

SOLIHULL LDF CORE STRATEGY

ASSESSMENT OF GREEN BELT SUBMISSIONS

OCTOBER 2011

Submission:	
Brooklands Hospital, Sycamore Crescent, Marston Green – deletion of site from the Green Belt	
Assessment against the aim of Green Belt policy:	
Impact on the fundamental characteristic of openness	Site is fully developed with various buildings forming in patient areas for Brooklands Hospital, but contains significant areas of open space. Extent of built development means that contribution to openness is severely limited.
Assessment against the purposes of including land in the Green Belt:	
To check the unrestricted sprawl of large built up areas	Site adjoins the urban area of Chelmsley Wood to east and Marston Green park to west. Site already developed, so removal from Green Belt would not result in urban sprawl.
To prevent neighbouring towns from merging into one another	Part of a narrow Green Belt wedge between Marston Green and Chelmsley Wood, which includes the adjacent Marston Green park. Removal from Green Belt would result in pinch point in the Green Belt wedge to the north-west.
To assist in safeguarding the countryside from encroachment	Not part of countryside.
To preserve the setting and special character of historic towns	Would not contribute to setting or character of historic settlements.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Site already developed so Green Belt status will not assist in regeneration of North Solihull
Exceptional circumstances submitted:	
The site is a working hospital with numerous buildings and not an open Green Belt area. Designation as Green Belt has a delaying consequence to any proposed plans for the development of the hospital.	
Conclusion:	
Site makes only a very limited contribution to openness, and does not contribute to the purposes of including land in the Green Belt. Removal from Green Belt would result in a narrowing of the Green Belt gap between Marston Green and Chelmsley Wood, although the built development on the site already has this effect. Could be considered for removal from the Green Belt.	

Submission:	
Land to the side of 45, Strawberry Fields. Meriden – deletion of land to side of property from Green Belt and inclusion within garden land of property NB. Part of wider strip of land rear of 23 and adjacent 45, 47 and 67, Strawberry Fields which would need to be considered as a whole	
Assessment against the aim of Green Belt policy:	
Impact on the fundamental characteristic of openness	Land is part of a narrow strip between the side boundaries of 45, 47 and 67, Strawberry Fields and the hedgerow boundary to the agricultural field to the south. The strip is largely overgrown apart from some fencing to the rear of 23, Strawberry Fields, where the land has already been brought into garden land without planning permission
Assessment against the purposes of including land in the Green Belt:	
To check the unrestricted sprawl of large built up areas	Land contributes towards checking the expansion of Meriden to the south, although there is a strong tree and hedgerow boundary to the south of the strip of land adjoining the agricultural land to the south
To prevent neighbouring towns from merging into one another	Does not contribute to this purpose
To assist in safeguarding the countryside from encroachment	Deletion from Green Belt would be likely to result in encroachment by garden fences etc
To preserve the setting and special character of historic towns	Does not contribute to this purpose
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Does not contribute to this purpose
Exceptional circumstances submitted:	
Reallocation would not contribute to urban sprawl as the area of land is too small for any development of consequence, the use as garden land will not contribute towards towns merging with one another, and there is considerable distance between Meriden and the nearest settlement to the south	
Conclusion:	
Land at the side of 45, Strawberry Fields and adjacent land contributes towards Green Belt purposes to check sprawl and safeguard the countryside from encroachment. Use for garden land is likely to result in an impact on openness. However, much of the land is overgrown and there is a strong tree and hedgerow boundary to the south, whilst the current boundary is less well-defined. Could be considered for removal from the Green Belt	

Submission:	
Land to west of Widney Manor Road (2-218 evens only), Solihull – deletion of land from Green Belt	
Assessment against the aim of Green Belt policy:	
Impact on the fundamental characteristic of openness	The land contains a thin line of houses fronting Widney Manor Road, with a substantial largely open corridor to the west, consisting of the gardens to the houses and the railway cutting, which contributes to openness
Assessment against the purposes of including land in the Green Belt:	
To check the unrestricted sprawl of large built up areas	The land between the railway line and Widney Manor Road performs a useful function in preventing the dense urban development west of the railway line spreading to Widney Manor Road
To prevent neighbouring towns from merging into one another	Land forms part of the Meriden Gap between Birmingham/Solihull and Coventry, as well as the smaller gap between Solihull and Knowle
To assist in safeguarding the countryside from encroachment	Land is not part of countryside and does not contribute toward this purpose
To preserve the setting and special character of historic towns	Does not contribute toward this purpose
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Would make only a marginal contribution, given the location away from North Solihull Regeneration Zone
Exceptional circumstances submitted:	
The land is contiguous with the urban area to the west and is of essentially suburban character, which could contribute towards recycling of land for development. Exclusion of the land from the Green Belt would accord with Government policy for Green Belts as it does not contribute to the purposes of including land	
Conclusion:	
The land contributes to openness and to prevention of urban sprawl from the urban area to the west. This is supported by an Appeal decision relating to 114-118, Widney Manor Road dated 19 April 2011 (APP/Q4625/A/10/2133554)	

Submission:	
Land adjacent to Grand Union Canal, Stripes Hill, Warwick Road, Knowle – deletion of site from Green Belt for use as Marina	
Assessment against the aim of Green Belt policy:	
Impact on the fundamental characteristic of openness	Site is currently open, and proposal would have an adverse effect on openness and the visual amenities of the Green Belt
Assessment against the purposes of including land in the Green Belt:	
To check the unrestricted sprawl of large built up areas	Use of land would extend the area of sporadic development to the canal
To prevent neighbouring towns from merging into one another	Land forms part of the Meriden Gap between Birmingham/Solihull and Coventry, as well as the smaller gap between Knowle and Balsall Common
To assist in safeguarding the countryside from encroachment	Land is part of wider countryside and proposal would represent encroachment into the countryside
To preserve the setting and special character of historic towns	Does not contribute toward this purpose
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Whilst the Green Belt contributes generally to this purpose, the proposed use is unlikely to have an adverse effect on regeneration
Exceptional circumstances submitted:	
Need for off-site moorings and suitability of land for marina	
Conclusion:	
Site is currently open and deletion from Green Belt would impact on openness and be harmful to the purposes of including land in the Green Belt, notably through harmful encroachment of the countryside. This is supported by an Appeal decision relating to Stripes Hill Farm, Warwick Road, Knowle dated 6 October 2011 (APP/Q4625/A/10/2128036)	

Submission:	
Land to east of 23, Strawberry Fields. Meriden – deletion of land to rear of property from Green Belt and inclusion within garden land of property NB. Part of wider strip of land rear of 23 and adjacent 45, 47 and 67, Strawberry Fields which would need to be considered as a whole	
Assessment against the aim of Green Belt policy:	
Impact on the fundamental characteristic of openness	Land is part of a narrow strip between the side boundaries of 45, 47 and 67, Strawberry Fields and the hedgerow boundary to the agricultural field to the south. The strip is largely overgrown apart from some fencing to the rear of 23, Strawberry Fields, where the land has already been brought into garden land without planning permission
Assessment against the purposes of including land in the Green Belt:	
To check the unrestricted sprawl of large built up areas	Land contributes towards checking the expansion of Meriden to the south, although there is a strong tree and hedgerow boundary to the south of the strip of land adjoining the agricultural land to the south
To prevent neighbouring towns from merging into one another	Does not contribute to this purpose
To assist in safeguarding the countryside from encroachment	Deletion from Green Belt would be likely to result in encroachment by garden fences etc
To preserve the setting and special character of historic towns	Does not contribute to this purpose
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Does not contribute to this purpose
Exceptional circumstances submitted:	
The agricultural land boundary to the south is the logical defensive and lasting boundary for the Green Belt. The strip of land including that to the east of 23, Strawberry Fields does not contribute toward any of the purposes of including land in the Green Belt	
Conclusion:	
Land to the east of 23, Strawberry Fields and adjacent land contributes towards Green Belt purposes to check sprawl and safeguard the countryside from encroachment. Use for garden land is likely to result in an impact on openness. However, much of the land is overgrown and there is a strong tree and hedgerow boundary to the south, whilst the current boundary is less well-defined. Could be considered for removal from the Green Belt	