heath, however, the parcel does not have a relationship with the historic core of Knowle, Dorridge and Bentley Heath. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. Whilst the parcel makes a strong contribution to safeguarding the countryside from encroachment, the parcel makes a moderate contribution to preventing unrestricted sprawl and a weak contribution to preventing neighbouring towns from merging. Therefore, on balance, the parcel makes a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant (covering less than 10% of the parcel's area), therefore the parcel can be considered potential grey belt.

GBP 36

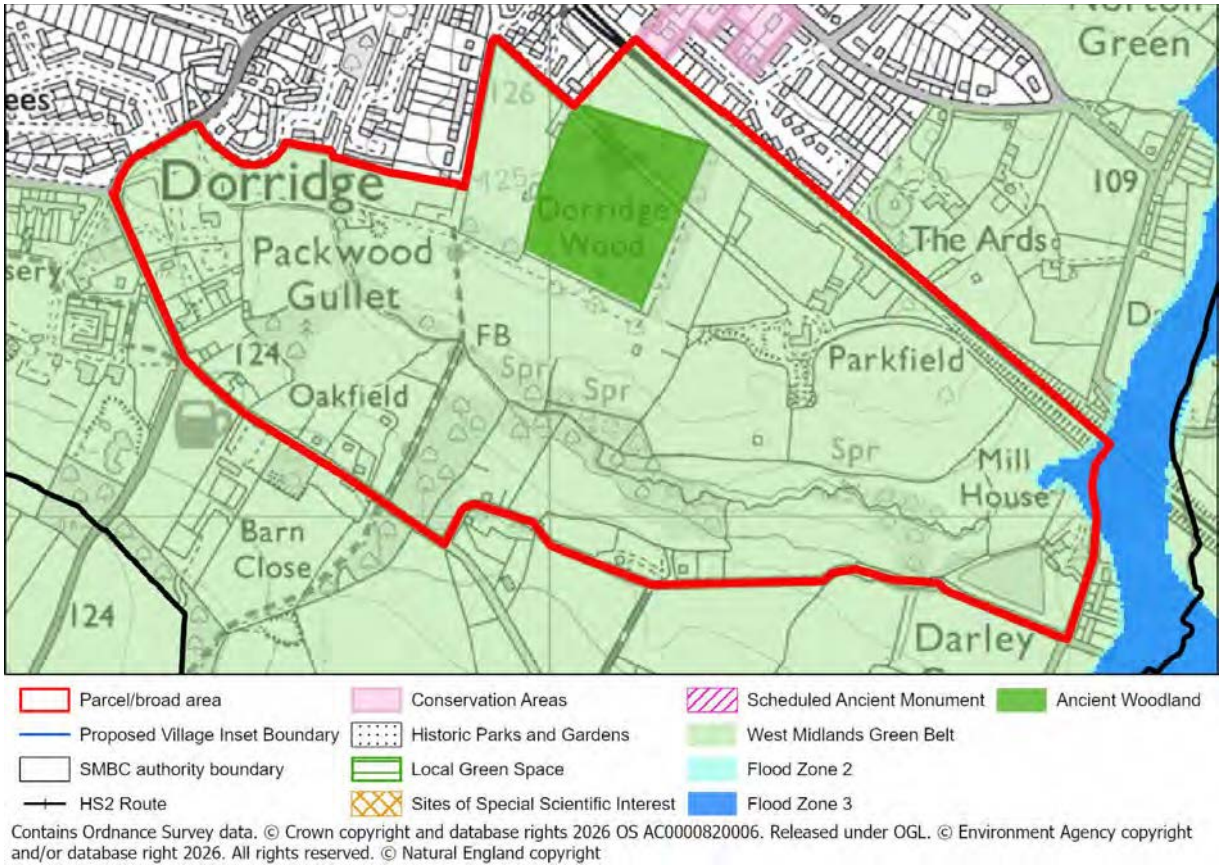


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along the parcel northern and western boundaries. The parcel is predominantly open countryside, with land left in a natural state. There are a couple of residential properties in the parcel, although these are not extensive. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible. They consist of a railway along the southern boundary, Dorridge Road and Blue Lake Road along the northern boundary and Darley Green Road along the eastern boundary. These are all minor roads and are therefore defensible. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along the eastern and partially along the northern boundaries. Due to its level of connection, and adjacent development to the east (outside the parcel boundary) development would not result in an incongruous pattern of development and could be considered infill development. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Balsall Common and Knowle, Dorridge and Bentley Heath.

Assessment criteria	*Contribution outcome*	*Assessment*
		The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside, predominantly land left in a natural state, with an area of woodland and some residential properties within the parcel. The parcel has a moderate degree of openness with less than 10% of built form. There are limited long line views across the parcel due to the presence of dense vegetation and high hedgerows. Views into surrounding areas of Green Belt are restricted due to vegetation and built form. The railway line to the south is at a higher elevation preventing any views southwards and impacting on the sense of openness. Although there are some restrictions to views, the parcel still maintains a sense of spatial openness. The parcel is partly enclosed by existing development along the parcel's eastern and partially northern boundaries, connecting the parcel to the built area, and having a limited localised impact on the sense of openness, especially as the built form is in part screened from view. Open countryside lies in part to the east and south of the parcel, and north beyond the residential properties, with the Green Belt continuing in these directions. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Knowle, Dorridge and Bentley Heath, however, the parcel does not have a relationship with the historic core of Knowle, Dorridge and Bentley Heath. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one purpose. Professional judgement has been applied taking into account the aims and purposes of the Green Belt. Whilst the parcel makes a strong contribution to safeguarding the countryside from encroachment, the parcel makes a moderate contribution to preventing unrestricted sprawl as well as a weak contribution to preventing neighbouring towns from merging. Therefore, on balance, it has been judged the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant (covering less than 10% of the parcel's area), therefore the parcel can be considered potential grey belt.

GBP 37

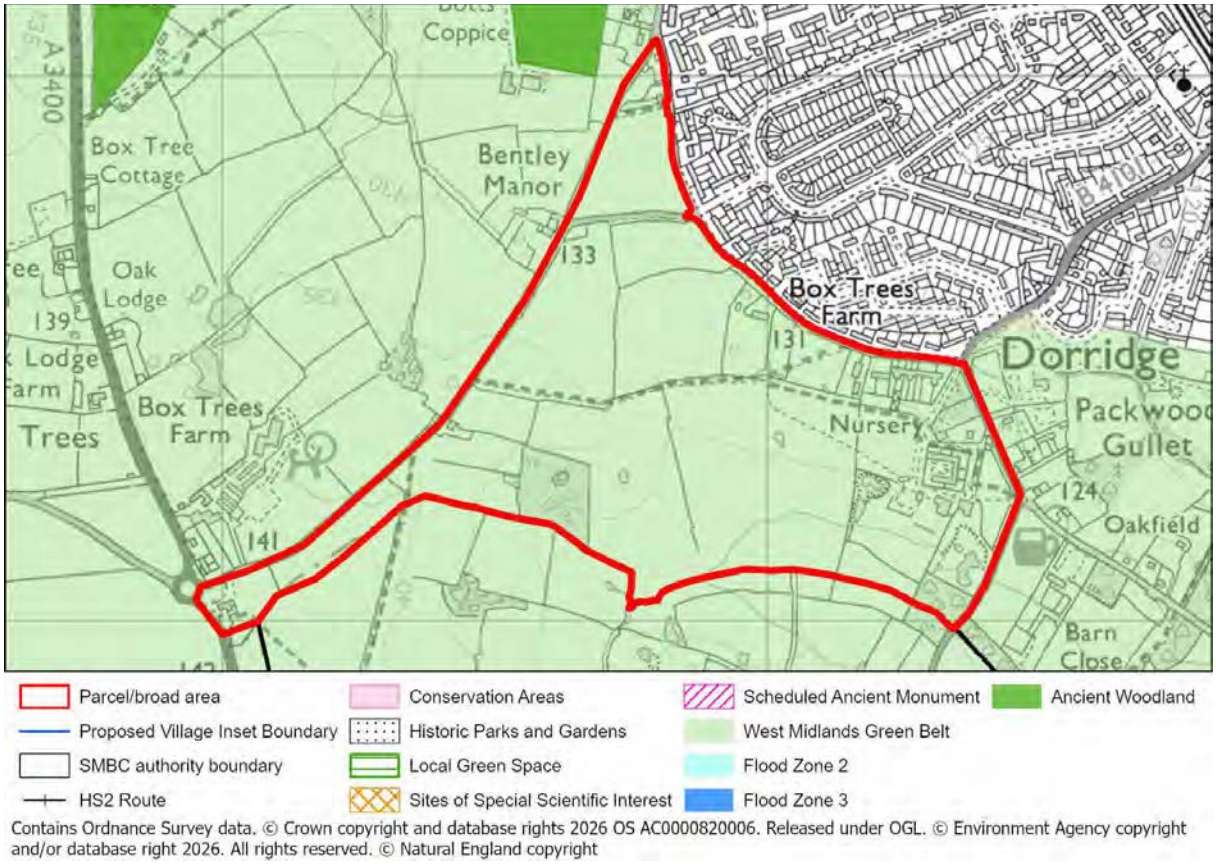


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel area is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along the parcel's northern boundary. The parcel is predominantly open countryside and rural land uses, and includes Dorridge Park and Dorridge Wood, as well as some agricultural buildings. The parcel contains some existing development and other urbanising influences, consisting of the Dorridge Village Hall, Ye Olde Knowle Bowling Club and the Railway Inn towards the west of the parcel, although these are not extensive. The parcel has a defensible boundary between the parcel and the large built up area or between the parcel and the surrounding Green Belt. They consist of a railway to the northeast, and various roads including Darley Green Road to the east, Mill Pool Lane and Windmill Lane to the south and Grange Road to the west. The roads are all minor roads and are therefore defensible, with the exception of Mill Pool Lane which narrows to a single-track lane in places and is considered less defensible. Part of the western and northern boundaries also follow residential property boundaries, with these being less defensible. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area partially along the northern boundary. With the presence of various urban built forms both within and adjacent the parcel along the northern and western, as well as the presence of defensible boundaries, the connection to the large built up area is such that new development would not result in an

Assessment criteria	*Contribution outcome*	*Assessment*
		incongruous pattern of development and could be considered to round off the settlement pattern. Overall, this parcel makes a moderate contribution on this purpose
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside, including Dorridge Park and Dorridge Wood and other areas of dense woodland throughout the parcel. The parcel also contains some semi-urban land uses, including a Village Hall, pub and bowling club with these being located in the west of the parcel closest to the existing built form of the settlement. The parcel has a strong-moderate degree of openness with a less than 10% of built form. There are long line views throughout the majority of the parcel with open valley and flat topography, but partially restricted views by vegetation, and the presence of built form within the parcel. There are some views into neighbouring areas of Green Belt, however these are largely restricted due to vegetation, built form and the railway line to the north which is at a higher elevation. Although there are some restrictions to wider views, the parcel still maintains a sense of spatial openness. The parcel is partly enclosed by existing development along some of its boundaries impacting the sense of openness, particularly when close to this built form, however, due to the large size of the parcel, this has a limited impact overall. Overall, this parcel makes a strong contribution on this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Knowle, Dorridge and Bentley Heath, however, the parcel does not have a relationship with the historic core of Knowle, Dorridge and Bentley Heath. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. Whilst the parcel makes a strong contribution to safeguarding the countryside from encroachment, the parcel makes a moderate contribution to preventing unrestricted sprawl. Therefore, on balance, the parcel makes a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against Purpose A, Purpose B or Purpose D. There is an area of Ancient Woodland and a large area at risk of surface water flooding which runs through the centre of the parcel. Combined these two constraints cover between 30-40% of the parcel area. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 38

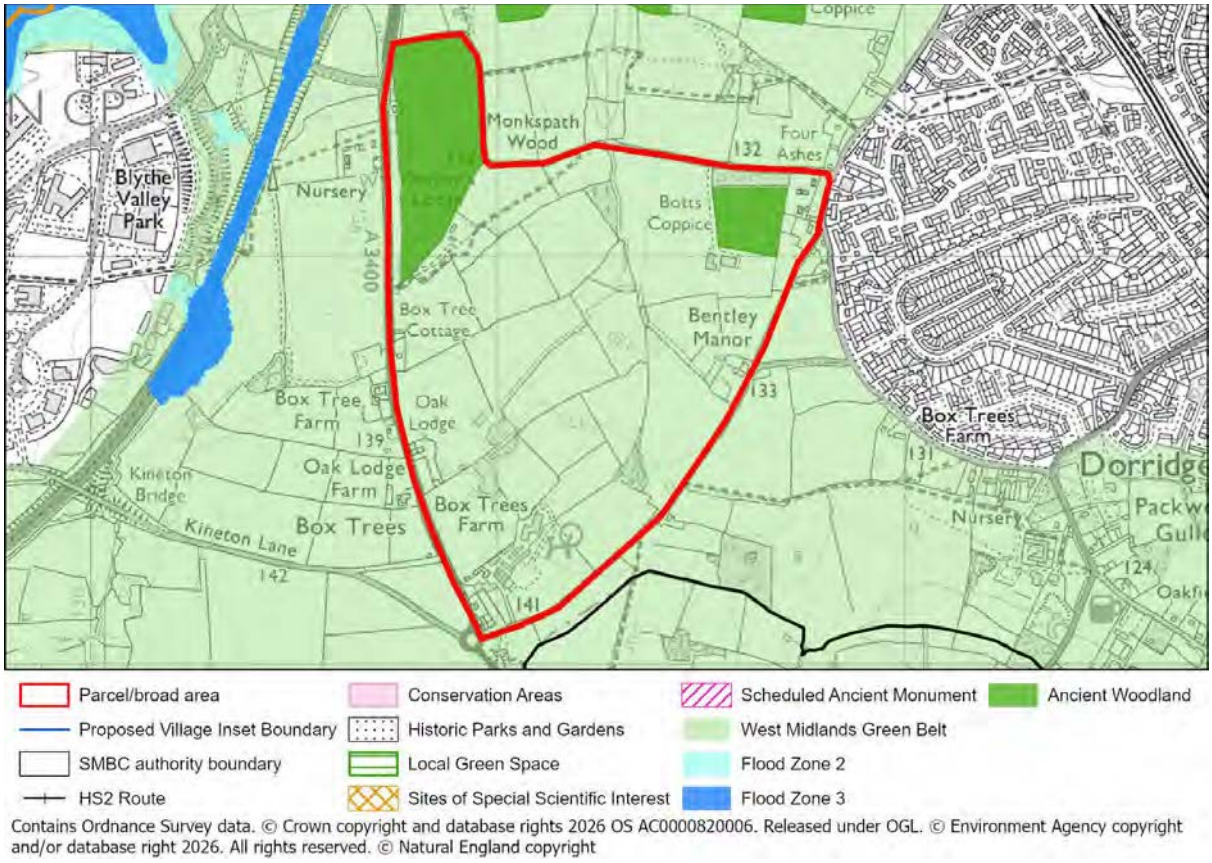


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Strong	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along the parcel's northern boundary. The parcel is predominantly open countryside, although the parcel contains some existing development and other urbanising influences, consisting of the Dorridge Cricket Club, which has some limited built form, and a number of residential properties along the eastern and northern boundary, closest to the built up area. The parcel also includes a Shell Petrol station in the southwest corner of the parcel. However, these urbanising influences are not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of Four Ashes Road/Earlswood Road to the north, the B4101 (Grange Road) to the east, and Box Trees Road to the west. These are all main roads and are therefore defensible. However, the southern boundary follows the administrative boundary, which in part follows field boundaries/treelines and in part is undefined (particularly the southwest corner). As such, the parcel has some physical features that could restrict and contain development. Whilst the parcel is connected to the large built up area along the northern boundary, due to its limited level of connection, development would result in an incongruous pattern of development, that would be inconsistent with the existing settlement pattern and the southwest of the parcel creating an extended finger of development into the Green Belt.

Assessment criteria	*Contribution outcome*	*Assessment*
		As well as the outer boundary being less defensible/undefined which could result in a risk of sprawl. Overall, the parcel makes a strong contribution to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel primarily consists of open countryside, with the centre of the parcel being agricultural land. The parcel contains some semi-urban development and land uses, including residential properties, a cricket club and a petrol station which are located along the parcel's eastern, northern, and western boundaries. The parcel has a strong-moderate degree of openness with less than 10% of built form. The parcel contains long line views across the parcel, however, views into the surrounding Green Belt are partially restricted due to the presence of built form, vegetation, trees and hedgerows, with there being long line views in places. However, the parcel still maintains a sense of spatial openness. The parcel is surrounded by open countryside along most of its boundaries, consisting of further Green Belt along the eastern, southern and western boundaries. The parcel only forms a partial connection with the built up area along the northeastern corner, with this built form therefore only having a limited impact on the parcel's openness. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Knowle, Dorridge and Bentley Heath, however, the parcel does not have a relationship with the historic core of Knowle, Dorridge and Bentley Heath. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose, and no contribution to two purposes. Professional judgement has been applied, taking into account the overall aims and purpose of the Green Belt. Given the parcel makes a strong contribution to both preventing unrestricted sprawl into the countryside and safeguarding the countryside from encroachment, it has been judged that the parcel makes a strong overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose A, and does not score strongly against either Purpose B or Purpose D. Therefore, the parcel cannot be considered as potential grey belt.

GBP 39

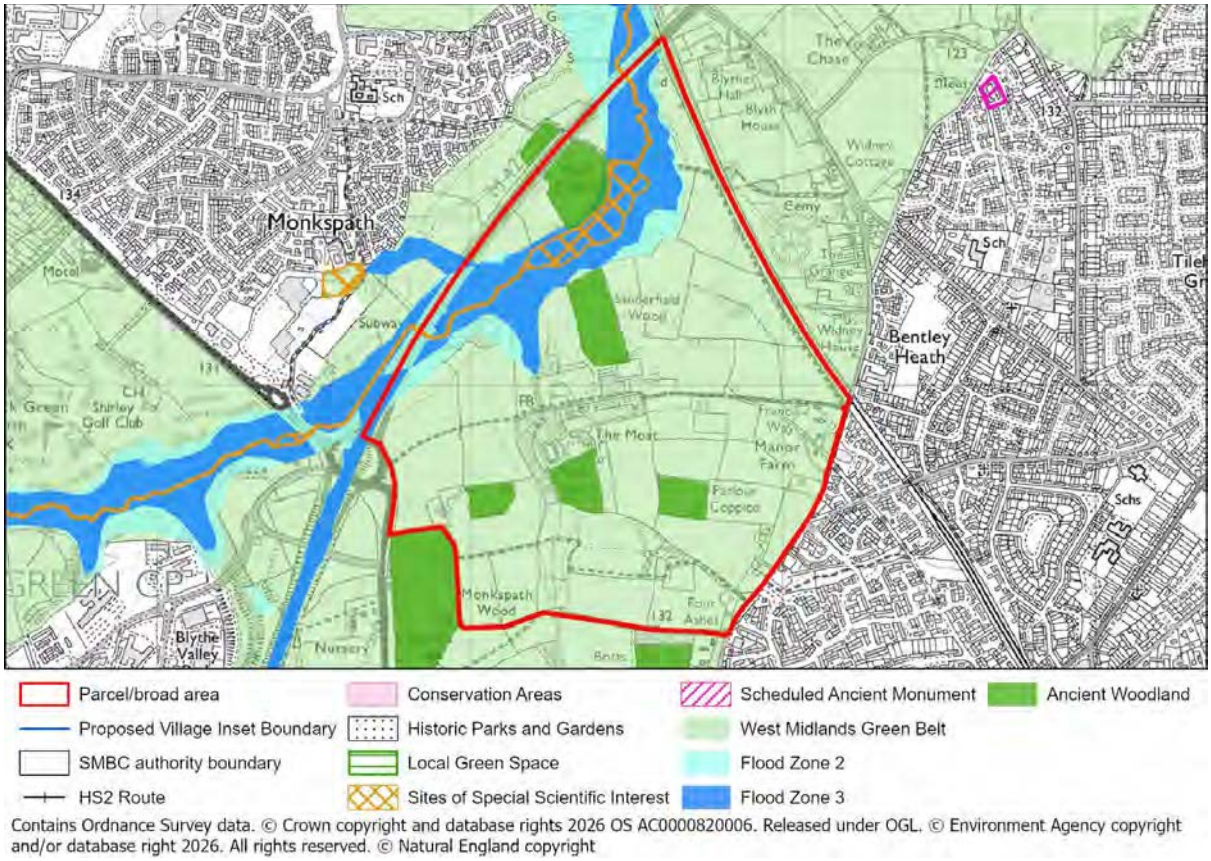


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Strong	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along the parcel's eastern boundary. The parcel is predominantly open countryside and rural land uses, including some agricultural buildings on the northern boundary. There is also a cluster of retail and employment properties in the southern tip of the parcel. However, these are not extensive given the overall scale of the parcel. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible. They consist of the A3400 (Stratford Road) to the west, Box Trees Road to the east/southeast and Gate Lane to the north. These are either minor or main roads and are defensible. As such, the parcel has physical features that could restrict and contain development. A small part of the parcel is connected to the large built up area partially along its eastern boundary and forms a limited level of connection. Although the parcel has defensible boundaries, if developed, the parcel would result in an incongruous pattern of development which would be inconsistent when compared to the existing settlement pattern and a reasonable large scale extension into largely undeveloped Green Belt. Overall, the parcel makes a strong contribution on this purpose.
Purpose B	Strong	The parcel is located in a gap between the neighbouring towns of Solihull and Knowle, Dorridge and Bentley Heath.

Assessment criteria	*Contribution outcome*	*Assessment*
		The parcel forms a substantial part of a gap, where development would result in loss of visual separation or physically reduce the perceived distance between towns. The gap between Solihull and Knowle, Dorridge and Bentley Heath includes the presence of the M42 motorway which would help prevent the coalescence of neighbouring towns. However, if the northern corner of this parcel was developed this would significantly shrink the remaining Green Belt between these two towns. Overall, the parcel makes a strong contribution on this purpose.
Purpose C	Strong	The parcel primarily consists of open countryside and includes some semi-urban land used of a small cluster of retail and employment properties located towards the south of the parcel. The parcel has a strong-moderate degree of openness with less than 10% of built form. There are some long line views within the parcel itself, although the dense areas of woodland and vegetation in the northwest and northeast of the parcel do restrict views and impact on the sense of openness in these areas. However given the parcel's size, the effect of these on the rest of the parcel is limited. Views into the surrounding Green Belt are partially restricted due to the presence of vegetation, trees, and hedgerows especially in the northwestern and northeastern corners of the parcel. Additionally, the parcel maintains a sense of spatial openness. The parcel is surrounded by open countryside along most of its boundaries; the northern; southern; and western parcel boundaries. The parcel partially connects to the built up area along the eastern boundary, however this limited level of connection means the built form does not impact on the sense of openness of the parcel. Overall, the parcel makes a strong contribution to this purpose
Purpose D	No	The parcel is adjacent to the historic town of Knowle, Dorridge and Bentley Heath, however, the parcel does not have a relationship with the historic core of Knowle, Dorridge and Bentley Heath. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to three purposes, a moderate contribution to one purpose, and no contribution to one purpose. Overall, the parcel makes a strong contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose A and Purpose B, and does not score strongly against Purpose D. Therefore, the parcel cannot be considered as potential grey belt.

GBP 40

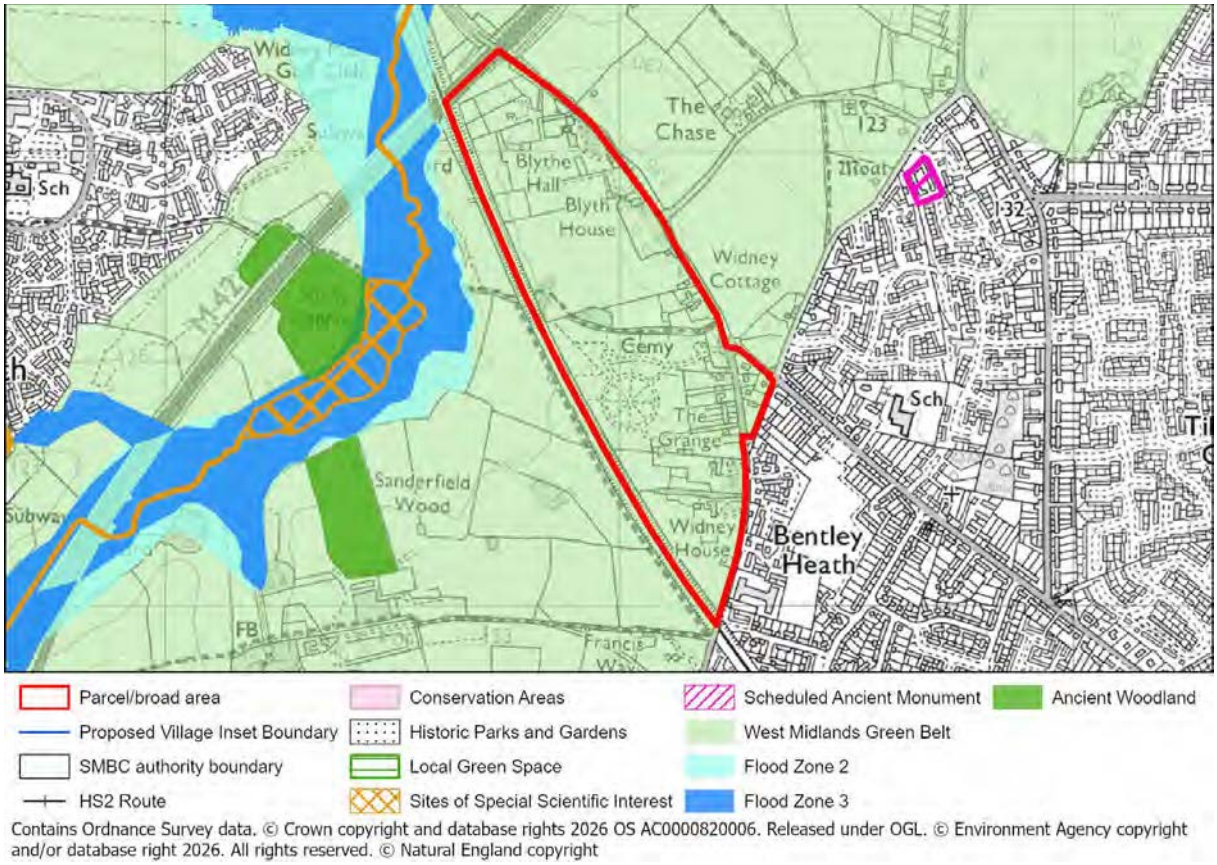


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Strong	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along the parcel's eastern boundary. The parcel is predominantly open countryside, although the parcel contains some existing development and other urbanising influences. This includes the Solihull riding club, Hogarths Hotel, built form associated with Four Ashes Golf Centre, other employment premises, and some residential properties. However, these are not extensive given the scale of the parcel. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible. They consist of a railway along the northern boundary, the M42 motorway and Four Ashes Road along the western and eastern boundaries. These are all considered defensible. Gate Lane, located along the southern boundary of the parcel, consists of a single lane minor road and forms a less defensible boundary. However, overall, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along the eastern boundary only and has a limited level of connection. Although the parcel has defensible boundaries, if the parcel was developed this would result in an incongruous pattern of development that is inconsistent with the existing settlement pattern and could be considered disproportionate in scale. Overall, the parcel makes a strong contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose B	Strong	The parcel is located in a gap between the neighbouring towns of Solihull and Knowle, Dorridge and Bentley Heath. The parcel forms a substantial part of a gap, where development would result in loss of visual separation or physically reduce the perceived distance between towns. However, the presence of the M42 to the north would have a role in maintaining some visual separation between the towns. Overall, the parcel makes a strong contribution on this purpose.
Purpose C	Strong	The parcel partly consists of open countryside with some semi-urban uses within the parcel, including some leisure and employment premises generally clustered towards the centre of the parcel, and a few residential properties along the eastern boundary. The parcel has a strong-moderate degree of openness with less than 10% of built form. The parcel consists of multiple smaller fields, with long line views within the parcel in parts, however some views are restricted due to built form and the vegetation throughout the parcel, which is dense in certain areas. Views into the surrounding Green Belt are partially restricted due to the presence of vegetation, trees, and high hedgerows, in particular, the vegetation that lines both the M42 and railway line restricts views when looking northwest and northeast. This in part impacts the sense of openness, however due to the size of the parcel the overall impact is limited. Views looking southwards across Gate Lane are fairly unrestricted, noting there are some dense areas of vegetation in the adjacent Green Belt parcel. Additionally, the parcel maintains a sense of spatial openness. The parcel is surrounded by open countryside along most of its boundaries, consisting of further Green Belt to the north, south and west. The parcel only has one boundary (the eastern boundary) which connects the parcel to the built up area, with the built form generally being screened from view due to vegetation and therefore having a limited impact on the parcel's sense of openness. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Knowle, Dorridge and Bentley Heath, however, the parcel does not have a relationship with the historic core of Knowle, Dorridge and Bentley Heath. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to three purposes, a moderate contribution to one purpose, and no contribution to one purpose. Overall, the parcel makes a strong contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose A and Purpose B, and does not score strongly against Purpose D. Therefore, the parcel cannot be considered as potential grey belt.

GBP 41



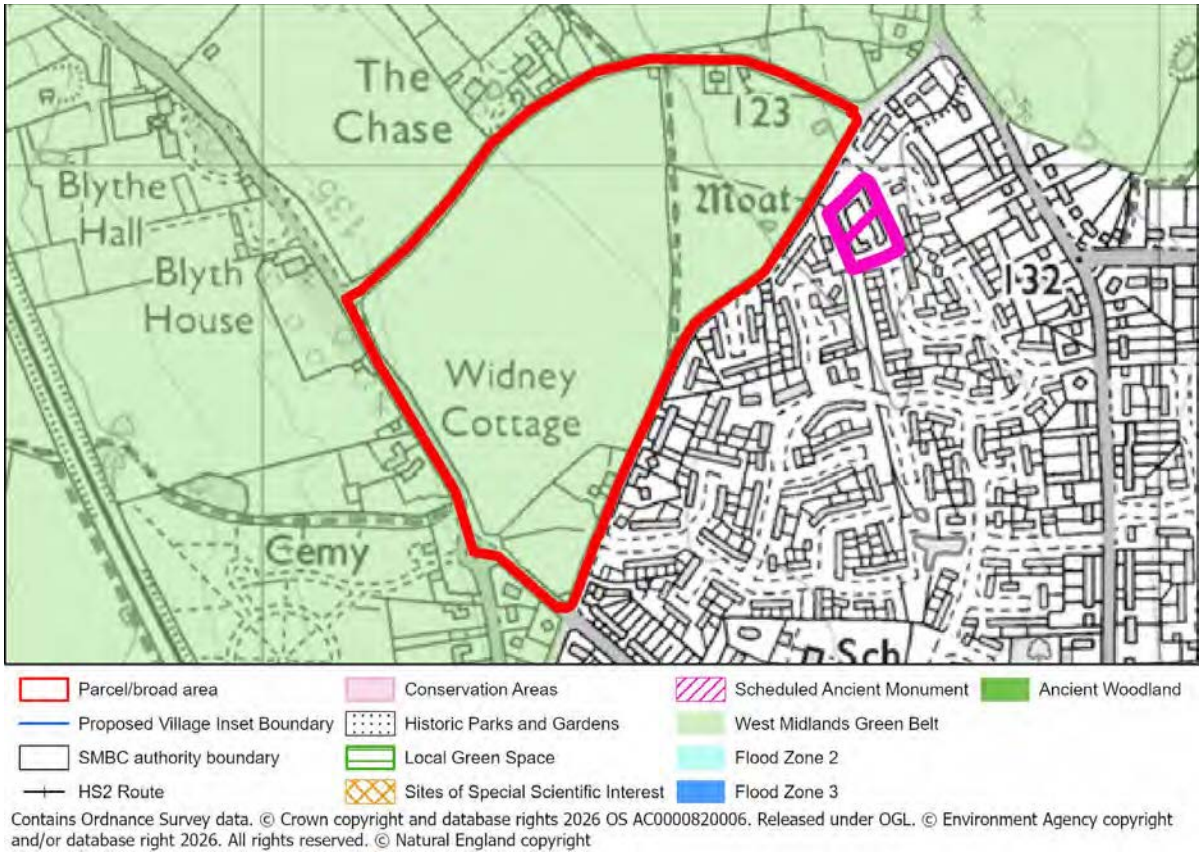
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along the parcel southeastern boundary. The parcel is partly open countryside and contains some rural land uses, including Widney Manor Cemetery. It also contains some existing development and other urbanising influences, which consists of residential properties along the eastern boundary, with a cluster closest to the built up area. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible. They consist of Widney Manor Road and Four Ashes Road along the eastern/southeastern boundaries, and the M42 along the northern boundary. The railway line also runs along the western parcel boundary. A small part of the eastern boundary follows Widney Road and Browns Lane, between the residential properties in this area. These are all defensible boundaries. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along the southeastern boundary The parcel is connected to the large built up area along one boundary and considering the extent of existing development within the parcel, as well as the boundaries between the parcel and surrounding Green Belt being defensible, development may not result in an incongruous pattern of development. It is also noted that there is less development to the north of the parcel closer to the M42.

Assessment criteria	*Contribution outcome*	*Assessment*
		Overall, the parcel makes a moderate contribution on this purpose.
Purpose B	Strong	The parcel is located in a gap between the neighbouring towns of Solihull and Knowle, Dorridge and Bentley Heath. The parcel forms a substantial part of a gap, where development would result in loss of visual separation or physically reduce the perceived distance between towns. However, the presence of the M42 to the north would have a role in maintaining some visual separation between the towns. Overall, the parcel makes a strong contribution on this purpose.
Purpose C	Moderate	The parcel partly consists of open countryside and rural land uses, including a cemetery which has limited built form. It also includes some semi-urban land uses, primarily relating to residential properties. The parcel has a moderate-weak degree of openness with between 20%-30% built form. There are long line views within the parcel, however, the parcel has partially restricted views into the surrounding Green Belt due to the presence of built form, vegetation, trees and hedgerows. In particular, views southwards are restricted due to the vegetation that screens the railway line and views northwards, beyond the M42, are also restricted due to the screening vegetation. The parcel also has some pockets of spatial openness. The parcel is surrounded by open countryside along most of its boundaries; the northern; eastern and western parcel boundaries. The parcel forms a small connection to the built up area to the southeast, with the residential properties in this area of the parcel impacting on the sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Knowle, Dorridge and Bentley Heath, however, the parcel does not have a relationship with the historic core of Knowle, Dorridge and Bentley Heath. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes, and no contribution to one purpose. Professional judgement has been applied, taking into account the overall aims and purpose of the Green Belt. Whilst the parcel makes a strong contribution to preventing neighbouring towns merging, it only makes moderate contributions to both preventing unrestricted sprawl and safeguarding the countryside from encroachment. It has therefore been judged that the parcel makes a moderate overall contribution to Green Belt purposes.
Is the parcel potentially	No	The parcel scores strongly against Purpose B, and does not score strongly against Purpose A or Purpose D. Therefore, the parcel cannot be considered as potential grey belt.

Assessment criteria	*Contribution outcome*	*Assessment*
considered grey belt?		

GBP 42



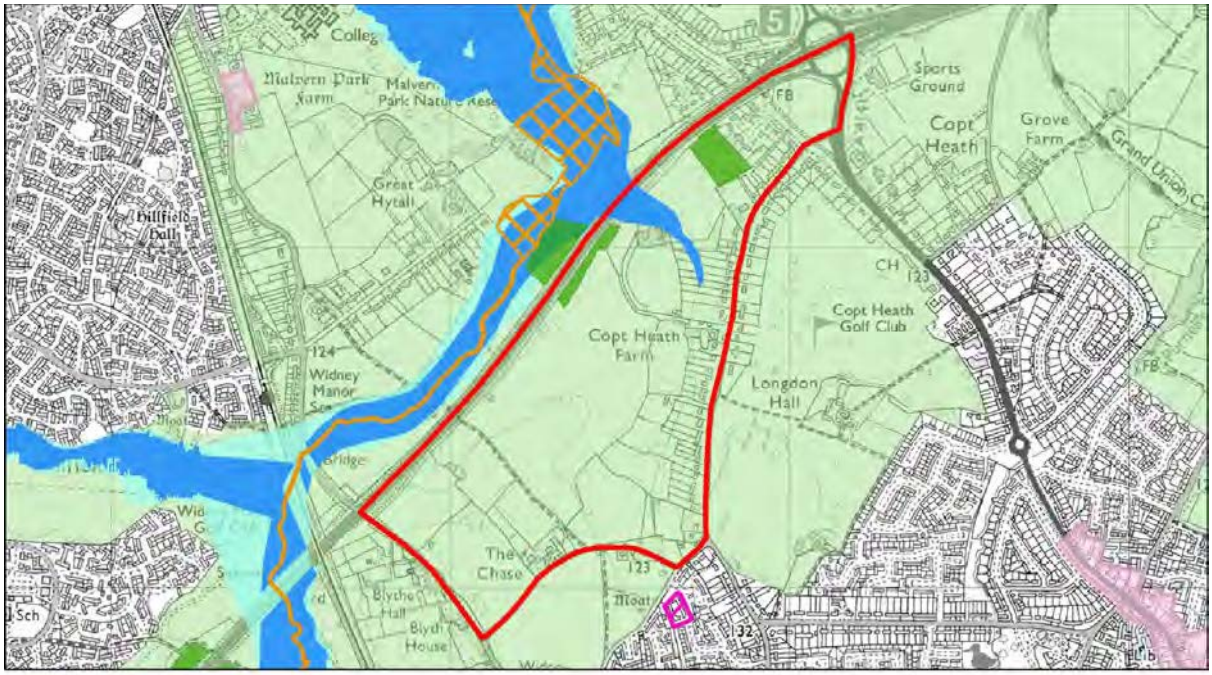
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along the parcel's eastern/southeastern boundary. The parcel is predominantly open countryside in use as agricultural land, although the parcel contains some existing development with the presence of two residential properties on the southern and northern boundaries. These are not extensive. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are a mix of defensible and less defensible. They consist of Smith Lane and Browns Lane which are minor single lane, one-way roads, along the northern, eastern and southeast boundary of the parcel. However, Browns Lane is partly lined with mature trees and hedgerows combined with the nearby residential properties, resulting in this being considered defensible. Similarly, Smiths Lane is also lined with hedgerows and tree (although partly broken in places), along with some residential properties as well, therefore, could also be considered defensible. Widney Manor Road/Widney Road (a major road) along the western/southwestern boundary is also a defensible boundary. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along eastern boundary and given the parcel's small scale compared to the overall scale of the large built up area, with Smiths Lane largely considered defensible, and the nearby development to the south of the parcel, if developed the parcel could be considered to round off the existing settlement pattern.

Assessment criteria	*Contribution outcome*	*Assessment*
		Therefore, this would not result in an incongruous pattern of development. Overall, the parcel makes a moderate contribution on this purpose.
Purpose B	Moderate	The parcel is located in a gap between the neighbouring towns of Solihull and Knowle, Dorridge and Bentley Heath. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived distance between towns. Noting this parcel sits within a wider area of Green Belt between Knowle, Dorridge and Bentley Heath and Solihull. Overall, the parcel makes a moderate contribution on this purpose.
Purpose C	Strong	The parcel mainly consists of open countryside and rural land uses as agricultural land. It also includes some semi-urban land uses, relating to two residential properties. The parcel has a strong degree of openness with less than 10% of built form, consisting primarily of open fields containing open long line views across the parcel. The parcel also contains long line views into the surrounding Green Belt areas, with some limited restrictions by vegetation or built form. The parcel is surrounded by open countryside along most of its boundaries, to the north, west and in part south. The Green Belt continues in these directions. The eastern and part of the southern boundary are adjacent to the built up area, however this has a limited impact on the openness of the parcel due to it mainly being screened from view by vegetation. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Knowle, Dorridge and Bentley Heath, however, the parcel does not have a relationship with the historic core of Knowle, Dorridge and Bentley Heath. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes and no contribution to one purpose. Professional judgement has been applied, taking into account the overall aims and purpose of the Green Belt. Whilst the parcel makes a strong contribution to safeguarding the countryside from encroachment, the parcel makes a moderate contribution to both preventing unrestricted sprawl and preventing neighbouring towns merging. Therefore, it has been judged on balance that the parcel makes a moderate overall contribution to Green Belt purposes.
Is the parcel potentially	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D.

Assessment criteria	*Contribution outcome*	*Assessment*
considered grey belt?		There are some limited areas at risk of surface water flooding, however this is not significant (covering less than 10% of the parcel's area), therefore the parcel can be considered potential grey belt.

GBP 43



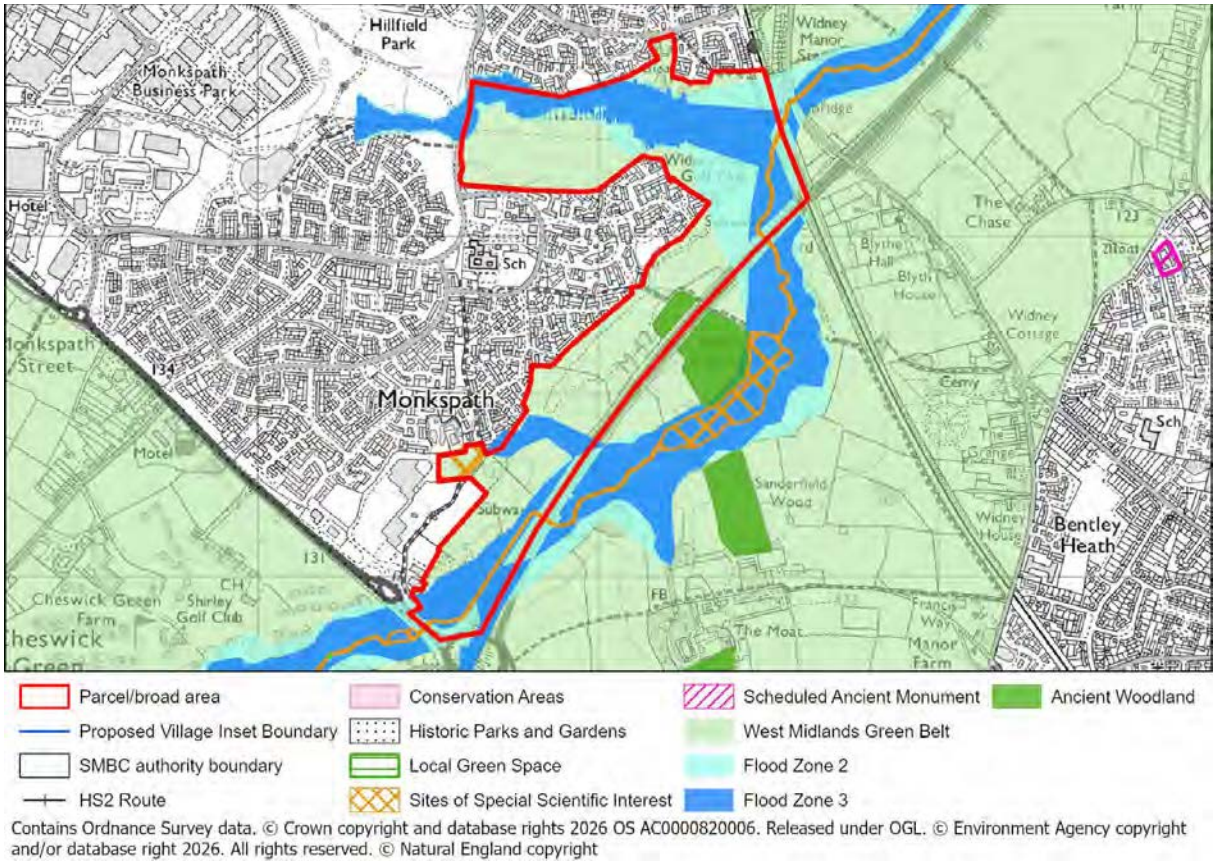
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Strong	The parcel is adjacent to the large built up area of Knowle, Dorridge and Bentley Heath along a small section of its southern boundary. The parcel is predominantly open countryside, with agricultural uses or natural landscapes, although the parcel contains some existing development and other urbanising influences. This includes residential properties along Lady Byron Lane, and Warwick Road although this is not extensive given the overall scale of the parcel which is largely undeveloped. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible. They consist of the M42 motorway to the north/northwest, Warwick Road to the northeast, Widney Manor Road to the southwest, Lady Byron Lane to the east and Browns Land to the south which are considered major or minor roads and are therefore defensible. To the south, Smiths Lane is a minor single lane, narrow road, however, it is lined with hedgerows and trees (although partly broken in places) along with some residential properties and therefore could also be considered defensible. As such, the parcel has physical features that could restrict and contain development. Despite the parcel including some built form and the presence of defensible boundaries, if developed the parcel would result in an incongruous pattern of development due to its limited level of connection with the large built up area and would be inconsistent with the existing settlement pattern.

Assessment criteria	*Contribution outcome*	*Assessment*
		Overall, the parcel makes a strong contribution to this purpose.
Purpose B	Strong	The parcel is located in a gap between the neighbouring towns of Knowle, Dorridge and Bentley Heath, and Solihull. The parcel forms a substantial part of a gap, where development would result in loss of visual separation and physically reduce the perceived distance between towns (despite the presence of some existing development within the parcel). However, the presence of the M42 at its western boundary would have a role in maintaining some visual separation between the towns. Overall, the parcel makes a strong contribution to this purpose.
Purpose C	Moderate	The parcel partly consists of open countryside and rural land uses, with the parcel primarily being used for agriculture. It also includes some semi-urban land uses, mainly residential properties. The parcel has a moderate degree of openness with less than 20% of built form. There are long line views in parts across the parcel particularly from the south to the central area of the parcel from Smiths Lane and Widney Manor Road. Other views are restricted by built form and vegetation (particularly from hedges and trees as part of field boundaries). Views into surrounding areas of Green Belt are restricted due to vegetation or built form, particularly the vegetation surrounding the M42 and the residential properties along Lady Byron Lane. The parcel area is surrounded by open countryside along most of its boundaries. The western boundary follows the M42, which is screened from view by vegetation, and has a limited impact on the openness due to the size of the parcel. In addition, other existing development and urbanising influences both within and adjacent to the parcel (including residential properties along Lady Byron Lane) impact the sense of openness. However, the limited connection to the built up area, means this built form does not impact on the openness of the parcel. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Knowle, Dorridge and Bentley Heath, however, the parcel does not have a relationship with the historic core of Knowle, Dorridge and Bentley Heath. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to two purposes, a moderate contribution to two purposes, and no contribution to one purpose. Professional judgement has been applied, taking into account the overall aims and purpose of the Green Belt. Given the parcel makes a strong contribution to both preventing unrestricted sprawl into the countryside and preventing neighbouring towns merging, it has been judged that the parcel makes a strong overall contribution to Green Belt purposes.

Assessment criteria	*Contribution outcome*	*Assessment*
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose A and Purpose B, and does not score strongly for Purpose D. Therefore, the parcel cannot be considered potential grey belt.

GBP 44



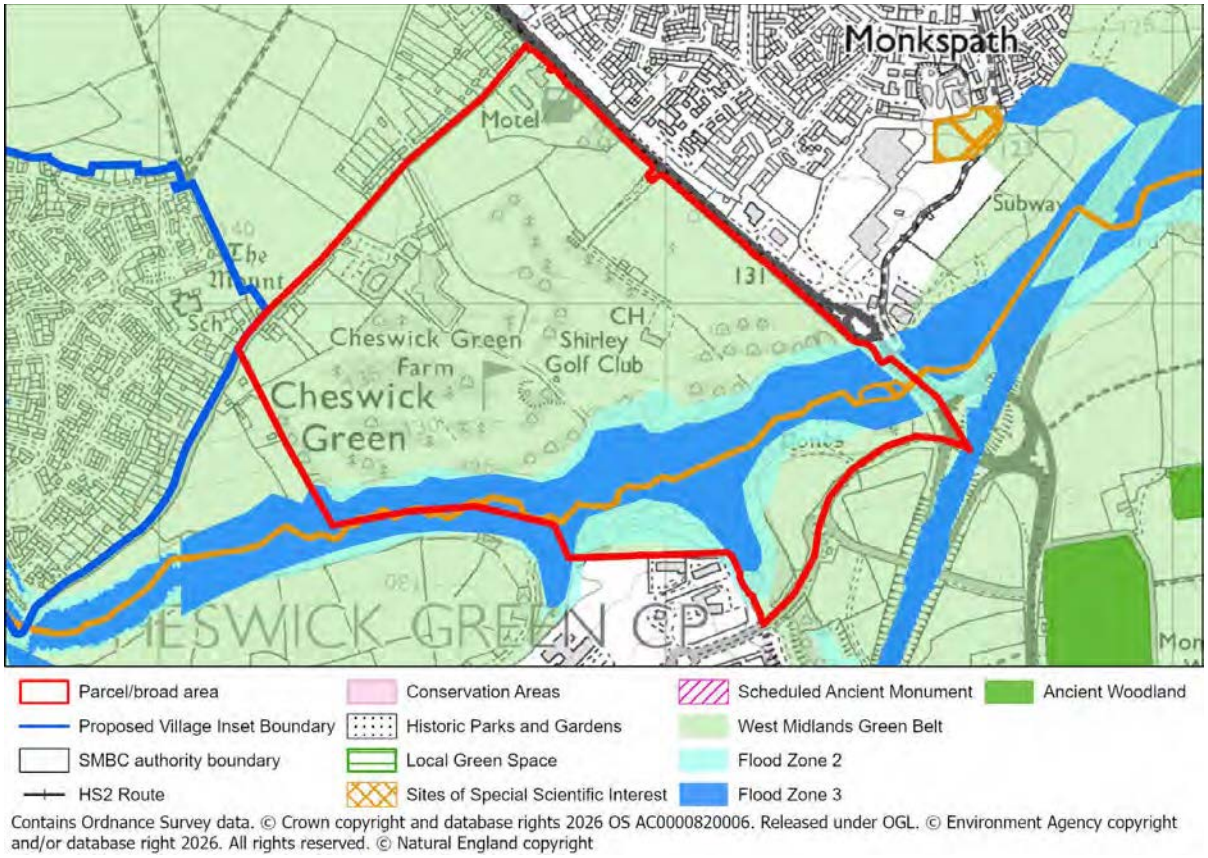
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Solihull along the parcel's northern and western boundaries. The parcel is predominantly open countryside, with the parcel mainly being used as a golf course. However, there is an area of employment premises, which mainly comprises carparking, located to the southwest of the parcel, although this is not extensive given the parcel's overall scale. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of the M42 along the parcel's southern boundary, and a railway line on the eastern boundary. The northern and western boundaries form less defensible boundaries, as these follow residential property boundaries or field boundaries/treelines, following the golf course. Noting a small section of the western boundary cuts through some of the employment premises and therefore appears undefined (noting there are roads in close proximity). As such, the parcel has some physical features that could restrict and contain development. The parcel is partially enclosed by the large built up area along the parcel's northern and western boundaries. The connection to the large built up area is such that new development would not result in an incongruous pattern of development and could be considered to round

Assessment criteria	*Contribution outcome*	*Assessment*
		off the settlement pattern or infill between the existing built form and M42. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	Moderate	The parcel is located in a gap between the neighbouring towns of Solihull and Knowle, Dorridge and Bentley Heath. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived distance between towns. Development of the full parcel would reduce the gap between Solihull and Knowle, Dorridge and Bentley Heath, however, this gap includes further larger Green Belt areas and the physical presence of the M42 motorway which would help maintain the visual separation between the towns. Overall, the parcel makes a moderate contribution to this purpose.
Purpose C	Moderate	The parcel consists of open countryside with recreational uses, consisting of predominately of a golf course, with some semi-urban land uses consisting of a small area of employment development, mainly carparking, in the southwest of the parcel. The parcel has a strong-moderate degree of openness with less than 10% of built form. There are some long line views within the parcel, particularly across the golf course, however these views are partially restricted due to presence of vegetation and trees, which limit views across the whole parcel. The shape of the parcel which wraps around the built up area, means the built form restricts views in places. The parcel does not have any views into surrounding Green Belt areas with these restricted by the vegetation which surrounds the M42 and railway line, and the built form near the M42 junction to the south. However, the parcel still maintains a sense of spatial openness due to the lack of built form within. The parcel is partly enclosed by existing development along some of its northern and western boundaries. The built form of Solihull has a localised impact on the sense of openness, however noting the dense vegetation which primarily screens this from view. The narrow width of the parcel between the built form and M42 also reduces the sense of openness within this area. The parcel connects to the wider Green Belt in part of the north, east and in part south (beyond the M42 junction). Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.

Assessment criteria	*Contribution outcome*	*Assessment*
Overall assessment	Moderate	The parcel makes a moderate contribution to four purposes and no contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against Purpose A, Purpose B or Purpose D. The parcel contains a small area of ancient woodland, and some limited areas at risk of surface water flooding, however a large proportion of the parcel is covered by Flood Zone 2/3, and Monkspath Meadow SSSI is also within the parcel. These cover around 50-60% of the parcel's total area. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 45



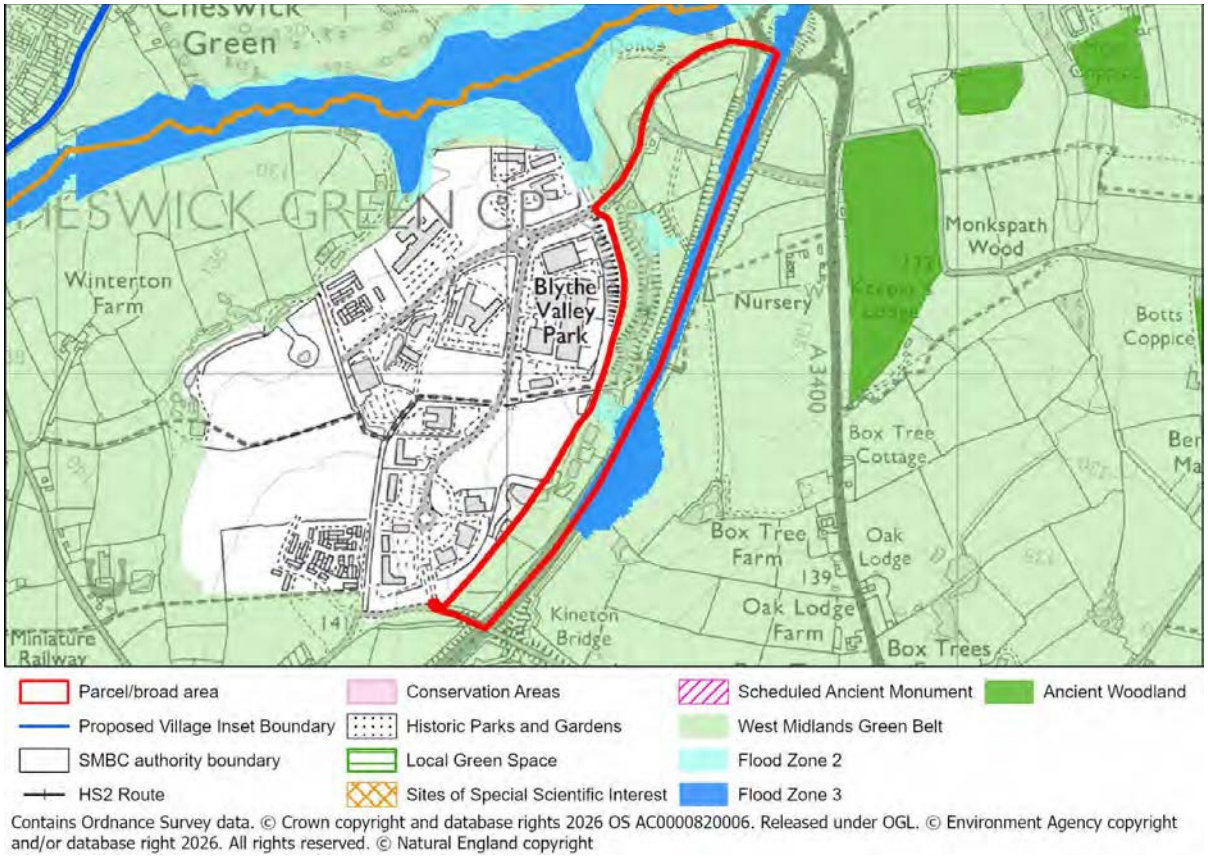
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Solihull along the northern boundary. The parcel is predominately open countryside and rural land uses, with the majority of the parcel made up of a golf course. The parcel does contain some existing development and other urbanising influences including residential and business uses, a hotel and some buildings associated with the golf course, although this is not extensive. The parcel has defensible boundaries either between the parcel and the large built up area between the parcel and the surrounding green belt, or in reasonable proximity. They consist of Stratford Road, Blythe Gate and Creynolds Lane for the northeast, southeast and northwest boundaries, which are all major roads and defensible. The well-established tree lined boundary to the golf course and the River Blyth also provide boundaries to the west and part of the south, which are considered defensible. The parcel connects to the inset area of Blythe Valley Park, with these property boundaries considered less defensible. As such, the parcel has physical features that could restrict and contain development. The parcel forms a reasonable connection with the large built up area and if developed the parcel would result in a large scale extension into the Green Belt. However, this would not be disproportionate in size compared to the existing scale of the large built up area. This taken with the presence of defensible boundaries, means development may not result in an incongruous pattern of

Assessment criteria	*Contribution outcome*	*Assessment*
		development. However, it is also noted that development of the parcel would connect the large built up area of Solihull to Blythe Vally Park and Cheswick Green. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	No	The eastern point of the parcel is located in a gap between the towns of Solihull and Knowle, Dorridge and Bentley Heath, however, the majority of the parcel is not within this gap. Additionally, considering the presence of the M42 and how the large built up area generally abuts this transport infrastructure, any further development up to this boundary is considered to have no additional impact on this gap. Overall, the parcel makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, with the predominant use being a golf course. It also includes some semi-urban land uses including residential and business uses along the northwestern border, and buildings associated with the golf club. The parcel has a moderate degree of openness with less than 10% built form. There are some open views across the parcel in parts, although they are generally restricted by vegetation on the golf course and areas of built form, especially preventing views to surrounding Green Belt. Although there are some restrictions to views, the parcel still maintains a sense of spatial openness. The parcel is partly enclosed with existing development, particularly along the northern border, Blythe Valley Park and M42 to the south, and Cheswick Green village to the west. However, these areas of built form are largely not visible from within the parcel and therefore have a limited impact on the parcel's sense of openness. The parcel connects to the open countryside to the southwest and southeast, with the Green Belt continuing in these directions. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, and no contribution on two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. Whilst the parcel makes a strong contribution to safeguarding the countryside from encroachment, it makes a moderate contribution to preventing unrestricted sprawl. Therefore, on balance the parcel has been judged to make a moderate overall contribution to Green Belt purposes.

Assessment criteria	*Contribution outcome*	*Assessment*
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Part of the parcel lies within Flood Zone 2/3, with there also being some further areas at risk of surface water flooding. These cover between 30-40% of the parcel's total area. Therefore, the parcel can be considered potential grey belt, noting it does contain some footnote 7 constraints.

GBP 46

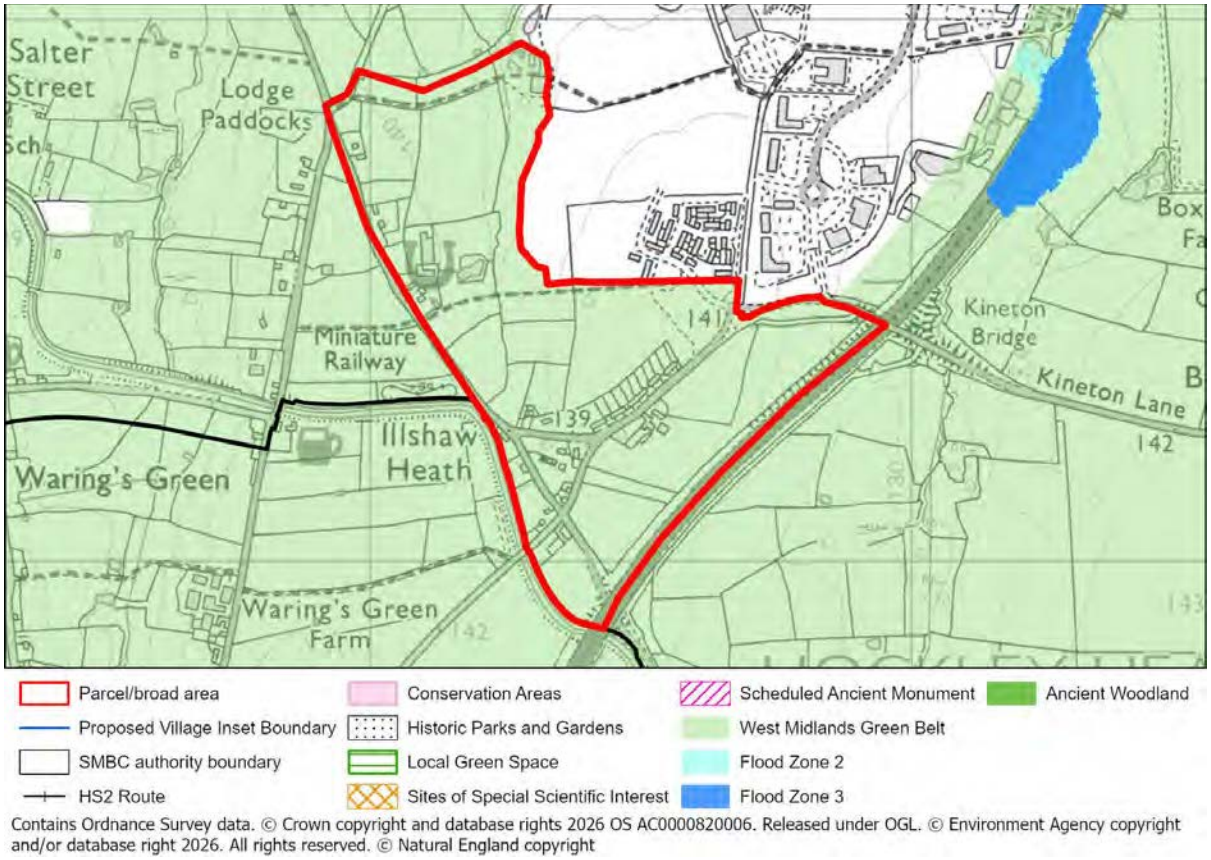


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel's northwestern corner could be considered near to the large built up area of Solihull. However, considering the presence of Blythe Valley Park and its dedicated access points to/from the motorway junction, it is considered that development of this parcel would not be considered an extension to Solihull. Therefore, the parcel makes no contribution to this purpose.
Purpose B	No	The northeastern point of the parcel is located in a gap between the towns of Solihull and Knowle, Dorridge and Bentley Heath, however, the majority of the parcel is not within this gap. Additionally, considering the presence of the M42 and how the large built up area generally abuts this transport infrastructure, any further development up to this boundary is considered to have no additional impact on this gap. Overall, the parcel makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside, predominantly landscaping and natural areas adjacent to Blythe Valley Park. It also includes some semi-urban land uses associated with Blythe Valley Park, including access roads and a small building in the north of the parcel. The parcel has a moderate degree of openness with less than 10% built form. Some long line views are provided; however, most views are restricted by vegetation with a large section of the parcel occupied by dense woodland. Other views into the surrounding countryside are restricted due to vegetation. However, the parcel still maintains a sense of spatial openness due to the lack of built form within.

Assessment criteria	*Contribution outcome*	*Assessment*
		The parcel is enclosed along the western boundary by the existing development of Blythe Valley Park, however, due to the presence of woodland, views of the business park from the parcel are restricted. The presence of the M42 is largely screened by trees, with some instances of views over into the neighbouring countryside. Overall. this parcel makes a strong contribution on this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of the historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. Whilst the parcel makes a strong contribution to safeguarding the countryside from encroachment, as the parcel makes no contribution to preventing unrestricted sprawl or preventing neighbouring towns from merging. It has been judged the parcel makes a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers approx. 10-20% of the parcel, mostly along the M42, along with some areas at risk of surface water flooding. As such, the parcel can be considered as potential grey belt, noting is does contain some footnote 7 constraints.

GBP 47

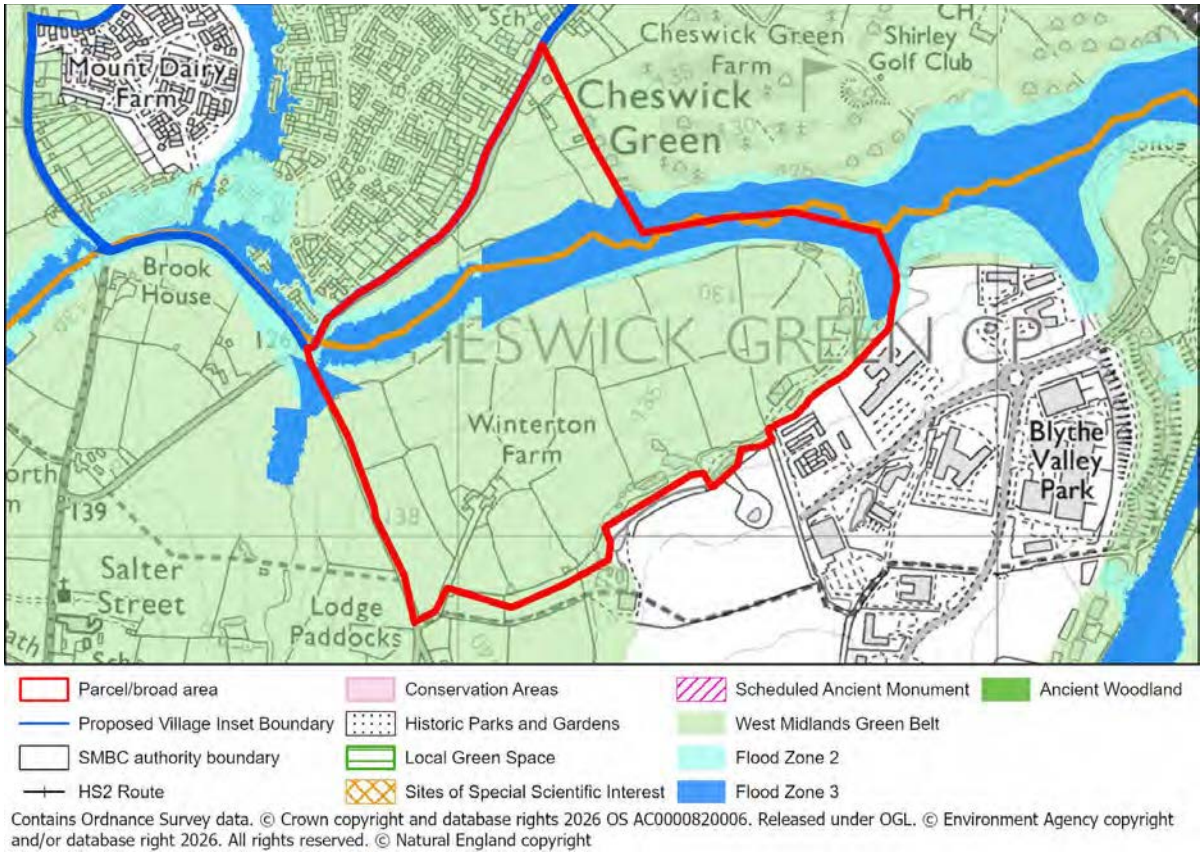


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribute to this purpose
Purpose C	Moderate	The parcel partly consists of open countryside and rural land uses, including agricultural land and buildings. It also includes some semi-urban uses, with residential and business development on Kineton Lane and at Illshaw Heath village, and open space provided as part of development on Blythe Valley Park. The parcel has a moderate-weak degree of openness with less than 20% built form. The parcel consists of multiple smaller fields which are lined by trees, restricting long line views and impacting the sense of openness. The collection of roads, residential and business developments in the south of the parcel further reduce the sense of openness and restrict long line views from the south. Some long line views are provided from Kineton Lane, but these are only over a small area of the parcel. In terms of views into the surrounding Green Belt areas, long line views are still limited due to vegetation and smaller field sizes. The parcel is enclosed by existing development along some of its boundaries which impacts the sense of openness. This includes the M42 running along the eastern boundary and Blythe Vally Park, including new housing. While the M42 is screened by trees, the housing development at Blythe Valley Park is visible along some sections of the eastern boundary and from the rear of the residential area within the

Assessment criteria	*Contribution outcome*	*Assessment*
		parcel. The parcel is surrounded by open countryside along the west, north and north-east boundaries. Overall, this parcel makes a moderate contribution to this purpose
Purpose D	No	The parcel does not play a role in preserving the setting and special character of the historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, and no contribution to three purposes. Overall, this parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are a number of small areas at risk of surface water flooding, with these covering between 10-15% of the parcel's total area. Therefore, the parcel can be considered potential grey belt, noting it does contain some footnote 7 constraints.

GBP 48

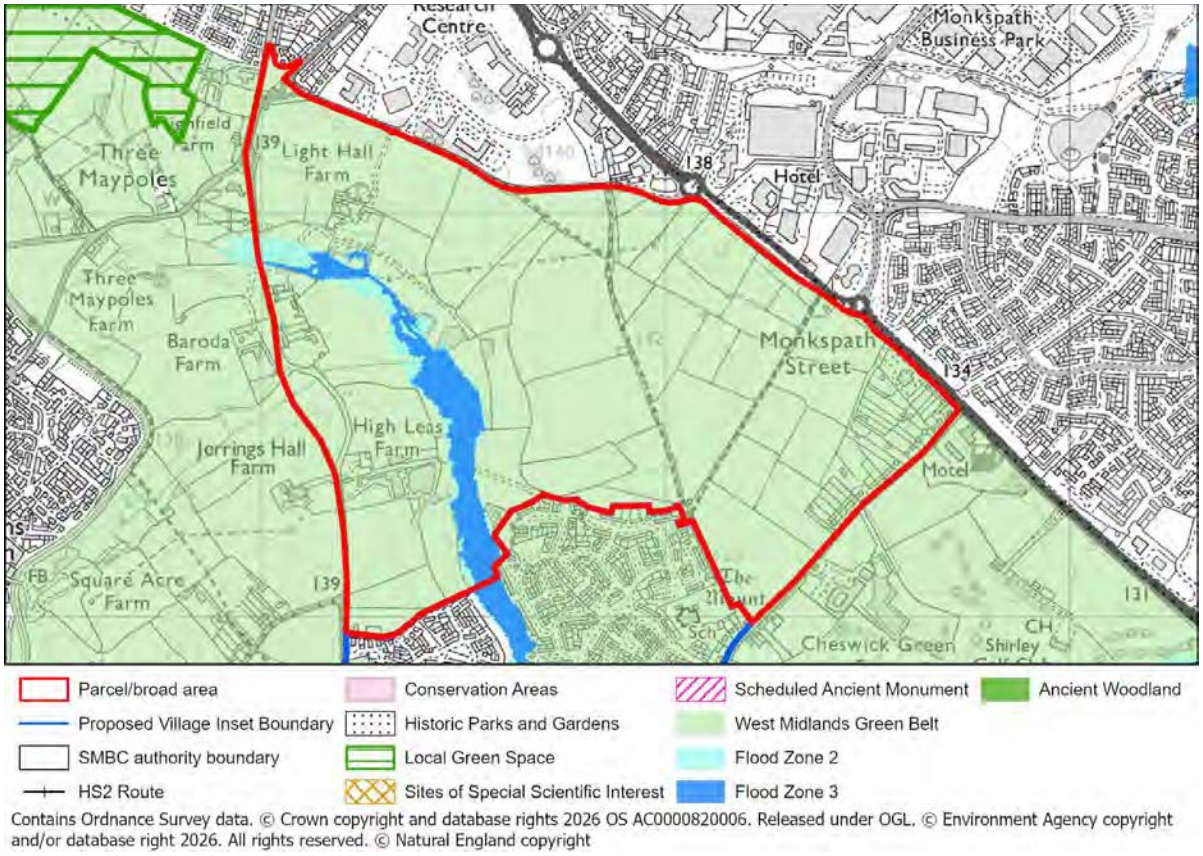


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, predominately open fields with a farm and associated buildings. The parcel does contain some semi-urban land used including some buildings off Creynolds Lane with commercial and residential uses. The parcel has a strong-moderate degree of openness with less than 10% built form. The parcel is divided into multiple fields, which contain long line views with some vegetation along field boundaries restricting long line views across the whole parcel. Along the southern boundary there are some long line views into surrounding Green Belt areas. The northern boundary is adjacent to a golf club and long line views are more restricted here due to the presence of vegetation. Although there are some restrictions to views, the parcel still maintains a sense of spatial openness. The parcel area is partly enclosed by existing development along some of its boundaries. The eastern boundary runs along Blythe Valley Park; however this is screened by a woodland area, which maintains a sense of openness within the parcel. Along the western boundary, the parcel meets the village of Cheswick Green along Creynolds Lane. This is also screened from the parcel by vegetation along the road and therefore has a limited impact on the sense of openness.

Assessment criteria	*Contribution outcome*	*Assessment*
		Overall, the parcel makes a strong contribution to this purpose
Purpose D	No	The parcel does not play a role in preserving the setting and special character of the historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel has a strong-moderate degree of openness and does have some long line views across and to the surrounding countryside. It therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers approx. 20-30% of the parcel, along the River Blythe, along with some areas at risk of surface water flooding. As such, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 49

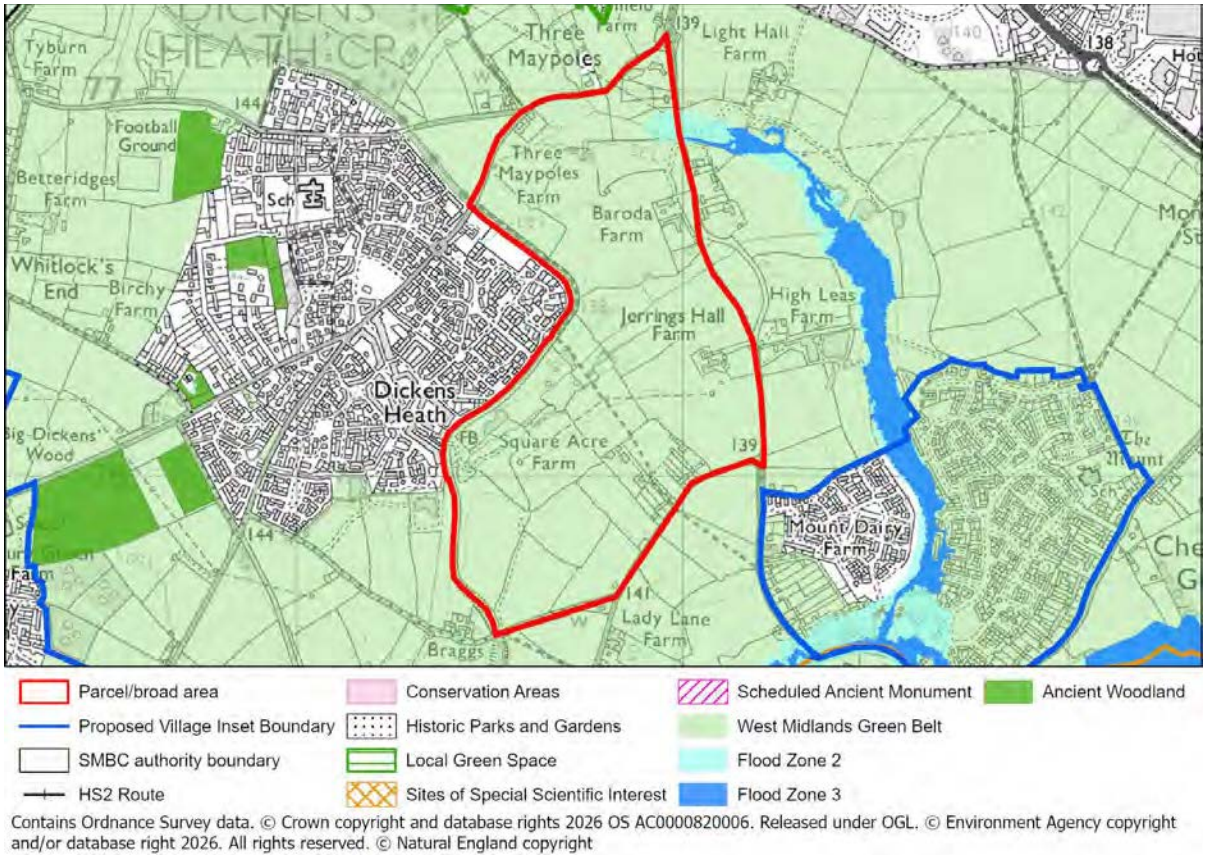


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Strong	The parcel is adjacent to the large built up area of Solihull along its northern boundary. The parcel area is predominately open countryside and rural lane uses, including farmland and buildings. It does contain clusters of existing development and other urbanising influences. This includes a small section of residential housing along the eastern edge on Creynolds Lane, and residential and business use development to the west on Tanworth Lane and off Dog Kennel Lane. This is not extensive and remains on the edge of the parcel. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of Creynolds Lane, Dog Kennel Lane and Tanworth Lane to the west, north and east which are defensible boundaries consisting of main roads. There is a small section of the northern boundary which follows residential property boundaries, which is considered less defensible although Blackford Road is in close proximity. The southern boundary which borders Cheswick Green is less defensible, made up of residential property boundaries backed up in some places with vegetation. As such, the parcel has some physical features that could restrict and contain development. The parcel forms a reasonable level of connection to the large built up area, along the whole of its northern boundary. If developed, the parcel would result in a large-scale extension into largely undeveloped Green Belt, and although not disproportionate to the overall scale of the large built up area, development could be seen as inconsistent with the

Assessment criteria	*Contribution outcome*	*Assessment*
		existing settlement form. Furthermore, development would result in the connection of Solihull to Cheswick Green and could create the sense this has become subsumed into the large built up area. Therefore, this would likely result in an incongruous pattern of development. Overall, the parcel makes a strong contribution to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, predominantly farmland and open fields. It also includes some small clusters of semi-urban land uses, including residential and commercial uses on Tanworth Lane and Creynolds Lane. The parcel has a strong degree of openness with less than 10% built form. Long line views are offered across the parcel from multiple points, with low lying vegetation as field boundaries (noting the parcel is divided into multiple fields). Views into the surrounding Green Belt are restricted by vegetation and the built form of the inset village of Dickens Heath village. However, the parcel still maintains a sense of spatial openness. The parcel is partly enclosed by existing development along some of its boundaries impacting the sense of openness. The northern border connects to the urban area of Solihull, and the eastern border runs adjacent to a small section of residential area before meeting Cheswick Green village to the south. However, the built form of these only has a limited localised impact on the parcel's sense of openness given the parcel's overall scale. The western border connects to open countryside and wider Green Belt. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose, and no contribution on two purposes. Professional judgement has been applied, taking into account the overall aims and purpose of the Green Belt. Given that the parcel makes a strong contribution to both checking unrestricted sprawl and safeguarding the countryside from encroachment, it has been judged that the parcel makes a strong overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scored strongly against Purpose A and does not score strongly against either Purpose B or Purpose D. Therefore, the parcel cannot be considered as potential grey belt.

GBP 50

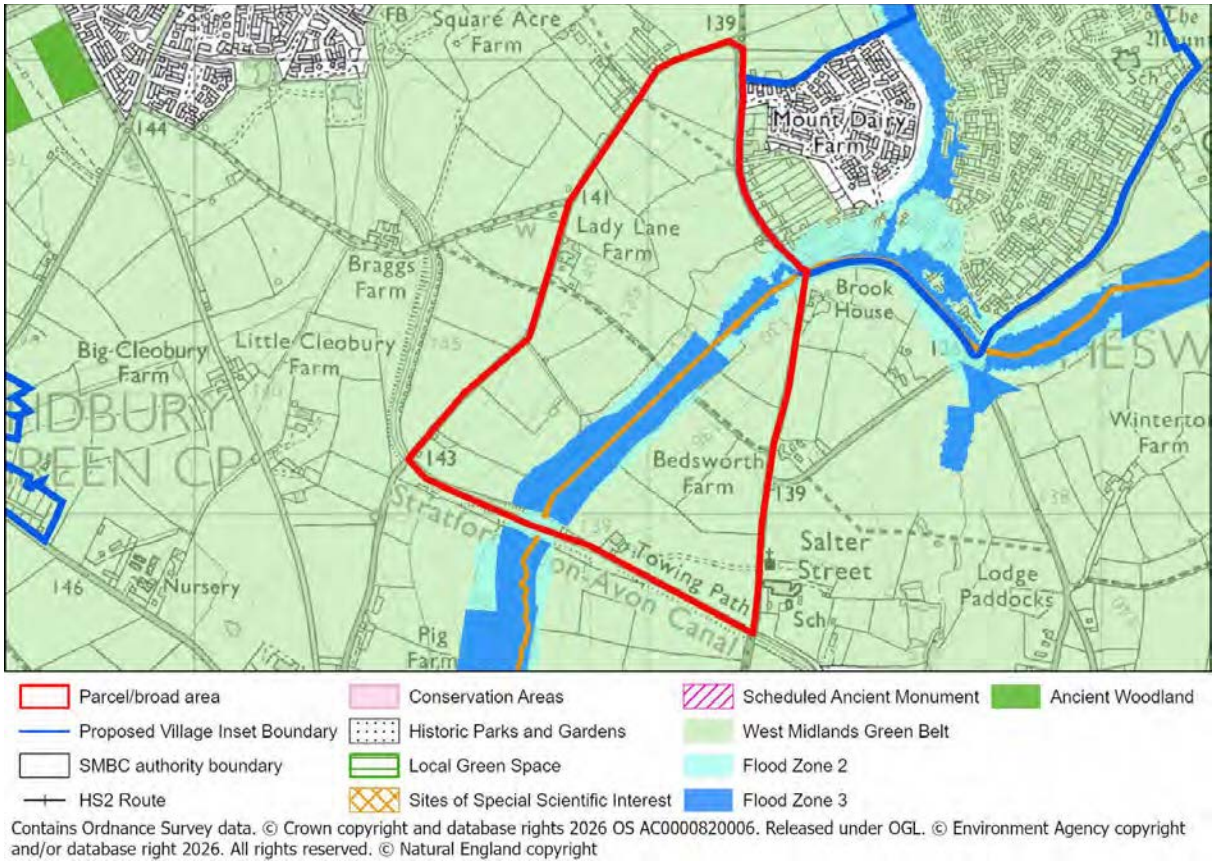


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Strong	The parcel is considered near to the large built up area of Solihull to the north, and with some built form continuing from Solihull into this Green Belt parcel creating a functional link, it is considered relevant for Purpose A. The parcel is predominately open countryside and rural land uses, including farmland and agricultural buildings. It also contains existing development and other urbanising influences, including housing along Lady Lane, and residential and business uses on Tanworth Lane and Dickens Heath Road. This is not extensive and remains on the edge of the parcel. The parcel has a defensible boundary either between the parcel and the large built up area, and between the parcel and the surrounding Green Belt. They consist of Tanworth Lane, Lady Lane, and Dickens Heath Road (to the northeast, southeast and northwest) which are all major roads and defensible. A small section of the southern boundary follows Braggs Farm Lane which is a narrow single lane road and considered less defensible. The western boundary follows the Stratford-upon-Avon Canal which is considered defensible. As such, the parcel has physical features that could restrict and contain development. Although the parcel has defensible boundaries, if developed the parcel would result in an incongruous pattern of development which is inconsistent with the existing built form due to the limited connection of the parcel to the large built up area. It is also noted that development of

Assessment criteria	*Contribution outcome*	*Assessment*
		the parcel would connect the large built up area of Solihull to the inset village of Dickens Heath. Overall, the parcel makes a strong contribution to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, predominantly farmland. There are some areas of semi-urban use including residential and business developments on the outskirts of the parcel on Tanworth Lane, Lady Lane and Dickens Heath Road. The parcel has a strong-moderate degree of openness with less than 10% built form. The parcel is divided into multiple smaller fields, containing long line views in parts but other views were restricted by vegetation. Open long line views into surrounding Green Belt areas are provided in some places along the northern, western and southern boundaries, increasing the sense of openness, although vegetation does restrict this in some areas. Additionally, the parcel also maintains a sense of spatial openness. The parcel is enclosed by existing development of the inset village of Dickens Heath and Solihull to its northern and western boundaries, although these are screened by trees and other dense vegetation in places lessening the impact the built form has on the parcel's openness, especially considering the size and shape of the parcel. The other boundaries connect to the open countryside and wider Green Belt. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of the historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. Professional judgement has been applied, taking into account the overall aims and purpose of the Green Belt. Given that the parcel makes a strong contribution to both checking unrestricted sprawl and safeguarding the countryside from encroachment, it has been judged that the parcel makes a strong overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scored strongly on Purpose A and does not score strongly against either Purpose B or Purpose D. Therefore, the parcel cannot be considered as potential grey belt.

GBP 51

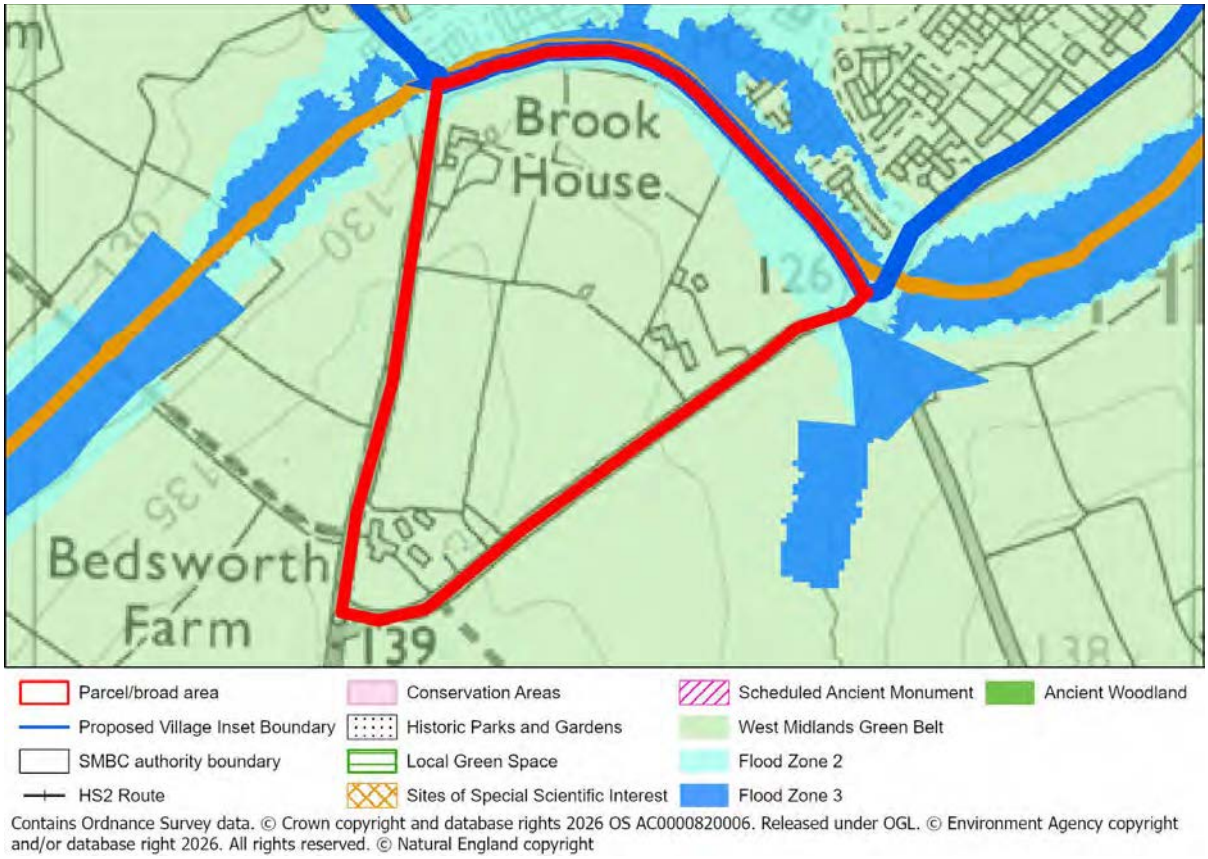


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and make no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land use, including farmland and associated buildings. The parcel also includes some semi-urban land uses of some residential properties along the western boundary. The parcel has a strong degree of openness with less than 10% built form. There are long line views across the parcel, and whilst some tall trees run along field boundaries (with a tree avenue through the middle of a section of the parcel), they do not impact on views or openness. There are open long line views into the surrounding Green Belt, however, along some boundaries, vegetation lines the roads and canal restricting views in parts. The parcel is surrounded by open countryside along most of its boundaries, with the Green Belt continuing in the majority of directions. A small section of the inset village of Cheswick Green runs along the northern boundary however this does not impact the sense of openness. Overall, this parcel makes a strong contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose D	No	The parcel does not play a role in preserving the setting and special character of the historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution on three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel has a strong degree of openness and has long line views across and to the surrounding countryside. It therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers approx. 20-30% of the parcel, along a watercourse, along with some areas at risk of surface water flooding. As such, the parcel can be considered as potential grey belt, noting is does contain some footnote 7 constraints.

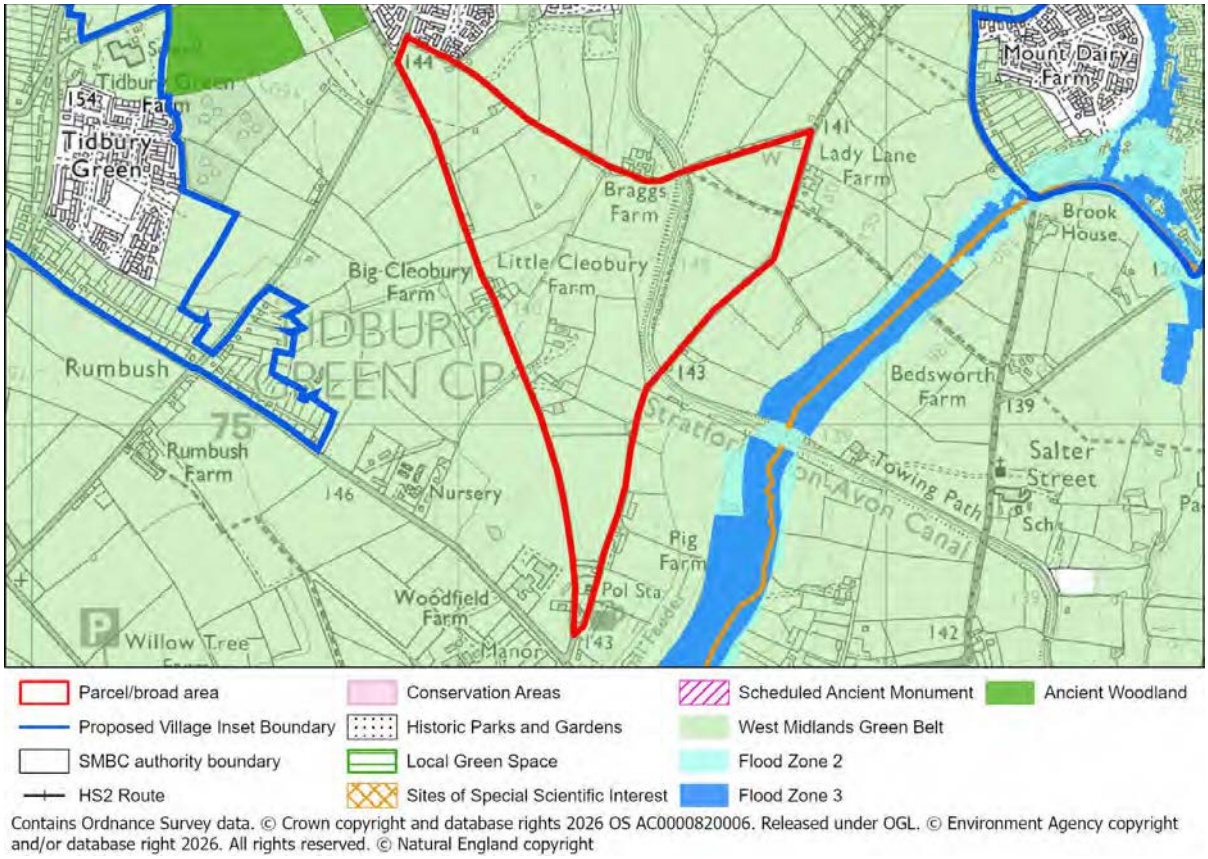
GBP 52



Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and therefore does not contribute to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses including a cricket club and farmland with associated buildings. The parcel contains some semi-urban land uses includes some residential properties and ancillary buildings associated with the cricket club around the parcel's perimeter. The parcel has a strong-moderate degree of openness with less than 10% built form. There are long line views across the parcel, with some views impacted by broken lines of trees as part of field patterns and a small, wooded area to the south of the parcel. Overall, the vegetation does not impact on the sense of openness. There are some long line views available (noting that most surrounding roads have trees and /or a hedge) into the wider Green Belt. The parcel is surrounded by open countryside along most of its boundaries, with the Green Belt continuing in all directions. The northern boundary connects to Cheswick Green village; however, the built form only has a limited localised impact. Overall, the parcel makes a strong contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose D	No	The parcel does not play a role in preserving the setting and special character of the historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution on three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel has a strong-moderate degree of openness and has some long line views across and to the surrounding countryside. It therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers approx. 10% of the parcel, along a watercourse, and there are also some areas at risk of surface water flooding. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 53

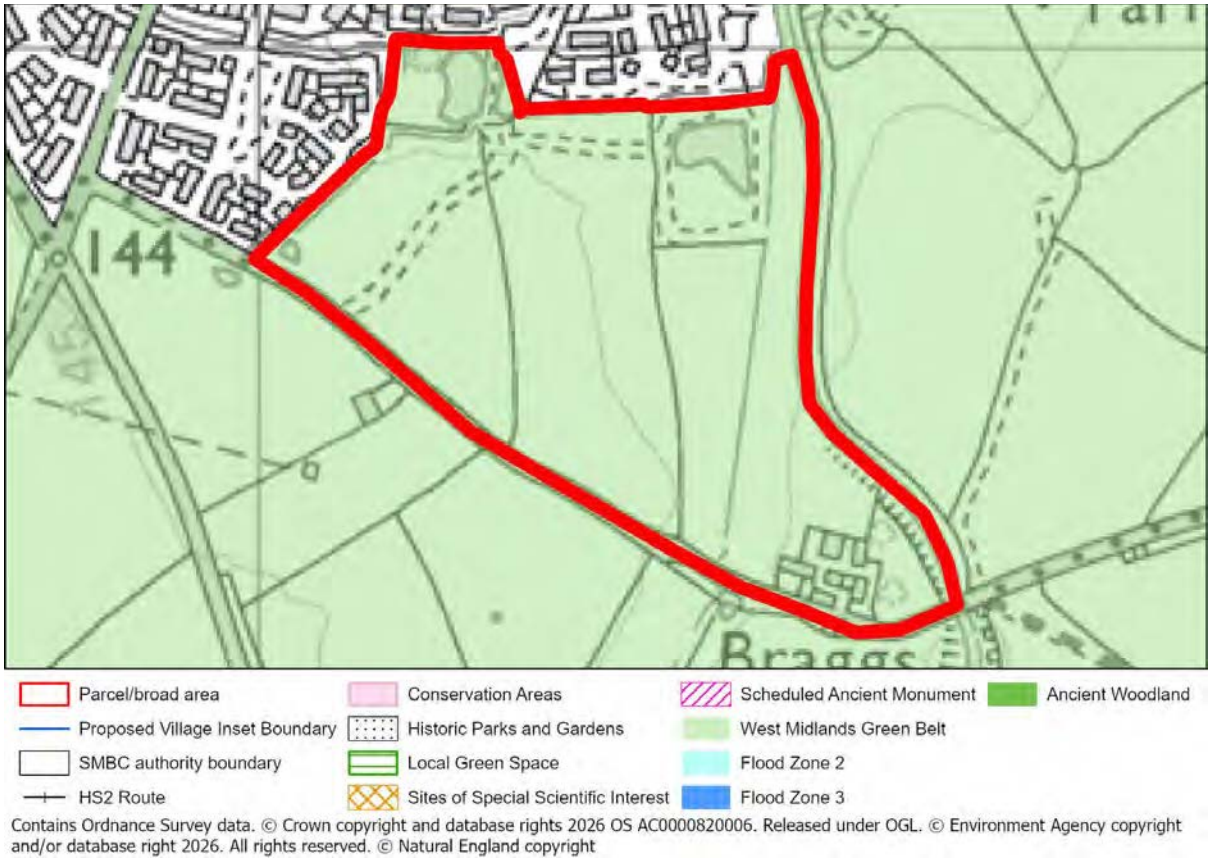


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and therefore does not contribute to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, including farmland and associated buildings. There are a few residential and commercial buildings on the parcel, including on Cleobury Lane. The parcel has a strong-moderate degree of openness, with less than 10% built form with. Long line views are provided within the parcel in parts, with vegetation, including tree lined field boundaries impacting these views in some cases. The presence of an electricity tower also impacts sense of openness. There are views into the surrounding Green Belt across country roads, with lower vegetation in sections allowing some long line views. Views in other sections are often prevented due to tall trees. The parcel is surrounded by predominately open countryside, with the Green Belt continuing in the majority of directions. At the north of the parcel, the inset village of Dickens Heath is visible, impacting on the sense of openness in this area of the parcel. Overall, the parcel makes a strong contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose D	No	The parcel does not play a role in preserving the setting and special character of the historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel has a strong-moderate degree of openness and has some long line views across and to the surrounding countryside. It therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Throughout the parcel, there are significant areas at risk of surface water flooding, with these covering approx. 10-20% of the parcel. As such, the parcel can be considered as potential grey belt, noting is does contain some footnote 7 constraints.

GBP 54

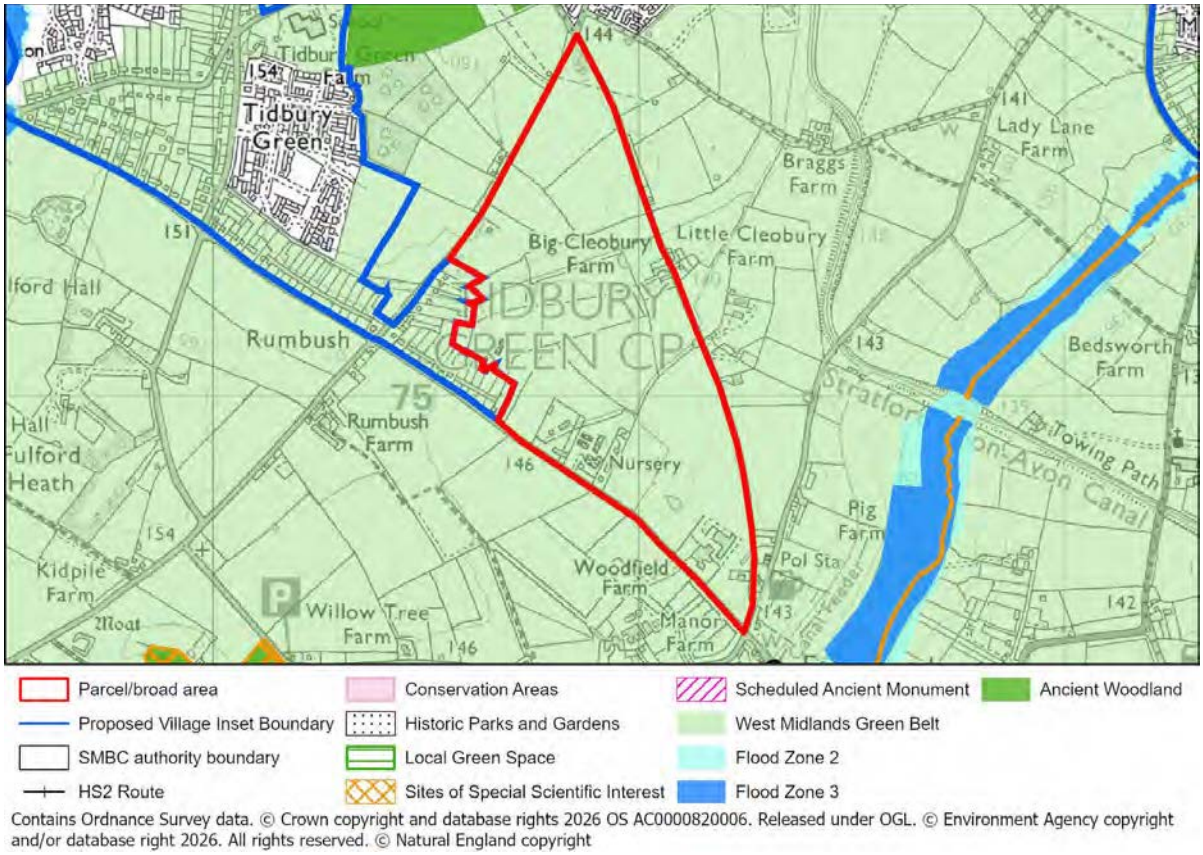


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and therefore does not contribute to this purpose.
Purpose C	Strong	The parcel consists of predominately open countryside with some rural land uses, including a farm to the south with associated buildings, and natural green space, ponds and footpaths adjacent to Dickens Heath. The parcel consists of less than 10% built form, with a moderate degree of openness. The presence of trees (including small woodland areas) and other vegetation throughout the parcel limit long line views across the parcel. Furthermore, views out of the parcel to the surrounding Green Belt are not possible due to vegetation along the borders. However, the parcel still maintains a sense of spatial openness due to the lack of built form within. The northern border runs along the residential area of Dickens Heath, with some developments fronting onto the Green Belt, impacting the sense of openness. The southern and eastern boundaries run along a road and canal, respectively, before meeting open countryside. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of the historic town. The parcel makes no contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel has a strong-moderate degree of openness and has some long line views across and to the surrounding countryside. It therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The parcel contains significant areas which are at risk of surface water flooding covering approx. 20-30% of the parcel. As such, the parcel can be considered as potential grey belt, noting is does contain some footnote 7 constraints.

GBP 55

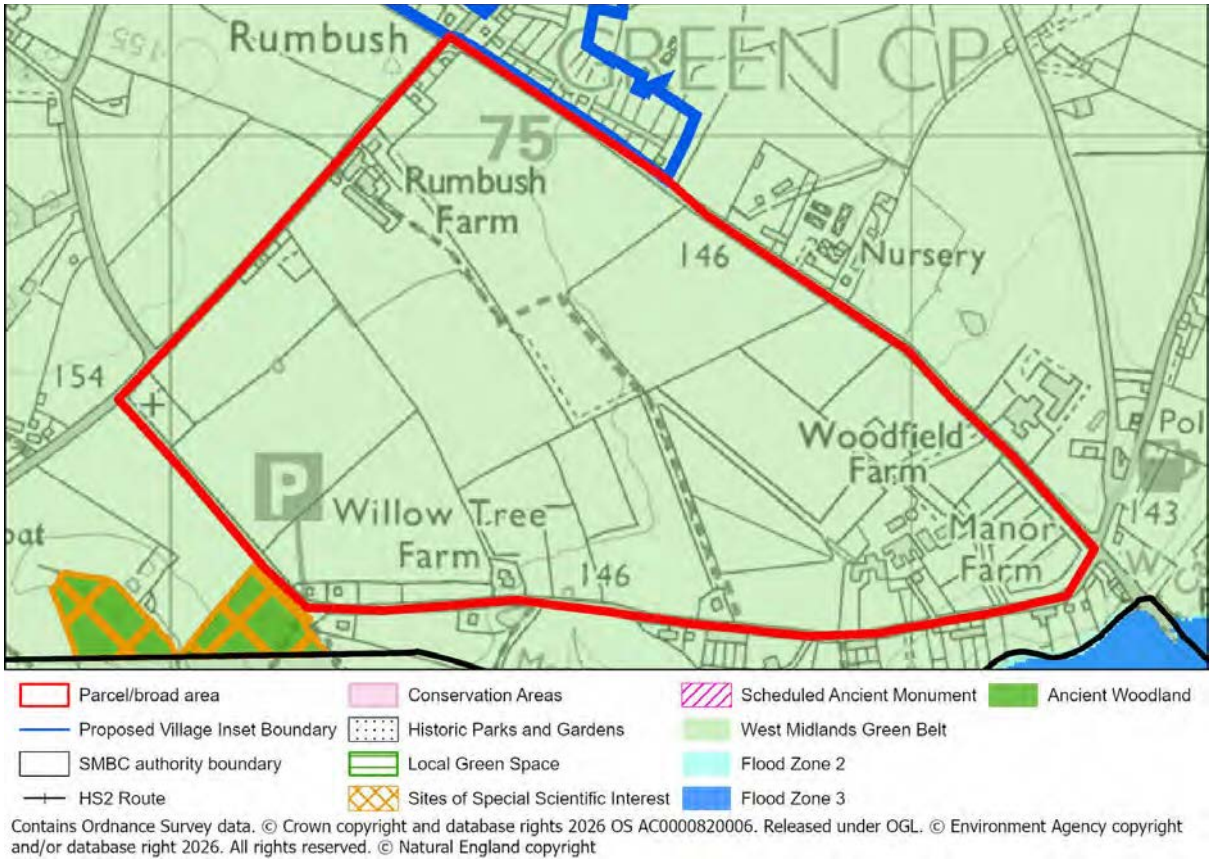


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside, predominantly of rural land uses, comprising agricultural uses such as farms and associated buildings. It also includes some urbanising features including commercial/industrial uses (a furniture maker, a pet care store, a garden centre and caravan storage). However, these uses make up a small percentage of the parcel area. The parcel has a strong-moderate degree of openness with less than 10% built form. There are long line views across the parcel, as although the parcel is split into smaller fields, the field boundaries are fairly open. Additionally, there are open long line views into the surrounding Green Belt areas to the east, but views to the west are restricted by a combination of built form and vegetation. Although there are some restrictions to wider views, the parcel still maintains a sense of spatial openness due to the lack of built form. The parcel is partly enclosed by existing residential uses from nearby settlements along some of its boundaries impacting the sense of openness, however this only has a significant impact when closest to the built form. Tidbury Green to the west of the parcel has an impact on the sense of openness, with housing situated to the west of the parcel boundary. Dickens Heath to the north only has a slight impact

		on openness with open countryside between the parcel and most of the village. To the east there is open countryside with an increased sense of openness due to sections with less vegetation along the eastern boundary and the narrow width of Cleobury Lane. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel has a strong-moderate degree of openness and does have long line views across and to the surrounding countryside. It therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The parcel contains some areas at risk of surface water flooding which cover approx. 10-20% of the parcel. As such, the parcel can be considered as potential grey belt, noting is does contain some footnote 7 constraints.

GBP 56

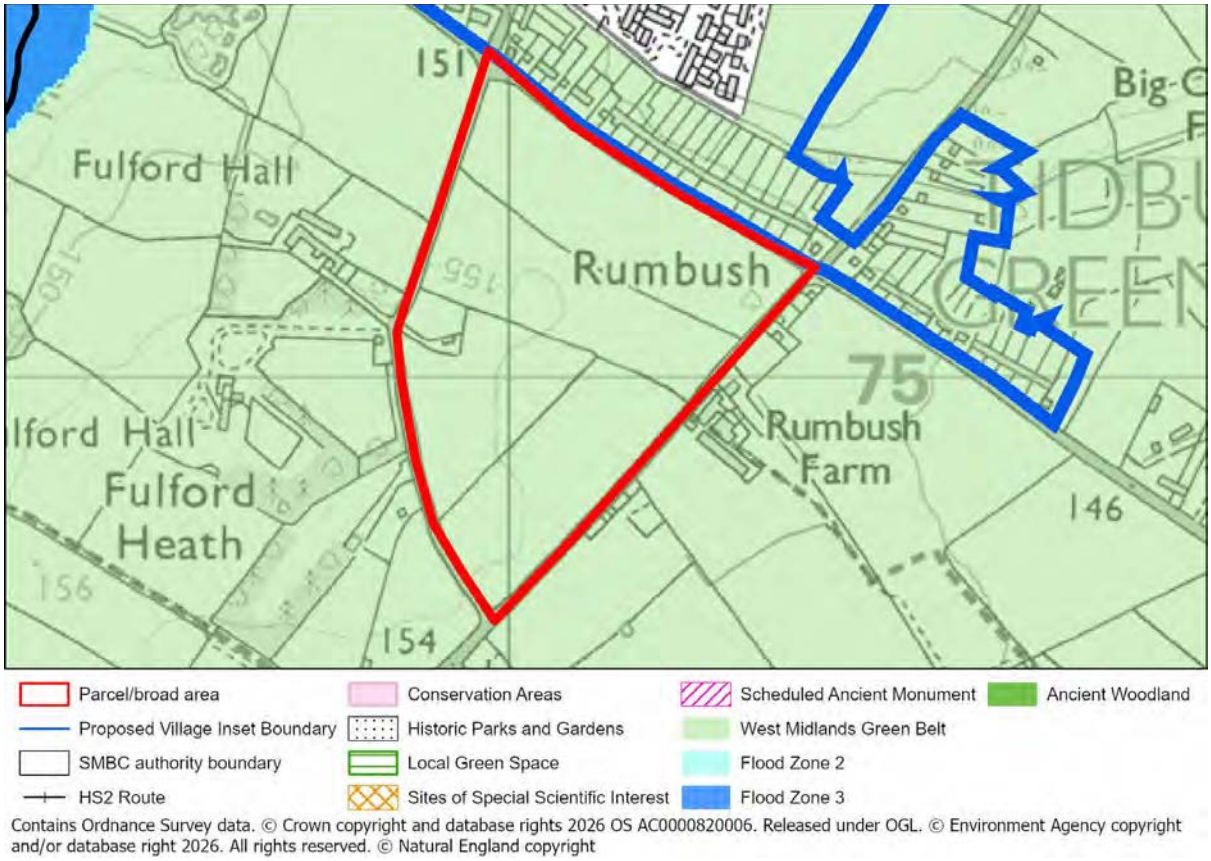


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses including farmland and buildings, and leisure uses at the Woodbourne Sports Club. There are some semi-urban uses including residential buildings along Wood Lane, Earlswood Methodist Church at the Wood Lane/Rumbush Lane junction, commercial/industrial uses at Rumbush Farm Business Park and Earlswood Lake Craft Centre, and some ancillary facilities for the sports club. The parcel has a strong degree of openness with less than 10% built form. Within the parcel there are long line views in parts, including views into the neighbouring Green Belt to the east and west. Built form to the north of the parcel, at Tidbury Green, and south, at Wood Lane, restricts some views to the south and north. The parcel is surrounded by open countryside along most of its boundaries. The village of Tidbury Green to the north of the parcel and buildings on Wood Lane to the south have minimal impact on the parcel's sense of openness. Overall, the parcel makes a strong contribution to this purpose.

Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel has a strong degree of openness and does have long line views across and to the surrounding countryside. It therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant (covering less than 10% of the parcel's area). There are no other footnote 7 constraints on parcel and therefore it can be considered as potential grey belt.

GBP 57

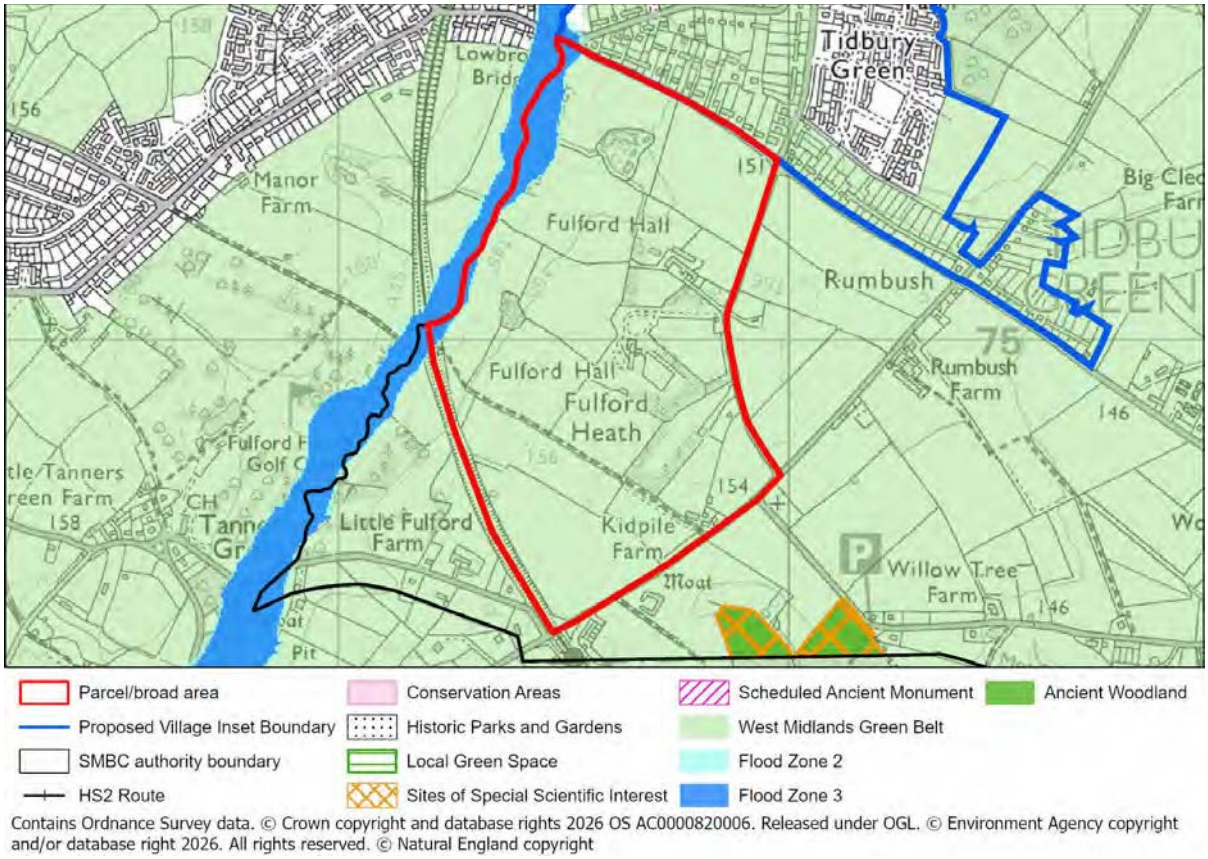


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, mainly farmland. The parcel contains some semi-urban land uses, consisting of one residential development off Fulford Hall Road. The parcel has a strong degree of openness with less than 10% built form. There are long line views across the parcel and into neighbouring countryside in some locations, particularly to the west and southeast, where the parcel is bordered by Rumbush Lane. Rumbush Lane is a country lane which increases the sense of openness when considering views across it. The parcel is surrounded by open countryside along most of its boundaries, with the Green Belt continuing in all directions. The village of Tidbury Green to the north of the parcel has some limited impact on its openness, with low level vegetation on Norton Lane. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.

Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel has a strong degree of openness and does have long line views across and to the surrounding countryside. It therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant (covering less than 10% of the parcel's area). There are no other footnote 7 constraints on the parcel and therefore it can be considered as potential grey belt.

GBP 58

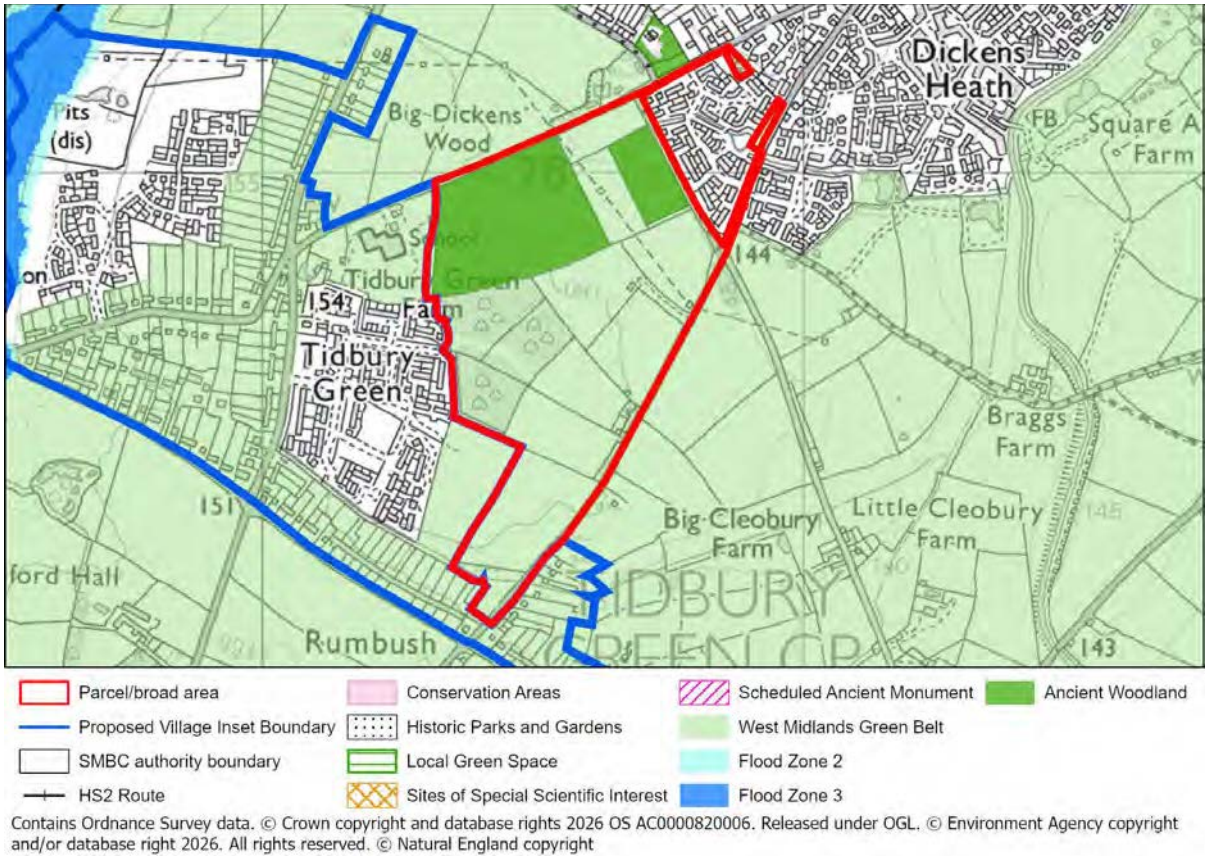


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, mainly farmland and buildings, and leisure uses including a tennis court off Fulford Hall Road. The parcel contains some semi-urban land uses consisting of a small number of residential properties off Rumbush Lane. The parcel has a strong degree of openness with less than 10% built form. There are long line views across the parcel and into neighbouring countryside in most locations. Some vegetation within the parcel restricts views, but this is limited compared to the size of the parcel. Views to the north of the parcel are restricted by built form due to the presence of Tidbury Green but only have minor impacts on the sense of openness given this is its shortest boundary. The parcel is surrounded by open countryside along the majority of its boundaries, with the Green Belt continuing in all directions. To the north of the parcel lies part of the washed over village of Tidbury Green. The built form of this only has a limited localised impact with it in part being screened from view. Overall, the parcel makes a strong contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel has a strong degree of openness and does have long line views across and to the surrounding countryside. It therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding and a small area in the northwest of the parcel (less than 10%) is within an area of Flood Zone 2/3 along the River Cole. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 59

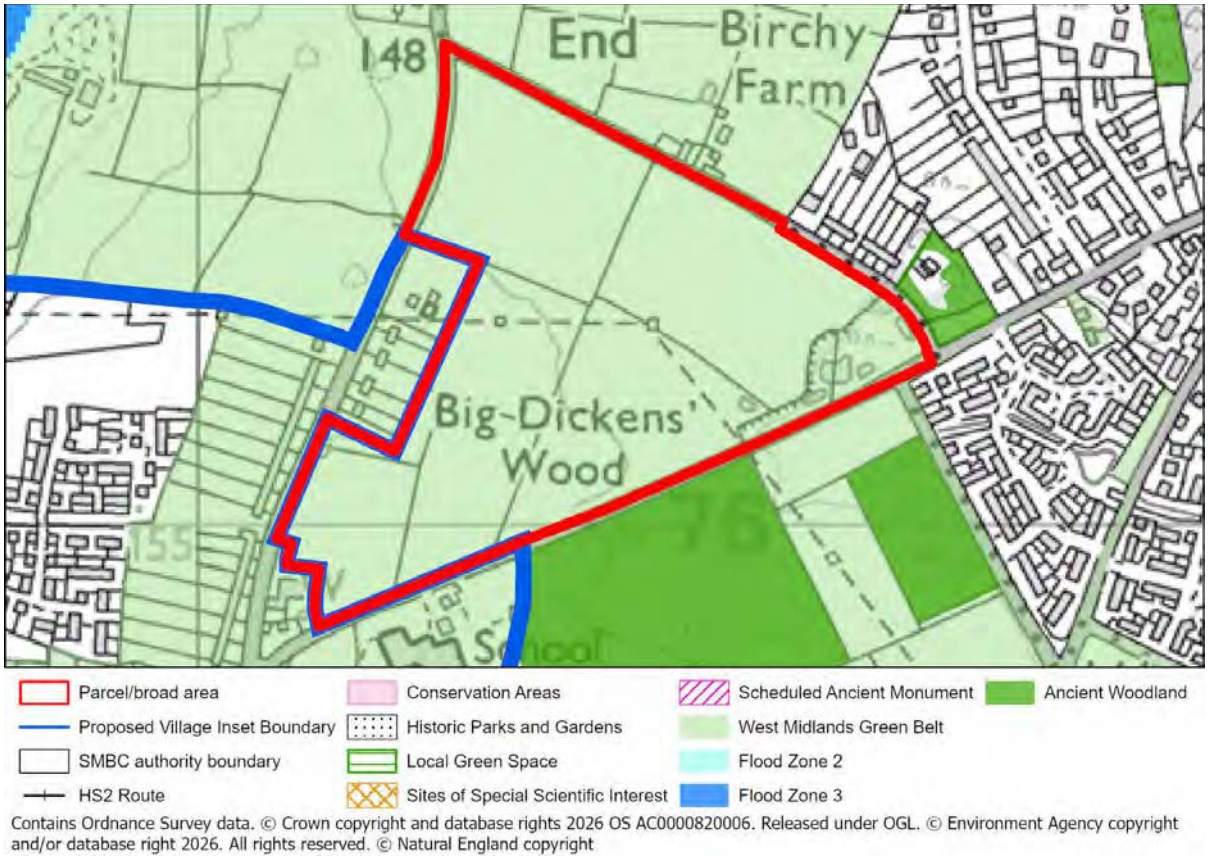


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, mainly farmland and woodland. There are some sports grounds off Rumbush Lane that cover a significant proportion of the parcel. The parcel also contains some semi-urban land uses which consist of a few residential properties off Rumbush Lane and some ancillary facilities to the sports grounds. The parcel has a moderate degree of openness with less than 10% built form. There are no long line views, as these are limited by vegetation due to the Big Dickens' Wood forest in the northwest of the parcel and trees lining field boundaries within the parcel. Views into neighbouring parcels are restricted by vegetation to the north and east, by Tidbury Green to the west and by Dickens Heath to the northeast. Although there are some restrictions to views, the parcel still maintains a sense of spatial openness due to the lack of built form. The parcel is partly enclosed by Tidbury Green and Dickens Heath settlements along its western boundary and northeastern boundaries which has a localised impact on the sense of openness. Open countryside lies to the northwest and southeast of the parcel, with the Green Belt continuing in these directions.

Assessment criteria	*Contribution outcome*	*Assessment*
		Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel has a moderate degree of openness and has some long line views across and to the surrounding countryside. It therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Ancient Woodland accounts for around 30% of the parcel's area although this is all in the north of the parcel. There are some limited areas at risk of surface water flooding, however this is not significant. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

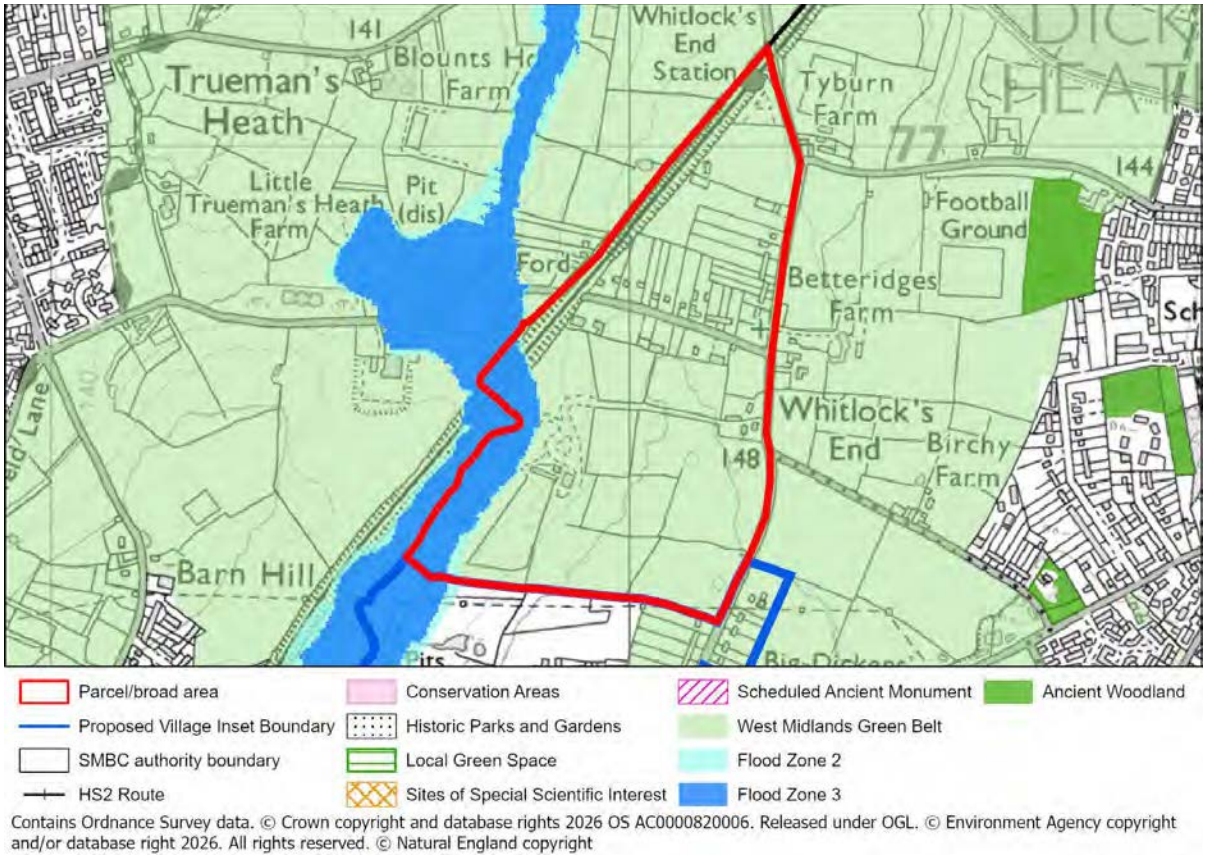
GBP 60



Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, including farmland and woodland at the western tip of the parcel. The parcel has a strong degree of openness with less than 10% built form. There are long line views across the parcel in parts but views out to neighbouring parcels are restricted by vegetation on all boundaries, including along the roads and Big Dickens Wood. Although some wider views are restricted, the parcel still maintains a sense of spatial openness due to the lack of built form. The parcel is partly enclosed by the settlements of Tidbury Green and Dickens Heath along it's the eastern and western boundaries, with these having a localised impact on the sense of openness. The significant woodland to the south of the parcel as well as Tidbury Green Village Hall and Tidbury Green Primary School also have a localised impact on the sense of openness. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant (covering less than 10% of the parcel's total area). There are no other footnote 7 constraints on parcel and therefore can be considered as potential grey belt.

GBP 61

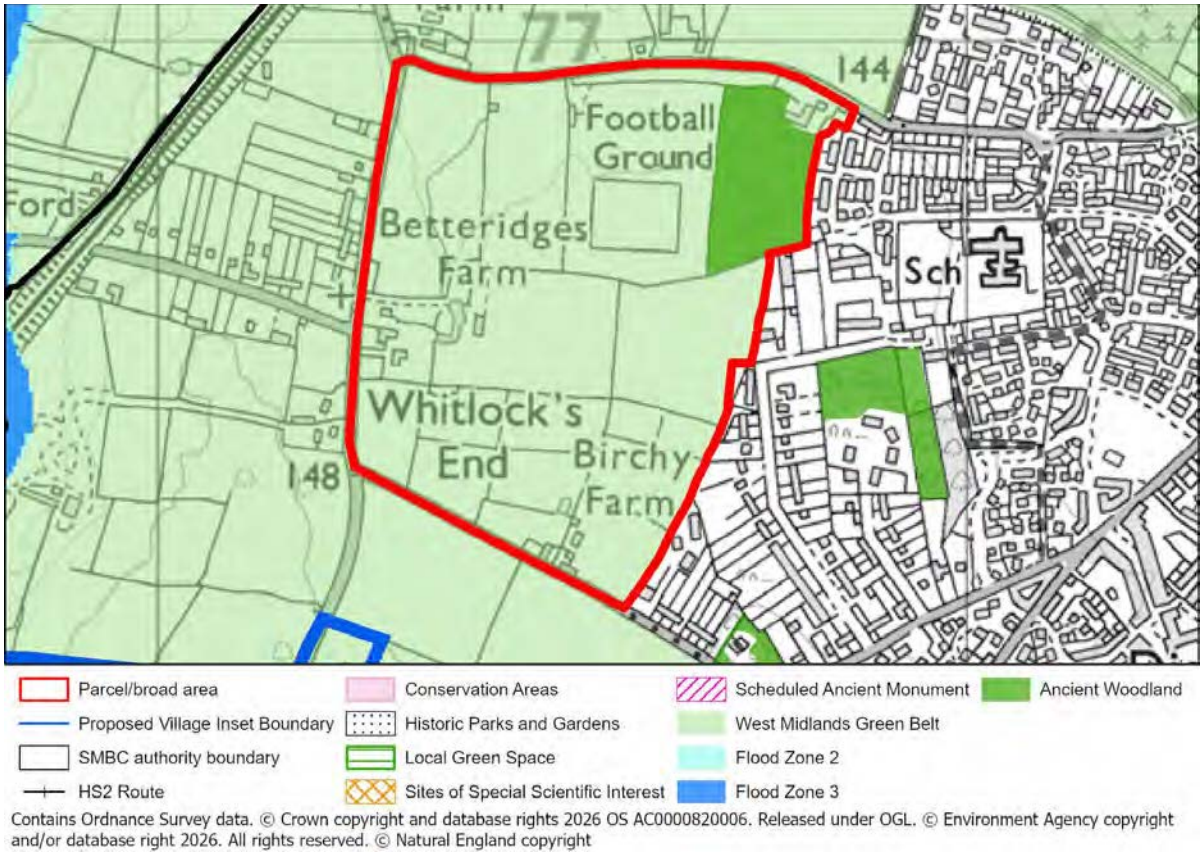


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Weak	The parcel largely consists of urban and semi-urban land uses, with the park and ride at Whitlocks End Station in the northern corner of the parcel a prominent urbanising influence. There are also commercial uses around the Houndsfield Lane/Tilehouse Lane Junction (a gym, a nursery and a restaurant). The remainder of the parcel includes residential uses with some green spaces, including in the southern area which was formally a golf club and now appears to be a large privately owned residence and ancillary features. The parcel has a weak degree of openness with more than 30% built form. Long line views in the section of the parcel to the south of Houndsfield Lane are restricted by vegetation and topography due to landscaping of this area which was formerly a golf course. Vegetation and built form restricts some long line views in the northern section. The built form and vegetation within the parcel prevents any views into neighbouring parcels as well. The parcel is surrounded by open countryside along most of its boundaries, although the built form within the parcel affects its overall openness. Tidbury Green settlement to the south of the parcel is screened by a tree line, and the North Warwickshire railway line is the eastern boundary of the parcel.

Assessment criteria	*Contribution outcome*	*Assessment*
		Overall, the parcel makes a weak contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood zone 2/3 is present in the southwestern corner, but this takes up only approx. 10% of the parcel area. There are also some limited areas at risk of surface water flooding, however this is not significant. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 62

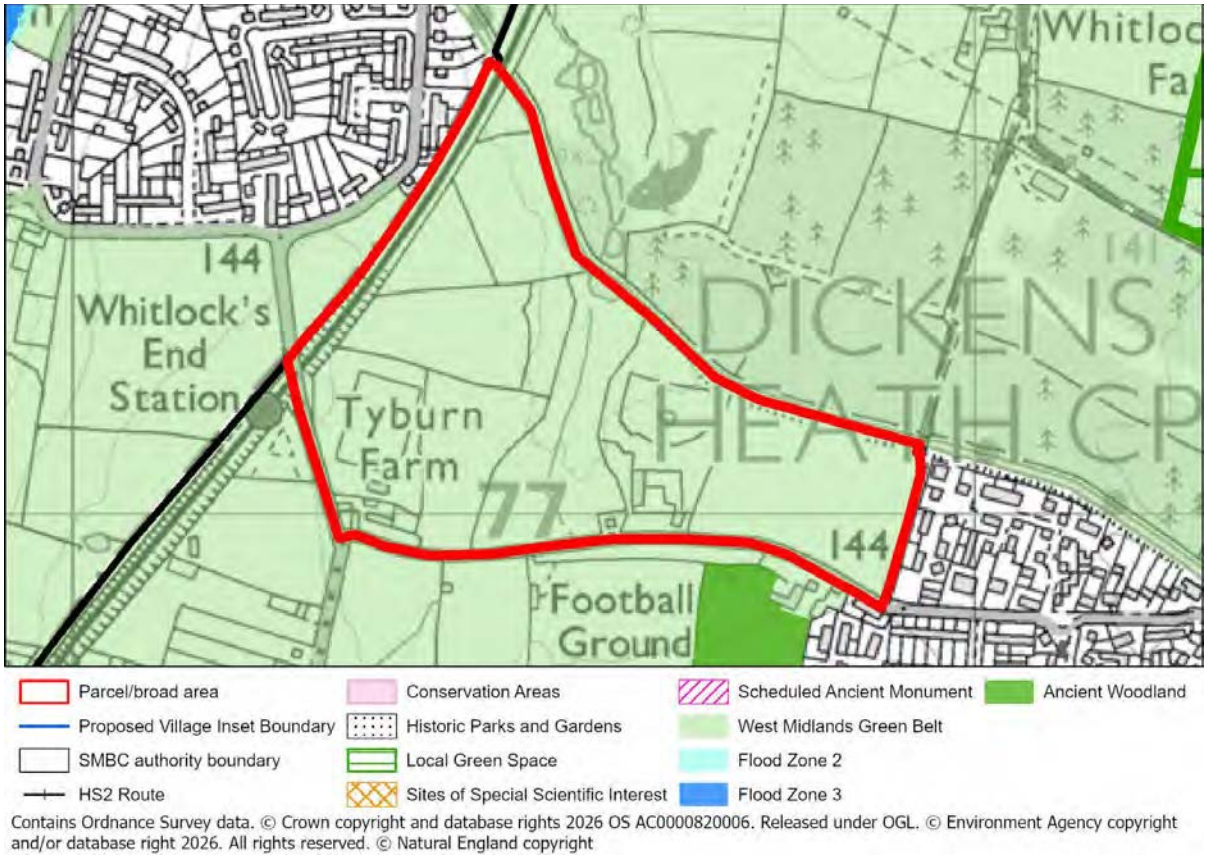


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses. This includes farmland and associated buildings, with recreation uses at Highgate United Football Club off Tythe Barn Lane and Old Yardelians Rugby Club off Tilehouse Lane (including associated clubhouses and other built facilities). There are a small number of residential properties off Tilehouse Lane and off Birchy Leasowes Lane. The parcel has a moderate degree of openness with less than 10% built form. Long line views across the parcel are restricted by vegetation due to trees lining the field borders and some woodland in the northeast of the parcel. Similarly views into surrounding Green Belt areas are restricted due to boundary vegetation and some built form, both within and adjacent to the parcel. Although there are some restrictions to views, the parcel still maintains a sense of spatial openness. The parcel is partly enclosed by the Dickens Heath settlement along its eastern boundary and, to a lesser extent, development along Tilehouse Lane along its western boundary, having a localised impact on the sense of openness. Overall, the parcel makes a strong contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Ancient woodland is located in the northeast corner of the parcel, covering approx. 10% of the area, with a similar amount of the parcel also taken up areas at risk of surface water flooding. Therefore, the parcel can be considered potential grey belt, noting it does contain some footnote 7 constraints.

GBP 63

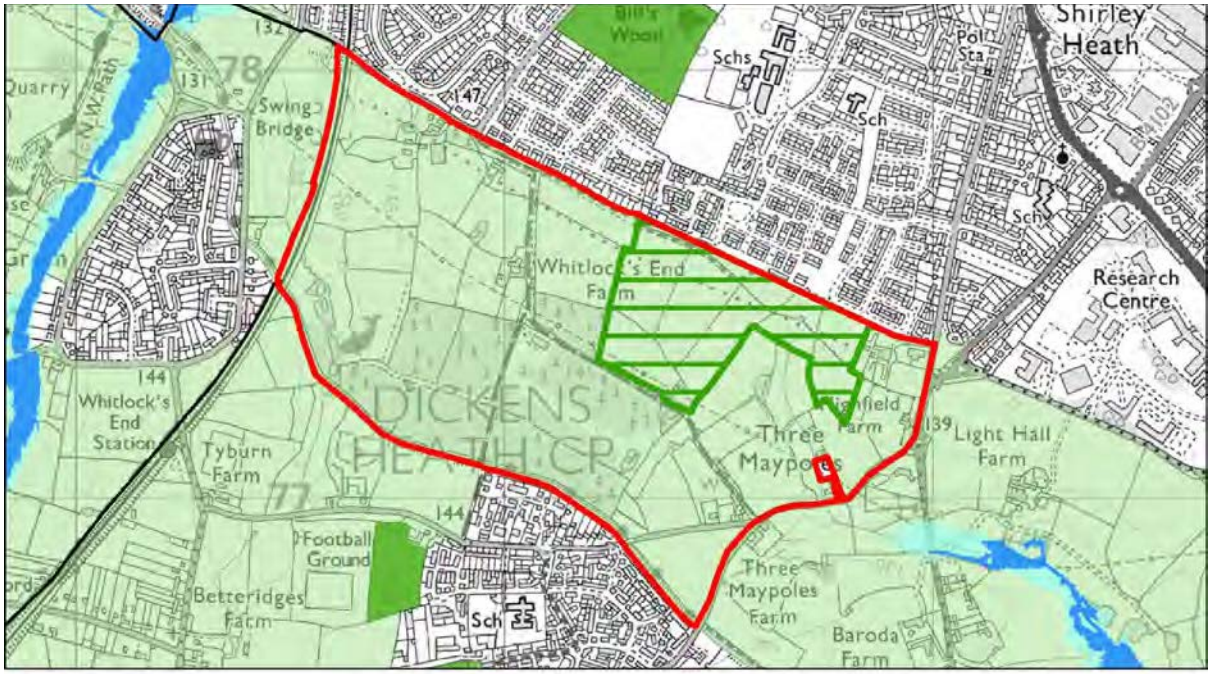


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses. This includes farmland and leisure uses at Shirley Town Football Club and Leafield Athletic FC (including some associated buildings). There is a former commercial entertainment venue off Tythe Barn Lane, but this is no longer in operation. The parcel has a moderate degree of openness with less than 10% built form. Long line views within the parcel are restricted by vegetation and topography. Views to other parcels are restricted by vegetation along the parcel boundary and built form of Dickens Heath to the east. However, the parcel still maintains a sense of spatial openness due to the lack of built form. The parcel is surrounded by open countryside along its boundaries to the north and south, with the Green Belt continuing to the north, south and in part west. Dickens Heath settlement is immediately to the east of the parcel, although this has limited impact as it is along the shortest boundary. Major's Green inset area is close the northwest boundary of the parcel but has a limited impact on the sense of openness, particularly as it is beyond the railway on the boundary of the parcel.

Assessment criteria	*Contribution outcome*	*Assessment*
		Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some areas at risk of surface water flooding, covering approximately 10-20% of the parcel. Therefore, the parcel can be considered potential grey belt, noting is does contain some footnote 7 constraints.

GBP 64



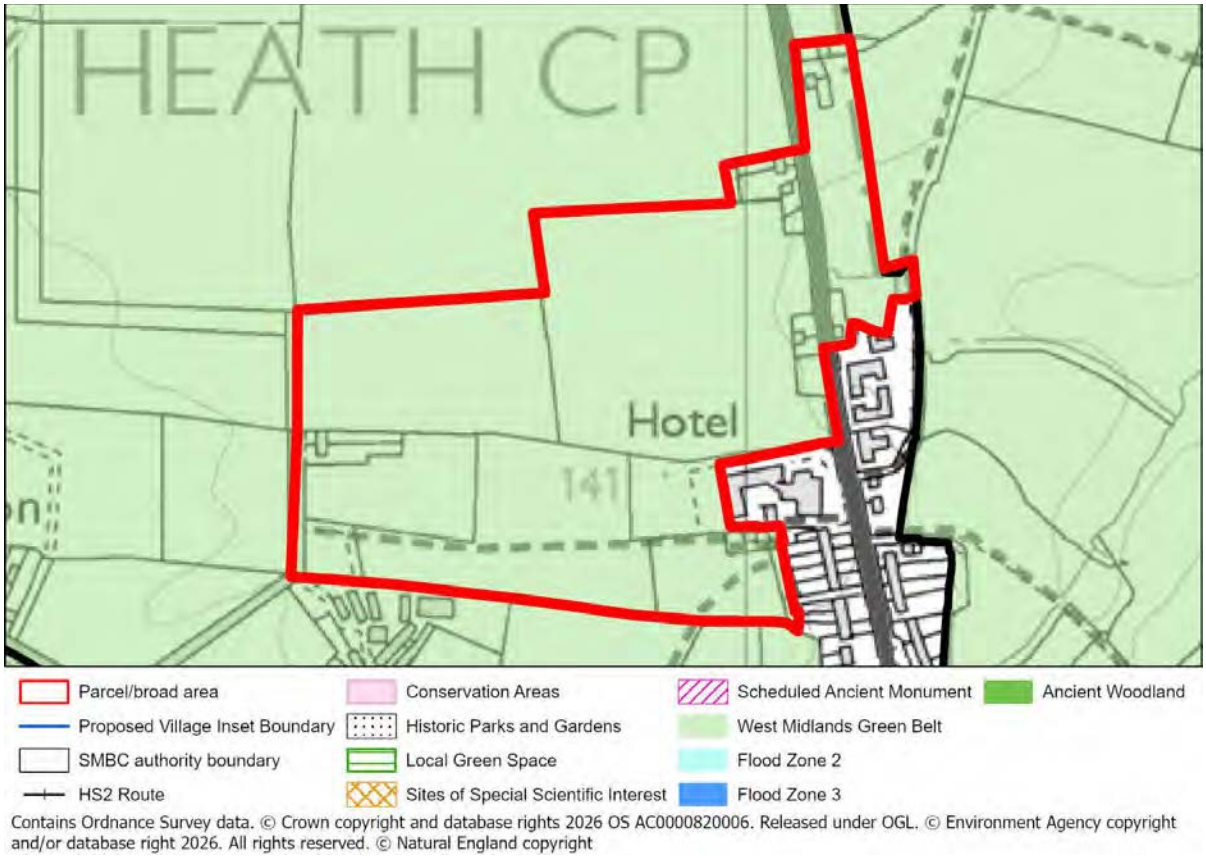
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Solihull along the northern boundary. The parcel is predominantly open countryside and farmland with a small amount of residential development in the north of the parcel along the path leading from Bills Lane. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible, and there is a defensible boundary in reasonable proximity. There is a defensible boundary along most of its southern border, where there is a canal. A railway line on the parcel's western border also forms a defensible boundary. Tanworth Lane and Dickens Heath Road are both main roads which form a defensible boundary on the eastern boundary of the parcel. However, the parcel does have a less defensible boundary between the parcel and the large built up area, comprising the back garden fences of various properties within the built up area. In some locations there is no clear boundary at all. There is one small inset area, along the eastern boundary, which has previously been removed from the Green Belt and relates to a Gypsy and Traveller site. The Green Belt boundary follows the fence line which surrounds the site. As a result, the parcel has physical boundaries that could restrict development.

Assessment criteria	*Contribution outcome*	*Assessment*
		The parcel is connected to the large built up area of Solihull along the northern boundary, which forms a reasonable level of connection. This combined with the presence of defensible boundaries, and the parcel not being disproportionate in terms of the overall scale of the large built up area, means that if developed, this may not result in an incongruous pattern of development. However, it is noted that development of the parcel would connect the large built up area of Solihull with the inset village of Dickens Heath. Overall, the parcel makes a moderate contribution to this purpose
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses in the form of agricultural land and allotments. There are some semi-urban uses, including a small number of residential properties spread throughout the edges of the parcel, including Tythe Barn Lane and Bills Lane, and a nursing home on Tanworth Lane. The parcel has a moderate degree of openness with less than 10% built form. Despite the scale of the parcel, most long line views are restricted by extensive vegetation, including field boundaries and Christmas trees grown as part of a local business over a significant proportion of the parcel. However, there are some limited long line views in the eastern section of the parcel. Views into the surrounding Green Belt are largely limited due to vegetation within and adjacent to the parcel, and nearby built form. Although, there are some restrictions to views, the parcel still maintains a sense of spatial openness due to the lack of built form within it. The parcel is partly enclosed by the large built up area of Solihull and, to a lesser extent, the Dickens Heath settlement along part of its southern boundary, having a limited localised impact on the sense of openness. There is open countryside to the east and west, with the Green Belt continuing in these directions. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. Whilst the parcel makes a strong contribution to safeguarding the countryside from encroachment, the parcel makes a moderate contribution to preventing unrestricted sprawl and no contribution to preventing neighbouring towns from merging. Therefore, on balance,

Assessment criteria	*Contribution outcome*	*Assessment*
		the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The parcel contains an area of Ancient Woodland and some areas at risk of surface water flooding. There cover between 30-40% of the parcel's total area. Therefore, the parcel can be considered potential grey belt, noting it does contain some footnote 7 constraints.

GBP 65

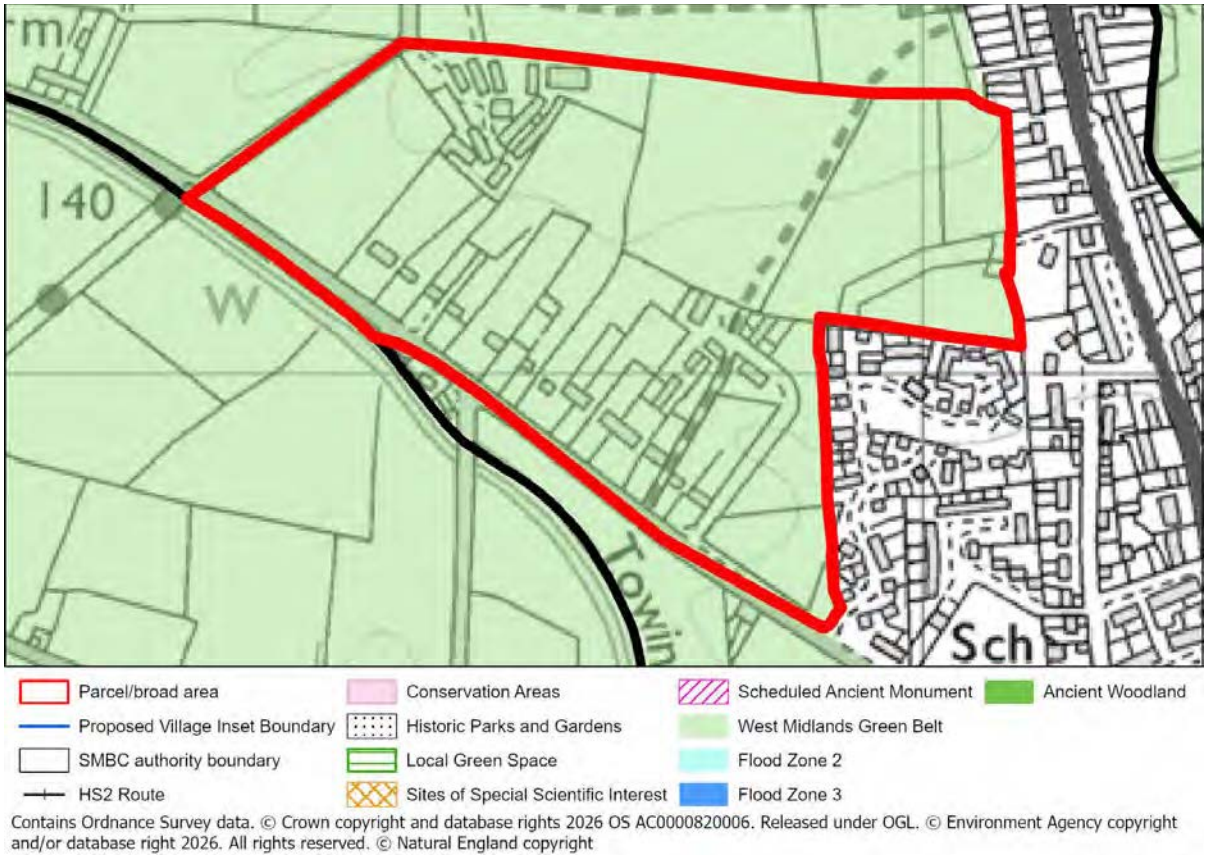


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses however it also includes some semi-urban land uses. This consists of a small number of residential properties within the parcel, located on the western and eastern boundaries, and the presence of a hotel car park near the southeast corner. The parcel has a strong degree of openness with less than 10% of built form. There are open long line views within the parcel, with some restrictions to views in places due to the presence of vegetation, trees, and hedgerows, however this is minimal. The parcel has open long line views into surrounding Green Belt areas. The parcel is surrounded by open countryside along most of its boundaries; the northern, western, and partially along the eastern and southern boundaries, with the Green Belt continuing in these directions. The parcel forms a partial connection to the settlement of Hockley Heath; however, this has a limited impact on the openness of the parcel. Overall, the parcel makes a strong contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. It also is not located within a gap between neighbouring towns so cannot prevent towns from merging. However, the parcel does have long line views across and to the surrounding countryside and therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are no footnote 7 constraints identified, and therefore, the parcel can be considered as potential grey belt.

GBP 66

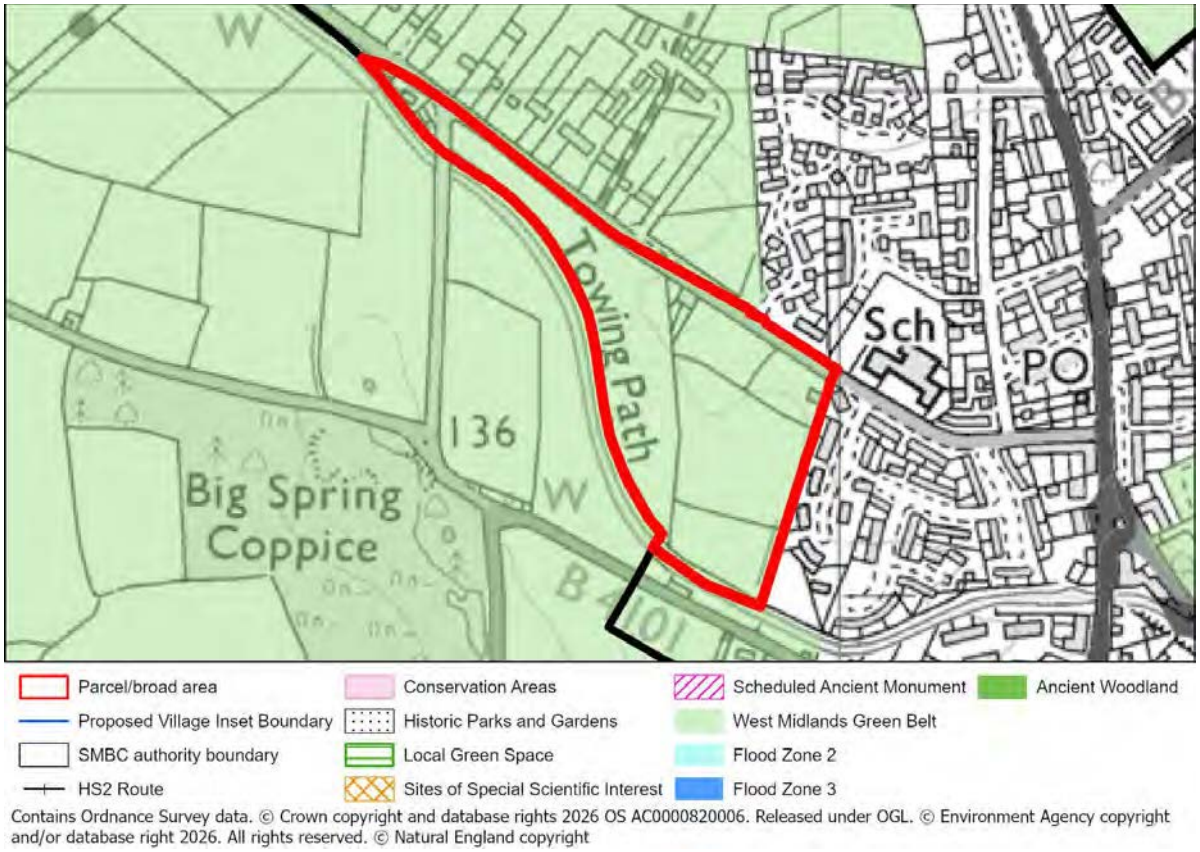


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Weak	The parcel consists of open countryside, being used for agriculture, and semi-urban development and land uses, consisting of residential properties, which mainly front onto School Road. The parcel has a weak-no degree of openness with over 30% built form. There are new build residential properties along the southern boundary and northwestern corner of the parcel. The northern portion of the parcel does contain open long line views both within the parcel and to surrounding Green Belt land, particularly when looking northwards. However, these open long line views are partially restricted due to the presence of vegetation, trees, and hedgerows. There are limited to no views looking southwards due to the built form in the parcel or vegetation lining School Road. The parcel is surrounded by open countryside along most of its boundaries; the southern, western, and northern boundaries. The parcel only consists of one connection to the settlement of Hockley Heath along its eastern boundary, with this only having a limited further impact on the openness of the parcel. Overall, the parcel makes a weak contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to three purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however these are not significant (covering less than 10% of the parcel's total area). Therefore, the parcel can be considered as potential grey belt.

GBP 67

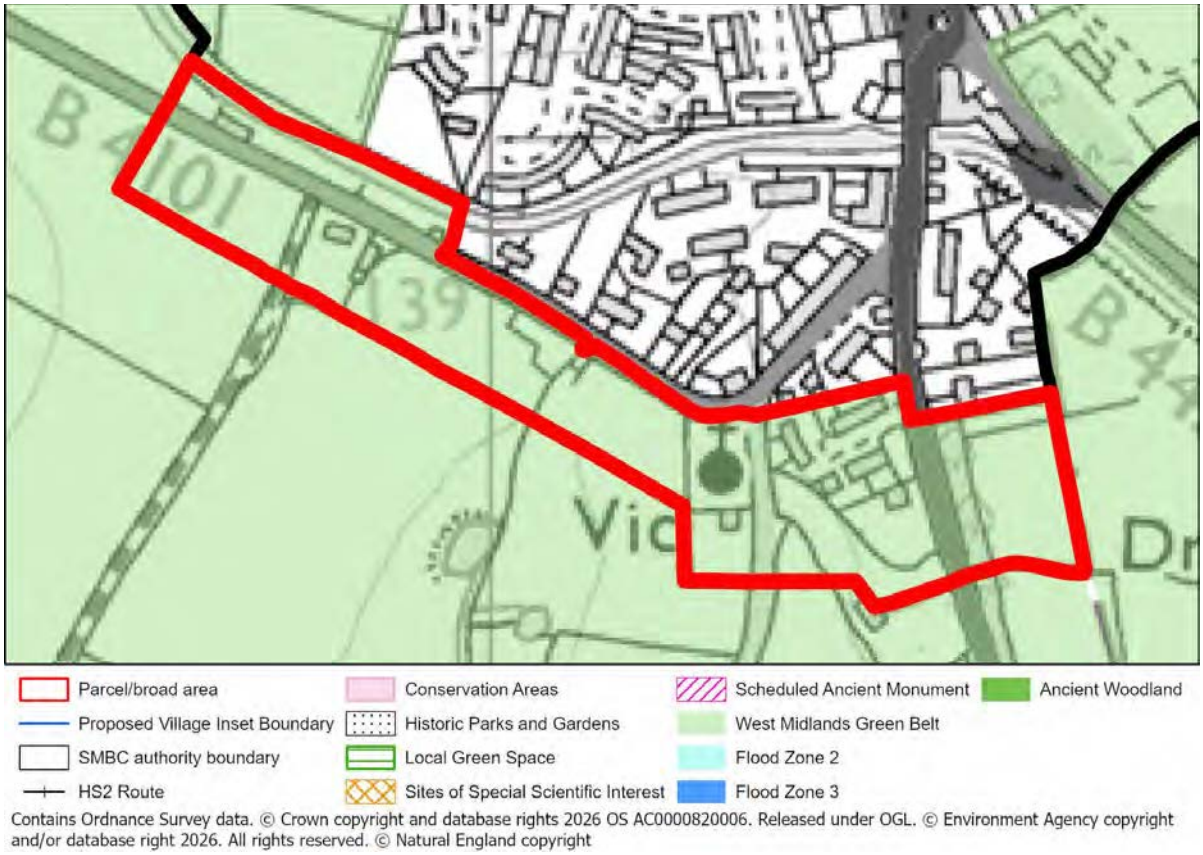


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, with agriculture or equestrian uses. The parcel also includes some semi-urban land uses consisting of a few residential properties in the centre of the northern boundary which front onto School Road. The parcel has a moderate degree of openness with less than 10% of built form. There are some long line views within the parcel itself, however, these views are partially restricted due to the presence of vegetation, trees, and high hedgerows. This vegetation further restricts long line views into the surrounding Green Belt. There are limited to no views looking northwards due to the built form in the adjacent Green Belt parcel, and when looking southwards, the vegetation that lines the Stratford-upon-Avon Canal generally restricts these views. However, although there are some restrictions to views, the parcel still maintains a sense of spatial openness. The parcel is surrounded by open countryside along most of its boundaries; the southern; western; and partially northern boundaries, with the Green Belt continuing in these directions. The parcel forms a connection to the settlement of Hockley Heath along the parcel's eastern and in part the northern boundaries. However, this has a

Assessment criteria	*Contribution outcome*	*Assessment*
		limited impact on the sense of openness of due to vegetation which screens this from view. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. It also is not located within a gap between neighbouring towns so cannot prevent towns from merging. However, the parcel makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however these are not significant (covering less than 10% of the parcel's total area). Therefore, the parcel can be considered as potential grey belt.

GBP 68



Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Moderate	The parcel partly consists of open countryside and rural land uses including agricultural land and part of a plantation. However, it also includes from semi-urban land uses including some residential dwellings, St Thomas's Church, the Baptist Church Centre, and some other employment premises. The parcel has a moderate-weak degree of openness, with less than 20% built form. There are limited to no views across the parcel, in part due to the shape of the parcel (which is caused by the presence of Solihull's administrative boundary), and vegetation and built form across the parcel. In places there are views into the surrounding Green Belt to the south and west. However, views eastwards are restricted due to dense vegetation that lines the A3400. The parcel is surrounded by open countryside along most of its boundaries; the eastern; southern; western; and partially along the northern boundary. The majority of the parcel's northern boundary is connected to the built form of the inset village of Hockley Heath. Due to the narrow width of the parcel (due to the presence of Solihull's administrative boundary) this impacts on the sense of openness of the parcel, along with the built form in the parcel.

Assessment criteria	*Contribution outcome*	*Assessment*
		Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, and no contribution to three purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are no footnote 7 constraints identified, and therefore, the parcel can be considered as potential grey belt.

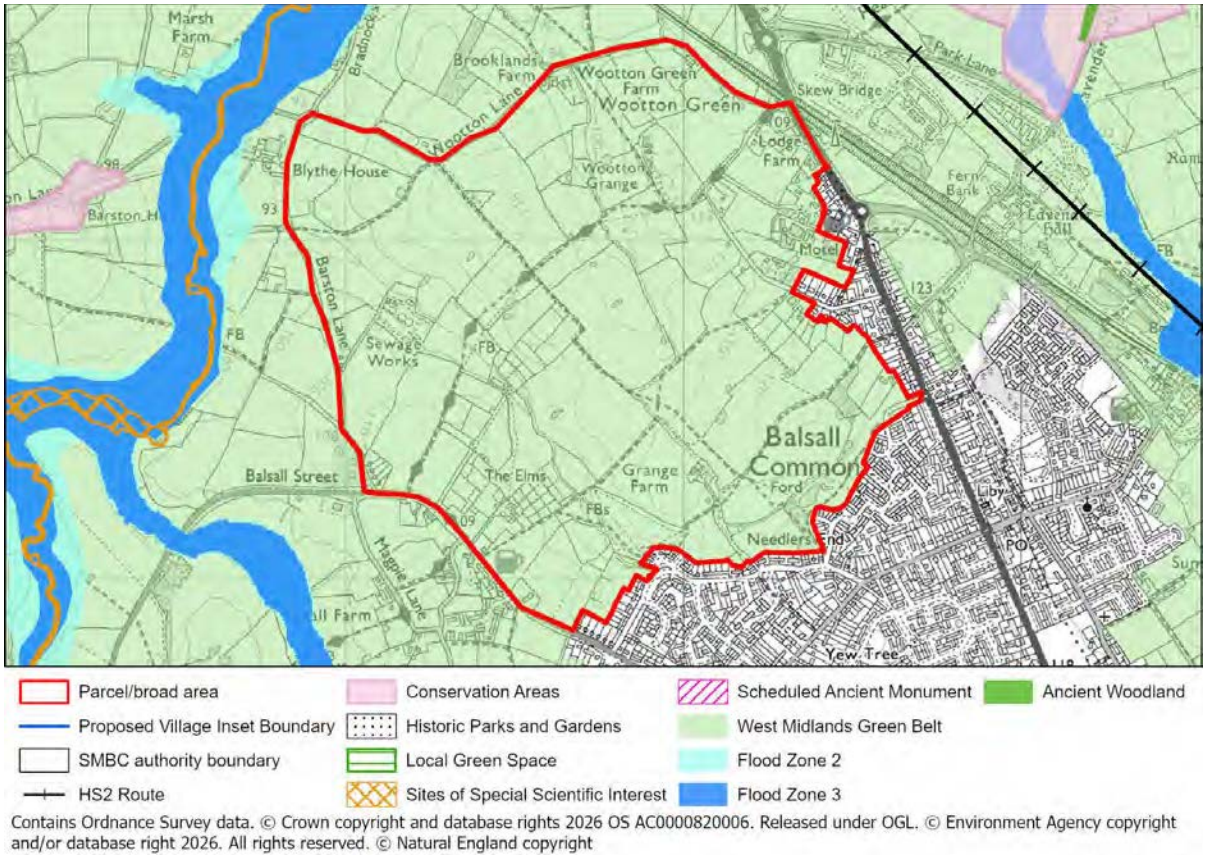
GBP 69



Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The parcel partly consists of open countryside with the parcel predominately being used for recreational uses, consisting of multiple football fields, a playground and a bowling club. The parcel also includes some semi-urban land uses including some associated buildings to the sports uses and a car park to the west of the parcel. The parcel has a strong-moderate degree of openness, with less than 10% of built form. The parcel consists of open long-line views within the parcel itself, with limited to no restrictions across the parcel. There is an area of dense vegetation around the buildings closest to the village, which has a localised impact on the sense of openness in this area of the parcel. Views into the surrounding Green Belt areas are partially restricted by the presence of vegetation, trees, and hedgerows which surrounding the parcel. Although there are some restrictions to wider views, the parcel still maintains a sense of spatial openness. The parcel is partly enclosed by a settlement along some of its northern and western boundaries, which has a localised impact on the sense of openness. The remaining boundaries connect the parcel to the wider Green Belt.

Assessment criteria	*Contribution outcome*	*Assessment*
		Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. It also is not located within a gap between neighbouring towns so cannot prevent towns from merging. However, the parcel makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are no footnote 7 constraints identified, and therefore, the parcel can be considered as potential grey belt.

GBP 70



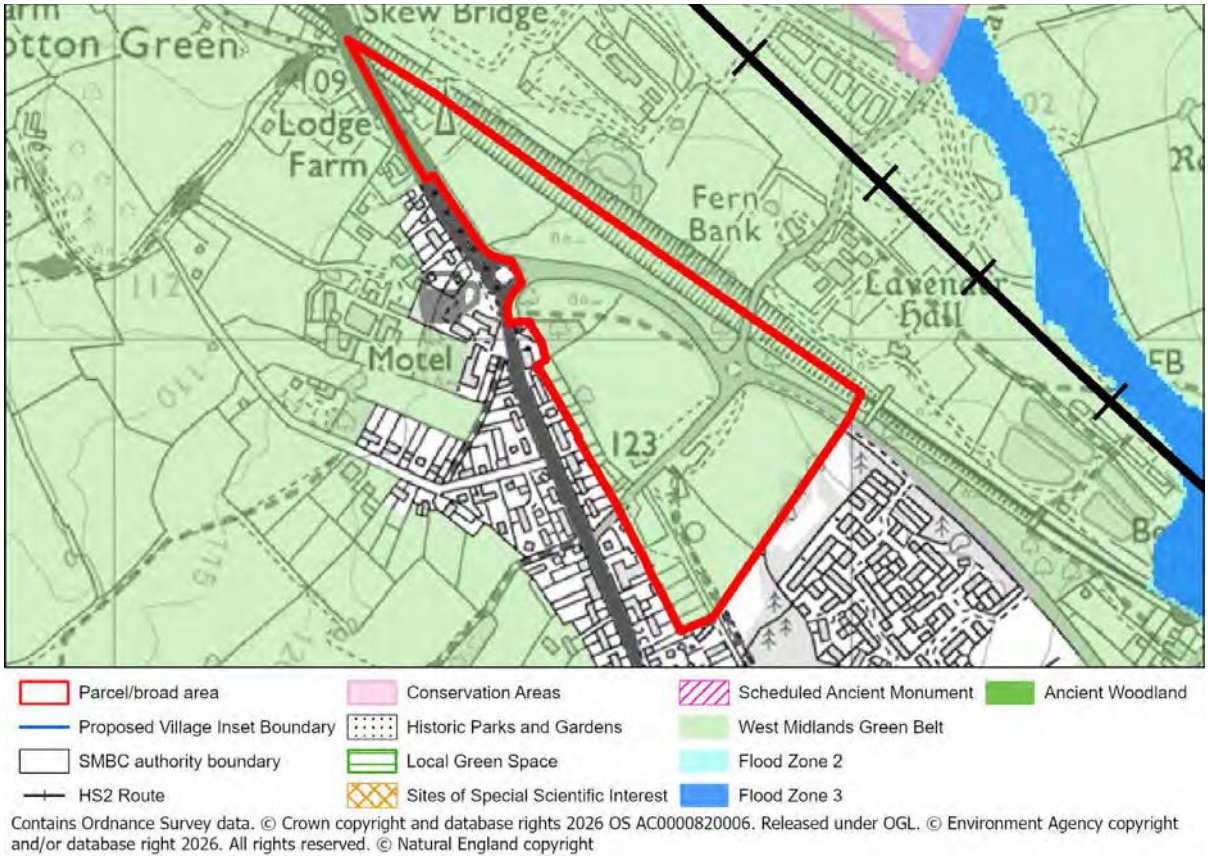
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Strong	The parcel is adjacent to the large built up area of Balsall Common along part of its eastern and southern boundaries. The parcel is predominantly open countryside, including some agricultural buildings, although it contains some existing development and other urbanising influences. There are a few scattered dwellings across the parcel, and a more concentrated area of built form along the eastern boundary, adjacent to existing development in Balsall Common near the Premier Inn. A small section of concrete hardstanding is located in the northern part of the parcel off Wootton Lane, though its function is unclear, potentially relating to utilities infrastructure. Some construction activity is also evident along a portion of the western boundary along Barston Lane, although it is unclear of the purpose. Despite these urbanising elements, they are relatively limited in extent given the overall size of the parcel. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt. The boundary with the large built up area, to the southeast and east, is largely formed by residential properties and rear gardens, which is considered less defensible. The outer boundaries of the parcel comprise Wootton Lane to the north (a narrow public road, although partly lined with hedgerows) and the B4101 (Balsall Street)/Barston Lane (minor roads) to the west. A small section of the eastern boundary follows the A452 (Kenilworth Road). Of these, the B4101, Barston Lane and Kenilworth Road are defensible, whereas Wootton Lane is less defensible as a narrow single lane road. As

Assessment criteria	*Contribution outcome*	*Assessment*
		such, the parcel has some physical features that could restrict and contain development. The parcel is partially enclosed by the large built up area along two boundaries, however, given the parcel's scale and that the outer boundary between the parcel and wider Green Belt is a mix of defensible and less defensible, development would result in an incongruous pattern of development. Overall, the parcel makes a strong contribution to this purpose.
Purpose B	Moderate	The parcel is located in the gap between Balsall Common and the neighbouring towns of Solihull and Knowle, Dorridge and Bentley Heath. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived distance between towns. Overall, the parcel makes a moderate contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses for farming purposes, with some associated agricultural built form. The parcel also includes some semi-urban land uses consisting of some dwellings and an area of concrete hardstanding in the north of the parcel, potentially related to utilities infrastructure. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are some long line views across the parcel at points, while others are more restricted by topography, built form, and vegetation. Open views are available from Barston Lane and from the highest elevation point along Wootton Lane. However, elsewhere along these roads, views are largely restricted by the undulating topography and vegetation within the parcel. There are some views into the surrounding Green Belt, but views are mostly restricted by built form (especially the built form around Saracen Drive, which is within the adjacent Green Belt parcel), vegetation and topography. There are long line views into the surrounding Green Belt where the topography of the parcel is more elevated, such as along Barston Lane and parts of Wootton Lane. The parcel is surrounded by open countryside along most of its boundaries, with the Green Belt carrying on in these directions. To the southeast lies the inset town of Balsall Common with the built form of this only having a limited localised impact on the parcel's sense of openness. Overall, the parcel makes a strong contribution to this purpose
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose and

Assessment criteria	*Contribution outcome*	*Assessment*
		no contribution to one purpose. Professional judgement has been applied, taking into account the overall aims and purpose of the Green Belt. Given the parcel makes a strong contribution to both checking unrestricted sprawl and safeguarding the countryside from encroachment, as well as a moderate contribution to preventing neighbouring towns from merging, it has been judged that the parcel makes a strong overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose A, and does not score strongly against either Purpose B or Purpose D. Therefore, the parcel cannot be considered as potential grey belt.

GBP 71

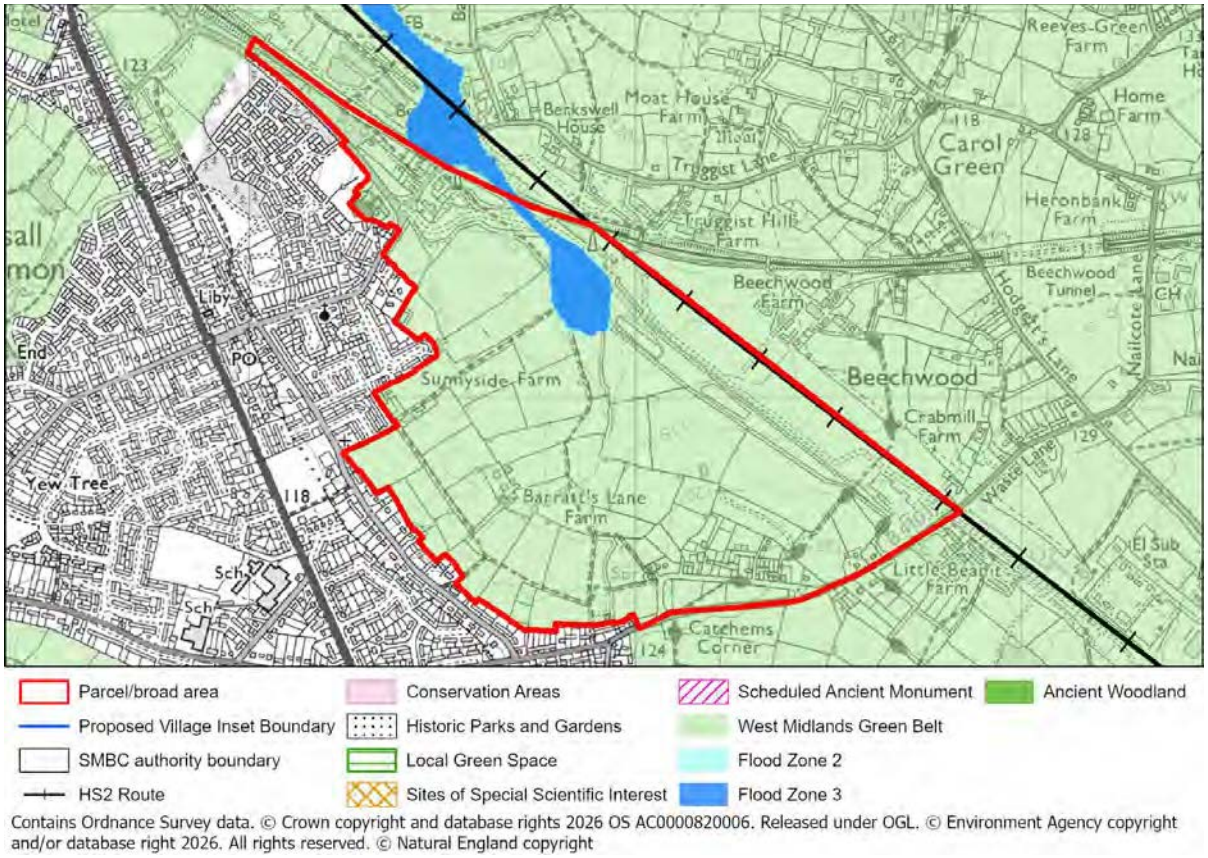


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Balsall Common along its western and southern boundaries. The parcel is predominantly open countryside, including part of Lavender Hall Park to the south (a local nature reserve) and an area of denser vegetation in the north. The parcel also contains some existing development and other urbanising influences, which relates to the Balsall and Berkswell Hornets Football Club and some employment premises in the northern tip. However, these are not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. The parcel is connected to the large built up area along its western and southern boundaries. These boundaries are formed by residential properties to the west (noting the Green Belt boundary cuts through back gardens), which is considered less defensible, while the southern boundary has largely undefined physical features (noting there are residential properties and estate roads in close proximity). The outer boundaries are defined by the West Coast Main Line railway to the east, and the remainder of the western boundary follows the A452 (Kenilworth Road), both of which are defensible. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along two boundaries. Since the parcel is only formed of three boundaries, it is therefore considered to be largely enclosed by the large built up area

Assessment criteria	*Contribution outcome*	*Assessment*
		and the connection to the large built up area is as such that the new development would not result in an incongruous pattern of development. Development in the parcel could also be considered to round off the settlement pattern. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	Weak	The parcel is located in the gap between Balsall Common and the neighbouring town of Coventry. The parcel forms a very small part of a gap, without making a contribution to visual separation. Additionally, development would not reduce the perceived distance between towns, given the existing settlement of Balsall Common already extends to the railway. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Moderate	The parcel consists partly of undeveloped land, and of urban or semi-urban development and land uses. This includes Balsall and Berkswell Hornets Football Club, employment premises to the north, open space in the centre and the south. The parcel has a moderate-weak degree of openness, with less than 20% built form. However, there are no long line views across the parcel, primarily due to the small size of the parcel but also due to the large extent of vegetation lining the roads and railway. There are no views into the adjacent Green Belt due to vegetation lining the railway. The parcel is surrounded by open countryside along one boundary, with Green Belt carrying on in this direction. Since the parcel is connected to the settlement along two of its three boundaries, it has an enclosed character and limited sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose, and no contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however these are not significant. There is a Local Green Space in the parcel (the football ground, as designated in the Berkswell Parish Neighbourhood Development Plan 2019-2033) which covers approximately 50% of the total parcel area. As such, the parcel can be considered as potential grey belt, noting is does contain some footnote 7 constraints.

GBP 72

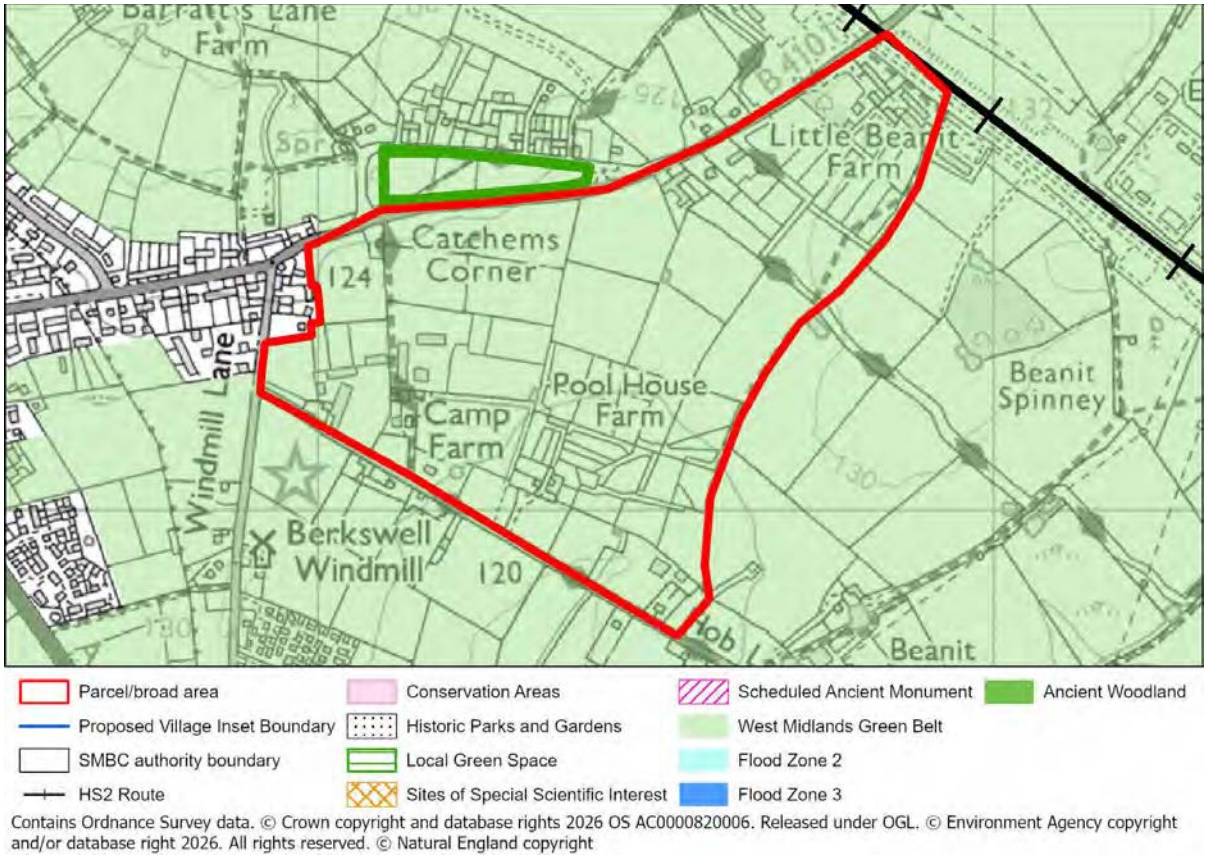


Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Balsall Common along its western boundary. The parcel is characterised predominantly by open countryside, consisting of agricultural land and rural uses including farms and agricultural buildings. However, the parcel also includes clusters of built form characterised by dwellings to the south along Old Waste Lane and to the north around Berkswell station. The HS2 development, which is currently under construction and forms the parcel's eastern boundary, currently affects parts of the parcel. The urbanising influences within the parcel are not extensive. The parcel has a defensible boundary either between the parcel and the large built up area and between the parcel and the surrounding Green Belt. The parcel is connected to the large built up area along its western boundary, consisting of residential properties and a small section following Hallmeadow Road, which are a mix of defensible and less defensible features. The outer boundaries are defensible, defined by the B4101 (Waste Lane) to the south, the West Coast Main Line to the north, and the forthcoming HS2 development to the east. As such, the parcel has physical features that could restrict and contain development. The parcel's connection with the large built up area, is defined by a single boundary, which follows along the entire western edge and part of the southwestern boundary. This could result in a disjointed pattern of development, especially considering the scale of the parcel compared to the existing inset settlement. However, the curving form

Assessment criteria	*Contribution outcome*	*Assessment*
		of the existing settlement form along Waste Lane, combined with the established cluster of development around Berkswell Station increases the sense of enclosure of the parcel, which means that development in this location would not necessarily result in an incongruous pattern of development. Instead, it could be seen as a logical rounding off of the existing settlement pattern or infill between the settlement and railway lines. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	Moderate	The parcel is located in the gap between Balsall Common and the neighbouring town of Coventry. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation of physically reducing the perceived distance between Balsall Common and Coventry. This is especially with the defensible barrier of HS2 between the towns which provides a clear line of separation, as well as considering that Coventry is not visible from the parcel. Overall, the parcel makes a moderate contribution to this purpose.
Purpose C	Strong	The parcel partly consists of open countryside and rural land uses, including some farm buildings. It also includes some semi-urban land uses, these include the HS2 development along the eastern boundary, a cluster of dwellings along Old Waste Lane, built form around Berkswell station and some isolated dwellings through the parcel. The parcel has a strong-moderate degree of openness, with less than 10% built form. Whilst HS2 construction works are currently encroaching into the parcel, the final built asset (including landscaping) is still to emerge onsite. There are some medium-distance views, although the parcel's undulating topography and internal vegetation limit long line views across the parcel. There are occasional views into the Green Belt where views are not obstructed by topography, built form and vegetation in the Green Belt. Furthermore, the parcel maintains a sense of spatial openness due to the lack of built form within. The parcel is surrounded by open countryside along its northern, eastern and southern boundaries, with Green Belt carrying on in this direction. Whilst it is connected to the countryside along its northern boundary, there is a cluster of development around Berkswell station, which has a localised impact on the sense of openness and connection to the Green Belt in the north, although considering the scale of the wider parcel this impact is limited. The western boundary of the parcel adjoins the inset settlement of Balsall Common. This built form only has a limited localised impact on the sense of openness when closest to it given the parcel's overall scale. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes and no contribution to one purpose. Professional judgement has been applied, taking into account the overall aims and purposes of the Green Belt. Whilst the parcel makes a strong contribution to preventing the countryside from encroachment, the parcel makes a moderate contribution to both preventing unrestricted sprawl and preventing neighbouring towns from merging. Therefore, it has been judged that the parcel makes a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There is an area of Flood Zone 2/3 in the north and there are some limited areas at risk of surface water flooding, however these are not significant. These constraints take up approximately less than 20% of the total area of the parcel. As such, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 73



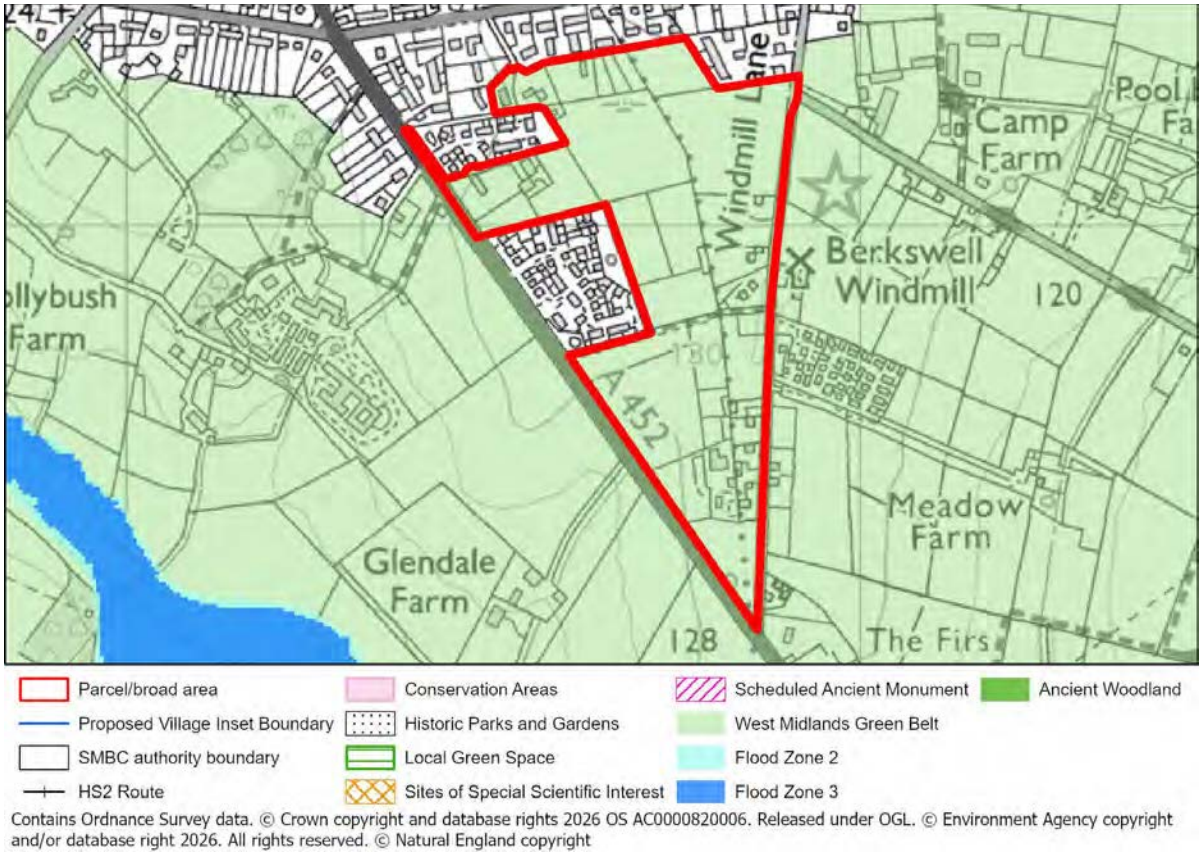
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Strong	The parcel is adjacent to the large built up area of Balsall Common along its northwestern boundary. The parcel is characterised predominantly by open countryside and agricultural land and rural uses, including and Pool House Farm Livery and Riding School (which includes some built form), located within the parcel along the southwestern boundary. However, there are also some dwellings in the northeastern corner and some caravan storage. The urbanising influences within the parcel are not extensive. The parcel has a mix of less defensible and defensible boundaries either between the parcel and the large built up area and between the parcel and the surrounding Green Belt. The boundary between the parcel and the large built up area (to the west) is formed by residential properties, which are considered less defensible. The outer boundaries include a mix of features, such as the B4101 (West Lane) to the north, Hob Lane (a minor road) and Windmill Lane (a minor road) to the west. The eastern boundary follows field boundaries/treelines, including in part the Kenilworth Greenway Project (a paved footpath), which are less defensible. As such, the parcel lacks physical features that could restrict and contain development. The parcel is connected to the large built up area along a small portion of its western boundary (the northwestern boundary) and due to its limited level of connection to the built up area, development

Assessment criteria	*Contribution outcome*	*Assessment*
		would result in an incongruous pattern of development that is inconsistent with the existing settlement form, as well as the eastern boundary being less defensible to be able to restrict sprawl. Overall, the parcel makes a strong contribution to this purpose.
Purpose B	Moderate	The parcel is located in a gap between the neighbouring towns of Balsall Common, Coventry and Kenilworth. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation of physically reducing the perceived distance between Balsall Common and Coventry. This is especially with the defensible barrier of HS2 between the towns which provides a clear line of separation, as well as considering that Coventry is not visible from the parcel. The parcel is also located in a gap between the neighbouring towns of Balsall Common and Kenilworth. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between towns. Overall, the parcel makes a moderate contribution to this purpose.
Purpose C	Strong	The parcel is formed predominantly of agricultural land and open countryside, with some rural built form including Pool House Farm Livery and Riding School. However, there are some semi-urban influences, including a farm (which appears to be used for caravan storage) and several dwellings. The parcel has a strong-moderate degree of openness, with less than 10% built form. Whilst the topography is relatively flat, there are limited views into the parcel from the surrounding roads due to vegetation within the parcel and lining the roads. There is some visual connection to the surrounding countryside, although long line views are limited by vegetation inside the parcel and along the boundaries. However, although there are some restrictions to views, the parcel still maintains a sense of spatial openness. The parcel is surrounded by open countryside along most of its boundaries, with Green Belt carrying on in these directions. There is only a small portion of the western boundary being connected to the settlement; therefore this built form has limited to no impact on the parcel's sense of openness. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to two purposes, a moderate contribution to two purposes and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt.

Assessment criteria	*Contribution outcome*	*Assessment*
		Given the parcel makes a strong contribution to both preventing unrestricted sprawl and safeguarding the countryside from encroachment, as well as making a moderate contribution to preventing neighbouring towns from merging. It has been judged to make a strong overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose A, and does not score strongly against either Purpose B or Purpose D. Therefore, the parcel cannot be considered as potential grey belt.

GBP 74

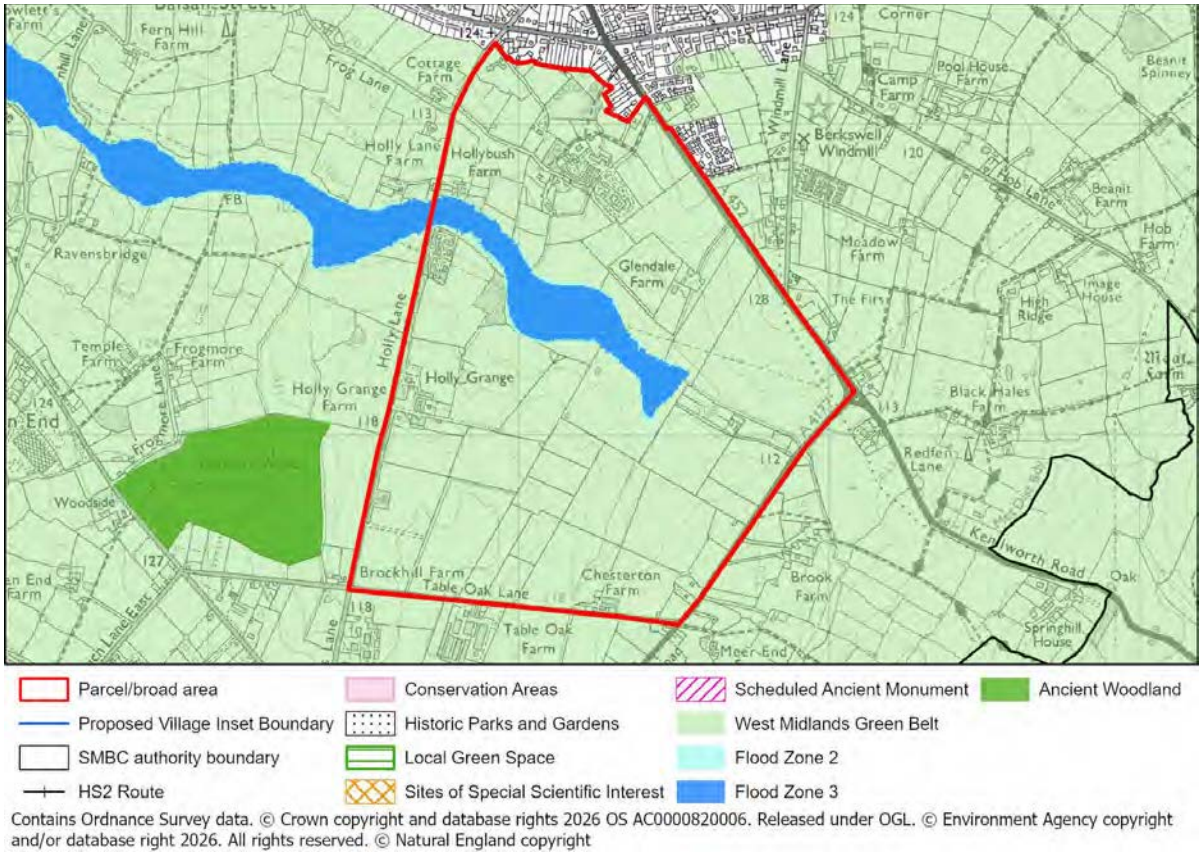


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Balsall Common along its northern boundary and part of its western boundary, surrounding an area of inset development which is considered part of Balsall Common. The parcel is predominantly characterised by agricultural land, although there is a small industrial estate (Leam Corner) in the southern corner and several dwellings. These urbanising influences are not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. The parcel is connected to the large built up area along its northern boundary, which comprises residential properties, and partially along its western edge, where vegetation defines an inset cluster of development. The parcel's outer boundaries include the A452 to the east and Windmill Lane (a minor road) along most of the western edge. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along two boundaries, its northern boundary, and in part western where it adjoins the inset residential development. Development in the southern corner of the parcel also adds to the sense of enclosure. As the parcel only has three boundaries in total, it is largely enclosed by the large built up area and development would not be incongruous and could be considered as infill.

Assessment criteria	*Contribution outcome*	*Assessment*
		Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	Weak	The parcel is also located in a gap between the neighbouring towns of Balsall Common and Kenilworth. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Moderate	The parcel consists partly of open countryside and rural land uses however it also includes some semi-urban land uses, including an industrial estate (Leam Corner) in the southern corner, several isolated dwellings, and gardens and a dwelling along the northern boundary. Although the inset cluster lies outside the parcel boundary, its prominent position along the western edge and extending toward the centre of the parcel exerts a strong urbanising influence on the rest of the parcel and impacts on the sense of openness. The parcel has a moderate-weak degree of openness with less than 20% built form. There are limited views across the parcel due to vegetation and built form both within the parcel and along its boundaries. There are some views into the adjacent Green Belt from the western boundary, but views eastward are limited due to vegetation. Views from the western boundary are also impacted by the residential development, which is clearly visible from the footpath inside the parcel. The parcel is surrounded by open countryside along its eastern boundary and part of its western boundary, with Green Belt carrying on in these directions. Since the parcel only has three boundaries, and it is connected to the settlement along two, this impacts its sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however these are not significant (covering less than 10% of the parcel's total area). Therefore, the parcel can be considered potential grey belt.

GBP 75

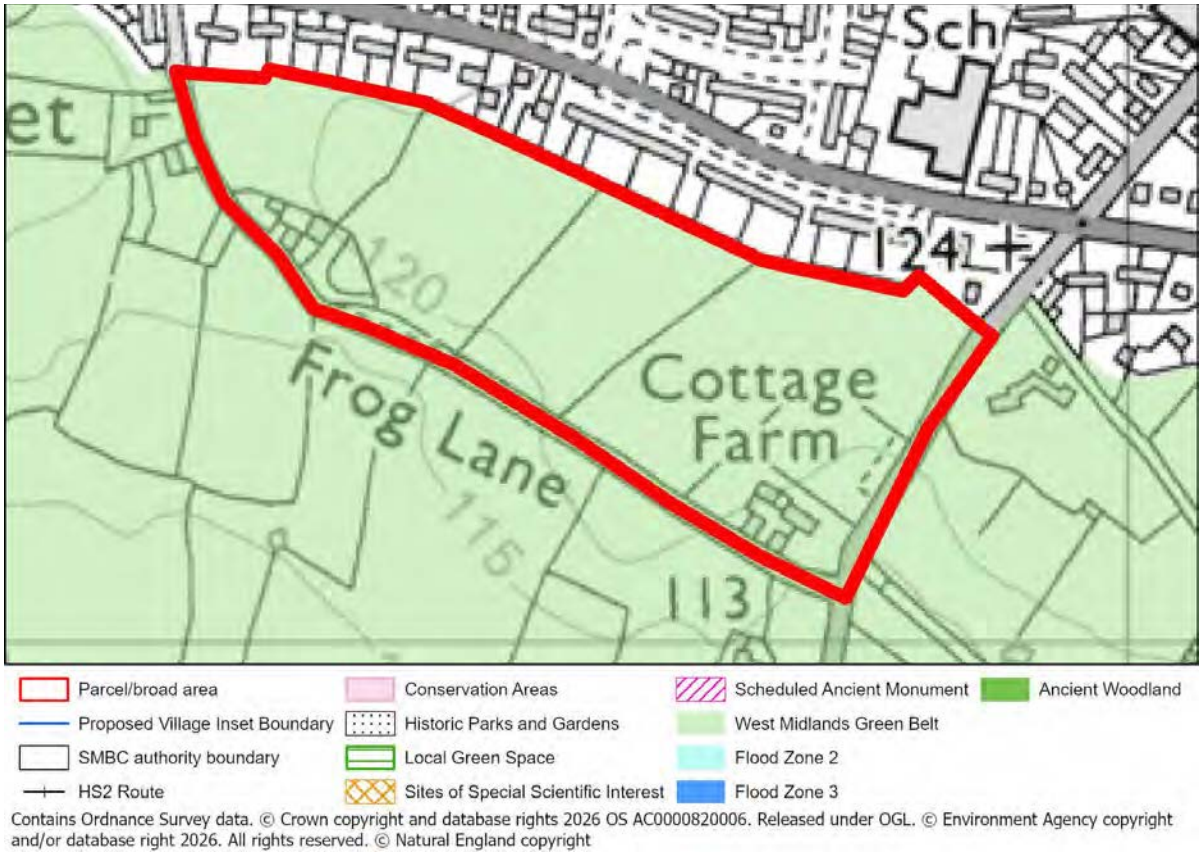


Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Strong	The parcel is adjacent to the large built up area of Balsall Common along its northern boundary. The parcel is predominantly characterised by open countryside and rural land uses, including farms and agricultural buildings. There are some scattered dwellings and businesses, including Barchester Harper Fields Care Home which extends into the parcel from Albany Lane in the northeastern corner. Overall, given the size of the parcel, the urbanising influences are not extensive. The parcel has a defensible boundary either between the parcel and the large built up area and between the parcel and the surrounding Green Belt. The boundary between the parcel and the large built up area is comprised of residential properties and gardens, which is less defensible. However, the parcel's outer boundaries are defensible, comprising the A452 and A4177 to the east, Table Oak Lane (a minor road) to the south, and Holly Lane (a minor road) to the west. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along its northern boundary and in part northeastern boundary and although the parcel has defensible boundaries, due to its limited level of connection, development would result in an incongruous pattern of development which extends as a large wedge into the Green Belt, with this being inconsistent with the existing settlement form.

Assessment criteria	*Contribution outcome*	*Assessment*
		Overall, the parcel makes a strong contribution to this purpose.
Purpose B	Moderate	The parcel is also located in a gap between the neighbouring towns of Balsall Common and Kenilworth. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived distance between towns. Overall, the parcel makes a moderate contribution to this purpose.
Purpose C	Strong	The parcel consists primarily of open countryside and rural uses, although the parcel includes some semi-urban land uses consisting of some isolated dwellings and businesses including a care home, dog training centre, and metal suppliers. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views across the parcel, especially from the A452 where topography is elevated and there is less vegetation. At other locations, the undulating topography and vegetation within the parcel and lining the roads blocks some views. There is limited visual connection to the surrounding Green Belt in parts due to topography, yet in other areas, such as from the northeastern boundary, there are more long line views into the surrounding countryside. Although some views are restricted, the parcel still maintains a sense of spatial openness. The parcel is surrounded by open countryside along most of its boundaries, with Green Belt carrying on in these directions. The parcel has a limited connection to the settlement along its shortest boundary in the north; therefore, the built form does not impact on the sense of openness. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to two purposes, a moderate contribution to two purposes and no contribution to one purpose. Professional judgement has been applied, taking into account the overall aims and purpose of the Green Belt. Given the parcel makes a strong contribution to both preventing unrestricted sprawl into the countryside and safeguarding the countryside from encroachment, as well as making a moderate contribution to preventing neighbouring towns from merging, it has been judged that the parcel makes a strong overall contribution to Green Belt purposes.
Is the parcel potentially	No	The parcel scores strongly against Purpose A, and does not score strongly against either Purpose B or Purpose D. Therefore, the parcel cannot be considered as potential grey belt.

Assessment criteria	*Contribution outcome*	*Assessment*
considered grey belt?		

GBP 76

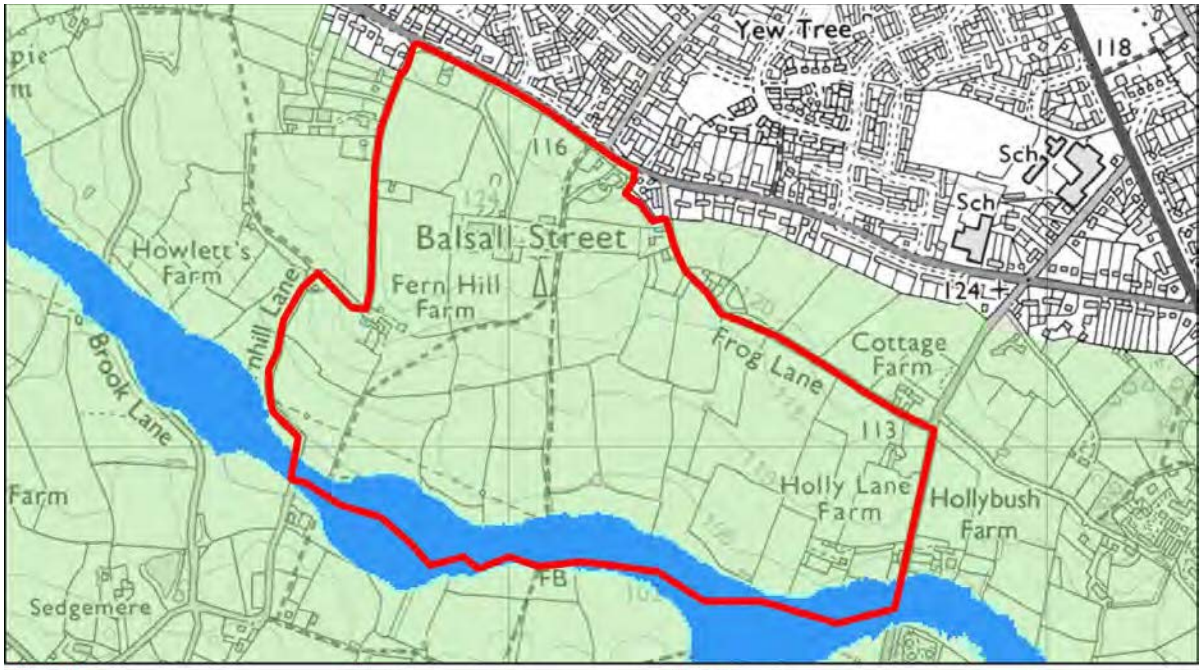


Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Balsall Common along its northern boundary. The parcel is characterised predominantly by open countryside and rural uses, including allotments and a football pitch, although there is a dwelling in the southeastern corner and a dwelling in the southwestern corner. These urbanising influences are not extensive. The parcel has a defensible boundary either between the parcel and the large built up area and between the parcel and the surrounding Green Belt. The boundary between the parcel and the large built up area is formed of residential properties and rear gardens, which is less defensible. The outer boundaries comprise Holly Lane to the east and Frog Lane to the south. Holly Lane is a minor road, which is defensible, whereas Frog Lane is a single-track road that is a less defensible. However, Frog Lane is lined with a mature hedgerow/tree line, and these considered in combination result in a defensible boundary. As such the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along one boundary and considering the small scale of the parcel compared to the existing extent of the large built up area, as well as the boundaries between the parcel and wider Green Belt being defensible, development of the parcel would not result in an incongruous pattern of development. Overall, the parcel makes a moderate contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Balsall Common and Knowle, Dorridge and Bentley Heath. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between Balsall Common and Knowle, Dorridge and Bentley Heath. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel consists primarily of open countryside and rural land uses including a football pitch and allotments. It also has some semi-urban land uses, including some dwellings. The parcel has a moderate degree of openness with less than 10% built form. There are no long line views across the parcel, primarily due to the size of the parcel, but also due to vegetation within the parcel and lining the roads. The settlement is clearly visible from the parcel's southern boundary, with much of the land adjacent to the western boundary already developed with residential built form. Views into the adjacent Green Belt are largely screened from Holly Lane by vegetation, although there are long line views from parts of Frog Lane. Although there are some restrictions to views, the parcel still maintains a sense of spatial openness due to the lack of built form within. The parcel is surrounded by open countryside along two boundaries, to the southeast and southwest, with the Green Belt continuing in these directions. The northern boundary connects the parcel to Balsall Common, with the built form having a limited impact on the parcel's sense of openness as whilst it is visible from within the parcel, it is low-lying. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied, taking into account the overall aims and purpose of the Green Belt. Whilst the parcel makes a strong contribution to safeguarding the countryside from encroachment, it makes a moderate contribution to preventing unrestricted sprawl. Additionally, given the parcel makes a weak contribution to preventing neighbouring towns from merging, it has been judged that the parcel makes an overall moderate contribution to Green Belt purposes.
Is the parcel potentially	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D.

Assessment criteria	*Contribution outcome*	*Assessment*
considered grey belt?		The parcel contains some limited areas at risk of surface water flooding; however, these are not significant (covering less than 10% of the parcel's area). Therefore, the parcel can be considered potential grey belt.

GBP 77



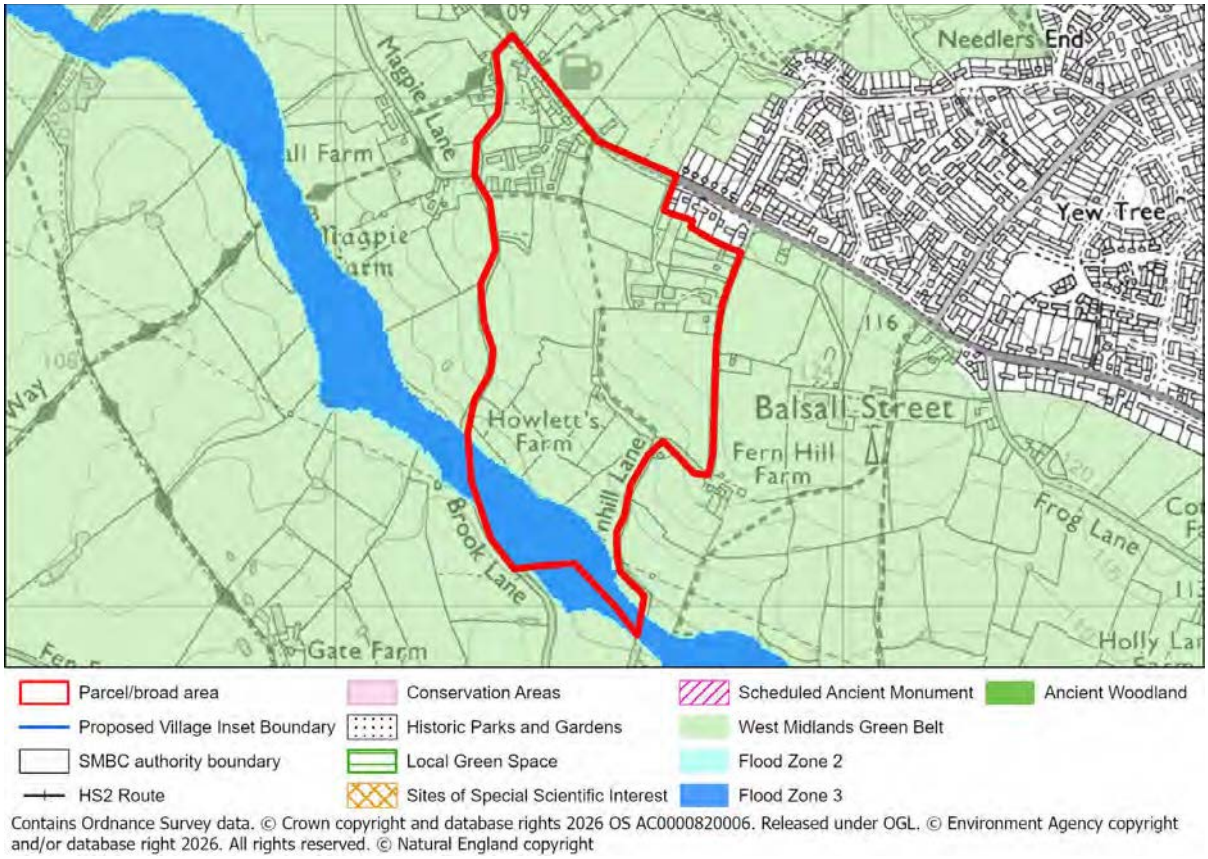
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Strong	The parcel is connected to the large built up area of Balsall Common along part of its northern boundary. The parcel is characterised predominantly by a large area of open countryside, consisting of agricultural land and rural uses including farms and agricultural buildings. Oakes Farm is in the centre of the parcel and Fern Hill Farm is in the west. However, there are also some residential dwellings, including in the northeastern corner and along the eastern boundary. Overall, given the size of the parcel, the urbanising influences in the parcel are not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. The boundary between the parcel and the large built up area consists of the B4101 (Balsall Street) and residential properties, which is a mix of defensible and less defensible features. The parcel's outer boundaries comprise Fernhill Lane (a narrow single-track road) to the west, a stream/treeline to the south, Holly Lane to the east and Frog Lane to the northeast. Holly Lane is a minor road and is therefore defensible, whereas the stream/treeline and Fernhill Lane, are less defensible. Frog Lane is a single-track road that is a less defensible, however it is lined with a mature hedgerow/tree lin. These considered in combination result in a defensible boundary. As such, the parcel has some physical features that could restrict and contain development.

Assessment criteria	*Contribution outcome*	*Assessment*
		The parcel is connected to the large built up area along one part of one boundary, which forms a low level of connection. If the parcel was developed, this could result in an incongruous pattern of development, which would take the form of an irregular extension into the Green Belt and be inconsistent with the existing settlement pattern. Overall, the parcel makes a strong contribution to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Balsall Common and Knowle, Dorridge and Bentley Heath. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between Balsall Common and Knowle, Dorridge and Bentley Heath. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel consists primarily of open countryside and has rural land uses. There are also some semi-urbanising influences, including dwellings in the northeastern corner and along the eastern boundary. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are some long line views across the parcel from Frog Lane where the topography is more elevated, although in other areas there are more limited views due to undulating topography and vegetation. There are points along Frog Lane where there are some views into the surrounding Green Belt from the parcel's boundaries, although views are often limited by dense and tall vegetation lining the roads. Although there are some restrictions to views, the parcel still maintains a sense of spatial openness. The parcel is surrounded by open countryside along most of its boundaries, with the Green Belt continuing in these directions. Since it is only connected to the settlement along part of its northern boundary, the built form does not impact on the sense of openness for the majority of the parcel. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to one purpose. Professional judgement has been applied, taking into account the overall aims and purpose of the Green Belt. Given the parcel makes a strong contribution to both preventing unrestricted sprawl and safeguarding the countryside from encroachment, it has been judged that the parcel makes a strong overall contribution to Green Belt purposes.

Assessment criteria	*Contribution outcome*	*Assessment*
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose A, and does not score strongly against either Purpose B or Purpose D. Therefore, the parcel cannot be considered as potential grey belt.

GBP 78



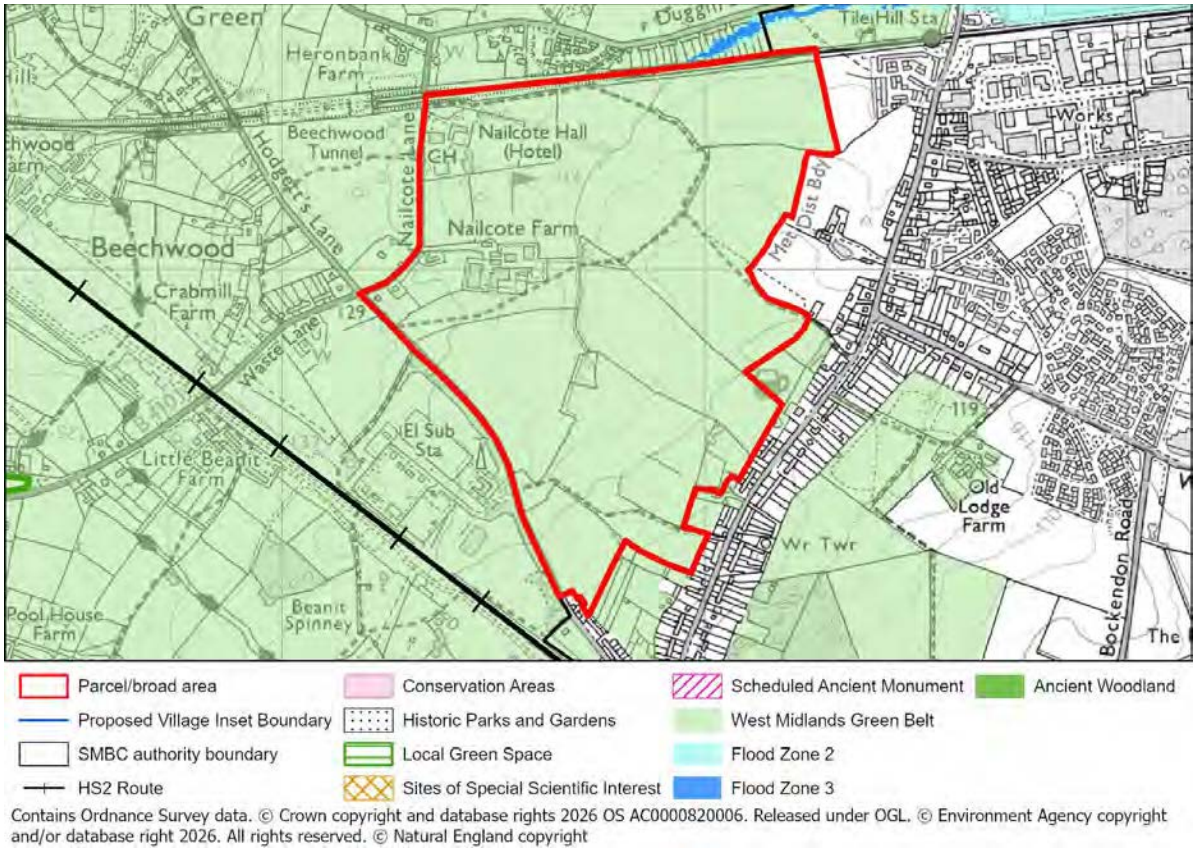
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Strong	The parcel is connected to the large built up area of Balsall Common along part of its northern boundary. The parcel is characterised predominantly by open countryside and rural land uses, such as farms and agricultural buildings, including Barn Close in the northeastern corner. However, there are also several isolated dwellings in the centre of the parcel and more clustered residential development to the north along Balsall Street and Saracen Drive. Although the parcel has some urbanising influences, these are not considered extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. The parcel is connected to the large built up area along a small section of its northern boundary, defined in part by the B4101 (Balsall Street), which is a defensible boundary and in part residential property boundaries, which is less defensible. Its remaining outer boundaries include Fernhill Lane (a single track road) to the east, a fragmented belt of vegetation comprising trees and hedgerows to the south, and Long Brook Lane (a single track road) to the west; these are all less defensible, although the two lanes are in part lined with hedgerows and trees. As such, the parcel has some physical features that could restrict and contain development. The parcel is connected to the large built up area along a small part of one boundary and due to its limited level of connection, development would result in an incongruous pattern of development which protrudes from the existing settlement into the countryside.

Assessment criteria	*Contribution outcome*	*Assessment*
		Additionally, the outer boundaries are largely less defensible, which therefore results in a risk of sprawl. Overall, the parcel makes a strong contribution to this purpose.
Purpose B	Moderate	The parcel is located in a gap between the neighbouring towns of Balsall Common and Knowle, Dorridge and Bentley Heath. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived distance between towns. Overall, the parcel makes a moderate contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, such as Barn Close farm in the centre of the parcel. There are also some semi-urban uses, such as an isolate dwelling off Fernhill Lane and residential and employment development in the northeastern and northwestern corners. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are some long line views across the parcel, especially from Fernhill Lane and Long Brook Lane. However, views are often also restricted by vegetation inside the parcel and lining the roads, as well as undulating topography which is more elevated in the north. The parcel has views into to the surrounding Green Belt at points, such as views to the south from the footpath in the centre. These views are influenced by the undulating topography of the countryside, which elevates land in countryside to the south of the parcel. However, overall, there are limited views into the surrounding Green Belt from inside the parcel due to tall vegetation surrounding the parcel. Although there are some restrictions to views, the parcel still maintains a sense of spatial openness. The parcel is surrounded by open countryside along most of its boundaries, with the Green Belt continuing in these directions. The parcel's connection to the existing settlement is limited to a small portion of its northern boundary, with this built form only having a limited impact on the sense of openness when close to it. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to two purposes, a moderate contribution to two purposes, and no contribution to one purpose. Professional judgement has been applied taking into account the purposes and aims of the Green Belt. The parcel makes a strong contribution to both preventing unrestricted sprawl and safeguarding the countryside from encroachment, as well as making a moderate contribution to preventing neighbouring towns from merging. Therefore, on balance,

Assessment criteria	*Contribution outcome*	*Assessment*
		has been judged that the parcel makes a strong overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose A, and does not score strongly against either Purpose B or Purpose D. Therefore, the parcel cannot be considered as potential grey belt.

GBP 79



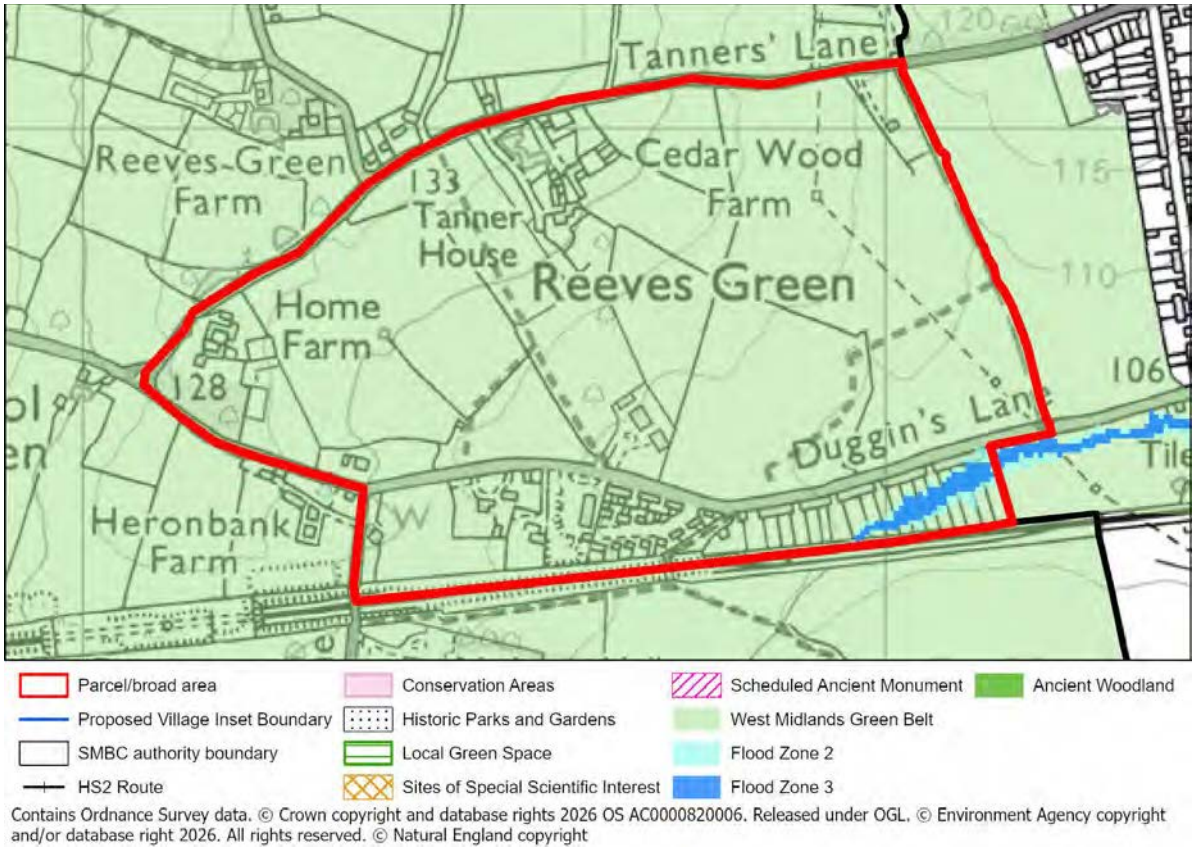
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is part adjacent and also near to the large built up area of Coventry along its eastern boundary. The parcel is predominantly defined by open countryside and rural land uses, with some farms and associated agricultural buildings. While the parcel is relatively undeveloped, there are several scattered dwellings and other urbanising influences, including Nailcote Hall Hotel in the northwestern corner. However, due to the overall size of the parcel, these are not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt or in reasonable proximity. The parcel is connected to the large built up area along its eastern boundary, which comprises the administrative boundary between Solihull Metropolitan Borough Council and Coventry City Council, which follows residential properties or field boundaries/treelines, but the majority of the boundary is not formed of any physical features and is therefore undefined. However, the boundaries between the parcel and the surrounding Green Belt are defensible, comprising the West Coast Main Line railway to the north, the B4101 (Nailcote Lane) to the west, and Hodgetts Lane (a minor road) to the south. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along one boundary. Although development of the parcel would result in a large extension, the scale of the parcel is not disproportionate compared to the extent

Assessment criteria	*Contribution outcome*	*Assessment*
		of the large built up area, and the outer boundaries between the parcel and the wider Green Belt are defensible. Therefore, development of the parcel may not result in an incongruous pattern of development. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	Moderate	The parcel is located in a gap between the neighbouring towns of Coventry and Balsall Common. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived distance between towns. Overall, the parcel makes a moderate contribution to this purpose.
Purpose C	Strong	The parcel is formed predominantly of open countryside and rural land uses, including Nailcote Farm, however, it also includes some semi-urban land uses including Nailcote Hall Hotel. Noting, the hotel only occupies a small portion of the parcel's northwestern corner. The parcel has a strong degree of openness, with less than 10% built form. There are open long line views across the parcel from Nailcote Lane and Hodgetts Lane, as well as from the Public Right of Way in the southwestern corner. There are views into surrounding Green Belt areas, especially from Nailcote Lane where there are views to the south and north, as well as from the Public Right of Way in the centre of the parcel. The parcel is surrounded by open countryside along three boundaries, with Green Belt carrying on in this direction. There is a limited connection to Coventry, with further Green Belt areas between the parcel and the built form, therefore the built form has a limited or no impact on the sense of openness. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Coventry; however the parcel does not have a relationship with the historic core of Coventry. It is noted that Coventry Cathedral is visible in the distance from Nailcote Lane. Development in the parcel is not considered to impact the setting of the Cathedral or Coventry as a historic town as this visual connection is weak and the view of the Cathedral is dominated by existing pylons and other built form in Coventry. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes and no contribution to one purpose. Professional judgement has been applied, taking into account the overall aims and purpose of the Green Belt. Whilst the parcel makes a strong contribution to safeguarding the countryside from encroachment, it makes a moderate contribution to preventing unrestricted sprawl and preventing neighbouring towns from merging. Therefore, it has been judged that the parcel makes a moderate overall contribution to Green Belt purposes.

Assessment criteria	*Contribution outcome*	*Assessment*
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The parcel contains some limited areas at risk of surface water flooding; however, these are not significant (covering less than 10% of the parcel's area). Therefore, the parcel can be considered potential grey belt.

GBP 80



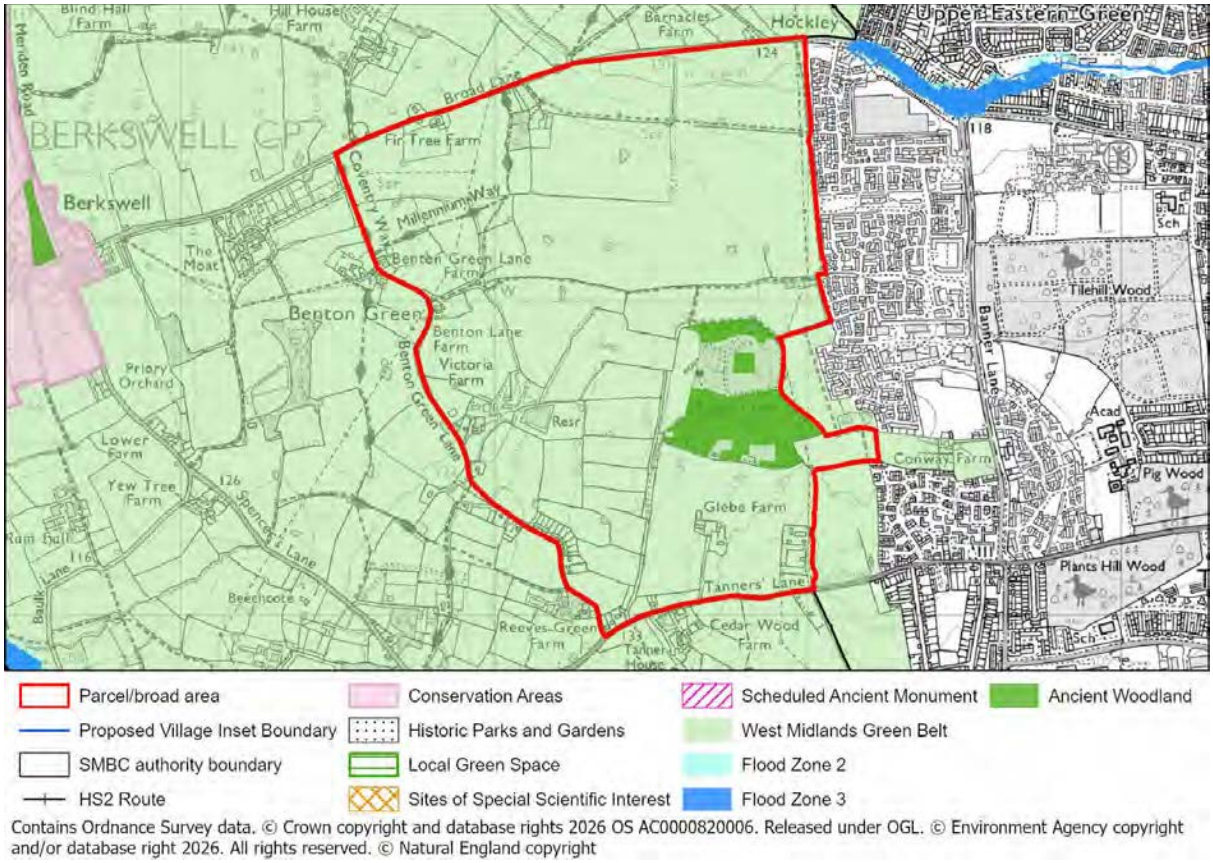
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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is near to the large built up area of Coventry along its eastern boundary. The parcel is predominantly characterised by open countryside and agricultural land, although there is an area of ribbon development along Duggins Lane. This road runs through the parcel in the south, and some more residential properties are scattered around the perimeter of the parcel. However, these are not extensive given the scale of the parcel. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt or in reasonable proximity. The parcel is connected to the large built up area along its eastern boundary, which comprises the administrative boundary between Solihull Metropolitan Borough Council and Coventry City Council, which follows field boundaries/tree lines. This is a less defensible boundary. The boundaries between the parcel and the surrounding Green Belt are defensible, including Tanners Lane to the north, Spencer's Lane and Nailcote Lane to the west, and the West Coast Main Line railway to the south. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along one boundary and considering the extent of existing development within the parcel as well as the boundaries between the parcel and surrounding Green Belt being defensible, development may not result in an incongruous

Assessment criteria	*Contribution outcome*	*Assessment*
		pattern of development. Although it is noted there would be a separation from the large built up area. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	Moderate	The parcel is located in a gap between the neighbouring towns of Coventry and Balsall Common. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived distance between towns. Overall, the parcel makes a moderate contribution to this purpose.
Purpose C	Moderate	The parcel consists partly of open countryside, although the parcel also includes some semi-urban land uses, including residential properties and employment uses, running along Duggins Lane to the south. In this area of the parcel, the built form significantly impacts the sense of openness and the parcel is influenced by a more urban character. The parcel has less than 20% built form and has a moderate degree of openness. There are some open long line views across the parcel, especially from the Public Right of Way in the centre and from Tanners Lane. From Tanners Lane, the ribbon development along Duggins Lane is not visible and the parcel has an open character with open views. From Duggins Lane, the built form blocks views southwards, yet there are open views into the parcel looking to the north, where vegetation is more low lying. There are limited views into the surrounding Green Belt, except from along Tanners Lane, as views are obstructed by vegetation and built form lining the roads both within and adjacent to the parcel. The parcel is surrounded by open countryside along its western, northern and southern boundaries, with Green Belt carrying on in this direction. There is a limited connection to Coventry, with further Green Belt areas between the parcel and the built form, therefore this has a limited or no impact on the sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Coventry; however the parcel does not have a relationship with the historic core of Coventry. Noting, Coventry Cathedral is not visible from the parcel. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a moderate contribution to four purposes and no contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially	Yes (footnote 7 constraints)	The parcel does not score strongly for Purpose A, Purpose B and Purpose D.

Assessment criteria	*Contribution outcome*	*Assessment*
considered grey belt?		A small area of the parcel lies within Flood Zone 2/3 and there are some further areas at risk of surface water flooding. These cover between 10-15% of the parcel's area. Therefore, the parcel can be considered potential grey belt, noting it does contain some footnote 7 constraints.

GBP 81

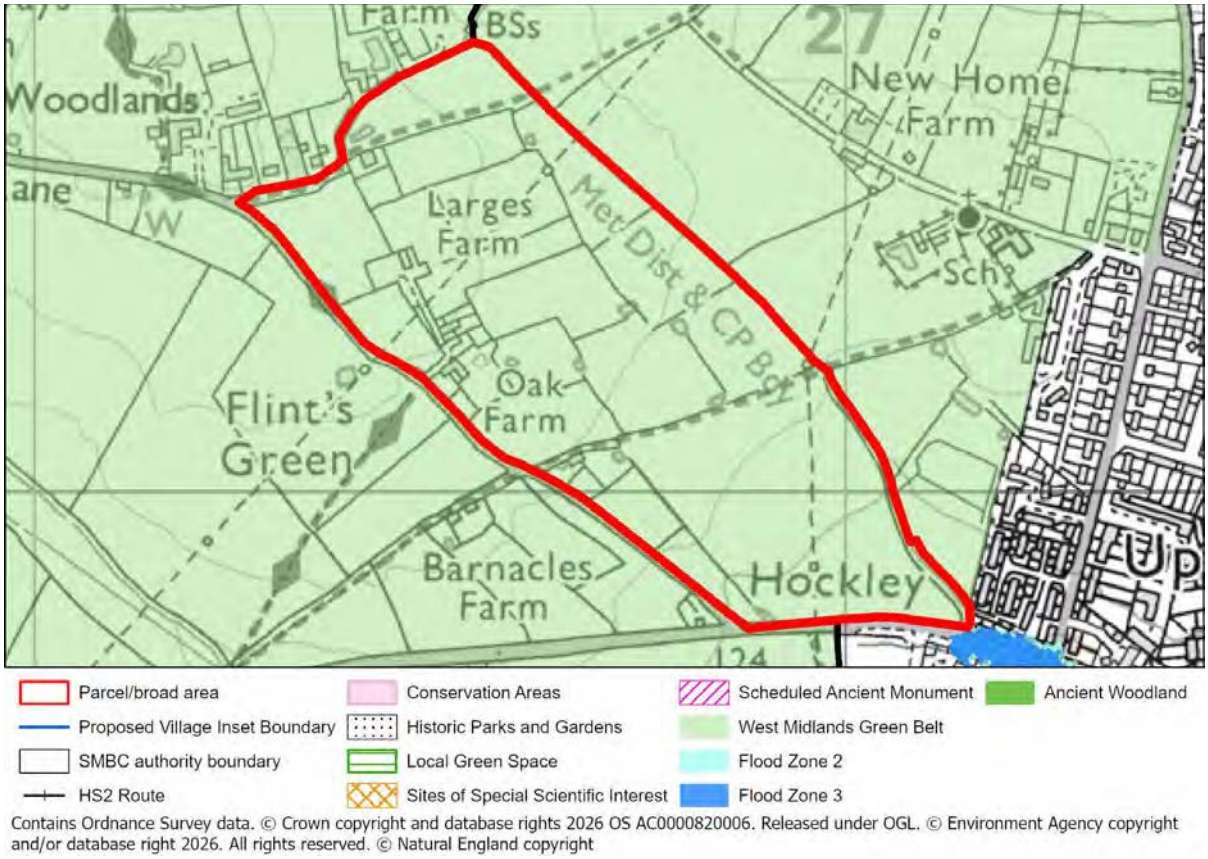


Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Coventry along its eastern boundary. The parcel is predominantly characterised by a large area of open countryside land with rural uses and woodland, including several farms and agricultural buildings. The parcel also includes Massey Ferguson Cricket Club, a Scout Campsite and Activities Centre, and Floyds Field Sports Ground, noting these do have some limited built form associated with them. There are also some urbanising influences in the parcel, including a substation along the southern boundary, a line of residential development along Benton Green Lane and Veolia Wood Recycling Facility, located along the northern boundary. Overall, given the size of the parcel, the urbanising influences are not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt or in reasonable proximity. The boundary between the parcel and the large built up area is defined by the administrative boundary of Solihull Metropolitan Borough Council and Coventry City Council. This boundary is formed of treelines/vegetation, which primarily follows residential property boundaries. This is considered a less defensible boundary. The parcel's outer boundaries comprise Coventry Road to the north, Tanners Lane to the south, and Benton Green Lane to the west. All of these are minor roads and are therefore

Assessment criteria	*Contribution outcome*	*Assessment*
		defensible. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along one boundary and although development of the parcel would result in a large scale extension, the scale of the parcel is not disproportionate compared to the extent of the large built up area and the outer boundaries between the parcel and the wider Green Belt are defensible. Therefore, development of the parcel may not result in an incongruous pattern of development. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	Moderate	The parcel is located in a gap between the neighbouring towns of Coventry, Balsall Common and Solihull. The parcel forms a small part of a gap between Coventry and Balsall Common, where there is scope for some development without the loss of visual separation or physically reducing the perceived distance between towns, especially given that Balsall Common is not visible from the parcel. The parcel is also located in the wider gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between towns. Overall, the parcel makes a moderate contribution to this purpose.
Purpose C	Strong	The parcel is formed primarily of agricultural land and open countryside, with some rural uses including farms, agricultural buildings and sports fields. There are also some semi-urban features, including residential development and a substation, yet given the size of the parcel, these have limited influence over the openness of the parcel. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the parcel from the Public Rights of Way located within the parcel and the surrounding roads, however views are primarily restricted by undulating topography and vegetation within the parcel. There are some views into neighbouring areas of Green Belt, particularly to the west of the parcel, where some views are available. However, long line views are largely restricted by vegetation. The parcel is surrounded by open countryside along its western, northern and southern boundaries, with Green Belt carrying on in this direction. The built form of Coventry (to the east) has a limited impact on the openness of the parcel with this being primarily screened from view and noting in some places there are further areas of Green Belt between the parcel and the built form. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Coventry; however the parcel does not have a relationship with the historic core of Coventry. Noting, Coventry Cathedral is not visible from the parcel. Therefore, the parcel makes no contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes, and no contribution to one purpose. Professional judgement has been applied, taking into account the overall aims and purpose of the Green Belt. Whilst the parcel makes a strong contribution to safeguarding the countryside from encroachment, it makes a moderate contribution to both preventing unrestricted sprawl and preventing neighbouring towns from merging. Therefore, it has been judged that the parcel makes a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against Purpose A, Purpose B and Purpose D. The parcel contains an area of Ancient Woodland, as well as some areas at risk of surface water flooding. These cover between 20-30% of the parcel's area. Therefore, the parcel can be considered potential grey belt, noting it does contain some footnote 7 constraints.

GBP 82

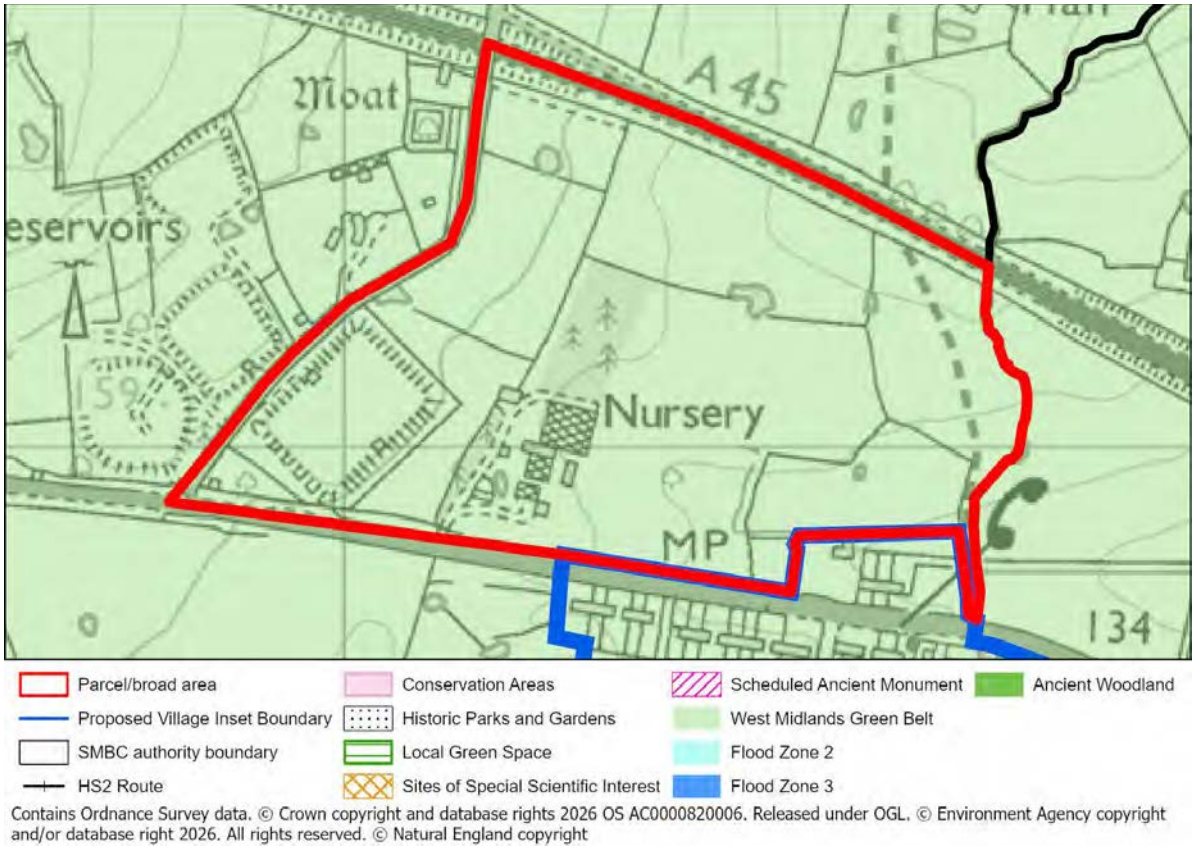


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Strong	The parcel is adjacent to the large built up area of Coventry along its eastern boundary. The parcel is predominantly defined by open countryside and rural land uses, with some farms and associated agricultural buildings. The boundaries between either the parcel and large built up area, or the parcel and the surrounding Green Belt, are a mix of defensible and less defensible features, and there are no other defensible boundaries in reasonable proximity. The parcel is connected to the large built up area along part of its southern boundary, which follows Broad Lane which is a minor road and considered defensible. The parcel's outer boundaries comprise Back Lane (a minor road) to the west, Shirley Lane (a private driveway) and fields boundaries/treelines to the north, and the administrative boundary between Solihull Metropolitan Borough Council and Coventry City Council, which is defined by low lying vegetation to the east. As such, the parcel generally lacks physical features that could restrict and contain development. The parcel is connected to the large built up area along a small part of one boundary and due to its level of connection, development would result in an incongruous pattern of development creating a finger of development into the Green Belt that would be inconsistent with the existing settlement form. Overall, the parcel makes a strong contribution to this purpose.

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between Coventry and Solihull. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel is formed predominantly of agricultural land and open countryside, with several farm buildings. The parcel has a strong degree of openness with less than 10% built form. There are parts where views across the parcel are more restricted, such as from along the Public Right of Way in the south of the parcel, due to vegetation and topography. However, from the Public Right of Way in the north there are long line views across the parcel, and beyond reaching to Coventry. In general, views into the surrounding Green Belt areas are more restricted due to vegetation, such as along Back Lane. However, the parcel still maintains a sense of spatial openness due to the lack of built form. The parcel is surrounded by open countryside along most of its boundaries, with the Green Belt carrying on in these directions. The limited connection with Coventry means the built form does not impact on the sense of openness of the parcel. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Coventry; however the parcel does not have a relationship with the historic core of Coventry. Noting, Coventry Cathedral is not visible from the parcel. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Strong	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel supports a strong degree of openness, and the parcel generally lacks defensible boundaries which would contain development and prevent it from threatening the overall openness and permanence of the Green Belt. Furthermore, if the parcel was developed this would result in an incongruous pattern of development when compared to the existing built form. Whilst the parcel only makes a weak contribution to preventing neighbouring towns from merging, on balance, the parcel has been judged to make a strong overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scores strongly against Purpose A and does not score strongly against either Purpose B or Purpose D. Therefore. the parcel cannot be considered potential grey belt.

GBP 83

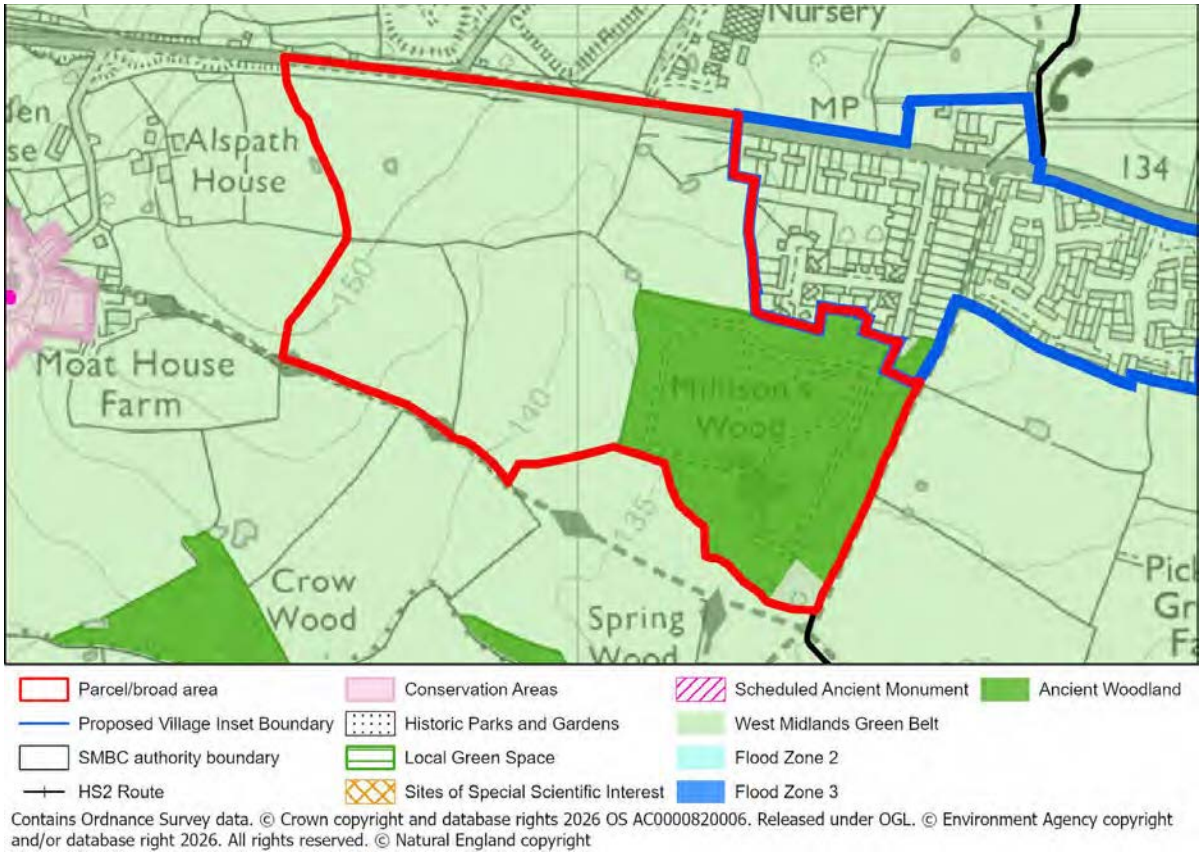


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between Coventry and Solihull. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Moderate	The parcel is partly formed of open countryside and rural land uses, with agriculture and land left in a natural state. There are some urbanising influences in the southwestern corner, including Meriden DSR (water utility company) and Market Garden (plant nursery). The parcel has a moderate degree of openness, with less than 20% built form. There are no long line views due to vegetation inside the parcel, including from the Public Right of Way. Views into surrounding Green Belt areas are mostly restricted by vegetation, (including screening along the A45) however there are some long line views to the east from the Public Right of Way. The parcel is surrounded by open countryside along three boundaries, with Green Belt carrying on in these directions. The parcel has a limited connection with the village of Millisons Wood, with the adjacent built form having a limited impact on the openness of the parcel.

Assessment criteria	*Contribution outcome*	*Assessment*
		Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however these are not significant (covering less than 10% of the parcel's area). Therefore, the parcel can be considered potential grey belt.

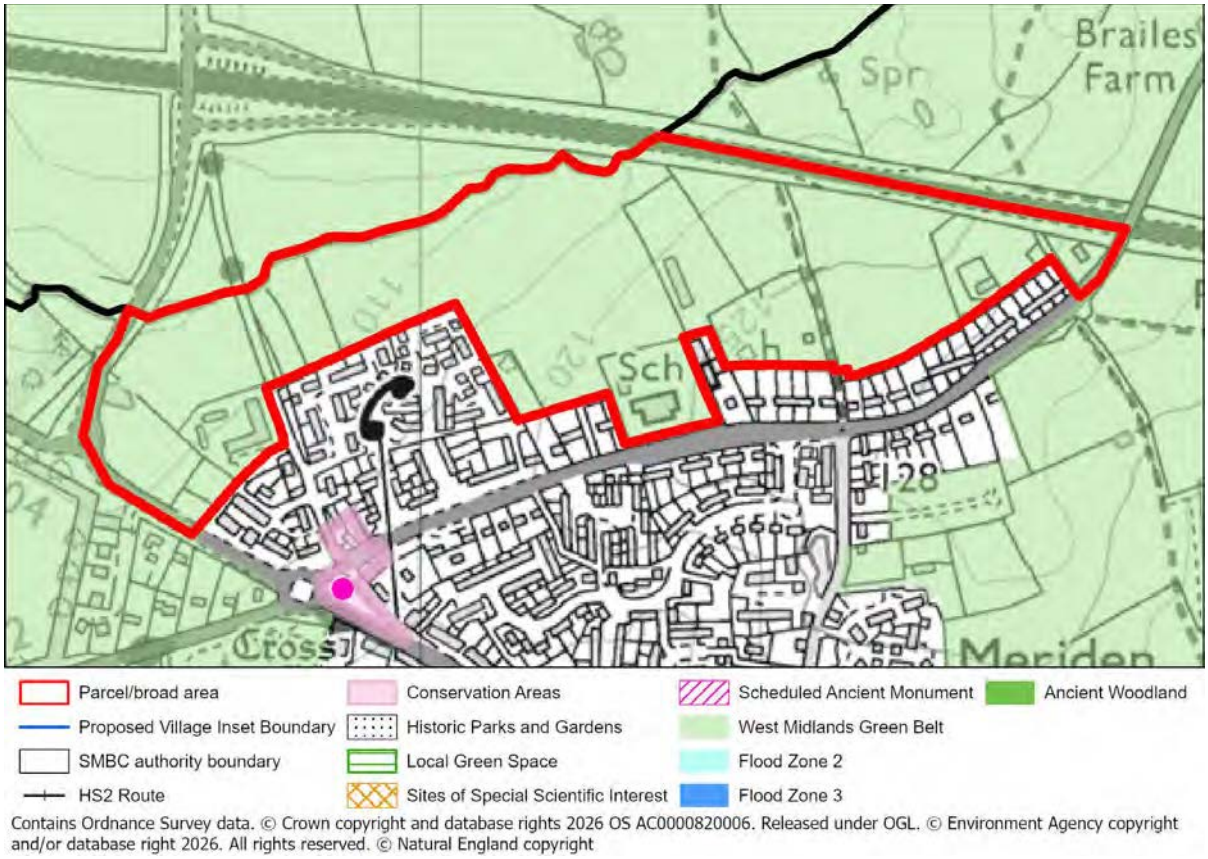
GBP 84



Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between Coventry and Solihull. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel is formed predominantly of agricultural land and open countryside, with no built form or other urbanising influences. Millisons Wood, a Local Nature Reserve which is composed of dense vegetation, is located in the southeastern corner. The parcel has a strong degree of openness with less than 10% built form. There are long line views across the parcel, especially from points along the B4104 (Birmingham Road) and the Public Right of Way along the southern boundary. Additionally, there are long line views from this footpath into the surrounding Green Belt to the west, south and east of the parcel. The dense woodland associated with Millisons Wood impacts on the sense of openness in this region of the parcel, however, the overall impact on the openness of the parcel is limited, with the parcel also being spatially open due to the lack of built form.

Assessment criteria	*Contribution outcome*	*Assessment*
		The parcel is surrounded by open countryside along three boundaries, with Green Belt carrying on in these directions. The parcel is adjacent to the village of Millisons Wood with this built form having a limited impact on the openness of the parcel. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. Professional judgement has been applied, taking into account the overall aims and purpose of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel does have long line views across and to the surrounding countryside and therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D There are some limited areas at risk of surface water flooding, although this is not significant. Millisons Wood is an area of Ancient Woodland and covers approx. 30% of the parcel. As such, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 85

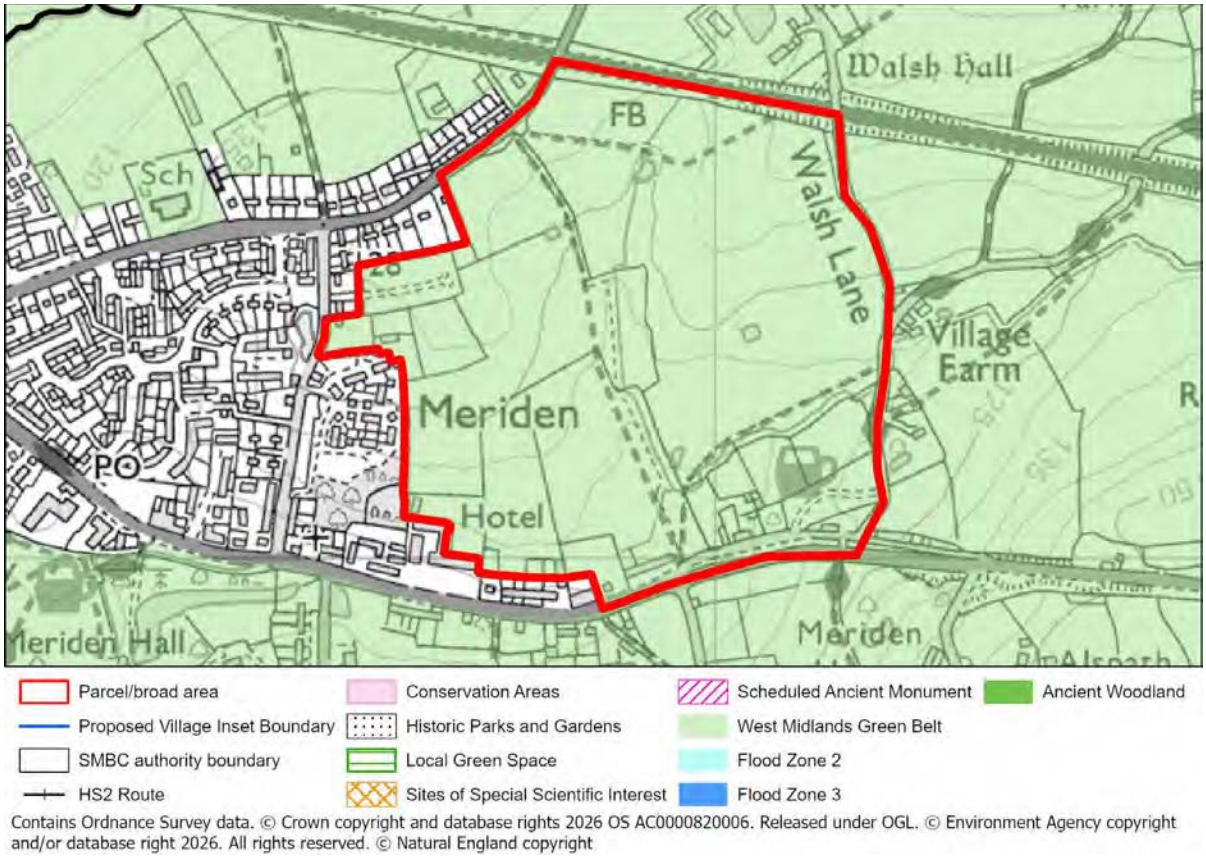


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between Coventry and Solihull. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel is formed predominantly of agricultural land and open countryside, including a mixture of managed land and overgrown land left in its natural state, with shrubbery in the southwestern corner. There are some semi-urban land uses, including some isolated dwellings and Meriden C E Primary School along the southern border and some built form that appears to be associated with agriculture or gardening in the southeastern corner. The parcel has a moderate degree of openness with less than 10% built form. There are some views from Letitia Avenue across the parcel but there are limited views elsewhere due to vegetation throughout the parcel. Views into the surrounding areas of Green Belt are limited due to the vegetation along the parcel's boundaries, the built form to the south or topography in the adjacent areas. Although there are some restrictions to views, the parcel still maintains a sense of spatial openness due to the lack of built form within.

Assessment criteria	*Contribution outcome*	*Assessment*
		The parcel is surrounded by countryside along most of its boundaries, with the Green Belt carrying on in these directions. The southern boundary is adjacent to the inset village of Meriden, and due to the shape and size of the parcel, this has a localised impact on the parcel's openness. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The parcel contains an area of Local Green Space (as designated in the Meriden Neighbourhood Development Plan 2018-2033), and there are some limited areas at risk of surface water flooding. These cover around 10% of the parcel's total area. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 86

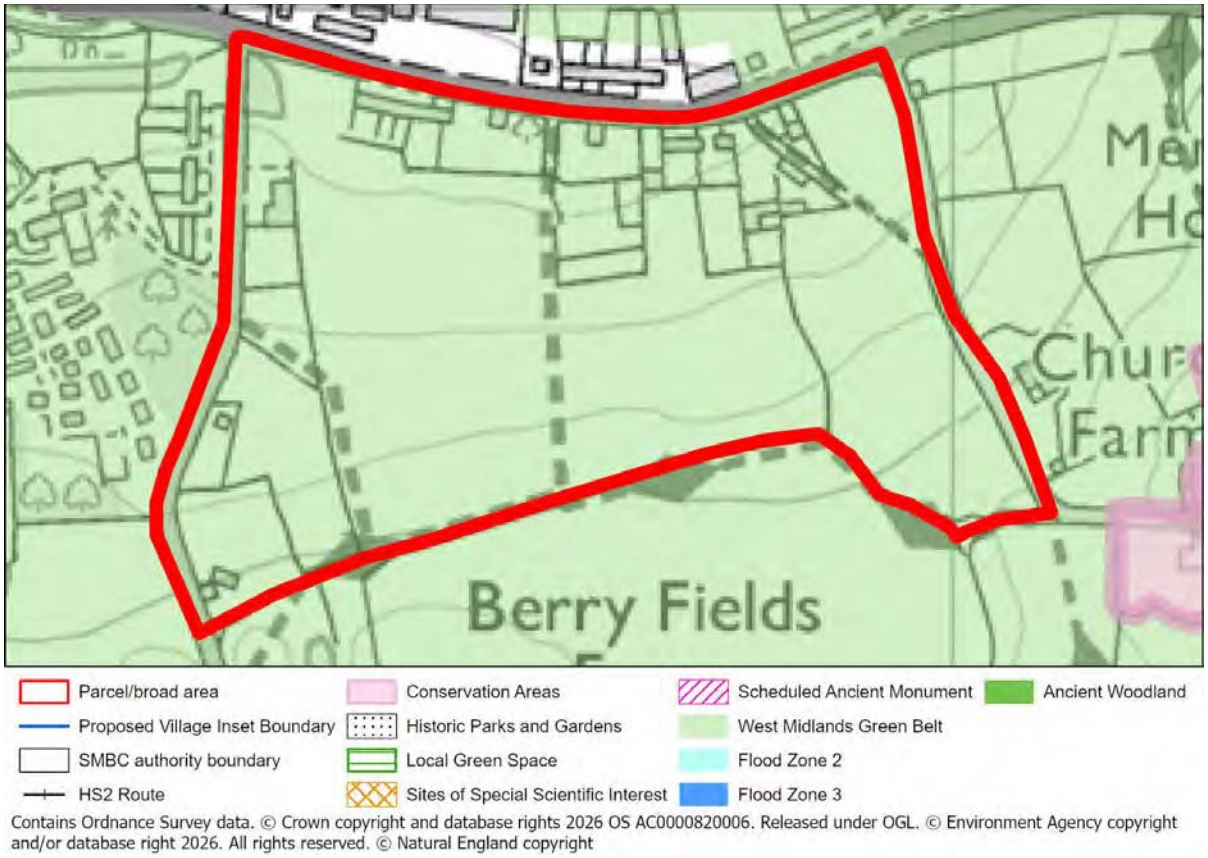


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between Coventry and Solihull. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural rand uses, predominantly agricultural land. The parcel also includes some semi-urban land uses consisting of some residential developments and other built form along the B4104 (Main Road). The parcel has a strong-moderate degree of openness, with less than 10% built form. There are some long line views across the parcel, especially from the B4102 (Fillongley Road), although some views at other locations are blocked by vegetation and topography within the parcel. There are some views into adjacent areas of Green Belt, including along Eaves Green Lane and Walsh Lane, and limited views from Meriden Bypass and Birmingham Road. Where there are limited views, these views are primarily restricted due to vegetation along the roads and in adjacent areas. The parcel is surrounded by open countryside along some of its boundaries, to the north, east and in part south, with the Green Belt

Assessment criteria	*Contribution outcome*	*Assessment*
		carrying on in these directions. The built form of the inset village of Meriden, partially encloses the parcel, however this only impacts on the openness of the parcel when close to this built form. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. Professional judgement has been applied, taking into account the overall aims and purpose of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel does have long line views across and to the surrounding countryside and therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The parcel contains some areas of Local Green Space (as designated in the Meriden Neighbourhood Development Plan 2018-2033) and there are some limited areas at risk of surface water flooding. These cover between 10-20% of the parcel's total area. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

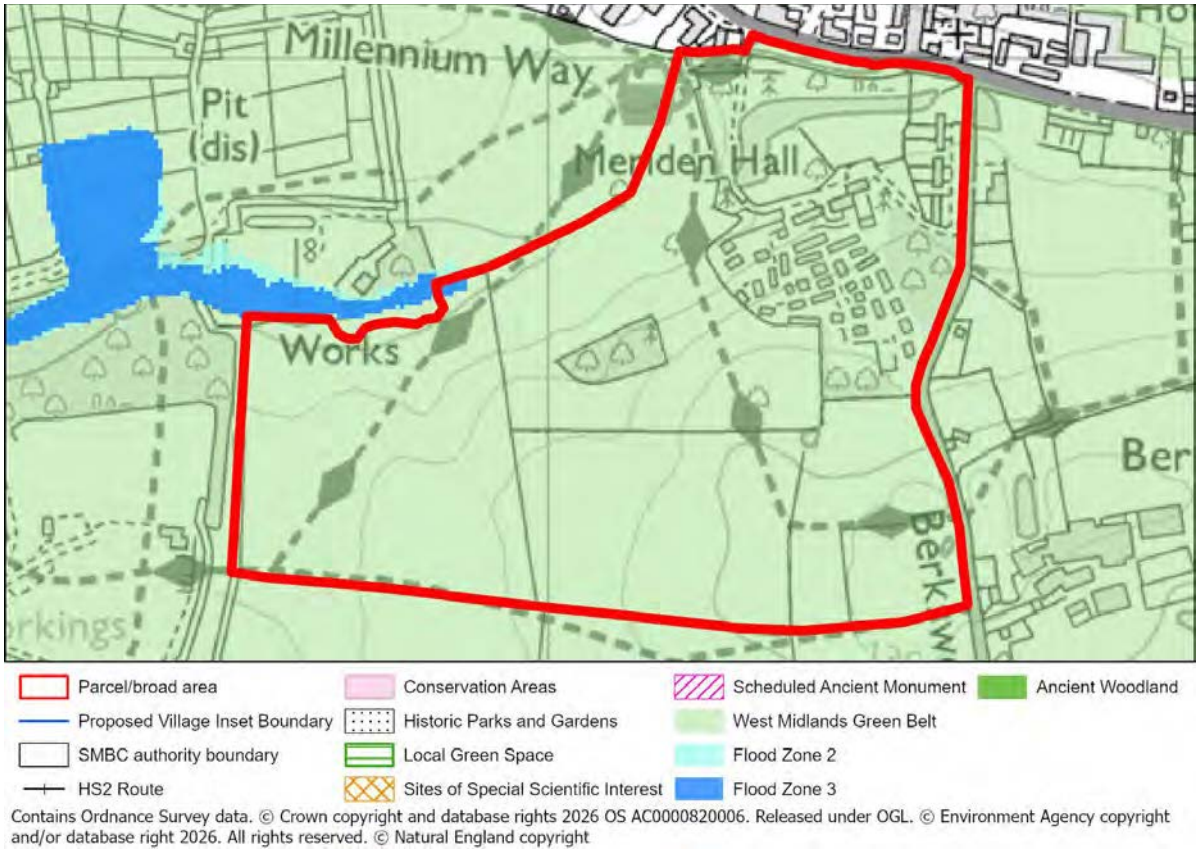
GBP 87



Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between Coventry and Solihull. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel consists of an open countryside, used for agricultural purposes and Meriden Pool, a public garden, is located in the parcel's northwest corner. The parcel also contains some semi-urban land uses, consisting of residential properties, Meriden Village Hall and Scout Hut along the B4104 (Main Road) and the Heart of England Social Club and residential properties along Berkswell Road. The parcel has a moderate degree of openness, with less than 10% built form. There are long line views in parts, but other views are restricted by vegetation. There are views across the parcel from the centre, including views into adjacent Green Belt areas to the south. There are some views across Church Lane into the Green Belt to the east, however these are generally restricted due to vegetation and topography. Views looking northwards and westwards are restricted due to the built form both within and outside the parcel. Although

Assessment criteria	*Contribution outcome*	*Assessment*
		there are some restrictions to views, the parcel still maintains a sense of spatial openness. The parcel is surrounded by open countryside along most of its boundaries, to the west, south and east, with the Green Belt carrying on in these directions. The inset village of Meriden sits to the north of the parcel, and the built form associated with Meriden Hall Park Homes to the west, although both outside the parcel's boundary, adds to the sense of enclosure of the parcel, which has a limited localised impact on the openness, but generally only when close to this built form. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The parcel contains a small area of Local Green Space (as designated in the Meriden Neighbourhood Development Plan 2018-2033) and there are some areas at risk of surface water flooding at the north of the parcel. These cover between 20-30% of the parcel's total area. Therefore, the parcel can be considered potential grey belt, noting it does contain some footnote 7 constraints.

GBP 88

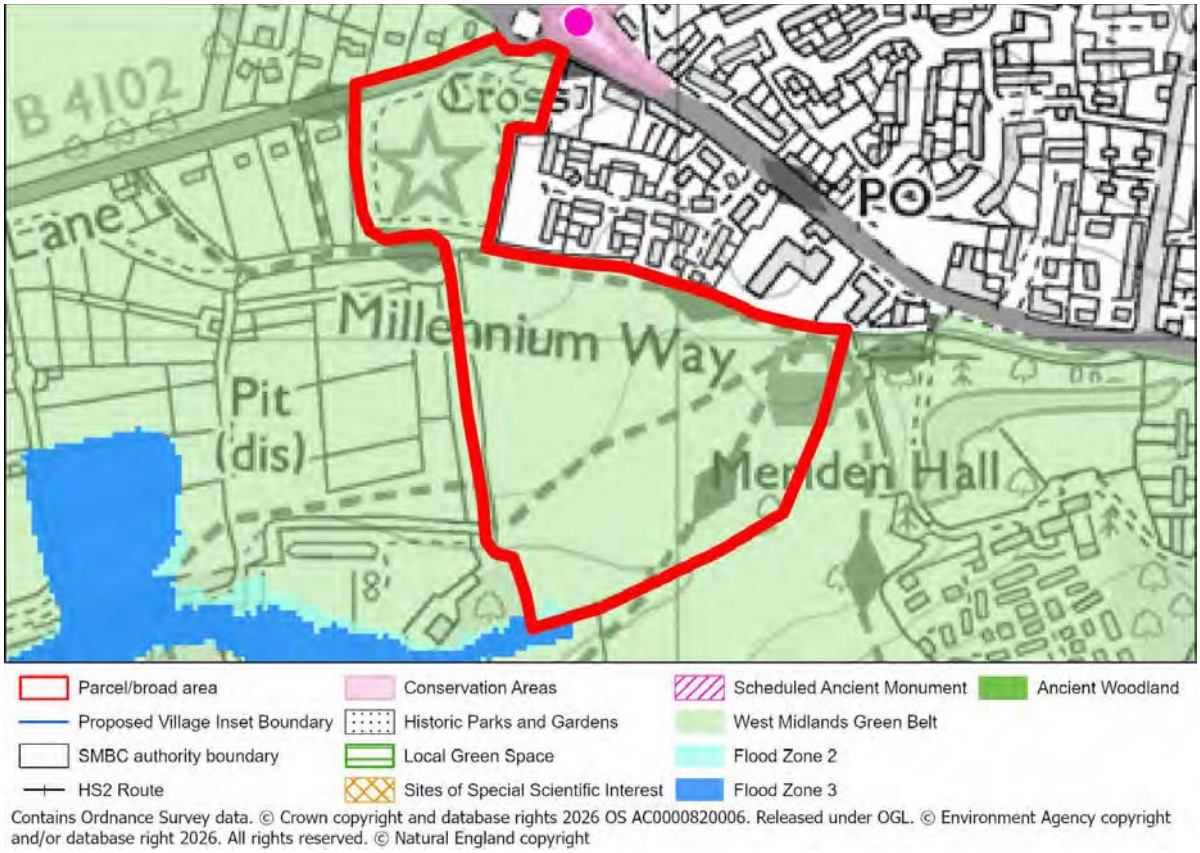


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between Coventry and Solihull. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Moderate	The parcel consists of open countryside and rural land uses, although the parcel contains some semi-urban land uses, including a large area of the parcel contains Meriden Hall Park Homes in the northeastern corner, closest to the village. The parcel has a strong-moderate degree of openness, with less than 20% built form. There are some long line views in parts across the parcel particularly from the Public Rights of Way in the centre of the parcel, although views are restricted at points. In the north of the parcel, views are restricted by undulating topography and vegetation within the parcel, although in other areas of the parcel, particularly where topography is more elevated, there are longer views, both across the parcel and into surrounding Green Belt. There are some long line views into surrounding Green Belt areas, however views looking eastwards are restricted due to the built form associated with Meriden Hall Park Homes and further built form, outside the parcel,

Assessment criteria	*Contribution outcome*	*Assessment*
		beyond Berkswell Road. To the west of the parcel is Meriden Park, including recycling services, however, views of this are restricted. The parcel is surrounded by the countryside along most of its boundaries, with only a limited connection to the settlement along its northern boundary. The Green Belt continues in these directions. The built form associated with the inset village of Meriden has limited further impact on the openness of the parcel, due to it being beyond Meriden Hall Park Homes. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The parcel contains some areas of Local Green Space (as designated in the Meriden Neighbourhood Development Plan 2018-2033) and some limited areas of the parcel are covered by Flood Zone 2/3 and areas at risk of surface water flooding at the north of the parcel. These cover between 10-20% of the parcel's area. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

GBP 89

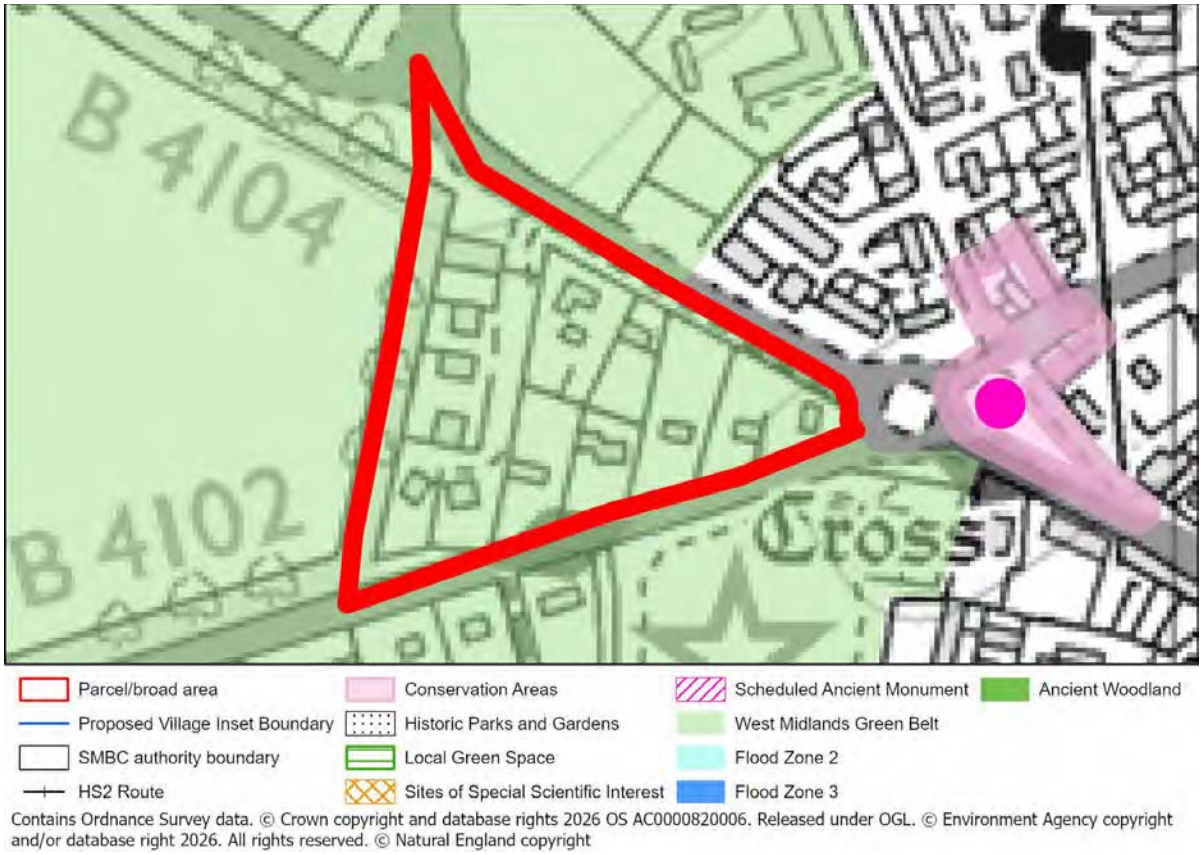


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Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	Weak	The parcel is located in a gap between the neighbouring towns of Solihull and Coventry. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between Coventry and Solihull. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong	The parcel consists of open countryside and rural land uses, including land left in a natural state with some built form limited to the Sports Park in the northern section. The parcel has a moderate degree of openness, with less than 10% built form. There are limited views across the parcel from the Public Rights of Way in the centre of the parcel due to flatter topography and vegetation within the parcel. There are some views looking southwards and westwards across the parcel. The Sports Park is visually separated from the remainder of the parcel by tall vegetation. There are limited long line views into the adjacent Green Belt areas due to vegetation within and surrounding the parcel, the parcel's flat topography (compared to elevated topography in surrounding parcels), and the built form beyond Hampton Lane in the north (outside the parcel). However, the parcel still maintains a sense of spatial openness due to the lack of built form.

Assessment criteria	*Contribution outcome*	*Assessment*
		The parcel is surrounded by open countryside along most of its boundaries, to the west and south, with Green Belt continuing in this direction. The built form associated with the inset village of Meriden surrounds the northern area of the parcel, which impacts on the sense of openness of this area of the parcel, particularly the section associated with Meriden Sports Park. However, in general this only has a localised impact. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The parcel is not adjacent to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the parcel makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The parcel contains an area of Local Green Space (as designated in the Meriden Neighbourhood Development Plan 2018-2033), associated with Meriden Sports Park and Pavillion towards the north of the parcel. Additionally, there are some small areas covered by Flood Zone 2/3 and areas at risk of surface water flooding at the north of the parcel. These cover around 10-20% of the parcel's total area. Therefore, the parcel can be considered potential grey belt, noting it does contain some footnote 7 constraints.

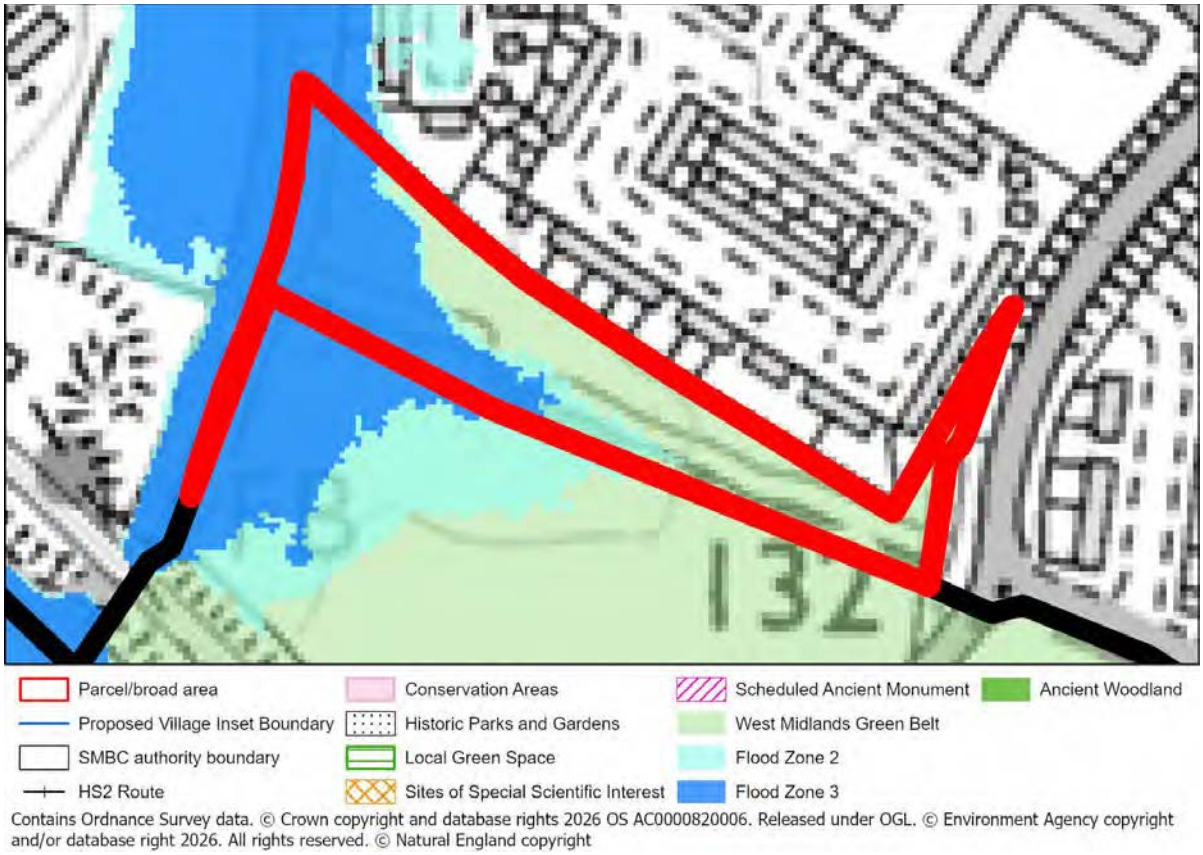
GBP 90



Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	No	The parcel is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging given the amount of built form already on the parcel and therefore makes no contribution to this purpose.
Purpose C	No	The parcel is developed and consists of urban land uses, with the parcel containing residential dwellings. The parcel has more than 90% built form and no degree of openness. Overall, the parcel makes no contribution to this purpose.
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. The parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Weak	The parcel makes a moderate contribution to one purpose and no contribution to four purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The parcel overlaps with a small an area of Local Green Space (as designated in the Meriden Neighbourhood Development Plan 2018-

Assessment criteria	*Contribution outcome*	*Assessment*
considered grey belt?		2033, however this is not significant. Therefore, the parcel can be considered potential grey belt.

GBP 91[128]



Assessment criteria	*Contribution outcome*	*Assessment*
Purpose A	Moderate	The parcel is adjacent to the large built up area of Solihull, along the parcel's northern and eastern edge boundary. The parcel is free of existing development being composed of woodland/scrubland and some residential gardens, with no built form. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of residential property boundaries to the north, Haslucks Green Road to the east, a treeline to the south and Aqueduct Road to the west. Haslucks Green Road and Aqueduct Road are both minor roads and are therefore defensible. The north and south boundaries are less defensible; however the Stratford-upon-Avon Canal and Drawbridge Road are located to the south, just beyond the Wake Green Amateur Football Club pitches, which are defensible and considered in reasonable proximity. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area along one boundary, however development would not result in an incongruous pattern of development and could be considered infill. Overall, the parcel makes a moderate contribution to this purpose.

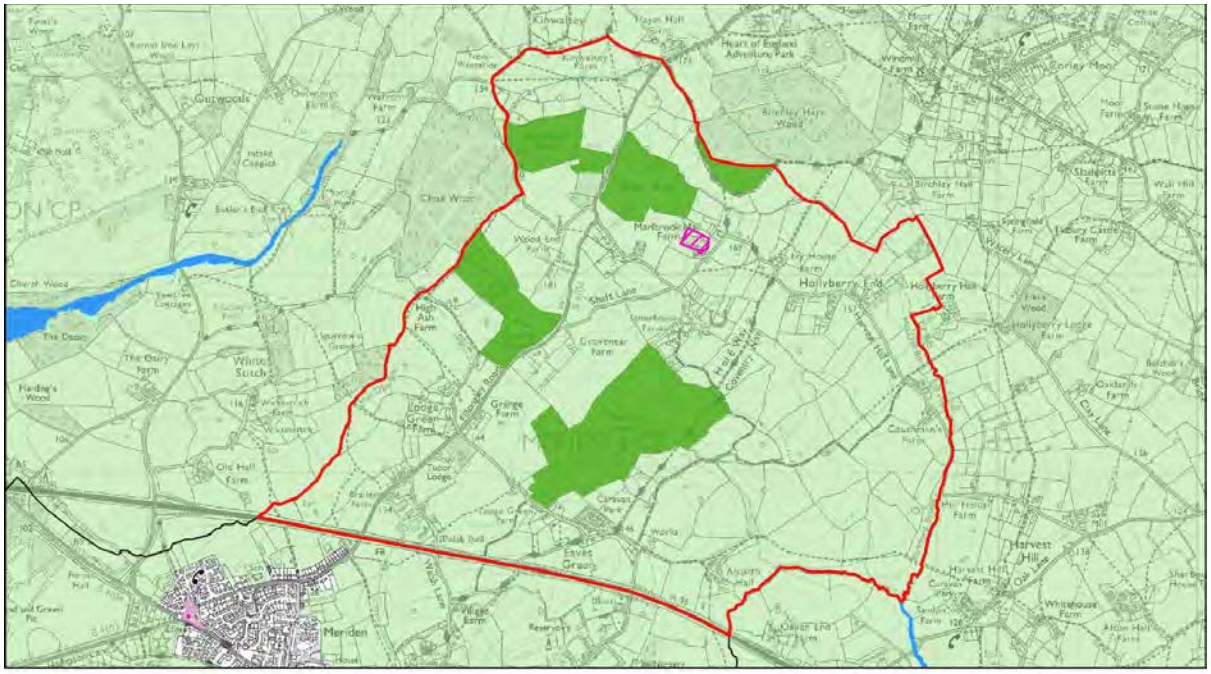
[128] No site visit was carried out for this parcel

Assessment criteria	*Contribution outcome*	*Assessment*
Purpose B	No	The parcel does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Moderate	The parcel consists of undeveloped land left in a natural state, with the parcel being composed of woodland and scrubland. The parcel has a moderate degree of openness with no built form. There are no long line views across the parcel or into surrounding Green Belt areas due to vegetation, however, the parcel is still spatially open. The parcel is completely enclosed by existing development or urbanising land uses. To the north and east is the built form of Shirley, to the south are football pitches and to the west is some public open space beyond which is built form. This impacts on the sense of openness of the parcel. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No	The parcel is adjacent to the historic town of Solihull, however, the parcel does not have a relationship with the historic core of Solihull, given the distance between the parcel and this core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. About 50% of the parcel's area is covered by Flood Zone 2/3 and there are also some areas at risk of surface water flooding. As such, the parcel can be considered as potential grey belt, noting is does contain some footnote 7 constraints.

Appendix E – Broad Area Green Belt Assessments

BA 1 347
BA 2 349
BA 3 352
BA 4 354
BA 5 357
BA 6 359
BA 7 362
BA 8 364

BA 1

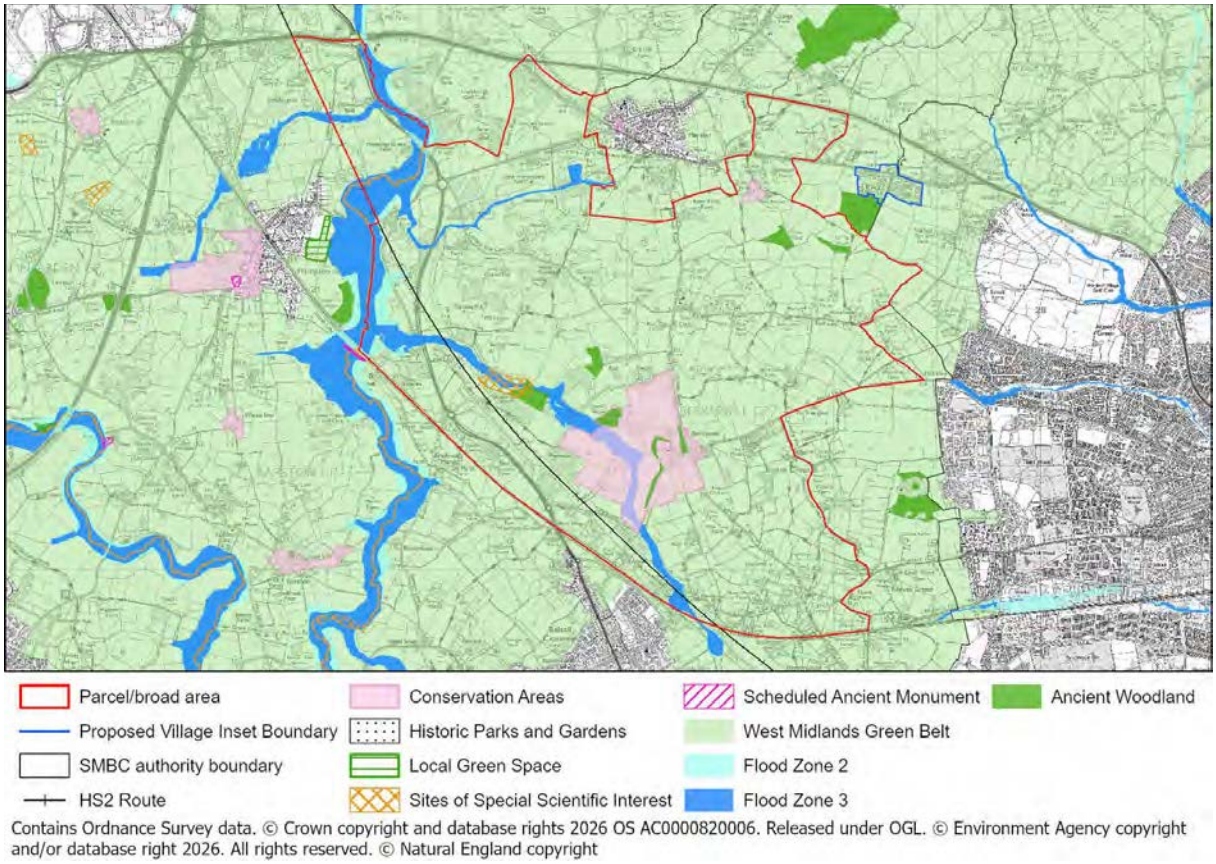


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Assessment criteria	*Contribution Outcome*	*Assessment*
Purpose A	No	The broad area is not adjacent or near to a large built up area and therefore does not contribute to this purpose.
Purpose B	Moderate	The broad area is located in a gap between the neighbouring towns of Solihull/Birmingham and Coventry. The broad area forms a small part of a gap, where there is scope for some development without the loss of visual separation or reducing the perceived distance between towns. The broad area sits within a wider area of Green Belt, which is within North Warwickshire's administrative control. Overall, the broad area makes a moderate contribution to this purpose.
Purpose C	Strong	The broad area is predominately open countryside and rural land uses, including agricultural buildings. Throughout the broad area are several residential properties and employment premises, with these generally being grouped into small clusters. However, given the scale of the broad area, these are not considered extensive or to greatly impact on the sense of openness of the broad area, noting there may be localised impacts. The broad area has a strong degree of openness with less than 10% built form. There are open long line views throughout the broad area, with some views restricted by vegetation, built form and topography. To note, there are some dense areas of ancient woodland, which are likely to restrict views and impact on the sense of openness when closest to these. Additionally, the A45 (Birmingham Road) which forms the southern boundary, is likely to restrict views looking southwards with vegetation screening this from view.

Assessment criteria	*Contribution Outcome*	*Assessment*
		The broad area is surrounded by open countryside on all of its boundaries, with the Green Belt continuing on in these directions. The inset village of Meriden is located just south of the broad area, but beyond the A45 and therefore does not have an impact on the sense of openness of the broad area. Overall, the broad area makes a strong contribution to this purpose.
Purpose D	No	The broad area does not play a role in preserving the setting and special character of a historic town. The broad area makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The broad area therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate	The broad area makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The broad area is not adjacent or near to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the broad area does sit within a wider gap between Solihull/Birmingham and Coventry, so makes a moderate contribution to preventing neighbouring towns from merging. Additionally, the broad area has long line views across and into the surrounding countryside and therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the broad area has been judged to make a moderate overall contribution to Green Belt purposes.
Is the broad area potentially considered grey belt?	N/A	The broad area is of a scale that it is not appropriate to assess whether it would be considered potential grey belt or not. However, it is noted that the broad area does not score strongly against Purpose A, Purpose B or Purpose D, and the broad area does contain several footnote 7 constraints.

BA 2



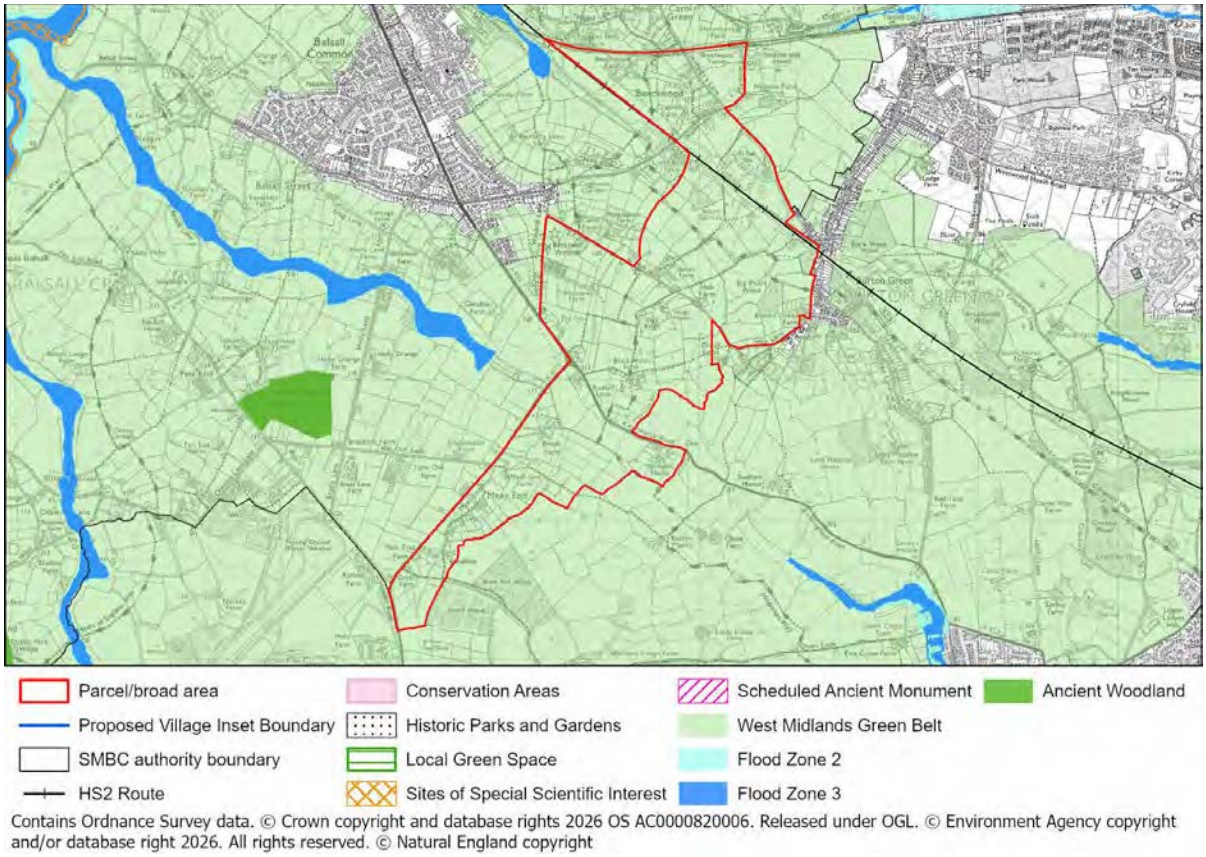
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Assessment criteria	*Contribution Outcome*	*Assessment*
Purpose A	Moderate	In conjunction with adjoining parcels, the broad area could be considered to be near the large built up areas of Balsall Common and Coventry. With Balsall Common being located to the south and Coventry to the east. It is noted that the broad area is not directly connected to any large built up areas. The broad area is predominately open countryside; however it does contain some existing development and other urbanising influences. This primarily relates to residential properties and employment premises; however, the broad area also includes a quarry and HS2 works with the route cutting through the broad area. Although given the scale of the broad area this is not extensive. The boundaries between both the broad area and the adjacent Green Belt parcels, and the broad area and the surrounding Green Belt are a mix of defensible and less defensible. The northern boundary follows either parcel boundaries, the A45 (Birmingham Road) or the administrative boundary. The eastern boundary follows parcel boundaries or the administrative boundary. The southern boundary follows the railway line associated with the West Coast Main Line. The western boundary also follows the West Coast Main Line in places and parcel boundaries. Overall, these boundaries are considered to be defensible or less defensible, with only small regions of the administrative boundary being undefined by any physical features on the ground. As such, the broad area has physical features which could restrict and contain development. Overall, the broad area makes a moderate contribution to this purpose.

Assessment criteria	*Contribution Outcome*	*Assessment*
Purpose B	Strong	The broad area is located in a gap between the neighbouring towns of Balsall Common and Coventry and the wider gap between Solihull and Coventry. The broad area forms a substantial part of these gaps, where development would result in loss of visual separation or physically reduce the perceived or actual distance between towns. Overall, the broad area makes a strong contribution to this purpose.
Purpose C	Strong	The broad area is predominately open countryside and rural land uses, including agricultural buildings. Throughout the broad area are several residential properties and employment premises, with these generally being grouped into small clusters, including the washed over village of Berkswell. The broad area also includes a quarry and HS2 works. However, given the scale of the broad area, these are not considered extensive or to greatly impact on the sense of openness of the broad area, noting there may be localised impacts. The broad area has a strong degree of openness with less than 10% built form. There are open long line views throughout the broad area, with some views restricted by vegetation, built form and topography. To note, there are some dense areas of vegetation or woodland, which are likely to restrict views and impact on the sense of openness when closest to these. Additionally, the West Coast Main Line and HS2 works are likely to restrict views to the south. The broad area is surrounded by open countryside on all of its boundaries, with the Green Belt continuing on in these directions. The inset villages of Meriden and Hampton-in-Arden, and Balsall Common and Coventry large built up areas are near to edge of the broad area. However, due to the Green Belt parcels between the broad area and the built form, these have a limited to no impact on the sense of openness of the broad area. Overall, the broad area makes a strong contribution to this purpose.
Purpose D	No	The broad area does not play a role in preserving the setting and special character of a historic town. The broad area makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The broad area therefore makes a moderate contribution to Purpose E
Overall assessment	Strong	The broad area makes a strong contribution to two purposes, a moderate contribution to two purposes and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The broad area performs strongly in respect of preventing neighbouring towns merging and in safeguarding the countryside from encroachment. On this basis, the broad area has been judged to make an overall strong contribution to Green Belt purposes.
Is the broad area potentially	N/A	The broad area is of a scale that it is not appropriate to assess whether it would be considered potential grey belt or not.

Assessment criteria	*Contribution Outcome*	*Assessment*
considered grey belt?		However, it is noted that the broad area does score strongly against Purpose B, and the broad area does contain several footnote 7 constraints.

BA 3

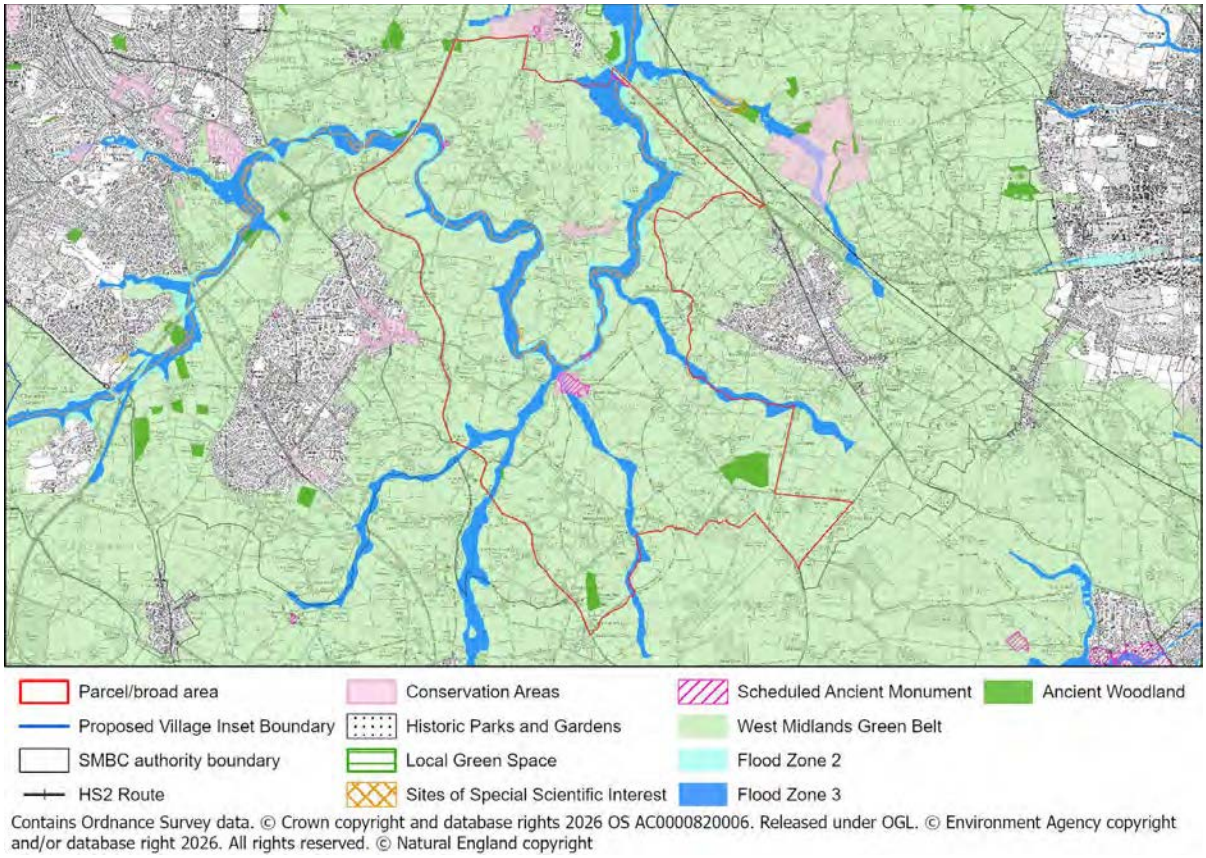


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Assessment criteria	*Contribution Outcome*	*Assessment*
Purpose A	Moderate	In conjunction with adjoining parcels, the broad area could be considered to be near the large built up areas of Balsall Common and Coventry. With Balsall Common being located to the northwest and Coventry to the northeast. It is noted that the broad area is not directly connected to any large built up areas. The broad area is predominately open countryside; however it does contain some existing development and other urbanising influences. This primarily relates to residential properties and employment premises, although given the scale of the broad area this is not extensive. The boundaries between both the broad area and the adjacent Green Belt parcels, and the broad area and the surrounding Green Belt are a mix of defensible and less defensible. The northern boundary follows the railway line associated with the West Coast Main Line. The eastern boundary follows parcel boundaries or the administrative boundary. The southern boundary follows the administrative boundary. The western boundary primarily follows parcel boundaries and in part Meer End Road. Overall, these boundaries are considered to be defensible or less defensible, with only small regions of the administrative boundary being undefined by any physical features on the ground. As such, the broad area has physical features which could restrict and contain development. Overall, the broad area makes a moderate contribution to this purpose.

Assessment criteria	*Contribution Outcome*	*Assessment*
Purpose B	Strong	The broad area is located in a gap between the neighbouring towns of Balsall Common and Coventry and between Balsall Common and Kenilworth. The broad area forms a substantial part of these gaps, where development would result in loss of visual separation or physically reduce the perceived or actual distance between towns. Overall, the broad area makes a strong contribution to this purpose.
Purpose C	Strong	The broad area is predominately open countryside and rural land uses, including agricultural buildings. Throughout the broad area are several residential properties and employment premises, with these generally being grouped into small clusters. The broad area also contains HS2 works which cuts through the northeast area. However, given the scale of the broad area, these are not considered extensive or to greatly impact on the sense of openness of the broad area, noting there may be localised impacts. The broad area has a strong degree of openness with less than 10% built form. There are open long line views throughout the broad area, with some views restricted by vegetation, built form and topography. The West Coast Main Line and HS2 works are likely to restrict views to the north. Additionally, vegetation screening the A452 (Kenilworth Road) may restrict views in places. The broad area is surrounded by open countryside on all of its boundaries, with the Green Belt continuing on in these directions. Balsall Common and Coventry are near to edge of the broad area. However, due to the Green Belt parcels between the broad area and the built form, these have a limited to no impact on the sense of openness of the broad area. Overall, the broad area makes a strong contribution to this purpose.
Purpose D	No	The broad area does not play a role in preserving the setting and special character of a historic town. The broad area makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The broad area therefore makes a moderate contribution to Purpose E
Overall assessment	Strong	The broad area makes a strong contribution to two purposes, a moderate contribution to two purposes and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The broad area performs strongly in respect of preventing neighbouring towns merging and in safeguarding the countryside from encroachment. On this basis, the broad area has been judged to make an overall strong contribution to Green Belt purposes.
Is the broad area potentially considered grey belt?	N/A	The broad area is of a scale that it is not appropriate to assess whether it would be considered potential grey belt or not. However, it is noted that the broad area does score strongly against Purpose B.

BA 4

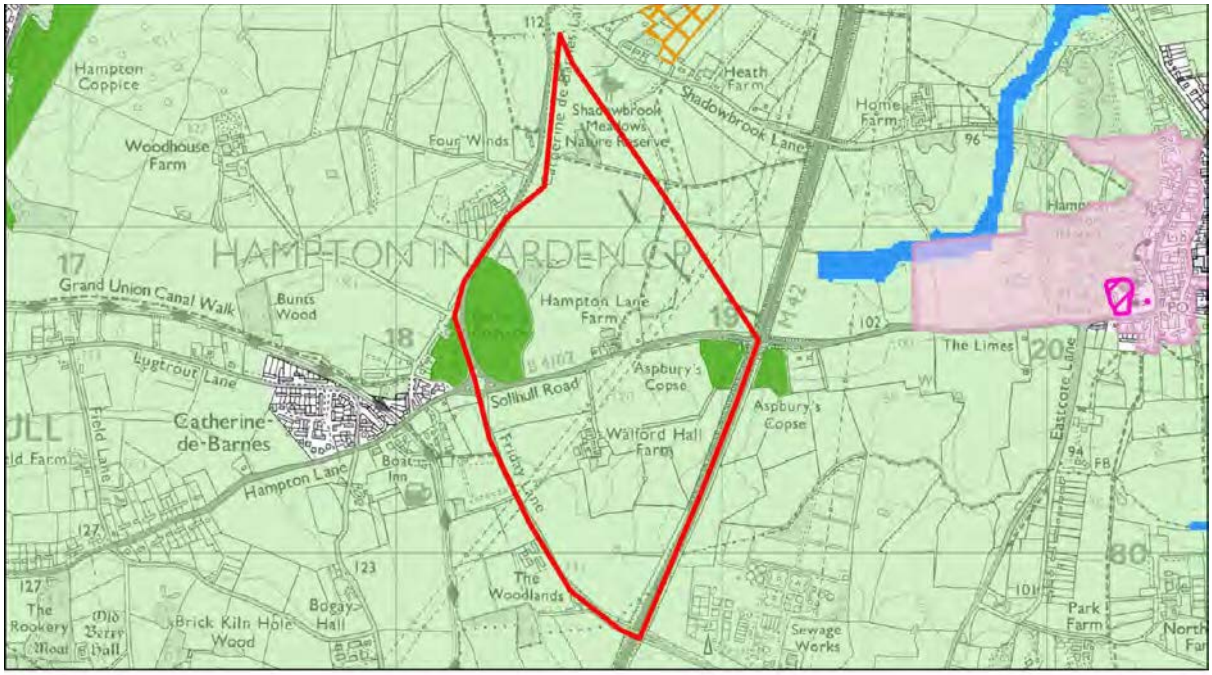


Assessment criteria	*Contribution Outcome*	*Assessment*
Purpose A	Moderate	In conjunction with adjoining parcels, the broad area could be considered to be near the large built up areas of Balsall Common and Knowle, Dorridge and Bentley Heath. With Balsall Common being located to the east and Knowle, Dorridge and Bentley Heath to the west. It is noted that the broad area is not directly connected to any large built up areas. The broad area is predominately open countryside; however it does contain some existing development and other urbanising influences. This primarily relates to residential properties and employment premises, including a number of washed over villages. Although given the scale of the broad area this is not extensive. The boundaries between both the broad area and the adjacent Green Belt parcels, and the broad area and the surrounding Green Belt are a mix of defensible and less defensible. The northern boundary follows either parcel boundaries, the M42 or the railway line associated with the West Coast Mainline. The eastern boundary follows parcel boundaries and in part Meer End Road. The southern boundary follows the administrative boundary. The western boundary follows the A4141 (Warwick Road) and parcel boundaries. Overall, these boundaries are considered to be defensible or less defensible, with only small regions of the administrative boundary being undefined by any physical features on the ground. As such, the broad area has physical features which could restrict and contain development.

Assessment criteria	*Contribution Outcome*	*Assessment*
		Overall, the broad area makes a moderate contribution to this purpose.
Purpose B	Strong	The broad area is located in a gap between the neighbouring towns of Balsall Common and Knowle, Dorridge and Bentley Heath and the wider gap between Solihull and Coventry. The broad area forms a substantial part of these gaps, where development would result in loss of visual separation or physically reduce the perceived or actual distance between towns. Overall, the broad area makes a strong contribution to this purpose.
Purpose C	Strong	The broad area is predominately open countryside and rural land uses, including agricultural buildings. Throughout the broad area are several residential properties and employment premises, with these generally being grouped into small clusters, including the washed over villages of Barston, Eastcote, Temple Balsall and in part Chadwick End. However, given the scale of the broad area, these are not considered extensive or to greatly impact on the sense of openness of the broad area, noting there may be localised impacts. The broad area has a strong degree of openness with less than 10% built form. There are open long line views throughout the broad area, with some views restricted by vegetation, built form and topography. To note, there are some dense areas of vegetation or woodland, which are likely to restrict views and impact on the sense of openness when closest to these. Additionally, the West Coast Main Line and HS2 works are likely to restrict views to the northeast and northwest. The broad area is surrounded by open countryside on all of its boundaries, with the Green Belt continuing on in these directions. The inset village of Hampton-in-Arden, and Balsall Common and Knowle, Dorridge and Bentley Heath are near to the edge of the broad area. However, due to the Green Belt parcels between the broad area and the built form, these have a limited to no impact on the sense of openness of the broad area. Overall, the broad area makes a strong contribution to this purpose.
Purpose D	No	The broad area does not play a role in preserving the setting and special character of a historic town. The broad area makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The broad area therefore makes a moderate contribution to Purpose E
Overall assessment	Strong	The broad area makes a strong contribution to two purposes, a moderate contribution to two purposes and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The broad area performs strongly in respect of preventing neighbouring towns merging, and in safeguarding the countryside

Assessment criteria	*Contribution Outcome*	*Assessment*
		from encroachment. On this basis, the broad area has been judged to make an overall strong contribution to Green Belt purposes.
Is the broad area potentially considered grey belt?	N/A	The broad area is of a scale that it is not appropriate to assess whether it would be considered potential grey belt or not. However, it is noted, the broad area does scores strongly against Purpose B, and the broad area does contain some footnote 7 constraints.

BA 5

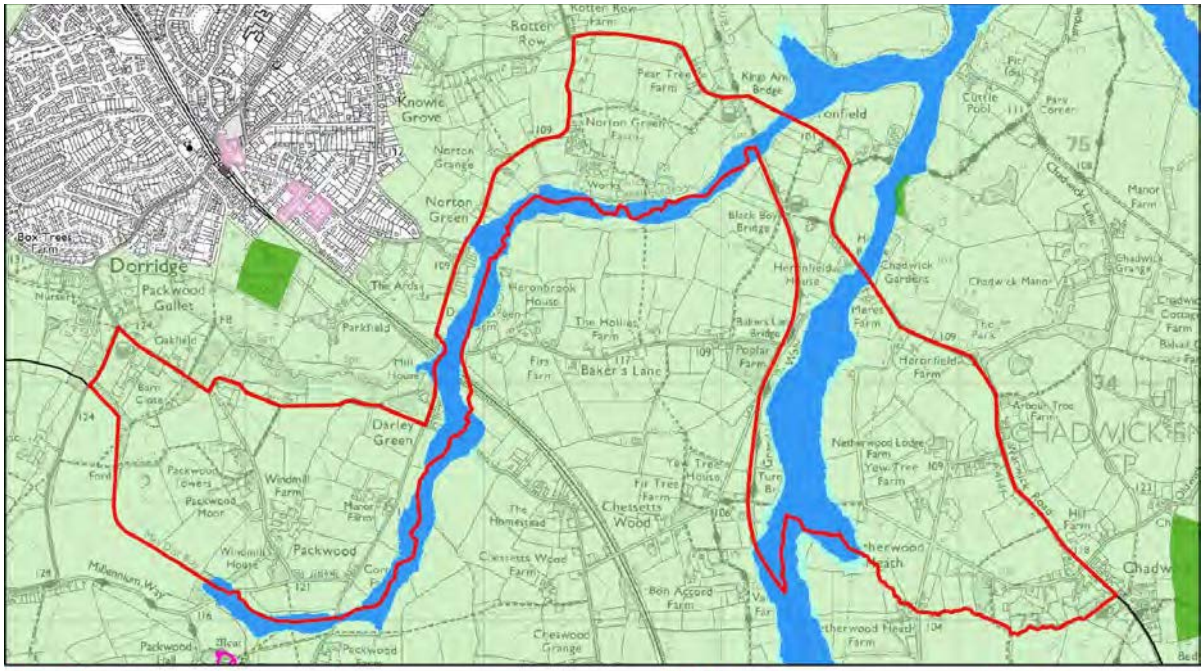


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Assessment criteria	*Contribution Outcome*	*Assessment*
Purpose A	No	In conjunction with adjoining parcels, the broad area could be considered to be near to the large built up area of Solihull, however, given the large scale of the adjacent Green Belt parcels to the north and west it was deemed the broad area was not functionally or visually linked. Therefore, the broad area does not contribute to this purpose.
Purpose B	Weak	The broad area is in a gap between the neighbouring towns of Solihull and Coventry. The broad area forms a very small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between towns, particularly given the presence of the M42 and the larger areas of Green Belt to the east of the parcel. Overall, the broad area makes a weak contribution to this purpose.
Purpose C	Strong	The broad area is open countryside and contains some rural land uses including farm buildings. The broad area has a strong-moderate degree of openness with less than 10% built form. There are open long line views in places, however some views are restricted by vegetation or built form. The broad area contains some dense areas of ancient woodland which does restrict some views and impact on the sense of openness when closest to this. The M42 to the east and the A4545 appear to sit at a lower elevation to the broad area, with screening vegetation likely to impact views, however having a lesser impact on the sense of openness.

Assessment criteria	*Contribution Outcome*	*Assessment*
		The broad area is surrounded by open countryside on all of its boundaries, with the Green Belt continuing on in these directions. The inset village of Catherine-de-Barnes is located close to the western boundary; however, the built form does not impact on the sense of openness due to it being separated from the broad area by woodland. Overall, the broad area makes a strong contribution to this purpose.
Purpose D	No	The broad area does not play a role in preserving the setting and special character of a historic town. The broad area makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The broad area therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate	The broad area makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The broad area is not adjacent or near to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the broad area does have long line views across and to the surrounding countryside and therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the broad area has been judged to make a moderate overall contribution to Green Belt purposes
Is the broad area potentially considered grey belt?	Yes (footnote 7 constraints)	This broad area is of a similar scale to neighbouring Green Belt parcels, therefore it is appropriate to consider whether the broad area could be considered potential grey belt. The broad area does not score strongly against Purpose A, Purpose B or Purpose D. There are some areas of Ancient Woodland and limited areas at risk of surface water flooding, however these cover approximately less than 15% of the broad area's total area. Therefore, the broad area can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

BA 6



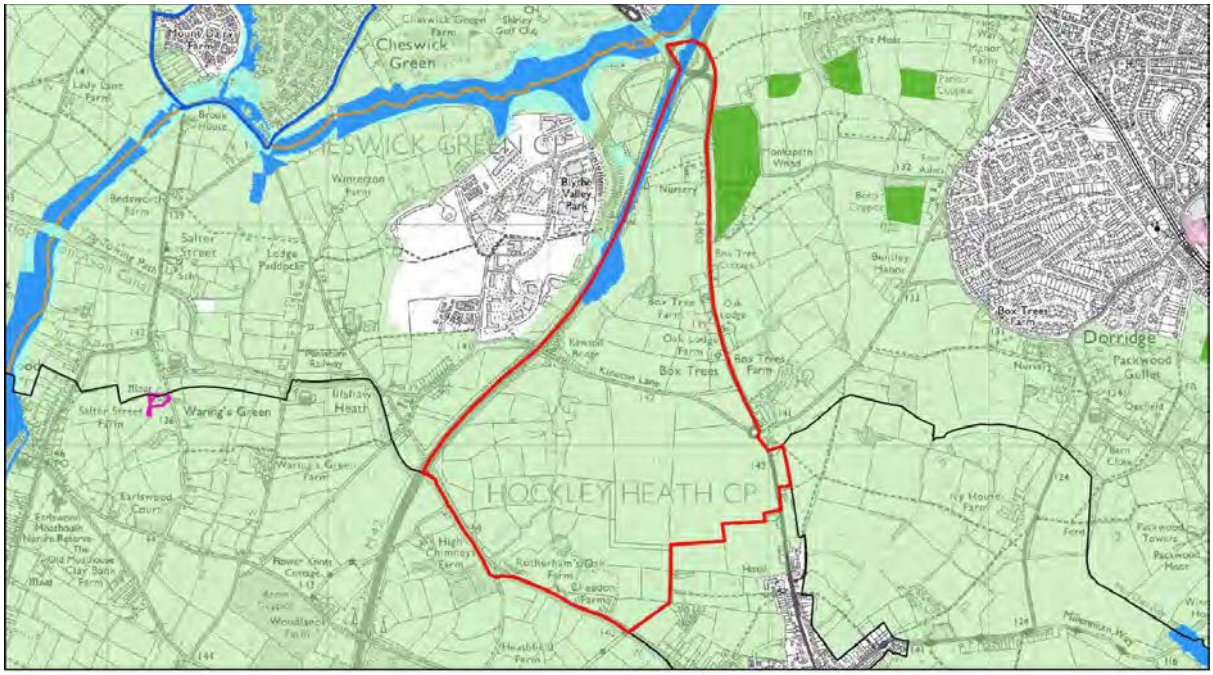
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Assessment criteria	*Contribution Outcome*	*Assessment*
Purpose A	Moderate	In conjunction with adjoining parcels, the broad area could be considered to be near the large built up area of Knowle, Dorridge and Bentley Heath located to the northwest. It is noted that the broad area is not directly connected to any large built up areas. The broad area is predominately open countryside; however it does contain some existing development and other urbanising influences. This primarily relates to residential properties and employment premises, and a sewage treatment works. Although given the scale of the broad area this is not extensive. The boundaries between both the broad area and the adjacent Green Belt parcels, and the broad area and the surrounding Green Belt are a mix of defensible and less defensible. The northern boundary follows parcel boundaries. The eastern boundary follows or the A4141 (Warwick Road). The southern boundary follows the administrative boundary. The western boundary follows the administrative boundary and in part the B4101 (Grange Road). Overall, these boundaries are considered to be defensible or less defensible, with only small regions of the administrative boundary being undefined by any physical features on the ground. As such, the broad area has physical features which could restrict and contain development. Overall, the broad area makes a moderate contribution to this purpose.

Assessment criteria	*Contribution Outcome*	*Assessment*
Purpose B	Moderate	The broad area is located in a gap between the neighbouring towns of Balsall Common and Knowle, Dorridge and Bentley Heath. The broad area forms a small part of a gap, where there is scope for some development without the loss of visual separation or reducing the perceived distance between towns. Noting there is a significantly larger broad area located to the east of this one, which plays a greater part in preventing these towns from merging. Overall, the broad area makes a moderate contribution to this purpose.
Purpose C	Strong	The broad area is predominately open countryside and rural land uses, including agricultural buildings. Throughout the broad area are some residential properties and employment premises, including in part the washed over village Chadwick End. The broad area also contains a sewage treatment works. However, given the scale of the broad area, these are not considered extensive or to greatly impact on the sense of openness of the broad area, noting there may be localised impacts. The broad area has a strong degree of openness with less than 10% built form. There are open long line views throughout the broad area, with some views restricted by vegetation, built form and topography. The shape of the broad area around the administrative boundary means some views are restricted when solely considering the assessment area, however, there are views across the wider Green Belt. Additionally, the railway line that cuts through the broad area in the southwest will restrict some views due to it sitting at a higher elevation. The broad area is surrounded by open countryside on all of its boundaries, with the Green Belt continuing on in these directions. Knowle, Dorridge and Bentley Heath is near to edge of the broad area. However, due to the Green Belt parcels between the broad area and the built form, these have a limited to no impact on the sense of openness of the broad area. Overall, the broad area makes a strong contribution to this purpose.
Purpose D	No	The broad area does not play a role in preserving the setting and special character of a historic town. The broad area makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The broad area therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate	The broad area makes a strong contribution to one purpose, a moderate contribution to three purposes and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. Whilst the broad area makes a strong contribution to safeguarding the countryside from encroachment, as it makes a moderate contribution to both preventing unrestricted sprawl and preventing neighbouring towns from merging, it has therefore, been judged on

Assessment criteria	*Contribution Outcome*	*Assessment*
		balance to make a moderate overall contribution to Green Belt purposes.
Is the broad area potentially considered grey belt?	N/A	The broad area is of a scale that it is not appropriate to assess whether it would be considered potential grey belt or not. However, it is noted, the broad area does not score strongly against either Purpose A, Purpose B or Purpose D, and the broad area does contain some footnote 7 constraints.

BA 7

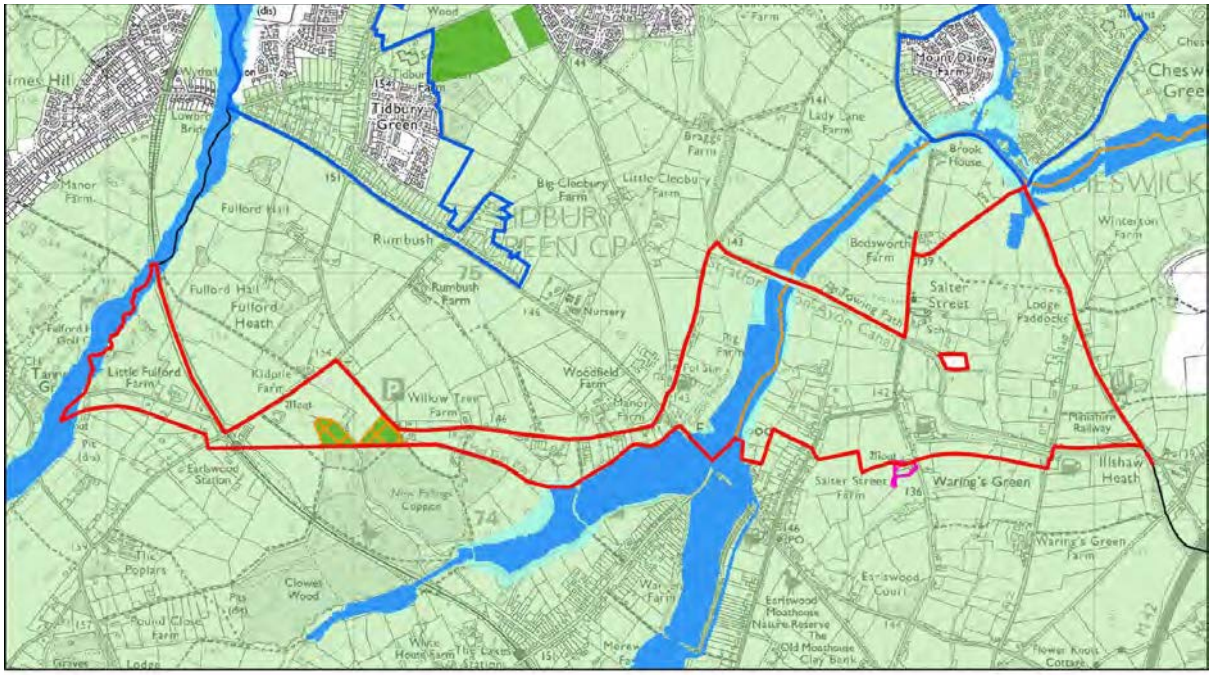


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Assessment criteria	*Contribution Outcome*	*Assessment*
Purpose A	No	The broad area could be considered near to the large built up areas of Solihull to the north, and to Knowle, Dorridge and Bentley Heath to the east. However, given the presence of the M42 junction to the north, and the large scale of the adjacent Green Belt parcels to the east it was deemed the broad area only has a limited functional link to Solihull and is not visually linked to either of these large built up areas. Additionally, the majority of the broad area it not near the large built up areas given its overall shape and size. Therefore, the broad area does not contribute to this purpose.
Purpose B	Weak	The northern part of this broad area is located in a gap between the neighbouring towns of Solihull and Knowle, Dorridge and Bentley Heath. However, the majority of the broad area is not located within this gap. The broad area forms a small part of a gap, without making a contribution to visual separation, where development would not reduce the perceived distance between towns. This is especially the case considering the region of the broad area that is primarily within this gap consists of road infrastructure, and that there are larger Green Belt parcels between these two towns which are likely to perform a stronger role. Therefore, on balance, considering the majority of the broad area is not within this gap, it is considered this broad area makes a weak contribution to this purpose.
Purpose C	Strong	The broad area is predominately open countryside and contains some rural land uses including farm buildings. There are some

Assessment criteria	*Contribution Outcome*	*Assessment*
		residential properties and employment premises which are mainly located along School Road; however, these are not extensive. The broad area has a strong degree of openness with less than 10% built form. There are open long line views in places, however some views are restricted by vegetation or built form. The broad area contains some dense areas of vegetation / woodland, particularly to the north (both within and adjacent to the broad area) which does restrict some views and impact on the sense of openness when closest to this, however this also assists in screening the M42 junction from view. The M42 to the west restricts some views when looking in this direction, however, when looking east and southwards views are fairly unrestricted. The broad area is surrounded by open countryside on all of its boundaries, with the Green Belt continuing on in these directions. The inset area of Blythe Valley Park is located close to the western boundary, but beyond the M42. Therefore, the built form does not impact on the sense of openness of the broad area. Overall, the broad area makes a strong contribution to this purpose.
Purpose D	No	The broad area does not play a role in preserving the setting and special character of a historic town. The broad area makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The broad area therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate	The broad area makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The broad area is not adjacent or near to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the broad area does have long line views across and to the surrounding countryside and therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the broad area has been judged to make a moderate overall contribution to Green Belt purposes
Is the broad area potentially considered grey belt?	Yes (footnote 7 constraints)	This broad area is of a similar scale to neighbouring Green Belt parcels; therefore it is appropriate to consider whether the broad area could be considered potential grey belt. The broad area does not score strongly against Purpose A, Purpose B or Purpose D. There are some areas of covered by Flood Zone 2/3 and some areas at risk of surface water flooding, however these cover approximately less than 15% of the broad area's total area. Therefore, the broad area can be considered as potential grey belt, noting it does contain some footnote 7 constraints.

BA 8

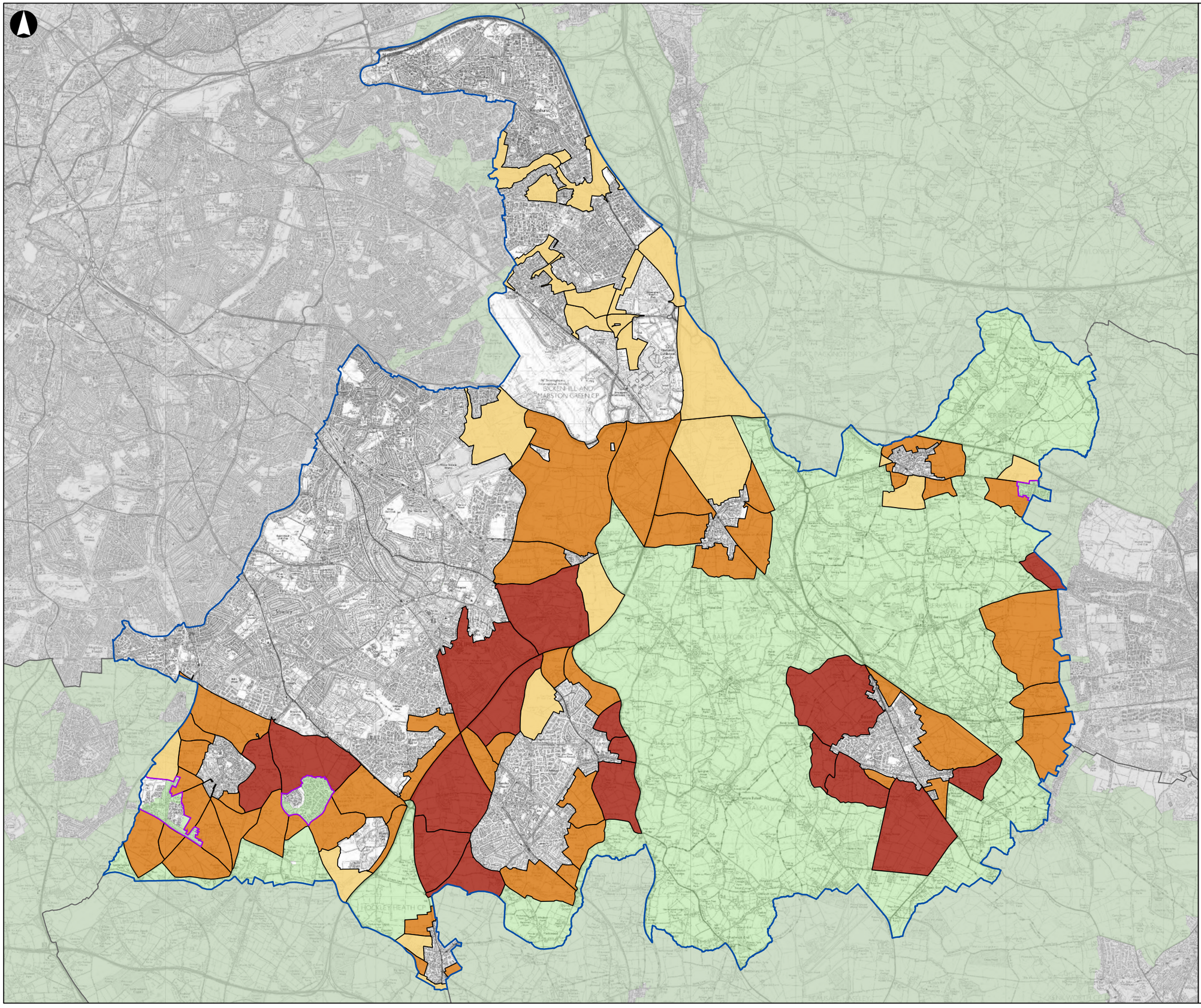


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Assessment criteria	*Contribution Outcome*	*Assessment*
Purpose A	No	The broad area is not adjacent to a large built up area and therefore does not contribute to this purpose.
Purpose B	No	The broad area does not play a role in preventing neighbouring towns from merging and makes no contribution to this purpose.
Purpose C	Strong	The broad area is predominately open countryside and rural land uses, including agricultural buildings. Throughout the broad area are some residential properties and employment premises, with there being a particular cluster towards the centre near Earlswood (although this is outside the broad area to the south), and a Gypsy and Traveller site which is inset within the Green Belt. However, given the scale of the broad area, these are not considered extensive or to greatly impact on the sense of openness of the broad area, noting there may be localised impacts. The broad area has a strong degree of openness with less than 10% built form. There are open long line views throughout the broad area, with some views restricted by vegetation, built form and topography. The shape of the broad area around the administrative boundary means some views are restricted when solely considering the assessment area, however, there are views across the wider Green Belt. The cluster of built form towards the centre of the parcel does restrict some views when looking across the broad area. The broad area is surrounded by open countryside on all of its boundaries, with the Green Belt continuing on in these directions.

Assessment criteria	*Contribution Outcome*	*Assessment*
		The proposed inset villages of Tidbury Green, Cheswick Green and the inset area of Blythe Valley Park are all located to the north. However, due to the Green Belt parcels between the broad area and the built form, these have a limited to no impact on the sense of openness of the broad area. Overall, the broad area makes a strong contribution to this purpose.
Purpose D	No	The broad area does not play a role in preserving the setting and special character of a historic town. The broad area makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The broad area therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate	The broad area makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt. The broad area is not adjacent or near to a large built up area and therefore cannot act to prevent unrestricted sprawl. However, the broad area does have long line views across and into the surrounding countryside and therefore makes a strong contribution to safeguarding the countryside from encroachment. On the balance of this, the broad area has been judged to make a moderate overall contribution to Green Belt purposes.
Is the broad area potentially considered grey belt?	N/A	The broad area is of a scale that it is not appropriate to assess whether it would be considered potential grey belt or not. However, it is noted, the broad area does not score strongly against Purpose A, Purpose B or Purpose D, and the broad area does contain several footnote 7 constraints.

Appendix F – Green Belt Assessment Maps



A3

25/03/2026 09:14

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Metres

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Project Name

Solihull Green Belt Assessment

Drawing Title

Parcel assessment

Overall assessment

Scale at A3

1:70,000

Role

Planning

Suitability

Final

Project Number

309547-00

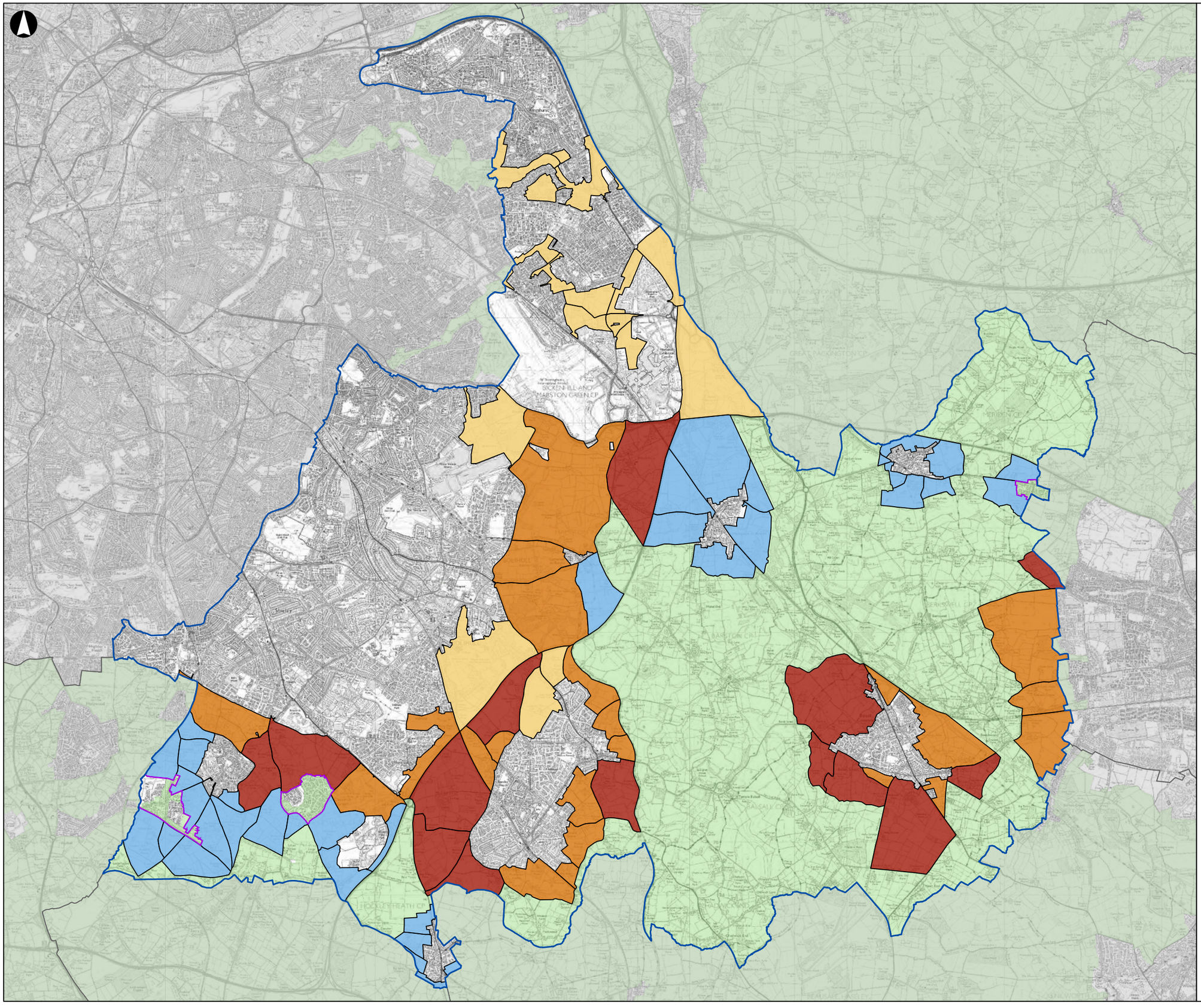
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Drawing Title

Parcel assessment

Purpose A

Scale at A3

1:70,000

Role

Planning

Suitability

Final

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A3

23/03/2026 11:35

SMBC Authority Boundary
Local Authority Boundaries
Proposed Village Inset Boundary
West Midlands Green Belt

Purpose B

Strong
Moderate
Weak
No

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0 500 1,000 2,000

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Drawing Title
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Purpose B

Scale at A3
1:70,000

Role
Planning

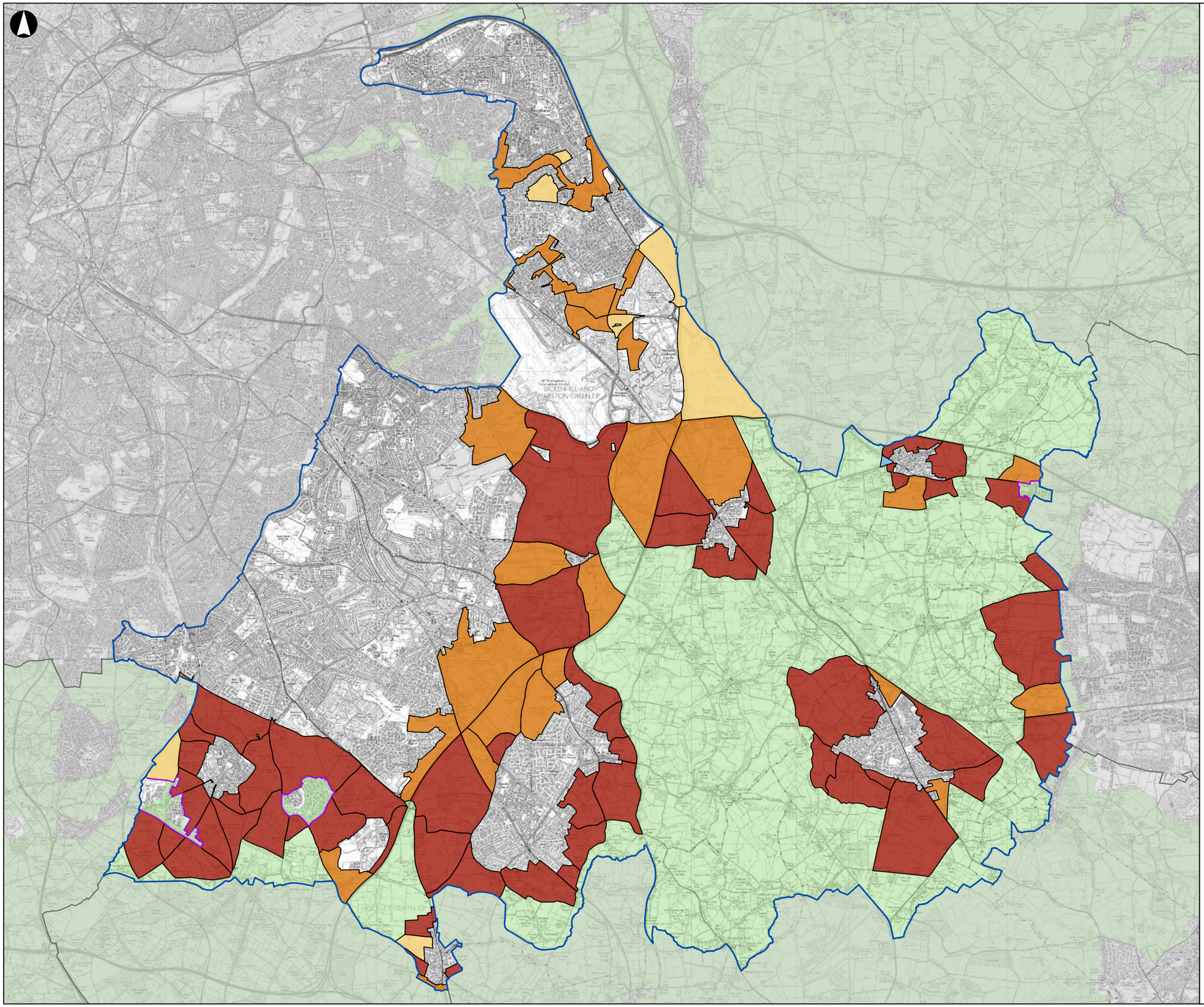
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Drawing Title

Parcel assessment

Purpose C

Scale at A3

1:70,000

Role

Planning

Suitability

Final

Project Number

309547-00

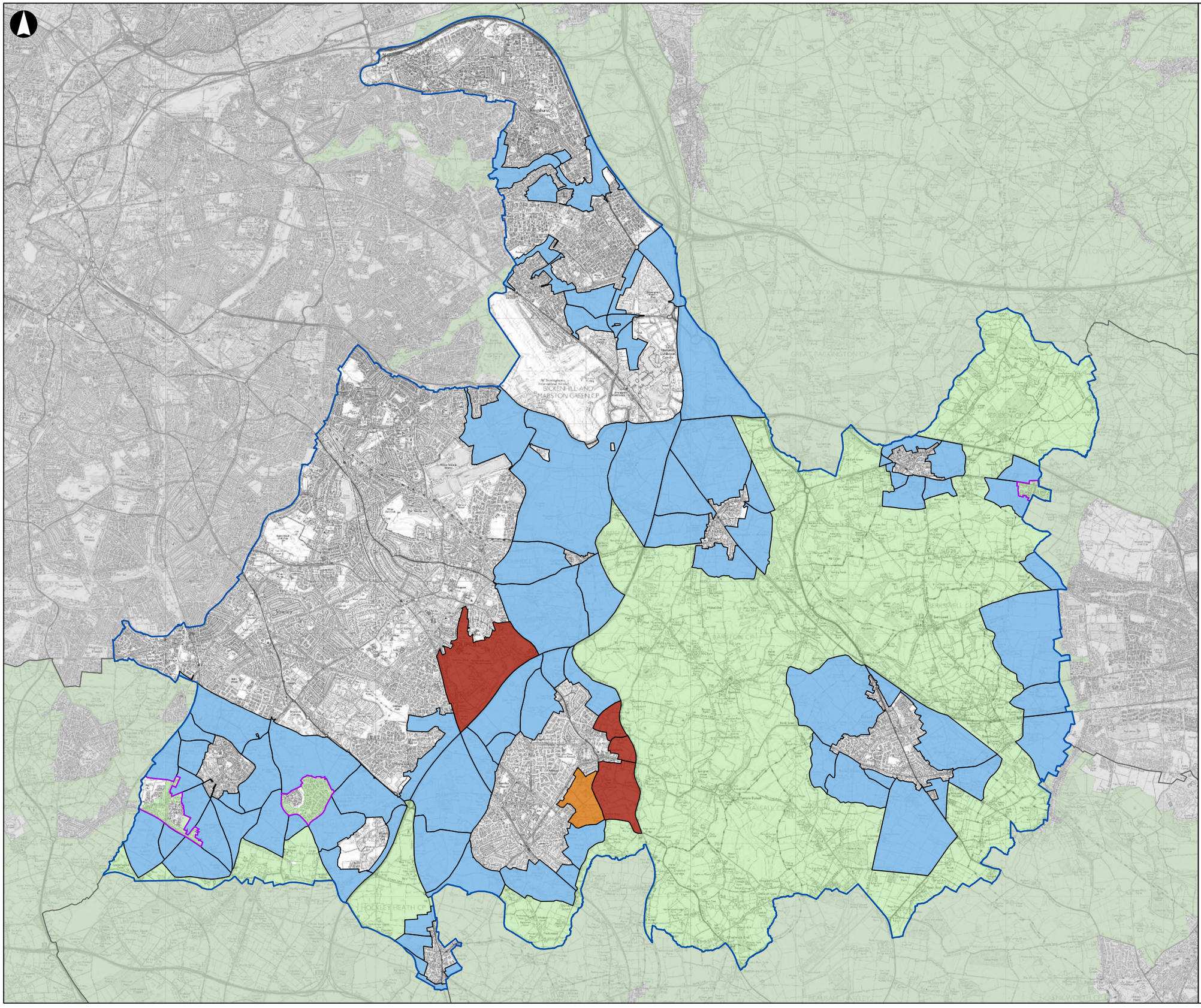
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Drawing Title
Parcel assessment

Purpose D

Scale at A3
1:70,000

Role
Planning

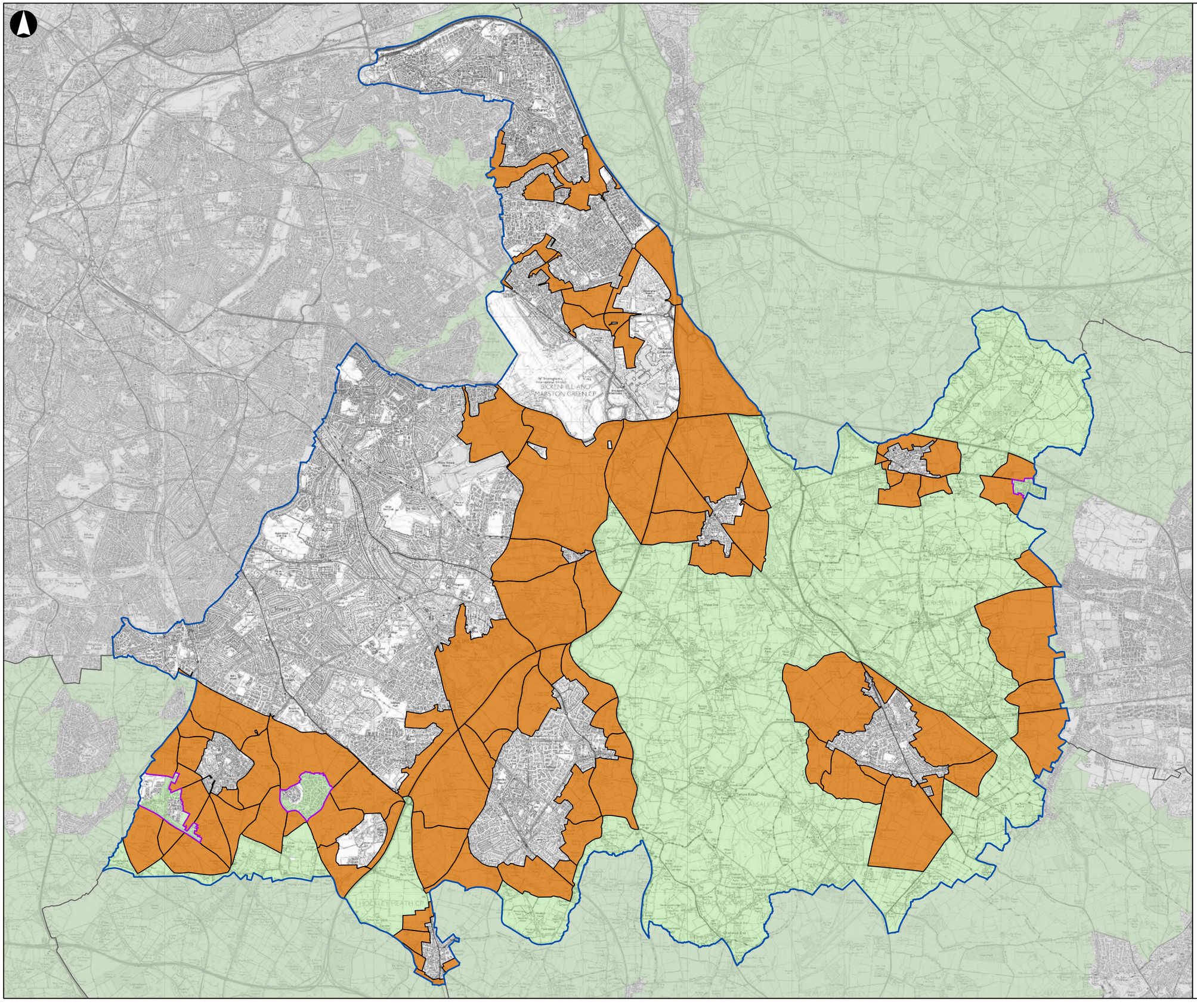
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Drawing Title
Parcel assessment

Purpose E

Scale at A3
1:70,000

Role
Planning

Suitability
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A3

20/03/2026 16:16

SMBC Authority Boundary
Local Authority Boundaries
Proposed Village Inset Boundary
West Midlands Green Belt

Potential grey belt

No
Yes (footnote 7 constraints)
Yes

NB. As potential grey belt has been assessed on a parcel or broad area wide basis, this does not necessarily mean that all land within the parcel or broad area will necessarily be considered to be grey belt.

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Drawing Title
Parcel assessment

Potential Grey Belt

Scale at A3
1:70,000

Role
Planning

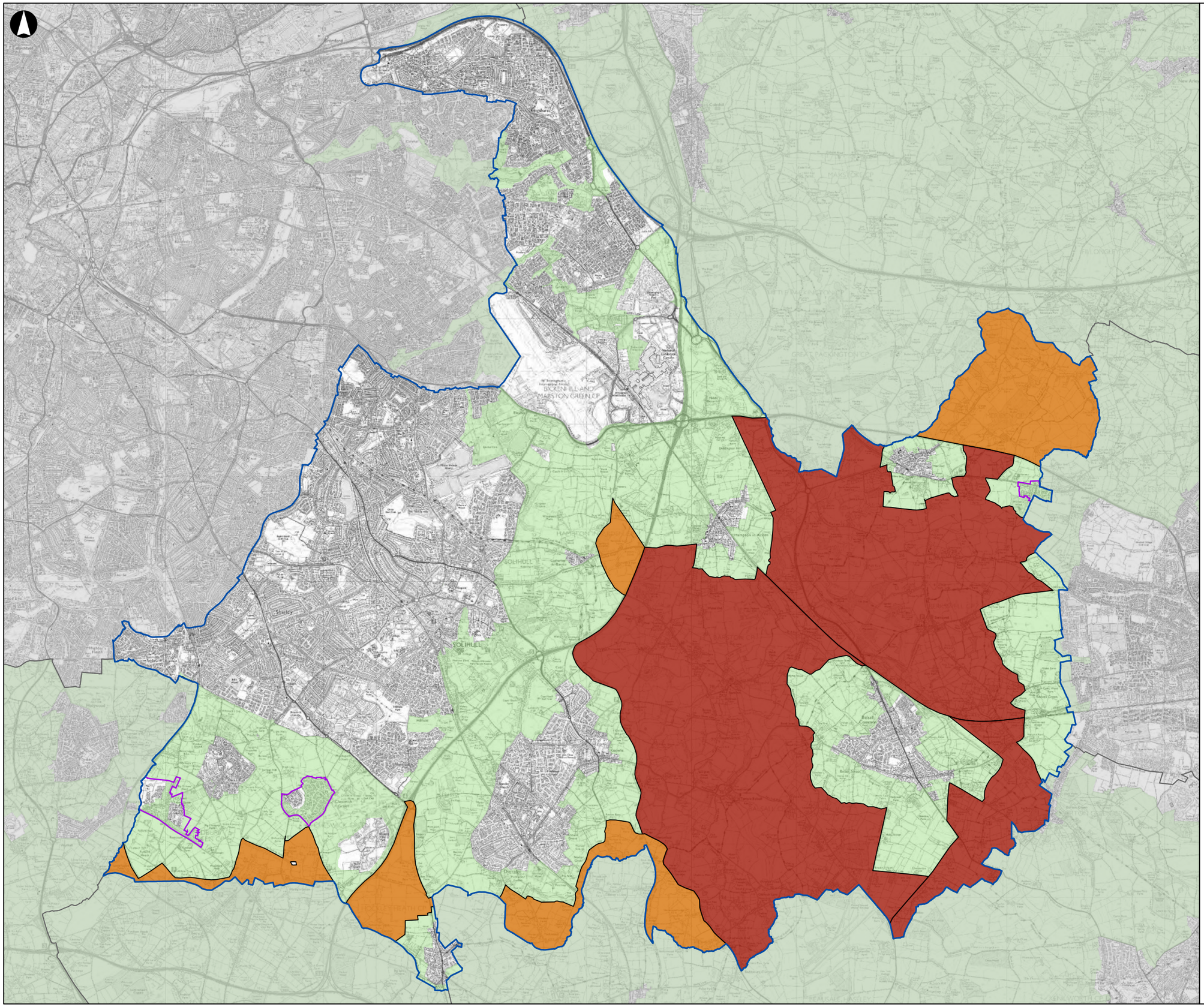
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A3

20/03/2026 14:24

SMBC Authority Boundary
Local Authority Boundaries
Proposed Village Inset Boundary
West Midlands Green Belt

Overall assessment

Strong
Moderate

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Metres
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Client
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Project Name
Solihull Green Belt Assessment

Drawing Title
Broad Area assessment

Overall assessment

Scale at A3
1:70,000

Role
Planning

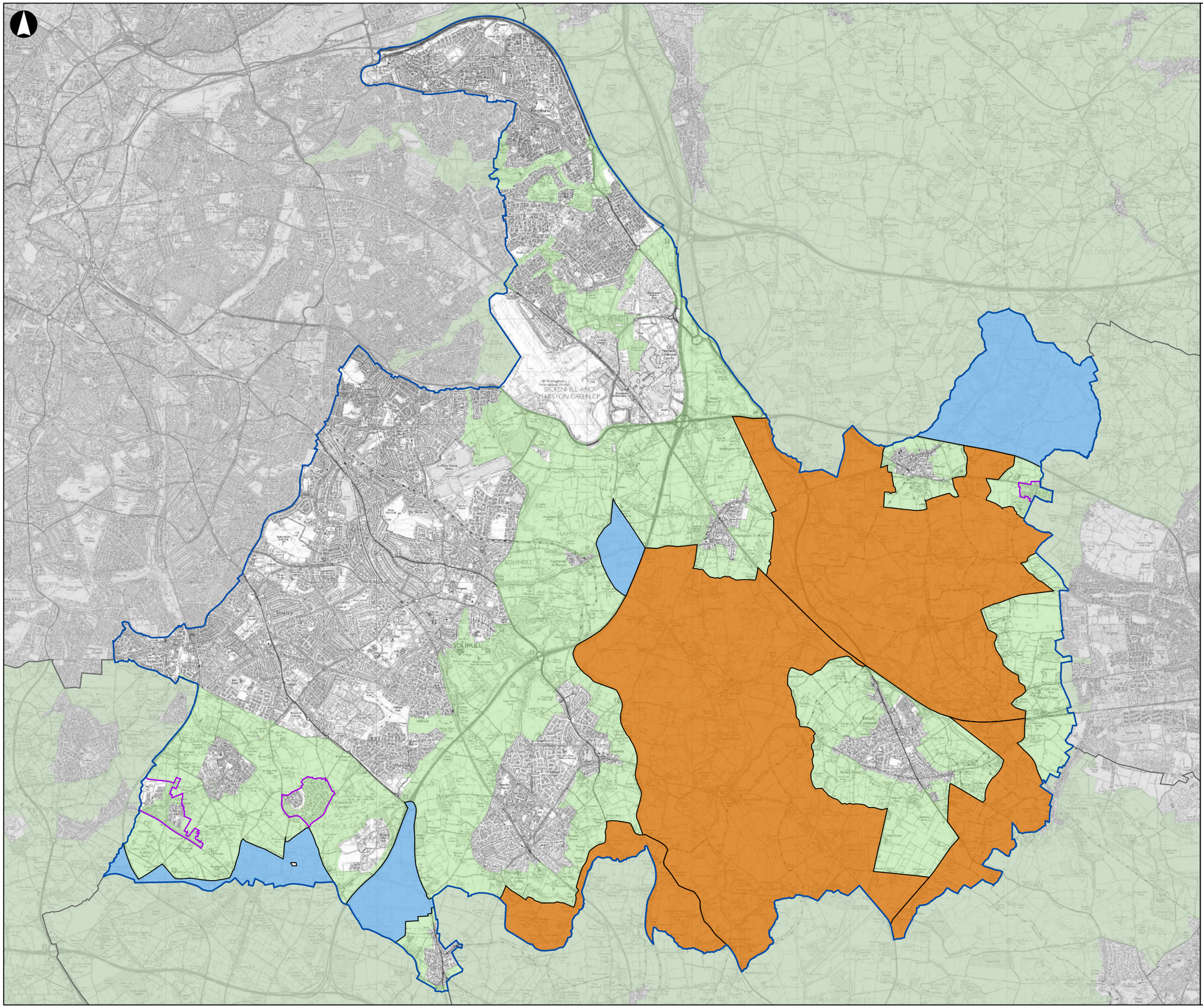
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Solihull Green Belt Assessment

Drawing Title

Broad Area assessment

Purpose A

Scale at A3

1:70,000

Role

Planning

Suitability

Final

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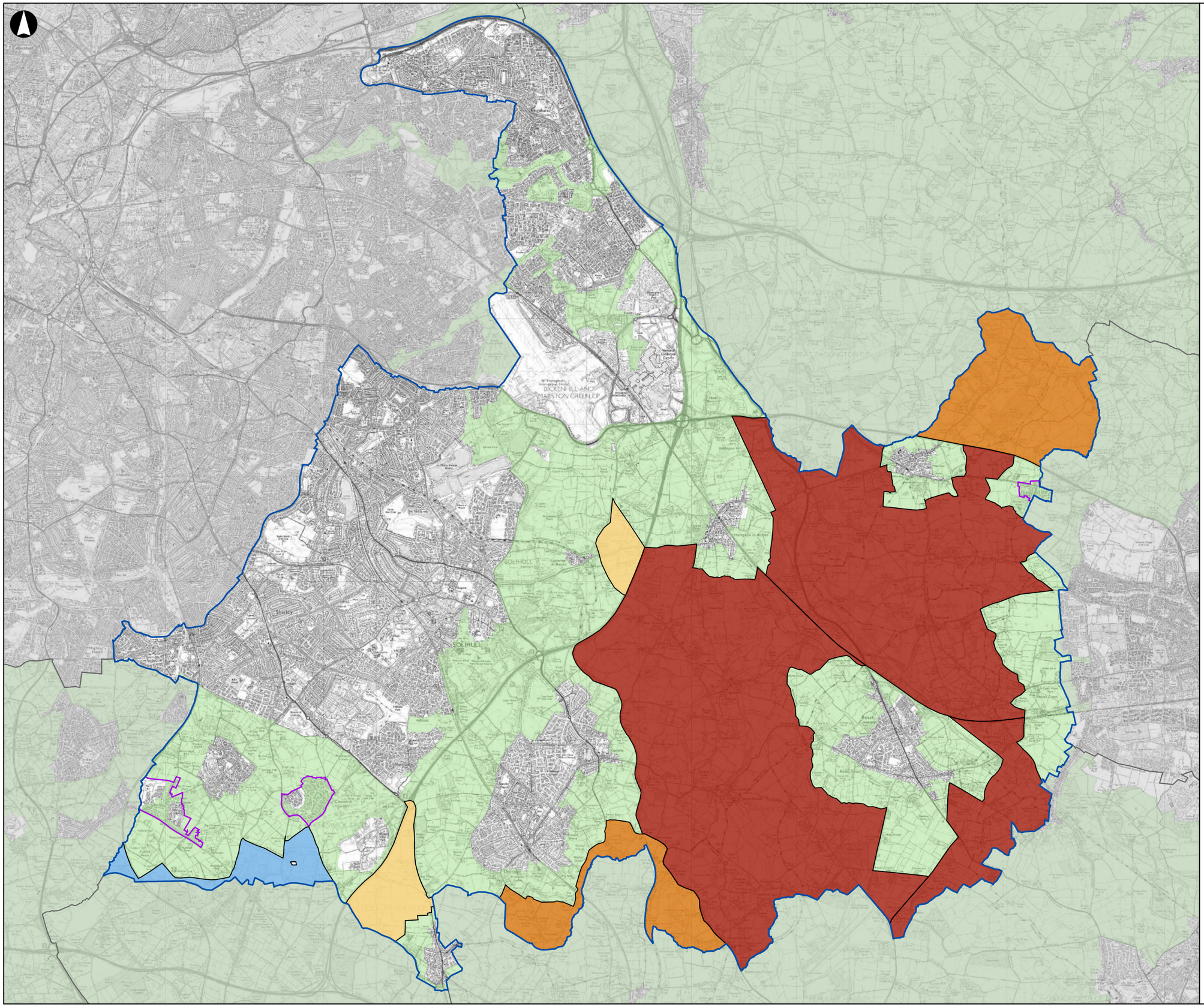
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Drawing Title

Broad Area assessment

Purpose B

Scale at A3

1:70,000

Role

Planning

Suitability

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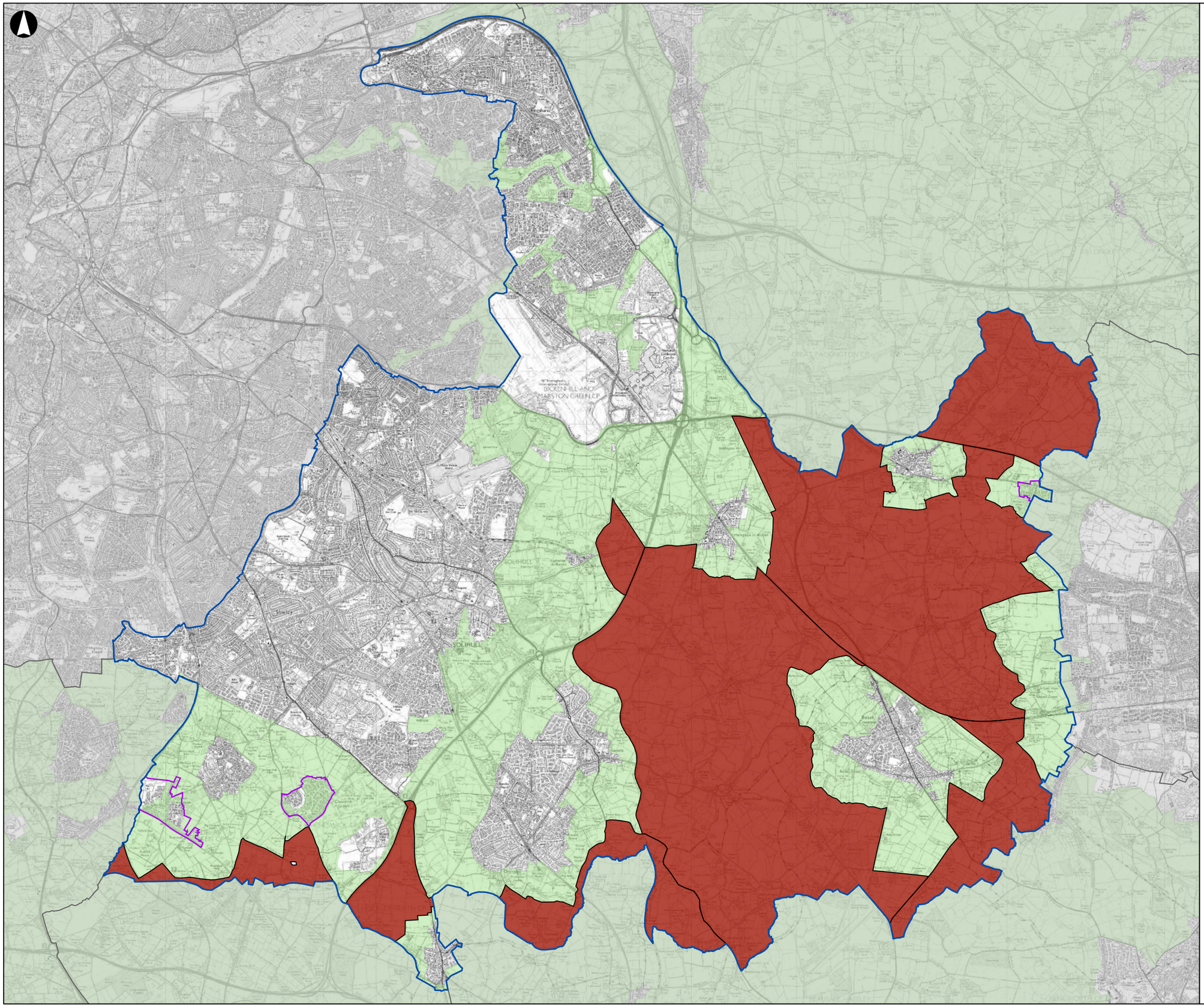
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Drawing Title

Broad Area assessment

Purpose C

Scale at A3

1:70,000

Role

Planning

Suitability

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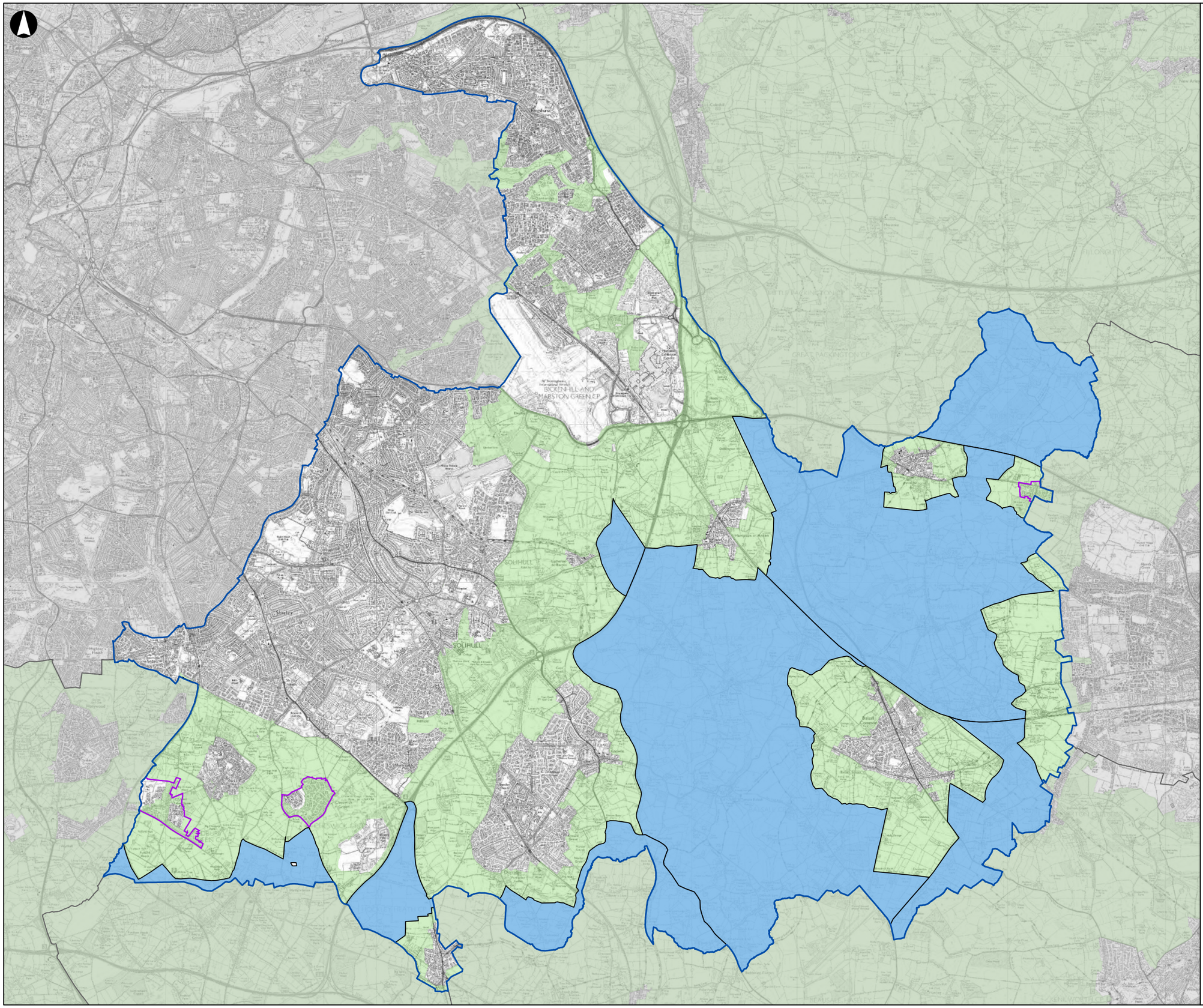
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Drawing Title

Broad Area assessment

Purpose D

Scale at A3

1:70,000

Role

Planning

Suitability

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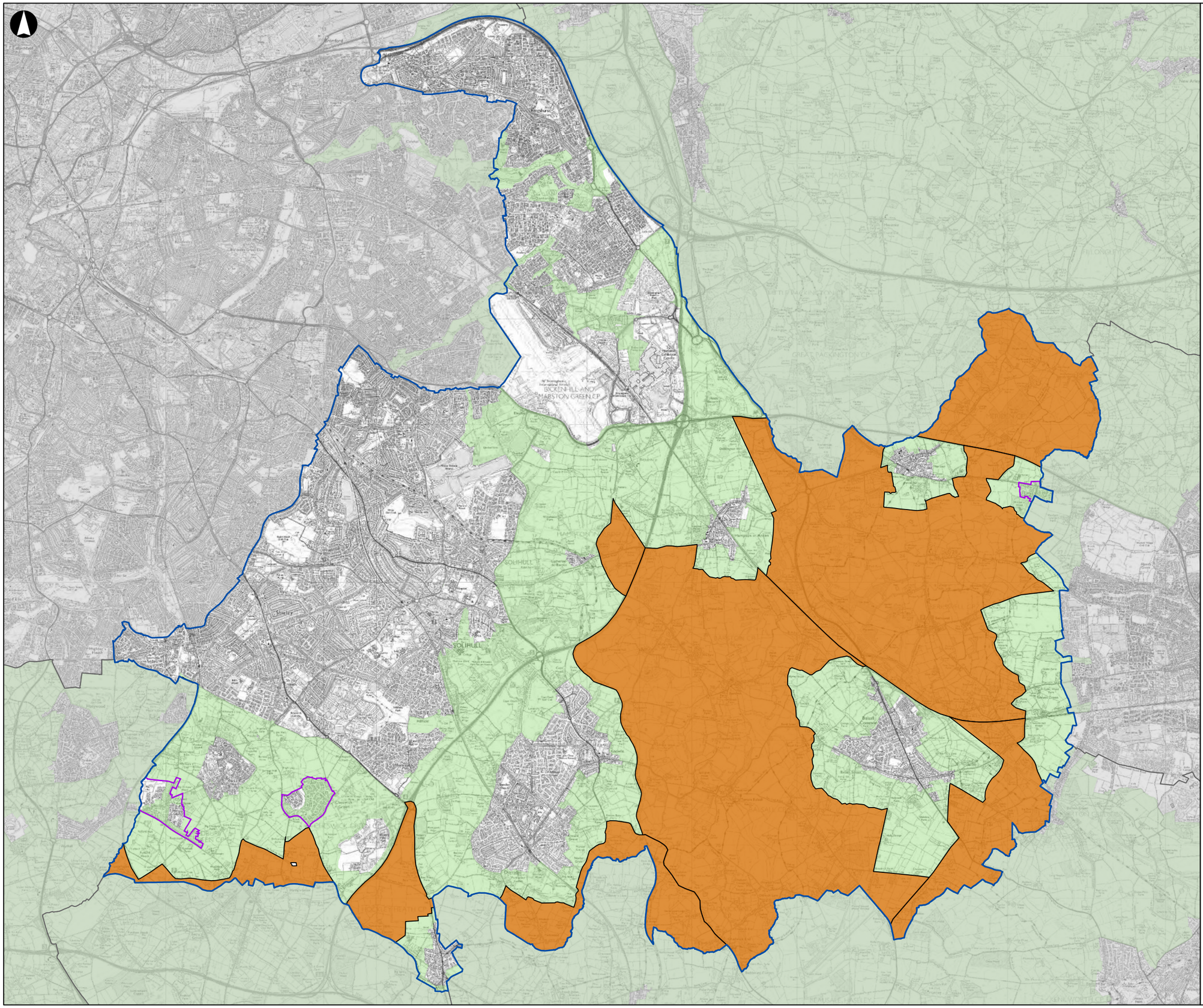
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Project Name

Solihull Green Belt Assessment

Drawing Title

Broad Area assessment

Purpose E

Scale at A3

1:70,000

Role

Planning

Suitability

Final

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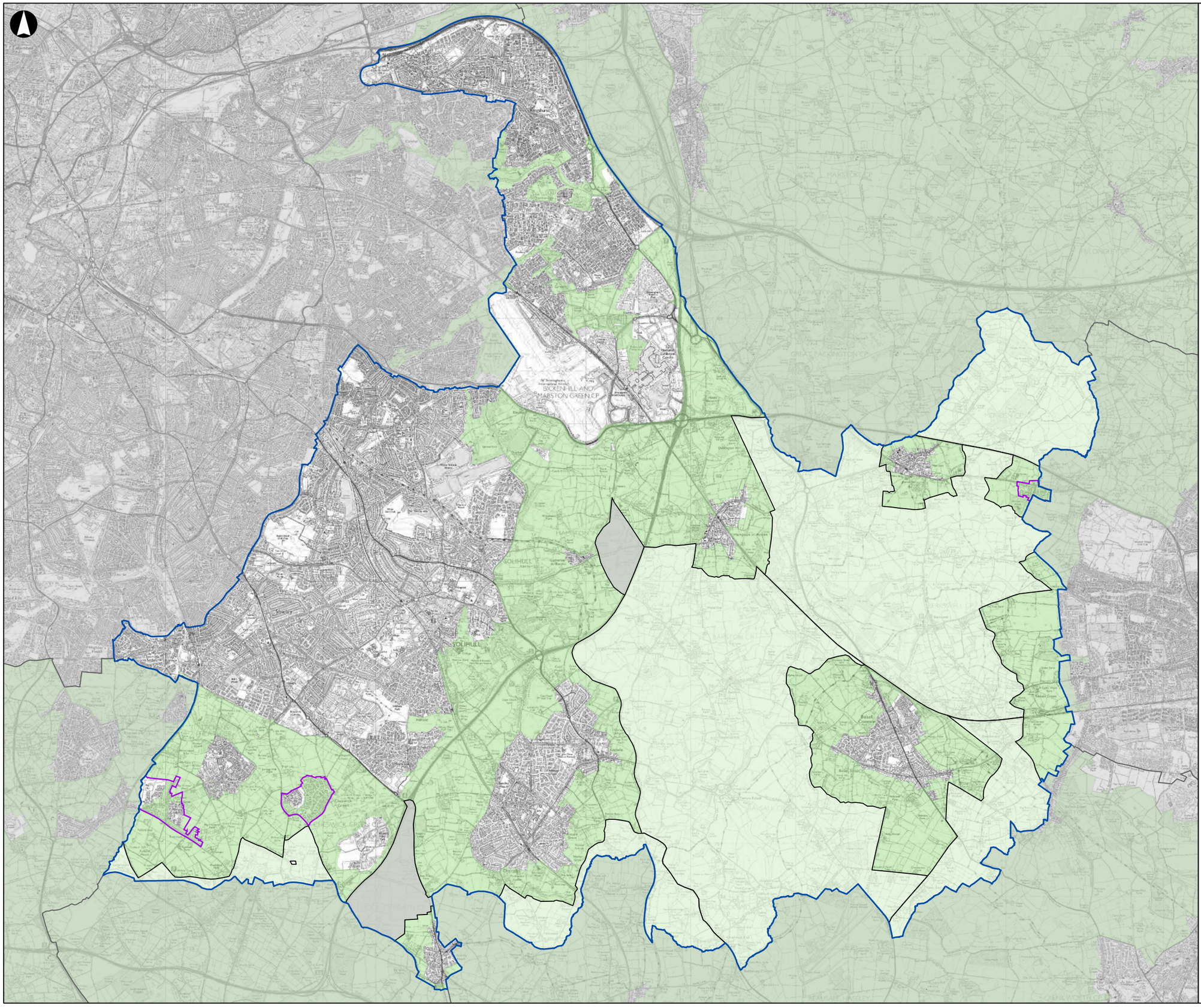
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A3

20/03/2026 16:19

SMBC Authority Boundary
Local Authority Boundaries
Proposed Village Inset Boundary
West Midlands Green Belt

Potential grey belt

N/A
Yes (footnote 7 constraints)

NB. As potential grey belt has been assessed on a parcel or broad area wide basis, this does not necessarily mean that all land within the parcel or broad area will necessarily be considered to be grey belt.

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Drawing Title
Broad Area assessment

Potential Grey Belt

Scale at A3
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Role
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