



Document No 1694.41 Greenbelt Impact Assessment

Land Parcel HOH3 Land south of Stratford Canal, north of Wharf Lane and east of Stratford Road, adjacent to Hockley Heath (to district boundary)

27th March 2025

Author: Danielle Jaynes MA AMLI Managing Director

Richard Billingsley BSc (Hons) Ecology

DJOGS Ltd

Landscape Architecture and Ecology Service

79 Green Lane, Pelsall, Walsall, WS3 4PD,

Tel:01922 442665

danielle@djogs.co.uk

Contents

1.0 Introduction 2

 1.1 Assessment Method 2

 1.2 Assessment Objective 2

2.0 Land Parcel Details 2

 2.1 Location 2

 2.2 Description 4

3.0 Desktop Review 5

 3.1 South Warwickshire Local Plan (draft). 5

 3.2 Greenbelt Review 6

 3.2.1 Greenbelt Policy 6

 3.2.2 Green Belt Stage One Review (ARUP 2024) 9

4.0 REVIEW OF EVIDENCE 15

 4.1 Methodology 15

 4.2 Re-assessment 15

 4.2.1 Purpose A: to check the unrestricted sprawl of large built-up areas; 15

 4.2.2 Purpose B: Prevent neighbouring towns merging into one another 16

 4.2.3 Purpose C: To assist in safeguarding the countryside from encroachment. 17

 4.2.4 Purpose D: To preserve the setting and special character of historic towns..... 19

 4.2.5 Purpose E: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land 20

 4.2.6 Overall Assessment 20

5.0 GREY BELT POLICY 20

 5.1 What is 'Grey Belt' land? 20

 5.2 Analysis of Land Parcel HOH3 Grey Belt Attributes..... 21

 5.3 Conclusion 21

6.0 Conclusion..... 21

1.0 Introduction

DJOGS Ltd have been instructed by Real Christmas Trees Limited to provide assessment of land within their holding situated south of Stratford Canal, north of Wharf Lane and east of Stratford Road, adjacent to Hockley Heath (to district boundary). The land is situated within the west Midlands greenbelt. The Client has instructed DJOGS Ltd to assess the site suitability of the site for residential development specifically to test the land parcel against the five purposes for greenbelt as defined within National Planning Policy Framework (NPPF) chapter 13.

The land parcel has been included within the South Warwickshire Local Plan

1.1 Assessment Method

The objective of this greenbelt land assessment is to provide the following outcomes:

- Desktop review of national and local policies and studies including NPPF, South Warwickshire Local Plan, Greenbelt Review Stage 1 (ARUP September 2024) and recent governmental policies.
- Test the land parcel against the 5 purposes.
- Provide an assessment of the relative harm of developing the land parcel on the greenbelt including cumulative impacts.

1.2 Assessment Objective

- Identify and describe the land parcel.
- To establish current guidance and constraints on development of the site.
- Investigate the land parcel contribution to greenbelt purposes including cumulative contribution.
- Compare findings with ARUP Greenbelt review.
- Assess the land parcel against emerging grey belt criteria.
- Provide guidance and recommendations.

2.0 Land Parcel Details

2.1 Location

The land parcel is one of a cluster of parcels adjacent to Hockley Heath settlement boundary (Solihull) identified in the South Warwickshire Local Plan (SG24). The parcel is labelled as HOH3 within the subsequent Greenbelt Review (ARUP September 2024).

It is located southeast of the Hockley Heath settlement bounded by:

- Hockley Heath settlement (northwest corner).
- A3400 Stratford Road west boundary.
- B4439 Old Warwick Road northeast boundary.
- Wharf Lane south boundary.

- Stratford Canal east boundary

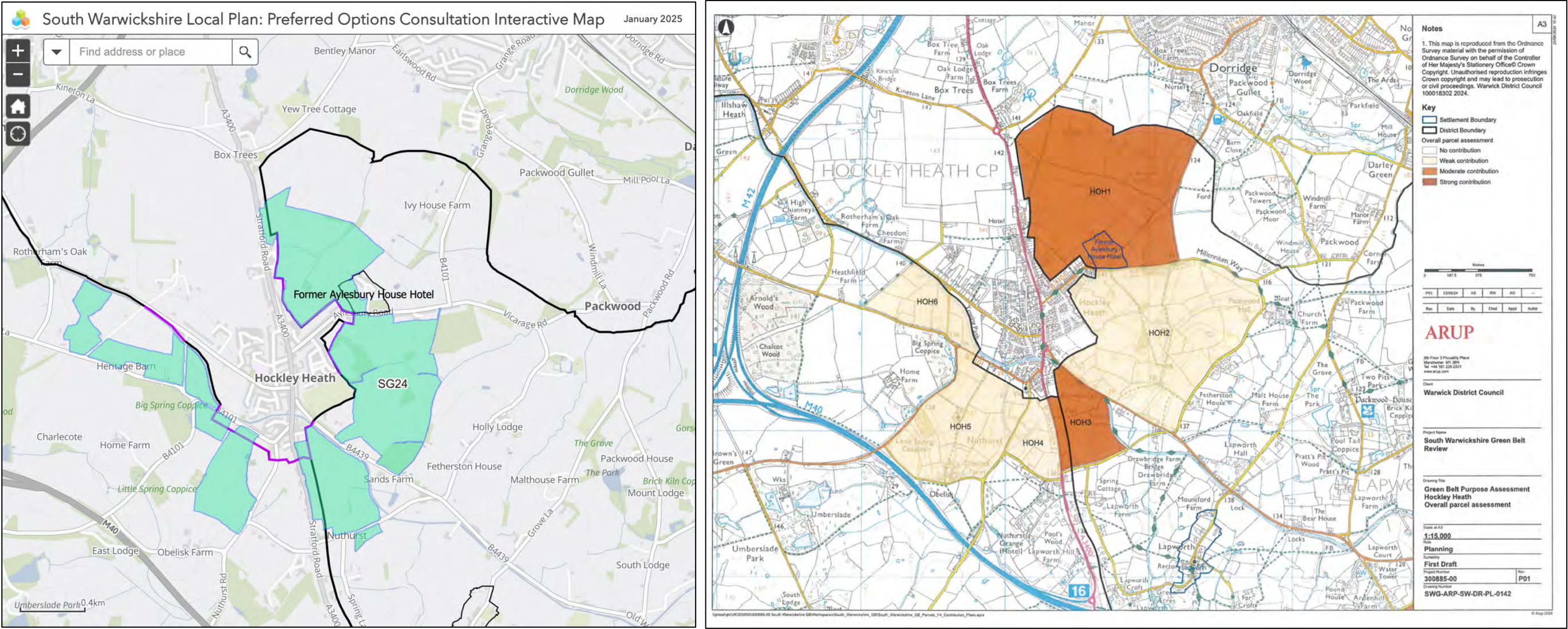


Figure 2.1a Land parcel location: extract from SWLP interactive map with cluster SG24 shown in green (left) and land parcel ID within the cluster with HOH3 identified from ARUP (2024) (right)

2.2 Description

See figure 2.2 below.

Site

- The land parcel is currently in mixed use with most of the area used for intensive horticulture (Christmas tree growing). There is one building and a grid of access tracks within the growing area.
- There are several private dwellings and commercial premises within the southwest corner adjacent to the Wharf Lane and Stratford Road junction.
- There is one other domestic dwelling adjacent to Stratford Road
- A small canal wharf is situated in the southwest corner of the site.
- The open land in the southwest of the site is permanent grassland.

Adjacent Land

- Ribbon development dominates west side of Stratford Road
- The north corner of the parcel adjoins domestic properties that are associated with the Hockley heath settlement.
- The northeast boundary adjoins B4439 Old Warwick Road.
- The east boundary adjoins Stratford canal

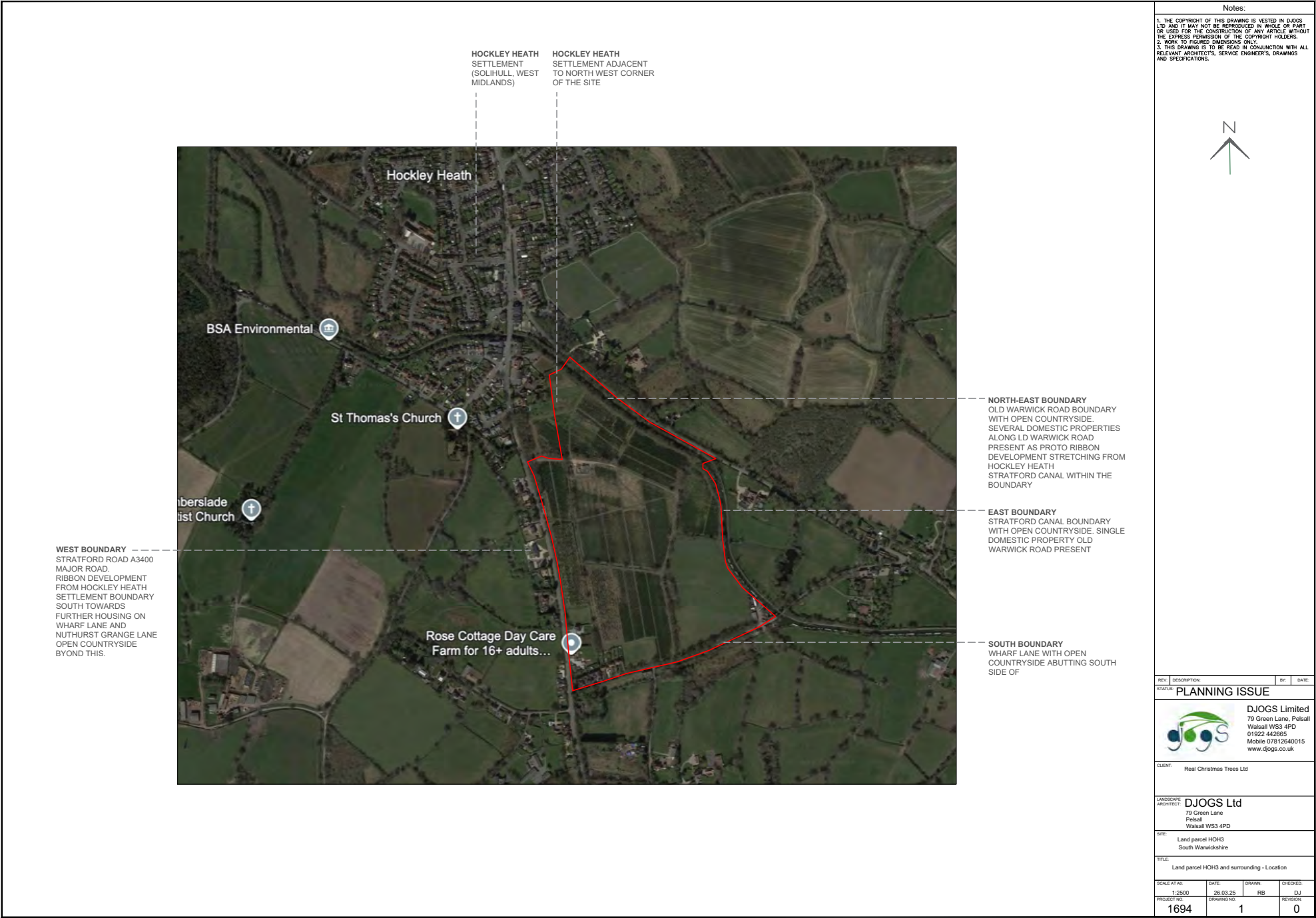


Figure 2.2 1694.1 Location of the site with boundary and adjacent land description

3.0 Desktop Review

3.1 South Warwickshire Local Plan (draft).

A desktop review of SWLP interactive mapping (see extract right).

(<https://soadc.maps.arcgis.com/apps/webappviewer/index.html>).

- The site is outside of settlement boundaries and is therefore deemed to be in open countryside.
- The land parcel is identified within the draft local plan as one of a cluster associated with Hockley Heath settlement boundary (SG24).
- The site is predominantly within Warwick District with west boundary within Stratford district.
- The site adjoins the county boundary with Solihull MBC (West Midlands County) along the northwest corner of the site.
- The site is within South Warwickshire Housing and Economic Land Availability Assessment (HELAA) Preferred options priority area 3.
- The site is almost entirely within the West Midlands greenbelt. Only the northwest corner is outside of the site.
- The western edge of the site (within Stratford DC boundary) is in Arden Special Landscape.
- The eastern edge of the site is within Stratford Canal Conservation Area.

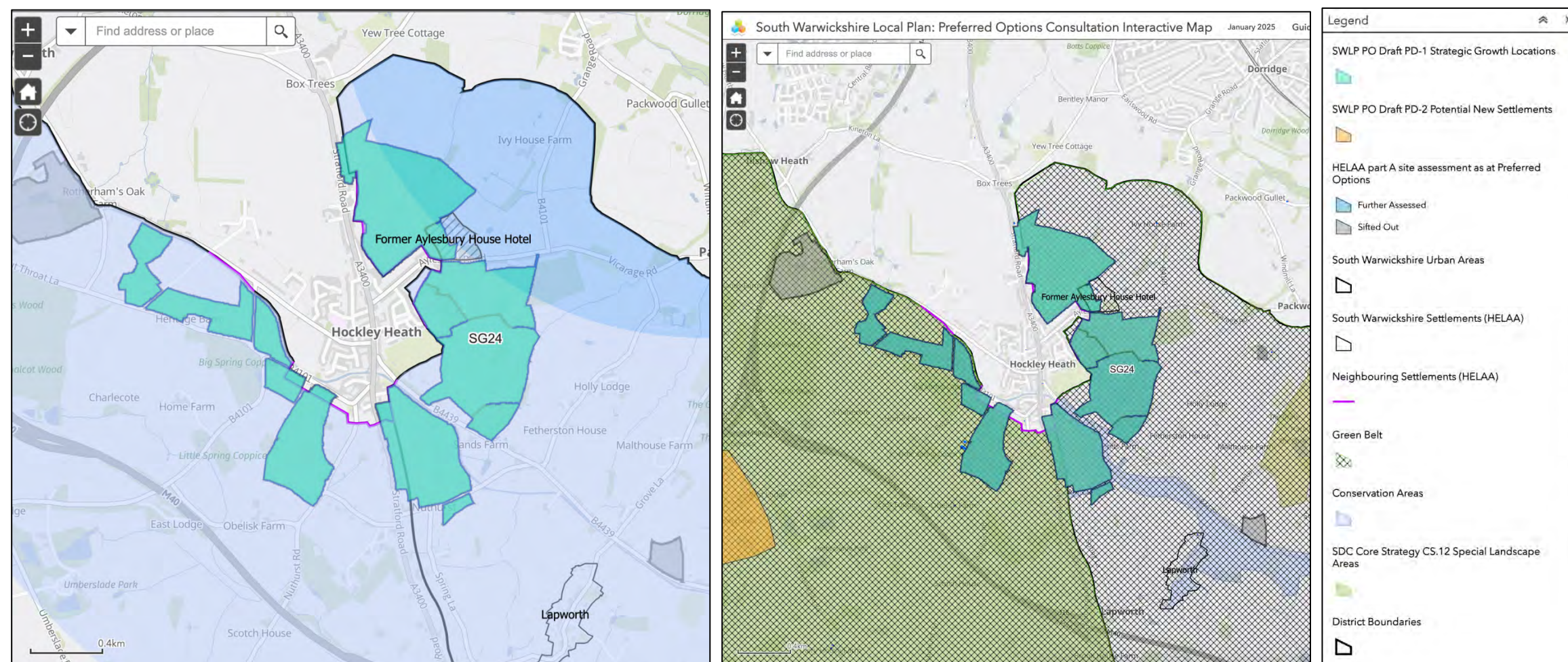


Figure 3.1 Extracts from SWLP interactive map showing settlement boundaries, preferred sites, HELAA designations,

3.2 Greenbelt Review

3.2.1 Greenbelt Policy

The Government set out its approach to how we use land within the Green Belt in the National Planning Policy Framework (NPPF), which is currently proposed to be updated by the new government. The NPPF sets out the government's planning policies for England and how they should be applied.

Local Planning Authorities are encouraged to follow the guidance in the NPPF, which sets out a general presumption against development in the Green Belt unless there are exceptional circumstances. Local Planning Authorities are also responsible for producing planning policies protecting and enhancing the Green Belt, in line with the NPPF guidance.

Protecting Green Belt land from 13. Protecting Green Belt (<https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land>)

Paragraphs 142 to 160

142. The government attaches great importance to Green Belts. 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.

*143. **Green Belt serves 5 purposes:***

(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.

144. The general extent of Green Belts across the country is already established. 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. 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.

145. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

146. Exceptional circumstances in this context include, but are not limited to, instances where an authority cannot meet its 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 alterations to meet these needs in full, unless the review provides clear evidence that doing so would fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan.

147. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:

(a) makes as much use as possible of suitable brownfield sites and underutilised land;

(b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and

(c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

148. 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. However, when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a site's location is appropriate with particular reference to paragraphs 110 and 115 of this Framework. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

149. When defining Green Belt boundaries, plans should:

(a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;

(b) not include land which it is unnecessary to keep permanently open;

(c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;

(d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;

(e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and

(f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

150. If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.

151. Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. Where Green Belt land is released for development through plan preparation or review, the 'Golden Rules' in paragraph 156 below should apply.

152. The National Forest and Community Forests offer valuable opportunities for improving the environment around towns and cities, by upgrading the landscape and providing for recreation and wildlife. The National Forest Strategy and an approved Community Forest Plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within the National Forest and Community Forests in the Green Belt should be subject to the normal policies for controlling development in Green Belts.

Proposals affecting the Green Belt

153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness 55 . Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.*
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*
 - i. mineral extraction;*
 - ii. engineering operations;*
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;*
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

155. The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- b. There is a demonstrable unmet need for the type of development proposed 56 ;*
- c. The development would be in a sustainable location, with particular reference to [paragraphs 110 and 115 of this Framework] 57 ; and*
- d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.*

156. Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review 58 , or on sites in the Green Belt subject to a planning application 59 , the following contributions (‘Golden Rules’) should be made:

- a. affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;*
- b. necessary improvements to local or national infrastructure; and*

c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.

157. Before development plan policies for affordable housing are updated in line with paragraphs 67-68 of this Framework, the affordable housing contribution required to satisfy the Golden Rules is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50% 60 . In the absence of a pre-existing requirement for affordable housing, a 50% affordable housing contribution should apply by default. The use of site-specific viability assessment for land within or released from the Green Belt should be subject to the approach set out in national planning practice guidance on viability.

158. A development which complies with the Golden Rules should be given significant weight in favour of the grant of permission.

159. The improvements to green spaces required as part of the Golden Rules should contribute positively to the landscape setting of the development, support nature recovery and meet local standards for green space provision where these exist in the development plan. Where no locally specific standards exist, development proposals should meet national standards relevant to the development (these include Natural England standards on accessible green space and urban greening factor and Green Flag criteria). Where land has been identified as having particular potential for habitat creation or nature recovery within Local Nature Recovery Strategies, proposals should contribute towards these outcomes.

160. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

3.2.2 Green Belt Stage One Review (ARUP 2024)

This states:

In March 2024, Ove Arup and Partners (Arup) was appointed by Warwick District and Stratford-on-Avon District Councils ('the Councils') to undertake a Green Belt Review to form part of the evidence base for the emerging joint South Warwickshire Local Plan (SWLP).

The aim and purpose of this Green Belt Review is to provide the Councils with an objective, evidence-based and independent assessment of how the parts of the West Midlands Green Belt that fall within South Warwickshire contribute to the five purposes of Green Belt set out in the NPPF. The findings of the study will provide the Councils with an understanding of which areas of land should retain their Green Belt designation, and which areas may have the potential for release without compromising the performance of the West Midlands Green Belt as a whole. This will form an important part of the evidence base, to be considered alongside other pieces of evidence when selecting the most sustainable locations for growth. This study will not consider whether 'exceptional circumstances' exist or make any recommendations relating to the alteration or review of Green Belt boundaries.

It is anticipated that there will be a need to undertake more detailed site-specific Green Belt assessment work as the SWLP progresses. This will form part of a Green Belt Review Stage 2. The Stage 2 study will consider the status of washed over villages within the Green Belt and assess these against paragraph 149 of the NPPF. As such a different methodology will be developed in the Stage 2 study for this. In addition, if it is determined that Green Belt land is required to accommodate the Councils' future growth needs, the Stage 2 study will also consider submitted sites in the Green Belt and provide an assessment (in purely Green Belt terms) of the site's contribution to Green Belt purposes and the potential for Green Belt harm if a site (or number of sites) were to be released. The same methodology will be applied in assessing the site's contribution to the five Green Belt purposes whilst an expanded methodology will be developed to assess the potential for Green Belt harm.

Structure

This Stage 1 Green Belt Review document is structured as follows:

Chapter 2 sets out the planning policy, legislation and case law relevant to Green Belt Reviews.

Chapter 3 sets out the local Green Belt context including the evolution of the Green Belt within South Warwickshire and the previous Green Belt evidence relevant to the study area.

Chapter 4 sets out good practice in undertaking Green Belt Reviews through the consideration of a comparative review of Green Belt studies undertaken by other local authorities whose Local Plans have been found sound at Examination and have been adopted.

Chapter 5 sets out the methodology for the Green Belt Review which takes into account the findings from the review of policy, case law, guidance, and good practice. It also has regard to the historic context of the Green Belt in South Warwickshire and sets out a local interpretation of the five Green Belt purposes.

Chapter 6 provides a summary of the overall findings of Stage 1 Green Belt Review – and the assessment outcomes for the series of parcels and broad areas of Green Belt within South Warwickshire that have been defined as part of the process.

Chapter 7 sets out the next steps that would inform the ongoing preparation of the South Warwickshire Local Plan, if land were to be released from the Green Belt to accommodate development

Overview

The SW Green belt review chapters 2 to 4 provide context and explains the reasons for the adopted methodology used for the review with a comprehensive review of other green belt review methodologies including a critique of the previous Coventry and Warwickshire green belt review by LUC (2023).

Chapter 5

Chapter 5 sets out a methodology for defining and assessing land parcels. The review does not assess all green belt land within the region with assessment concentrated on land parcels adjacent to towns (as defined within the review) within and adjacent to the South Warwickshire green belt land. Land parcels associated with Hockley heath are HOH1 to 6 and beyond these broad area BA3.

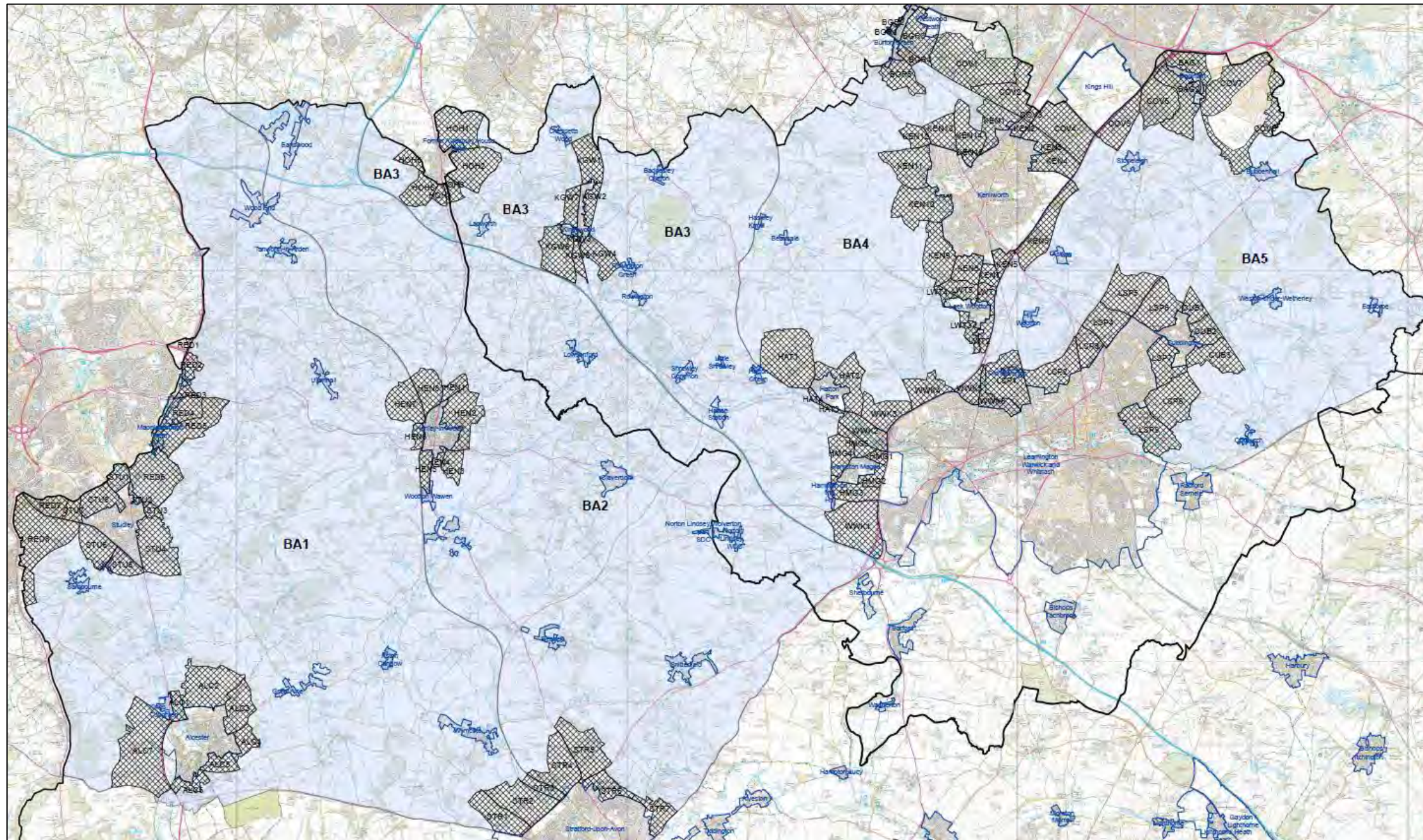


Figure 3.2.2: Study Area for Green Belt Review with land parcels clustered around settlements

Ratings

The SW green belt review provides an objective framework to establish the land parcel contribution to each green belt reason. The framework provides a rating of each contribution of no, weak, moderate or strong contribution.

Hockley Heath, although isolated within green belt is considered as part of Solihull as laid out within the methodology. The assessment outcomes for the cluster of land parcels around Hockley Heath are as follows.

Hockley Heath							
HOH1	No contribution: The parcel is not adjacent to the defined large built-up areas of Coventry (with Burton Green) or Redditch, and therefore does not contribute to this purpose. Overall, the parcel makes no contribution to checking unrestricted urban sprawl.	No contribution: Whilst the parcel is located between the towns of Dorridge/Solihull and Redditch, the distance between these settlements is sufficient that the parcel does not play a role in preventing neighbouring settlements from merging. Hockley Heath itself does not influence the assessment against Purpose B, as Hockley Heath is not a defined town.	Strong contribution: The existing land use primarily consists of agriculture, including farm buildings. Towards the parcel's southern boundary is the new Aylesbury Park residential development, comprising around 20 dwellings. The parcel has less than 10% built form. There are open longline views across the parcel. The parcel therefore has a strong degree of openness. The parcel is connected to Hockley Heath along part of its western boundary and part of its southern boundary. To the south this consists of the relatively regular rear boundaries of residential properties on Aylesbury Road, whereas to the west these residential property boundaries are less regular and the boundary is partly broken through by some rear gardens and parking areas. This is therefore a mix of defensible and less defensible boundaries which may not be able to prevent encroachment. The parcel is connected to the countryside along its northern and eastern boundaries, and the remainder of its southern and western boundaries. These consist of Grange Road and Aylesbury Road to the east and south, and to the west Stratford Road is located a short distance beyond the edge of the parcel which is the administrative boundary with Solihull. To the north the edge of the parcel also follows the administrative boundary with Solihull, partly along hedgerows but also partly without any clearly defined physical features. This is a mix of defensible and less defensible boundaries which may not be able to contain potential development and prevent future encroachment. The parcel is well connected to the countryside along parts of all four boundaries. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: The parcel is not adjacent to a defined historic town and makes no contribution to this purpose.	Moderate contribution: 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	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	Moderate contribution
HOH2	No contribution: The parcel is not adjacent to the defined large built-up areas of Coventry (with Burton Green) or Redditch, and therefore does not contribute to this purpose. Overall, the parcel makes no contribution to checking unrestricted urban sprawl.	No contribution: Whilst the parcel is located between the towns of Dorridge/Solihull and Henley-in-Arden, the distance between these settlements is sufficient that the parcel does not play a role in preventing neighbouring settlements from merging. Hockley Heath itself does not influence the assessment against Purpose B, as Hockley Heath is not a defined town.	Moderate contribution: The existing land use primarily consists of agriculture. The parcel also contains residential ribbon development along Aylesbury Road in the north of the parcel, and some isolated residential properties in the south of the parcel along Old Warwick Road. The parcel has less than 10% built form. There are open longline views across parts of the parcel, but other views restricted by vegetation, particularly in the south of the parcel where small fields are separated by tree belts and small woodlands. The parcel therefore has a strong-moderate degree of openness. The parcel is connected to Hockley Heath along its western boundary, excluding Hockley Heath Recreation Ground which is within the Green Belt in Solihull. The boundary consists of the relatively regular rear boundaries of residential properties, defensible features which would be able to prevent encroachment. The parcel is connected to the countryside along its northern, eastern and southern boundaries, consisting of Aylesbury Road to the north, the minor Glasshouse Lane alongside hedgerows and tree belts to the east, and Old Warwick Road to the south. In combination these are defensible boundaries which could contain potential development and prevent future encroachment. The parcel is well connected to the countryside along three boundaries. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment.	No contribution: The parcel is not adjacent to a defined historic town and makes no contribution to this purpose. The parcel is adjacent to the Canal Conservation Area, but this runs for approximately 30km across the full width of Warwick District and is not primarily designated to protect the setting and special character of historic towns. The parcel is also adjacent to Packwood Hall Moated Site Scheduled Monument, however this is a largely below-ground historic asset and not considered relevant to Purpose D.	Moderate contribution: 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	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.	Weak contribution
HOH3	No contribution: The parcel is not adjacent to the defined large built-up areas of Coventry (with Burton Green) or Redditch, and therefore does not contribute to this purpose. Overall, the parcel makes no contribution to checking	No contribution: Whilst the parcel is located between the towns of Dorridge/Solihull and Henley-in-Arden, the distance between these settlements is sufficient that the parcel does not play a role in preventing neighbouring settlements from merging. Hockley	Strong contribution: The existing land use primarily consists of a Christmas tree plantation, in addition to a small number of residential properties in the southwestern corner of the parcel. The parcel has less than 10% built form. There are open longline views across the parcel. The parcel therefore has a strong degree of openness. The parcel is connected to Hockley Heath at its northern tip, consisting of residential rear gardens with a mixture of boundaries, including some fences. This is a primarily less defensible boundary which may not be able to prevent encroachment. The parcel is connected to the countryside along its eastern, southern and western boundaries, consisting of the Stratford-upon-Avon Canal to the east, Wharf Lane to the	No contribution: The parcel is not adjacent to a defined historic town and makes no contribution to this purpose. The parcel contains part of the Canal Conservation Area, but this runs for approximately 30km across the full width of Warwick District and is not primarily	Moderate contribution: All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel	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	Moderate contribution

	unrestricted urban sprawl.	Heath itself does not influence the assessment against Purpose B, as Hockley Heath is not a defined town.	South and Stratford Road to the west. These are defensible boundaries which could contain potential development and prevent future encroachment. The parcel is well connected to the countryside along three boundaries. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment.	designated to protect the setting and special character of historic towns.	therefore makes a moderate contribution to Purpose E.	aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. Whilst the parcel makes no contribution to checking unrestricted sprawl or preventing neighbouring towns from merging, it makes a strong contribution to safeguarding the countryside from encroachment. It has therefore been judged that the parcel makes a moderate overall contribution to Green Belt purposes.	
HOH4	No contribution: The parcel is not adjacent to the defined large built-up areas of Coventry (with Burton Green) or Redditch, and therefore does not contribute to this purpose. Overall, the parcel makes no contribution to checking unrestricted urban sprawl	No contribution: Whilst the parcel is located between the towns of Dorridge/Solihull and Henley-in-Arden, the distance between these settlements is sufficient that the parcel does not play a role in preventing neighbouring settlements from merging. Hockley Heath itself does not influence the assessment against Purpose B, as Hockley Heath is not a defined town.	Moderate contribution: The existing land use consists primarily of agricultural land and paddocks, along with a number of residential properties on the west side of Stratford Road. The parcel has less than 20% built form. There are some medium-distance views, but longer distance views are limited by vegetation. The parcel therefore has a moderate degree of openness. The parcel is connected to Hockley Heath at its northern corner, via a small amount of land also in the Green Belt across the administrative boundary with Solihull. This land within the Green Belt in Solihull is almost entirely developed, with the administrative boundary passing through properties and not aligning with any defined features. This is therefore a less defensible boundary which may not be able to prevent encroachment. The parcel is connected to the countryside along its eastern, southern and western boundaries, consisting of Birmingham Road to the east, Nuthurst Grange Lane to the south and Nuthurst Lane to the west. The latter two are minor roads, although vegetation to the east and residential properties to the south mean that all are primarily defensible boundaries which could contain potential development and prevent future encroachment.	No contribution: The parcel is not adjacent to a defined historic town and makes no contribution to this purpose. The parcel is within a 250m buffer of the Canal Conservation Area, however this runs for approximately 30km across the full width of Warwick District and is not primarily designated to protect the setting and special character of historic towns.	Moderate contribution: 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.	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.	Weak contribution
HOH5	No contribution: The parcel is not adjacent to the defined large built-up areas of Coventry (with Burton Green) or Redditch, and therefore does not contribute to this purpose. Overall, the parcel makes no contribution to checking unrestricted urban sprawl.	No contribution: Whilst the parcel is located between the towns of Dorridge/Solihull and Redditch, the distance between these settlements is sufficient that the parcel does not play a role in preventing neighbouring settlements from merging. Hockley Heath itself does not influence the assessment against Purpose B, as Hockley Heath is not a defined town.	Moderate contribution: The existing land is primarily agricultural, including some farm buildings. Umberslade Baptist Church is also located in the centre of the parcel, via a long driveway from Spring Lane, and the parcel contains a small wood on the western boundary with Spring Lane. The parcel has less than 10% built form. There are longline views across the parcel. The parcel therefore has a strong degree of openness. The parcel is connected to Hockley Heath along its northern boundary, partly along Spring Lane (to the west) and partly via a small amount of land also in the Green Belt across the administrative boundary with Solihull (to the east). The administrative boundary follows no defined features on the ground, however Spring Lane is a short distance beyond. This is a predominantly defensible boundary which would be able to prevent encroachment. The parcel is connected to the countryside along its eastern, southern and western boundaries, consisting of Nuthurst Road to the east, Pound House Lane to the south and Spring Lane to the west. Nuthurst Lane and Pound House Lane are minor roads, but have vegetation in the form of tree belts and hedgerows alongside them. These are defensible boundaries which could contain potential development and prevent future encroachment. The parcel is connected to the countryside along three boundaries. Overall, the parcel makes a moderate contribution	No contribution: The parcel is not adjacent to a defined historic town and makes no contribution to this purpose.	Moderate contribution: 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.	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.	Weak contribution
HOH6	No contribution: The parcel is not adjacent to the defined large built-up areas of Coventry (with Burton Green) or	No contribution: Whilst the parcel is located between the towns of Dorridge/Solihull and Redditch, the distance between these settlements is	Moderate contribution: The existing land use is primarily agricultural, in addition to a small number of isolated residential properties on the southern boundary. The parcel has less than 10% built form. There are some long line views, but views are limited in other parts of the parcel by vegetation. The parcel therefore has a strong-moderate degree of openness.	No contribution: The parcel is not adjacent to a defined historic town and makes no contribution to this purpose	Moderate contribution: All Green Belt is considered to play a role in	The parcel makes a moderate contribution to two purposes and no contribution to three purposes.	Weak contribution

	Redditch, and therefore does not contribute to this purpose. Overall, the parcel makes no contribution to checking unrestricted urban sprawl.	sufficient that the parcel does not play a role in preventing neighbouring settlements from merging. Hockley Heath itself does not influence the assessment against Purpose B, as Hockley Heath is not a defined town.	The parcel is connected to Hockley Heath along its northeastern boundary, consisting of the Stratford-upon-Avon Canal. This is a defensible boundary which would be able to prevent encroachment. The parcel is connected to the countryside along its southern and western boundaries, consisting of Cut Throat Lane to the south and the minor lane/track of Ashford Lane to the west. These are a mix of defensible and less defensible boundaries which may not be able to contain potential development and prevent future encroachment.		contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.	Overall, the parcel makes a weak contribution to Green Belt purposes.	
Assessment Outcomes: Green Belt Broad Areas							
BA3	No contribution: The broad area is not adjacent to the defined large built-up areas of Coventry (with Burton Green) or Redditch, including in conjunction with adjacent parcels, and therefore does not contribute to this purpose. Overall, the parcel makes no contribution to checking unrestricted urban sprawl.	Weak contribution: The broad area is located in the following gaps between defined neighbouring towns: - Henley-in-Arden and Warwick - Warwick and Solihull In both cases, the parcel forms part of a less essential gap between neighbouring towns which is of a sufficient scale that development is possible without any risk of merging. Overall, the parcel makes a weak contribution to preventing neighbouring towns from merging	Strong Contribution: The broad area consists primarily of open countryside, including agriculture and woodland. The broad area includes a number of small villages washed over by the Green Belt, the largest of which are Chadwick End (in part), Hatton Village and Shrewley. The broad area also includes Jaguar Land Rover's Fen End testing and engineering centre. The broad area has less than 20% built form, with a range of long line views. The parcel therefore has a strong-moderate degree of openness. Whilst the large built-up area of Solihull is located a relatively short distance to the north, the broad area is nevertheless well connected to wider countryside in all directions. Overall, the broad area makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: In conjunction with adjoining parcels, the broad area is adjacent to the defined historic town of Warwick. However, the broad area is not located within 250m of a relevant conservation area. The broad area contains a wide range of other historic assets, but these are not relevant for assessment against Purpose D. Overall the broad area makes no contribution to preserving the setting and special character of historic towns.	Moderate contribution: 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.	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 in preventing urban sprawl and keeping land permanently open. Whilst the broad area makes no contribution to checking unrestricted sprawl and only a weak contribution to preventing towns from merging, it makes a strong contribution to assisting in safeguarding the countryside from encroachment. It has therefore been judged that the broad area makes a moderate overall contribution to Green Belt purposes	Moderate contribution

4.0 REVIEW OF EVIDENCE

4.1 Methodology

- 1. The land parcel HOH3 is re assessed based on the established methodology.
- 2. Assessment of cumulative impact of development.
- 3. Comparison with ARUP outcomes.
- 4. Conclusion

4.2 Re-assessment

The re-assessment follows the methodology of the ARUP study.

Purpose ratings used in the Green Belt Review.

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

4.2.1 Purpose A: to check the unrestricted sprawl of large built-up areas;

Definitions for Purpose A

Large built-up area – this has been defined as Coventry (including Burton Green) and Redditch.

Sprawl – “spreading out of building form over a large area in an untidy or irregular way” (Oxford English Dictionary).

Definitions for Purpose A (cont’d)

Open land – land which is lacking in development. Development does not include the exception categories in paragraph 154 NPPF (e.g. buildings for agriculture and forestry, facilities for outdoor sport and recreation provided they preserve openness etc) and paragraph 155 NPPF provided they preserve openness.

Defensible / less defensible boundary – refer to Table 5 (categorisation of boundary features).

Round-off – this applies where the settlement pattern of the existing large built-up area has an irregular shape and development of the parcel fills in a gap or completes the shape.

Ribbon development – a line of buildings extending along a road, footpath or private land generally without accompanying development of the land to the rear. A ‘ribbon’ does not necessarily have to be served by individual accesses nor have a continuous or uniform building line. Buildings sited back, staggered or at angles and with gaps between them can still represent ribbon development, if they have a common frontage or they are visually linked.

ARUP assessment:

No contribution: The parcel is not adjacent to the defined large built-up areas of Coventry (with Burton Green) or Redditch and therefore does not contribute to this purpose. Overall, the parcel makes no contribution to checking unrestricted urban sprawl.

DJOGS Ltd assessment

KEY QUESTIONS TO CONSIDER	RECOMMENDED APPROACH	RESULT
1. Is the parcel/broad area adjacent to a defined large built-up area?	If yes, proceed to question 2. If no, conclude parcel/broad area makes no contribution to Purpose A.	no
2. Is the parcel/broad area free from development and considered to be open?	Describe whether there is existing sprawl within the parcel/broad area or whether it is considered to be open: Strong: There is no/limited evidence of existing sprawl within the parcel/broad area and it is considered to be open. Moderate: There is some evidence of existing sprawl within the parcel/broad area however it is predominantly open. Weak: There is extensive sprawl within the parcel/broad area. No contribution: The parcel/broad area is completely developed.	-
3. Is there an existing defensible boundary between the large built-up area and the parcel/broad area which could prevent sprawl?	Describe existing boundary between large built-up area and the parcel/broad area: Strong: The existing boundary between the parcel/broad area and the large built-up area is less defensible and would not be able to prevent sprawl. Moderate: The existing boundary between the parcel/broad area and the large built-up area has a mix of defensible and less defensible features and may not be able to prevent sprawl. Weak: The existing boundary between the parcel/broad area and the large built-up area is defensible and would be able to prevent sprawl.	-
4. Connection to built up area: a. Is the parcel/broad area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the parcel/broad area constitute 'rounding off' of the built up area?	Describe degree of connection to the large built up area and the risk of sprawl: Strong: The parcel/broad area is connected to the large built up area along one or two boundaries and development would not constitute rounding off therefore there is a risk of sprawl. Moderate: The parcel/broad area is connected to the large built up area along two or three boundaries and development would not constitute rounding off therefore there is a risk of sprawl. Weak: The parcel/broad area is enclosed by the large built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.	-
Does the parcel/broad area play a role in preventing ribbon development?	Describe whether there is existing ribbon development or potential for ribbon development. If there is no existing ribbon development within or adjacent to the parcel/broad area, there is no need to consider this element. Strong: There is limited existing ribbon development within the parcel/broad area and there is potential for further ribbon development / There is existing ribbon development adjacent to the parcel/broad area and there is potential for ribbon development within the parcel/broad area. The parcel/broad area therefore has an important role preventing further ribbon development. Moderate: There is existing ribbon development within / adjacent to the parcel/broad area / adjacent and there is some potential for further ribbon development. The parcel/broad therefore has a role in preventing further ribbon development. Weak: There is extensive ribbon development within the parcel/broad area and there is no potential for further ribbon development.	-
Overall purpose assessment: What level of contribution does the parcel/broad area make to Purpose A?	Bring together all conclusions from above to determine overall assessment (taking balanced view) Apply rating: No / Weak / Moderate / Strong	No

Conclusion: Agree with ARUP outcome

4.2.2 Purpose B: Prevent neighbouring towns merging into one another

Definitions for Purpose B

Neighbouring towns – within South Warwickshire, this includes the following towns: Alcester, Henley-in-Arden, Southam, Studley, Warwick, Leamington Spa (including Cubbington) and Kenilworth. The following settlements located in neighbouring authorities are also defined as neighbouring towns: Coventry (including Burton Green), Birmingham, Redditch, Rugby, and Solihull.

Merging – combining to form a single entity (Oxford English Dictionary)

ARUP assessment:

No contribution: Whilst the parcel is located between the towns of Dorridge/Solihull and Henley-in-Arden, the distance between these settlements is sufficient that the parcel does not play a role in preventing neighbouring settlements from merging. Hockley Heath itself does not influence the assessment against Purpose B, as Hockley Heath is not a defined town.

KEY QUESTIONS TO CONSIDER	RECOMMENDED APPROACH	RESULT
1. Does the parcel/broad area lie in a gap between the defined neighbouring towns?	Describe the location of the parcel/broad area in relation to the gaps between the defined neighbouring towns. If the parcel/broad area is not located within a land gap between the defined neighbouring towns, assess as 'no contribution'.	No contribution
2. What contribution does the parcel/broad area make towards maintaining a gap between the defined neighbouring towns?	Describe the existing gap and the role that the parcel/broad area plays (or is perceived to play) in maintaining that gap using the following indicative criteria: Strong: The parcel/broad area forms an essential gap between neighbouring towns where development would significantly reduce the perceived or actual distance between the towns or would result in merging. Moderate: The parcel/broad area forms part of a largely essential gap between neighbouring towns where limited development may be possible without the risk of merging. Weak: The parcel/broad area forms part of a less essential gap between neighbouring towns which is of a sufficient scale that development is possible without any risk of merging. No contribution: The parcel/broad area does not play a role in preventing neighbouring towns from merging. [Note: The assessment should be undertaken on a case-by-case basis and not defined by distance measurements. The risk of actual as well as perceived merging is relevant].	
Overall purpose assessment: What level of contribution does the parcel/broad area make to Purpose B?	Bring together all conclusions from above to determine overall assessment (taking balanced view) Apply rating: No / Weak / Moderate / Strong	

Conclusion: Agree with ARUP outcome.

4.2.3 Purpose C: To assist in safeguarding the countryside from encroachment.

Definitions for Purpose C

Safeguarding - Protect from harm or damage with an appropriate measure (Oxford English Dictionary).

Encroachment - a gradual advance beyond usual or acceptable limits (Oxford English Dictionary).

Defensible / less defensible boundary – refer to Table 5 (categorisation of boundary features).

Settlement - this refers to all inset settlements, and settlements on the edge of the South Warwickshire Green Belt, both within the administrative boundary and within neighbouring authorities.

Built form – any man-made structure, feature, or facility. This does not include the exception categories in paragraph 154 NPPF (e.g. buildings for agriculture and forestry, facilities for outdoor sport and recreation provided they preserve openness etc) and paragraph 155 NPPF provided they preserve openness.

Openness – the absence of built development. This has both a spatial and visual dimension. The spatial dimension relates to the amount of built form. 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 settlement/inset boundary outwards, with reference to the matrix set out in Table 8 below.

ARUP Outcome:

1. *Strong contribution: The existing land use primarily consists of a Christmas tree plantation, in addition to a small number of residential properties in the southwestern corner of the parcel. The parcel has less than 10% built form. There are open longline views across the parcel. The parcel therefore has a strong degree of openness.*
2. *The parcel is connected to Hockley Heath at its northern tip, consisting of residential rear gardens with a mixture of boundaries, including some fences. This is a primarily less defensible boundary which may not be able to prevent encroachment.*
3. *The parcel is connected to the countryside along its eastern, southern and western boundaries, consisting of the Stratford-upon-Avon Canal to the east, Wharf Lane to the South and Stratford Road to the west. These are defensible boundaries which could contain potential development and prevent future encroachment.*
4. *The parcel is well connected to the countryside along three boundaries.*

Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment.

KEY QUESTIONS TO CONSIDER	RECOMMENDED APPROACH	RESULT
1. What is the existing land use within the parcel/broad area and does it have a sense of openness?	Describe existing land use/uses (e.g. open countryside, agricultural land, residential, mix of uses) and describe degree of openness using matrix in Table 8 below Strong: The parcel/broad area has a strong / strong-moderate degree of openness. Moderate: The parcel/broad area has a moderate / moderate-weak degree of openness. Weak: The parcel/broad area has a weak / weak-no degree of openness. No contribution: The parcel/broad area has no degree of openness	Moderate contribution: The existing land use primarily consists of a Christmas tree plantation, in addition to a small number of residential properties in the southwestern corner of the parcel. Existing use provides poor amenity and low ecological functions. The parcel has less than 10% built form. Views are impeded by taller stands of intensively grown non-native conifer.
2. Are there existing defensible boundaries between the parcel/broad area and the settlement which could prevent encroachment?	Describe boundary between the parcel/broad area and the settlement referring to Table 5 (categorisation of boundary features). Strong: There is a less defensible boundary between the parcel/broad area and the settlement which may not be able to prevent encroachment. Moderate: There is a mix of defensible and less defensible boundaries between the parcel/broad area and the settlement which may not be able to prevent encroachment. Weak: There is a defensible boundary between the parcel/broad area and the settlement which would be able to prevent encroachment.	Strong. The parcel is connected to Hockley Heath at its northern tip, consisting of residential rear gardens with a mixture of boundaries, including some fences. This is a primarily less defensible boundary which may not be able to prevent encroachment.
3. Are there existing defensible boundaries between the parcel/broad area and the countryside which could contain potential development and prevent future encroachment?	Describe boundary between the parcel/broad area and the countryside referring to Table 5 (categorisation of boundary features). Strong: There is a less defensible boundary between the parcel/broad area and the countryside which may not be able to contain potential development and prevent future encroachment. Moderate: There is a mix of defensible and less defensible boundaries between the parcel/broad area and the countryside which may not be able to contain potential development and prevent future encroachment. Weak: There is a defensible boundary between the parcel/broad area and the countryside which could contain potential development and prevent future encroachment.	Weak. The parcel is connected to the countryside along its eastern, southern and western boundaries, consisting of the Stratford-upon-Avon Canal to the east and Wharf Lane to the South. These are defensible boundaries which could contain potential development and prevent future encroachment.

4. Is the parcel/broad area connected to the countryside or enclosed by the settlement?	Describe degree of connection to the countryside (e.g. along a number of boundaries). Strong: The parcel/broad is well connected to the countryside along a number of boundaries. Moderate: The parcel/broad area is connected to the countryside although it is adjacent to existing development in the Green Belt. Weak: The parcel/broad area has a limited connection to the countryside as it is enclosed by the settlement.	Moderate: connected with countryside to east and south. Hockley Heath settlement to the north and well-established ribbon development along A3400 Stratford Road to west.
Overall purpose assessment: What level of contribution does the parcel/broad area make to Purpose C?	Bring together all conclusions from above to determine overall assessment (taking balanced view) Apply rating: No / Weak / Moderate / Strong	Moderate contribution

Conclusion: We find the land parcel makes a moderate contribution to purpose C differing to the ARUP outcome which found a strong contribution. This is due to lower contribution to green belt openness and less connection with the open countryside.

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

Definitions for Purpose D

Historic Town – for the purposes of this assessment these have been defined as: Alcester, Coventry, Henley-in-Arden, Kenilworth, Leamington Spa, Redditch, Stratford-upon-Avon, and Warwick.

Relevant Conservation Areas – this includes the Conservation Areas of Alcester Conservation Area, Henley-in-Arden Conservation Area, Church Green Conservation Area (Redditch), Hilltop Conservation Area (Coventry), Kenilworth Conservation Area (including Avenue Road), Leamington Spa Conservation Area, Stratford-upon-Avon Conservation Area, and Warwick Conservation Area.

Buffer area – for the purposes of this assessment this has been drawn from the historic towns' relevant Conservation Area boundaries outwards by 250m (the rationale for this distance is set out below). This has been mapped for the relevant Conservation Areas and is included at Appendix B. The buffer for the Conservation Areas in neighbouring authorities' historic towns have not been formally mapped and the buffer was calculated on a parcel basis where required.

Built development – any form of built development.

ARUP Outcome:

No contribution: The parcel is not adjacent to a defined historic town and makes no contribution to this purpose.

The parcel contains part of the Canal Conservation Area, but this runs for approximately 30km across the full width of Warwick District and is not primarily designated to protect the setting and special character of historic towns.

KEY QUESTIONS TO CONSIDER	RECOMMENDED APPROACH	RESULT
1. Is the parcel/broad area adjacent to a defined 'historic town'?	If yes, proceed to question 2. If no, conclude parcel/broad area makes no contribution to Purpose D.	No
2. Does the parcel/broad area have a relationship with the historic town's relevant Conservation Areas?	Identify whether there are any relevant Conservation Areas within 250m of the parcel/broad area by reference to the 250m buffer map at Appendix B. Strong: The parcel/broad area is adjacent to a historic town and is entirely within the 250m buffer of a relevant Conservation Area. Moderate: The parcel/broad area is adjacent to a historic town and is partly within the 250m buffer of a relevant Conservation Area. Weak: The parcel/broad area is adjacent to a historic town and is on the edge of the 250m buffer of a relevant Conservation Area. No contribution: The parcel/broad area is adjacent to a historic town however it is not located within 250m of a relevant Conservation Area	

3. What is the role of the parcel/broad area in preserving the setting and special character of the historic town?	Describe the separation between the parcel/broad area and the historic town’s relevant Conservation Area. Strong: The parcel/broad area is adjacent to a relevant Conservation Area and has a strong role preserving the setting and special character of the historic town / The parcel/broad area is separated from a relevant Conservation Area by open land and has a strong role preserving the setting and special character of the historic town. Moderate: The parcel/broad area is separated from a relevant Conservation Area by built development and has a moderate role preserving the setting and special character of the historic town. Weak: The parcel/broad area is separated from a relevant Conservation Area by extensive modern built development and has a weak role preserving the setting and special character of the historic town.	
Overall purpose assessment: What level of contribution does the parcel/broad area make to Purpose D?	Bring together all conclusions from above to determine overall assessment (taking balanced view) Apply rating: No / Weak / Moderate / Strong	No contribution

Conclusion: Agree with ARUP outcome.

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

Approach to the Assessment

No individual assessment, apply ‘moderate contribution’ to all parcels and broad areas in line with ARUP methodology.

4.2.6 Overall Assessment

Overall assessment of the contribution to the five purposes of the green belt found a weak contribution which differs to the ARUP green belt assessment stage one (September 2024) which found a moderate contribution. A summary of the outcomes is shown in the table below.

PURPOSE	A	B	C	D	E	OVERALL ASSESSMENT
Arup Outcomes	None	None	Strong	None	Moderate	Moderate
Djogs Outcomes	None	None	Moderate	None	Moderate	Weak

5.0 GREY BELT POLICY

5.1 What is 'Grey Belt' land?

The NPPF definition of Grey Belt is 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.

Footnote 7 states: *The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.*

5.2 Analysis of Land Parcel HOH3 Grey Belt Attributes

Initial analysis found.

- Land parcel HOH3 does not contribute strongly to purposes a, b or d.
- Land parcel does not contain any habitats, designations or assets that would preclude the land parcel from being designated as grey belt.
- The land parcel does contain other designations:
- The west boundary that is within Stratford DC is within the Arden Special Landscape.
- The east boundary along the Stratford Canal is within the Canal Conservation Area.
- The remainder of the site is not subject to any designations.
- The site usage as intensive horticulture growing non-native coniferous trees provides a poor contribution to landscape value and ecological services. There are boundary features that provide a significant contribution to local green infrastructure.

5.3 Conclusion

The land parcel has strong grey belt attributes with small areas along the east and west boundaries containing sensitive designations that will restrict development although not directly precluding these areas from grey belt designation.

6.0 Conclusion

The land parcel makes a weak contribution the five purposes of the green belt. This differs from the recent stage one green belt review by ARUP (September 2024) on behalf of Stratford and Warwick District Councils. Further to this the site has attributes in line with grey belt definitions and is predominantly of low landscape value. If developed the land parcel has defensible boundaries with the open countryside which would provide a defined boundary to further development into the open countryside.