

Staffordshire authorities

Staffordshire Green Belt Assessment

Appendix G – Stafford Borough Council assessment outcomes

30 April 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number **313903-00**

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G.1. Assessment outcomes and summary tables

Note, this is an assessment of the area of the West Midlands Green Belt that lies within Stafford Borough's administrative area only and provides no assessment of the Green Belt contained within the north of the authority area.

Assessment outcomes

In total, three parcels and two broad areas were identified and assessed within Stafford Borough Council's authority area that related to the West Midlands Green Belt. The broad areas crossed boundaries with adjacent LPAs, with one predominantly in Cannock Chase (with a small section falling within South Staffordshire), and the other where the majority lies within South Staffordshire.

Overall, of the three parcels assessed:

- 1 was assessed as making a strong overall contribution to Green Belt purposes;
- 2 were assessed as making a moderate overall contribution to Green Belt purposes;
- 2 were identified as potential grey belt.

For the broad areas, one was assessed as making a strong overall contribution to Green Belt purposes and the other was assessed as making a moderate overall contribution to Green Belt purposes.

Given the small number of assessments within Stafford Borough, the conclusions that can be drawn are parcel / broad area and location specific. They are summarised as:

- The two parcels around Brocton function as open, rural areas where safeguarding the countryside under Purpose C is their main Green Belt role. Each has strong spatial openness, minimal built form, and long or partial long-line views, resulting in strong contributions to preventing encroachment into the countryside. Their contribution to preventing towns from merging under Purpose B is weak, forming very small parts of wider gaps between Stafford, and the Cannock settlements. Neither parcel lies adjacent to a large built up area or relate to a historic town, meaning they both make no contribution to Purposes A or D. They make an overall moderate contribution to Green Belt purposes, and due to not making a strong contribution to Purposes A, B or D, they are considered as potential grey belt (noting there are more extensive footnote 7 constraints in BRO02, which lies within the Cannock Chase National Landscape).
- RUG12 is located on Rugeley's edge and makes a strong contribution to preventing unrestricted sprawl under Purpose A due to its defensible boundaries and settlement relationship, with a risk of an incongruous extension in a scenario where the parcel is developed. It also performs strongly in safeguarding the countryside from encroachment under Purpose C despite some development within it. Its contribution to preventing Rugeley and Stafford merging under Purpose B is weak, primarily due to forming only a small part of a much larger gap. Overall, the parcel makes a strong contribution to Green Belt purposes and is not considered to be potential grey belt.
- One of the broad areas plays an important role forming a substantial part of the gap between Stafford, Rugeley and the Cannock towns, resulting in a strong contribution to Purpose B. It also performs strongly in safeguarding the countryside from encroachment under Purpose C, being largely formed of mature woodland, extensive designated landscapes, and very limited built development. The other broad area (BA06) only has a very small extent within Stafford Borough, where it forms a small part of the gap between the towns of Stafford and Cannock.

It is mostly formed of open countryside and is positioned in between the two inset villages of Brocton and Bednall, which both lie within the gap between the towns. It therefore has a clear role in safeguarding the countryside from encroachment under Purpose C (similar to BA11). In line with the methodology, neither broad area is assessed for grey belt potential due to their scale.

Assessment outcomes summary tables

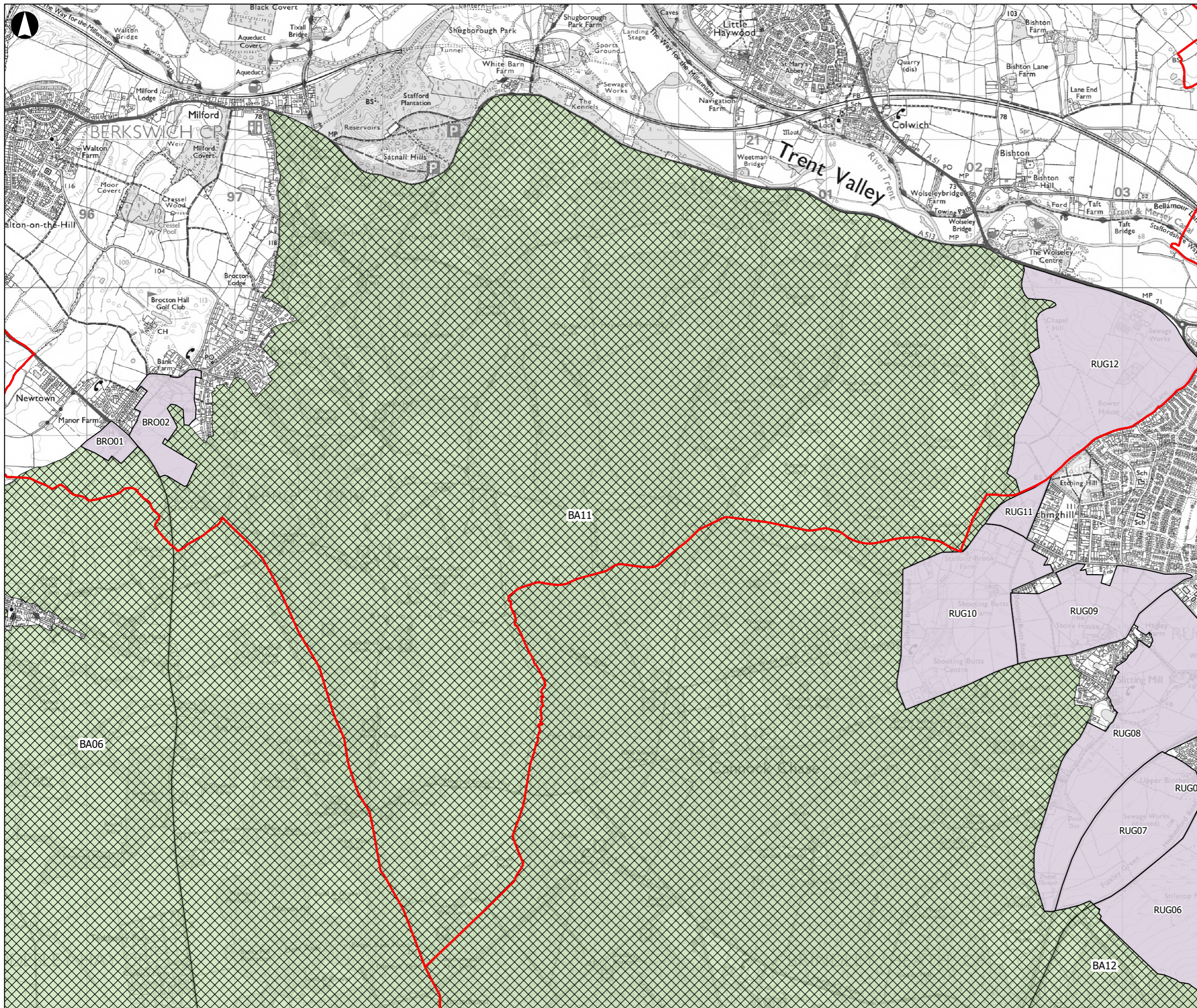
Parcel assessment outcomes

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?
BRO01	Moderate	No	Weak	Strong	No	Moderate	Yes
BRO02	Moderate	No	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)
RUG12	Strong	Strong	Weak	Strong	No	Moderate	No

Broad area assessment outcomes

Broad Area 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 broad area potential grey belt?
BA06	Moderate	Moderate	Moderate	Strong	No	Moderate	N/A
BA11	Strong	Moderate	Strong	Strong	No	Moderate	N/A

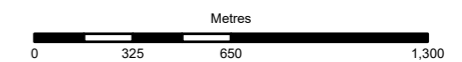
G.2 Green Belt Assessment Maps



- Study area
- Local authority boundaries
- West Midlands Green Belt
- Parcels
- Broad areas

Coordinate System: British National Grid

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Client
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Project Name
Staffordshire Green Belt Assessment

Drawing Title
Stafford Borough Council (West Midlands Green Belt) - Parcel and broad area references

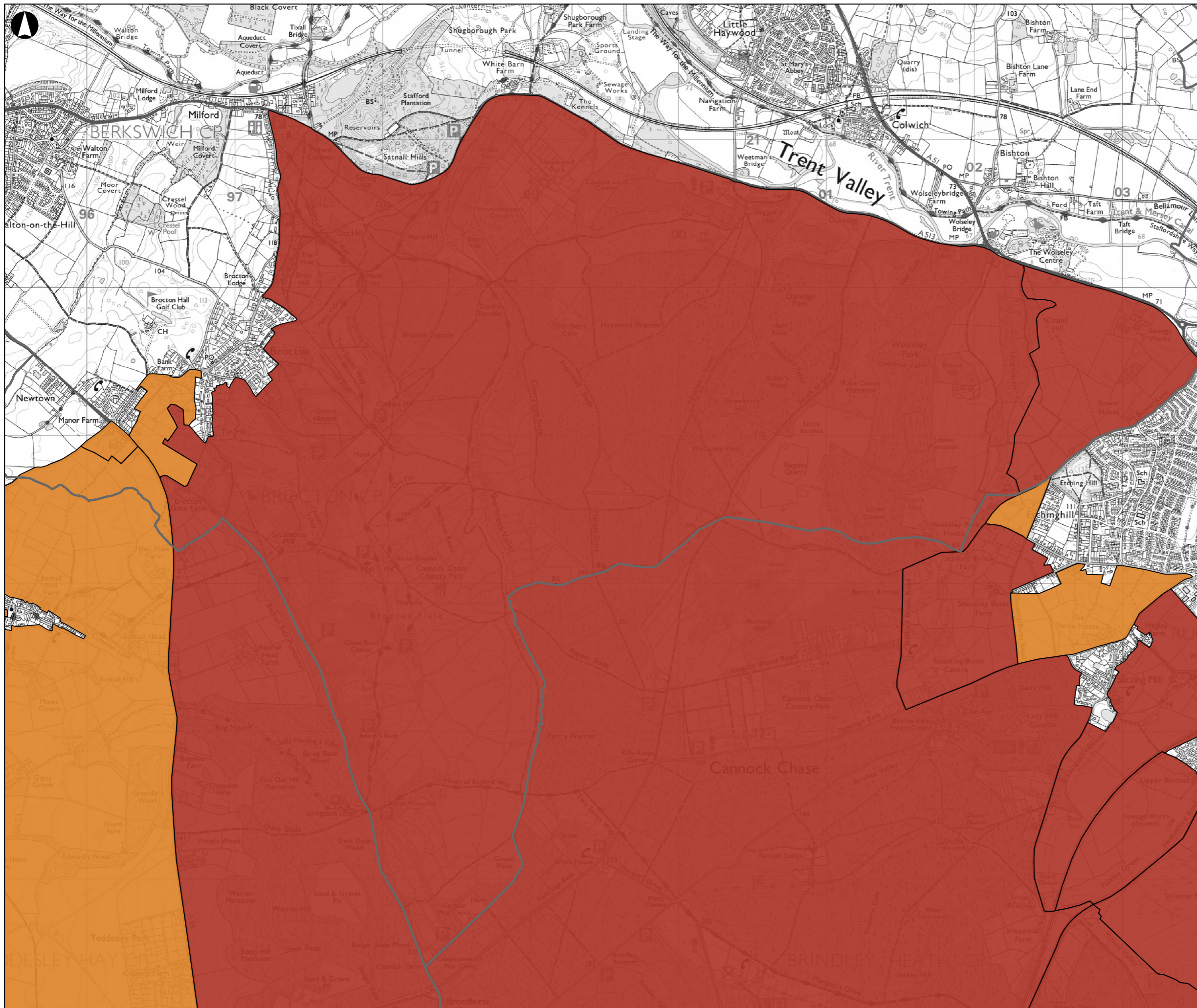
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Role
Planning

Suitability
Final

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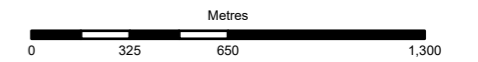
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- Study area
- Local authority boundaries
- West Midlands Green Belt
- Overall assessment
- Strong
- Moderate
- Weak

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Project Name
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Drawing Title
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Overall assessment

Scale at A3

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Role

Planning

Suitability

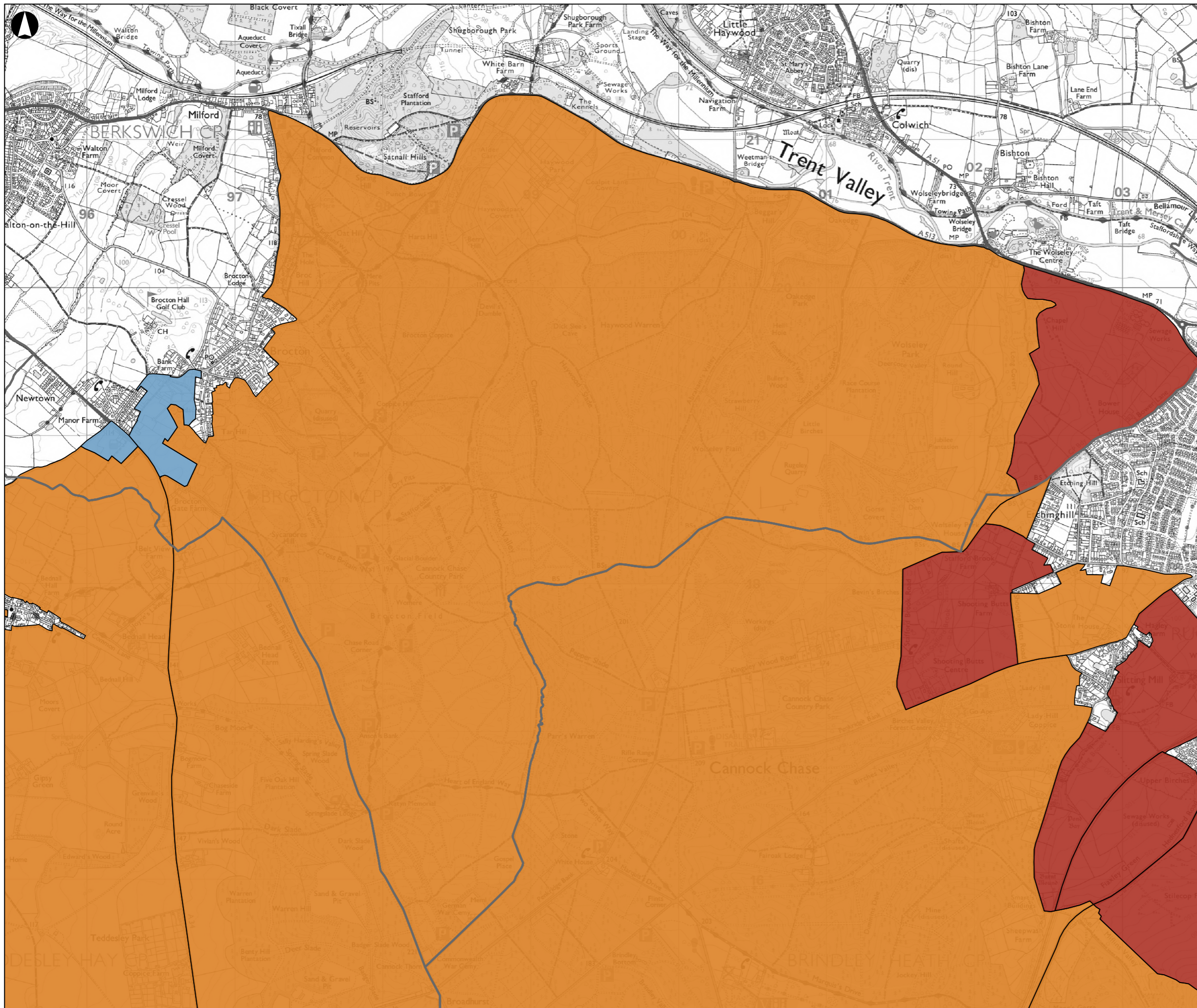
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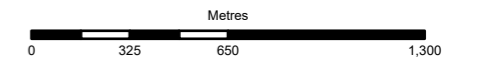
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- Study area
- Local authority boundaries
- West Midlands Green Belt
- Purpose A**
- Strong
- Moderate
- Weak
- No

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Drawing Title
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Purpose A

Scale at A3

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Role

Planning

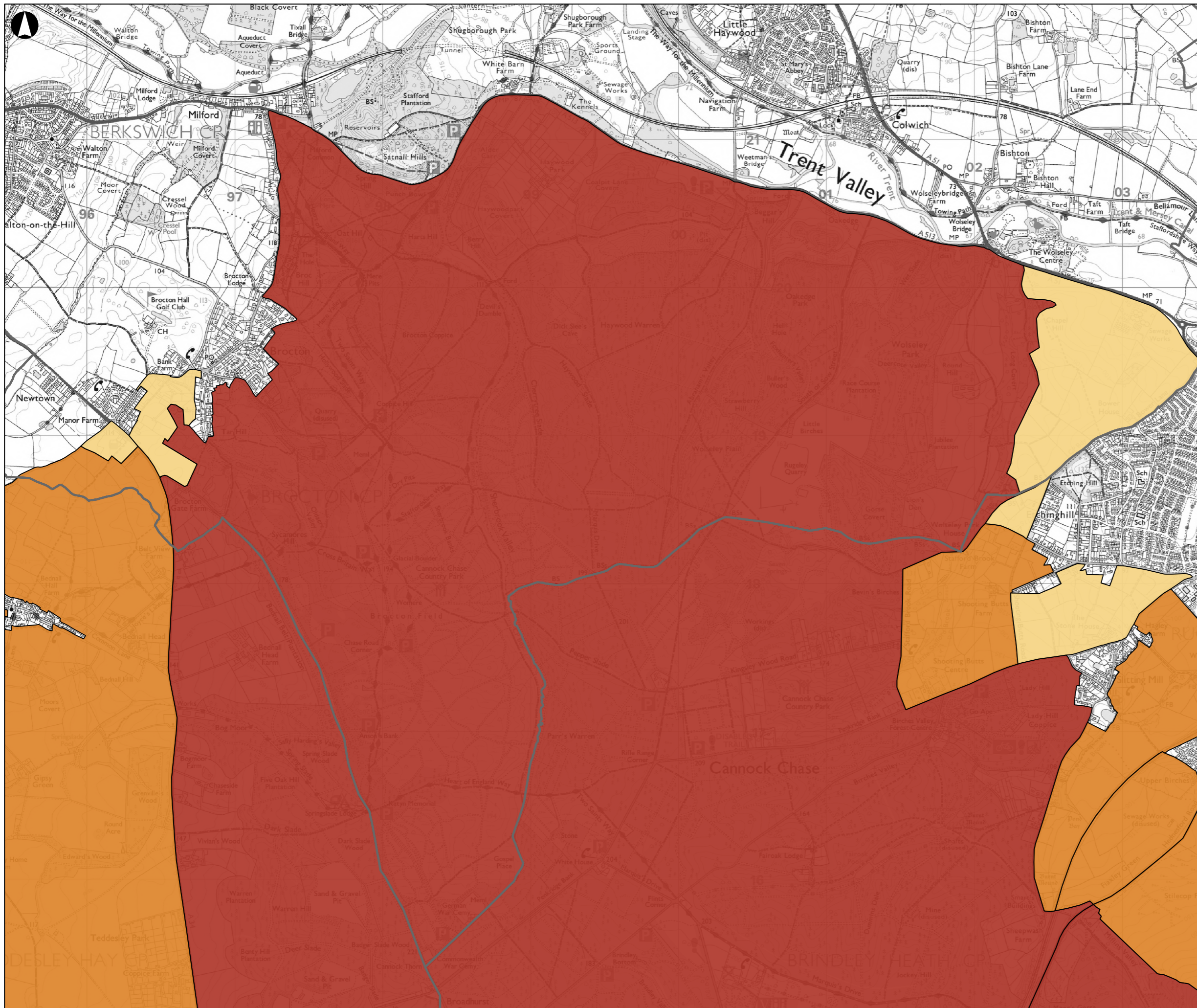
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Drawing Number

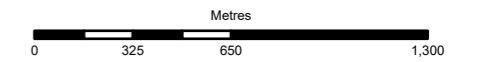
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- Study area
- Local authority boundaries
- West Midlands Green Belt
- Purpose B**
- Strong
- Moderate
- Weak
- No

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Drawing Title
Stafford Borough Council (West Midlands Green Belt) - Assessment outcomes

Purpose B

Scale at A3

1:25,000

Role

Planning

Suitability

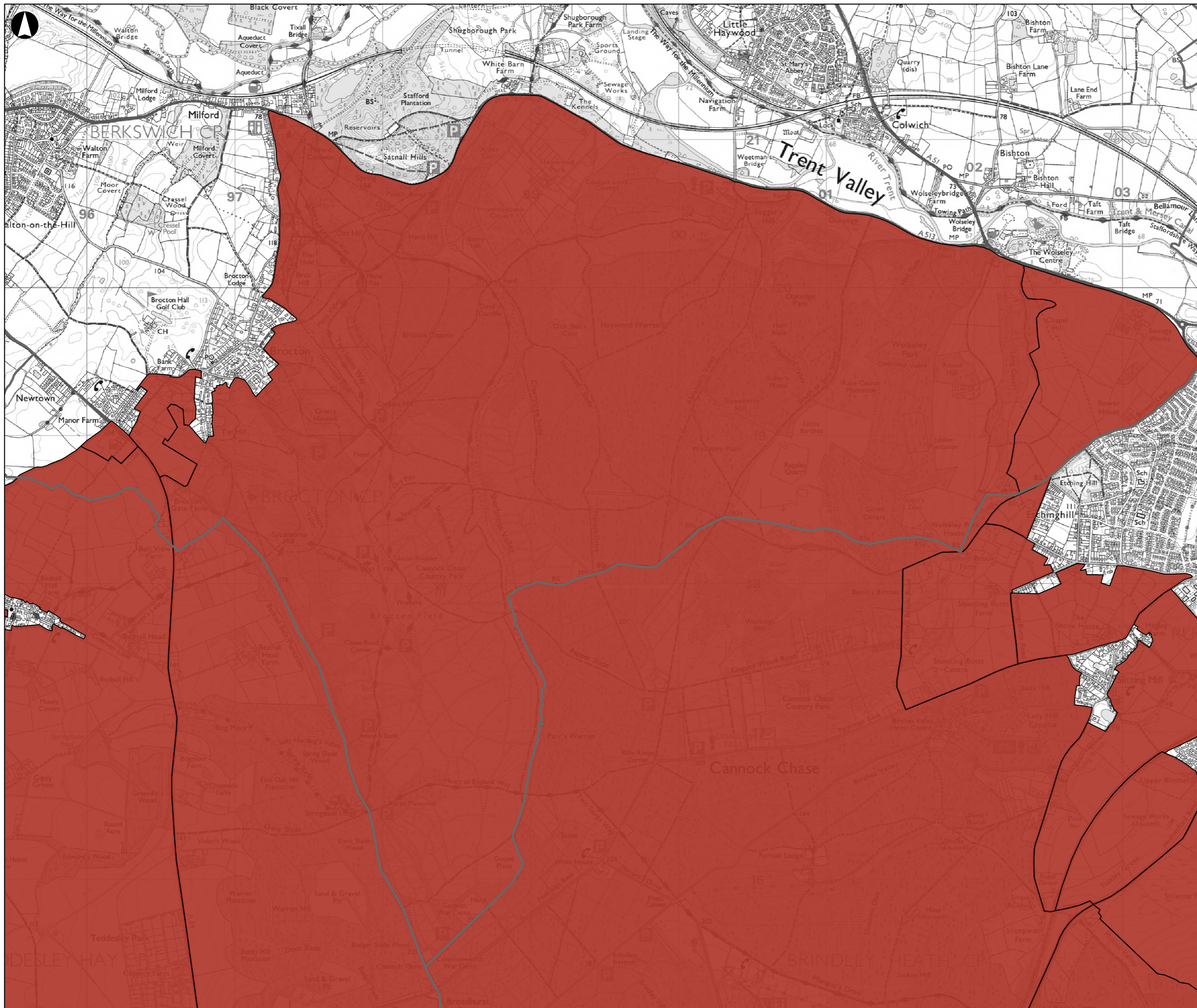
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Rev
P01

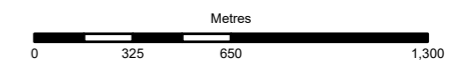
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- Study area
- Local authority boundaries
- West Midlands Green Belt
- Purpose C**
- Strong
- Moderate
- Weak
- No

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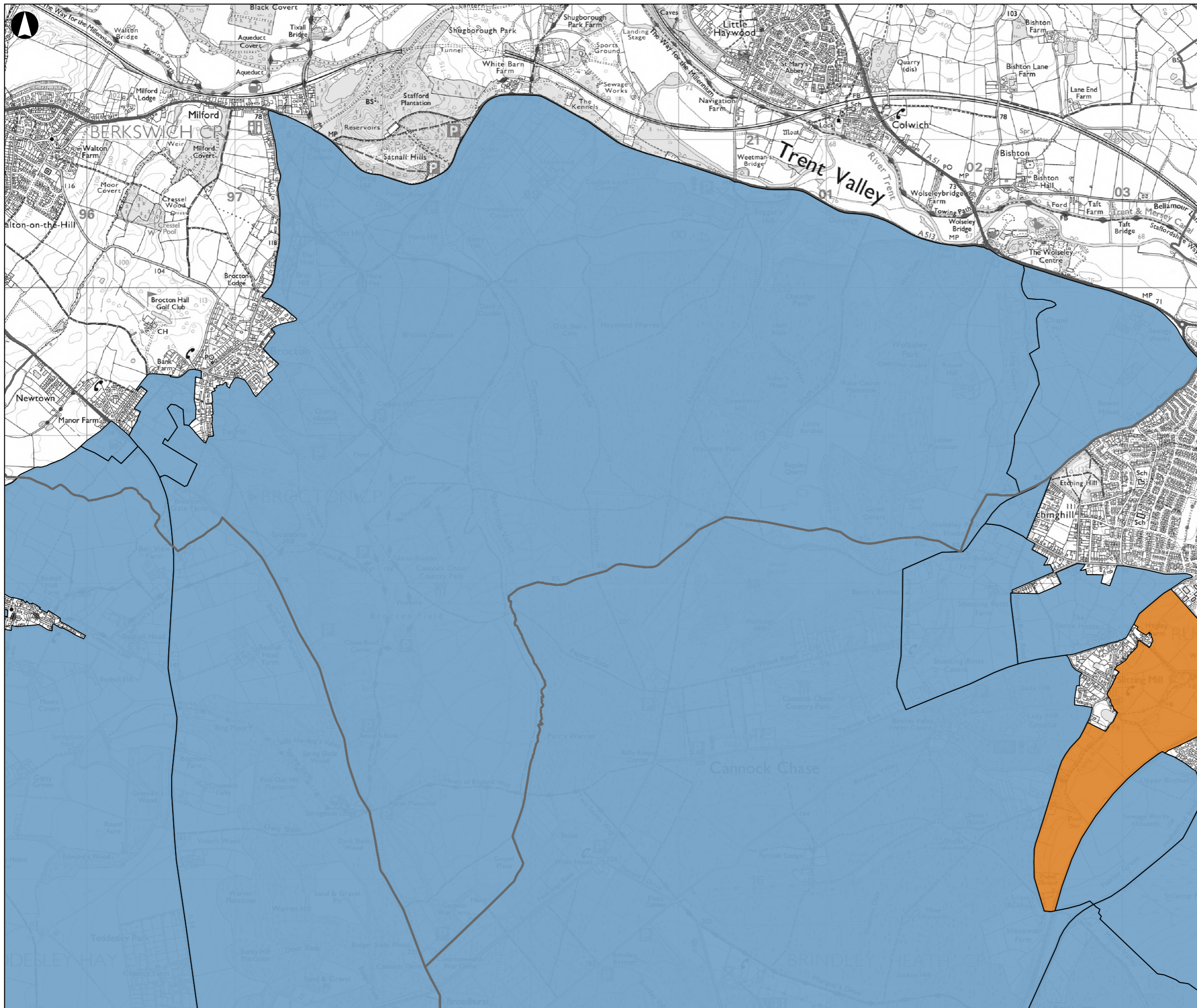
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Stafford Borough Council (West Midlands Green Belt) - Assessment outcomes

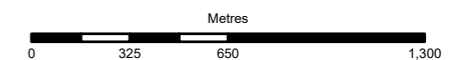
Purpose C
 Scale at A3
1:25,000
 Role
Planning
 Suitability
Final

Project Number 313903-00	Rev P01
Drawing Number --	



- Study area
- Local authority boundaries
- West Midlands Green Belt
- Purpose D**
- Strong
- Moderate
- Weak
- No

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Drawing Title
Stafford Borough Council (West Midlands Green Belt) - Assessment outcomes

Purpose D

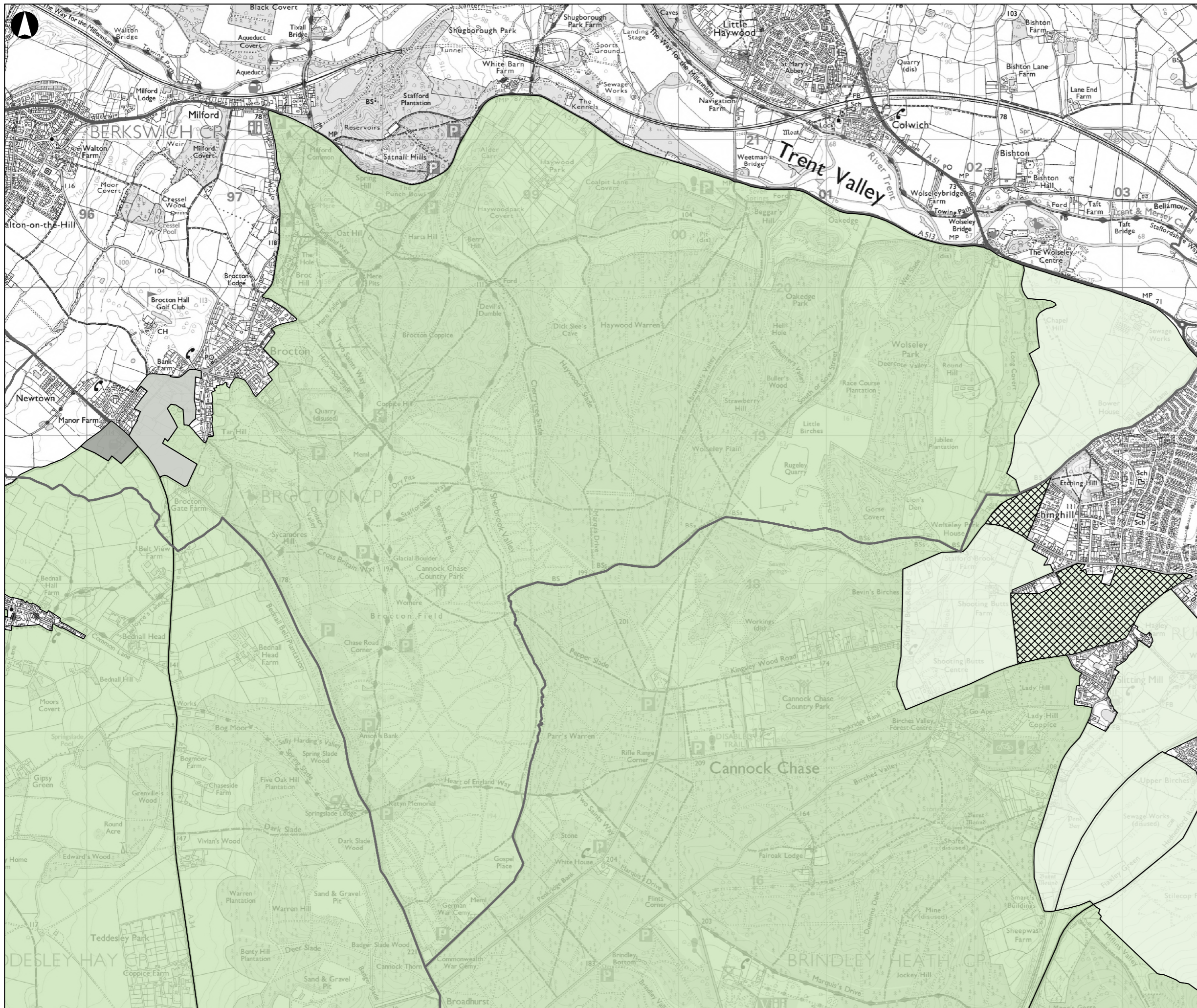
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Role
Planning

Suitability
Final

Project Number 313903-00	Rev P01
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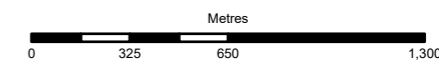
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- Study area
- Local authority boundaries
- West Midlands Green Belt
- Potential grey belt
- Yes
- Yes (footnote 7 constraints)
- No (footnote 7 constraints)
- No

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Drawing Title
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Potential grey belt

Scale at A3

1:25,000

Role

Planning

Suitability

Final

Project Number
313903-00

Rev
P01

Drawing Number

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G.3 Green Belt Assessment Forms

Parcel and Broad Area Assessments

Key - Location Ref/Assessment Number/Page Number

BA – Broad Area

BRO – Brocton

RUG – Rugeley

BRO01 15

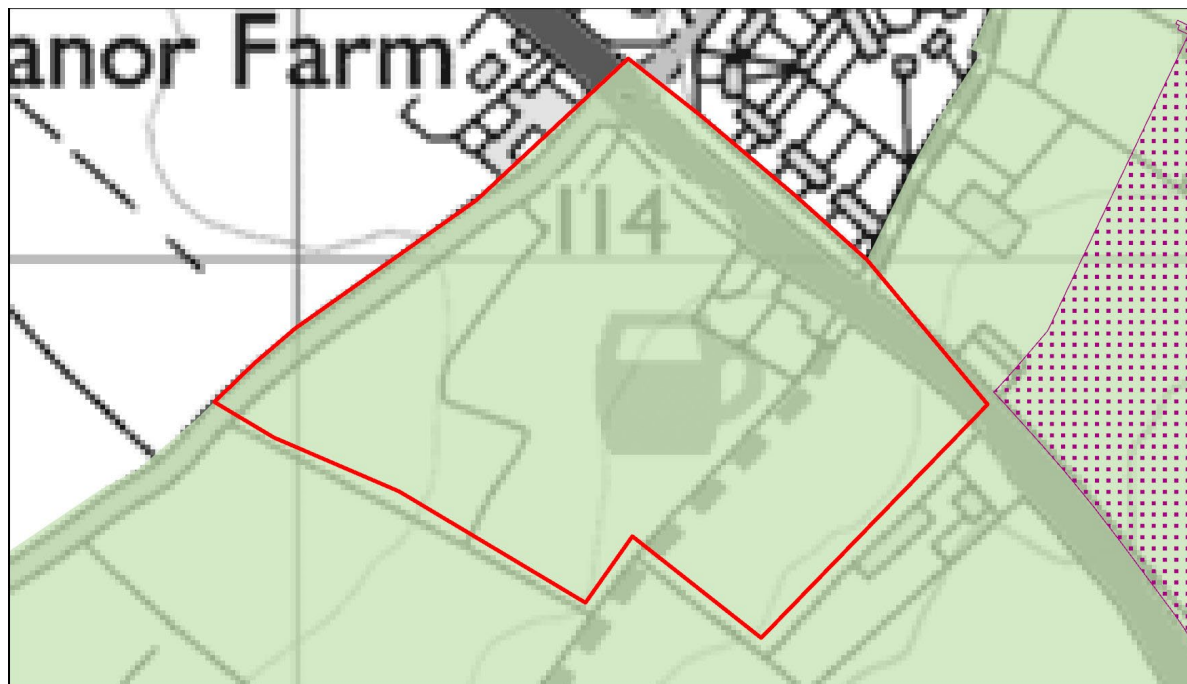
BRO02 17

RUG12 19

BA06 22

BA11 25

BRO01



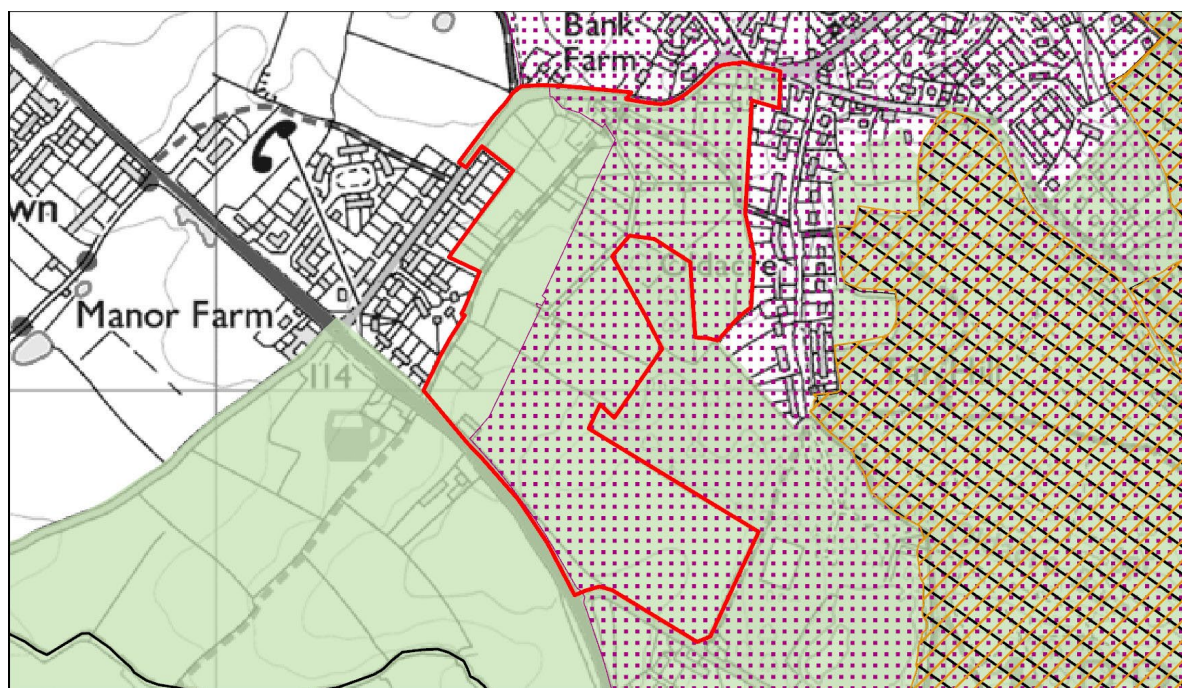
- Study area
- Local authority boundaries
- Parcels
- West Midlands Green Belt
- Ancient Woodland
- Conservation Areas
- Flood Zone 2
- Flood Zone 3
- Historic Parks and Gardens
- Local Green Space
- National Landscape Areas
- Scheduled Ancient Monument
- Sites of Special Scientific Interest
- Special Areas of Conservation

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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	<p>The parcel is located in a gap between the neighbouring towns of Stafford, Rugeley and Cannock, Cheslyn Hay, Great Wyrley, Hednesford and Huntington.</p> <p>The parcel forms a very small part of the gap between all of these towns where development would not have any impact on the visual, physical or perceived separation between the towns. The village of Brocton (outside the Green Belt to the north-east of this parcel) would help to maintain visual separation between these towns.</p> <p>Overall, the parcel makes a weak contribution to this purpose.</p>
Purpose C	Strong	<p>The parcel consists of open countryside. The parcel also includes some semi-urban land uses of one residential property and a pub along the eastern boundary.</p> <p>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 Green Belt areas. Some vegetation within the parcel and around the boundaries does cause some restrictions to views, however, this has a minimal impact on the sense of</p>

Assessment criteria	Contribution outcome	Assessment
		<p>openness. Views to the northwest are restricted by the built form of Brocton village.</p> <p>The parcel is surrounded by open countryside along most of its boundaries, with the Green Belt continuing to the east, south, and west. Open countryside continues to the northwest; however, this is outside of the Green Belt. The parcel is adjacent to the village of Brocton to the northeast; however, the built form of the village has a limited overall impact on the sense of openness of the parcel due in part to the parcel's scale and shape.</p> <p>Overall, the parcel makes a strong contribution to this purpose.</p>
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. 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	<p>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.</p> <p>The parcel has long line views across and to the surrounding countryside. and therefore, makes a strong contribution to safeguarding the countryside from encroachment. It also makes a weak contribution to preventing neighbouring towns from merging. On balance, the parcel has therefore been judged to make a moderate overall contribution to Green Belt purposes.</p>
Is the parcel potentially considered grey belt?	Yes	<p>The parcel does not make a strong contribution to either Purpose A, Purpose B or Purpose D.</p> <p>There are some limited areas at risk of surface water flooding, however this is not significant (covering less than 5% of the parcel's area), therefore the parcel can be considered potential grey belt.</p>

BRO02



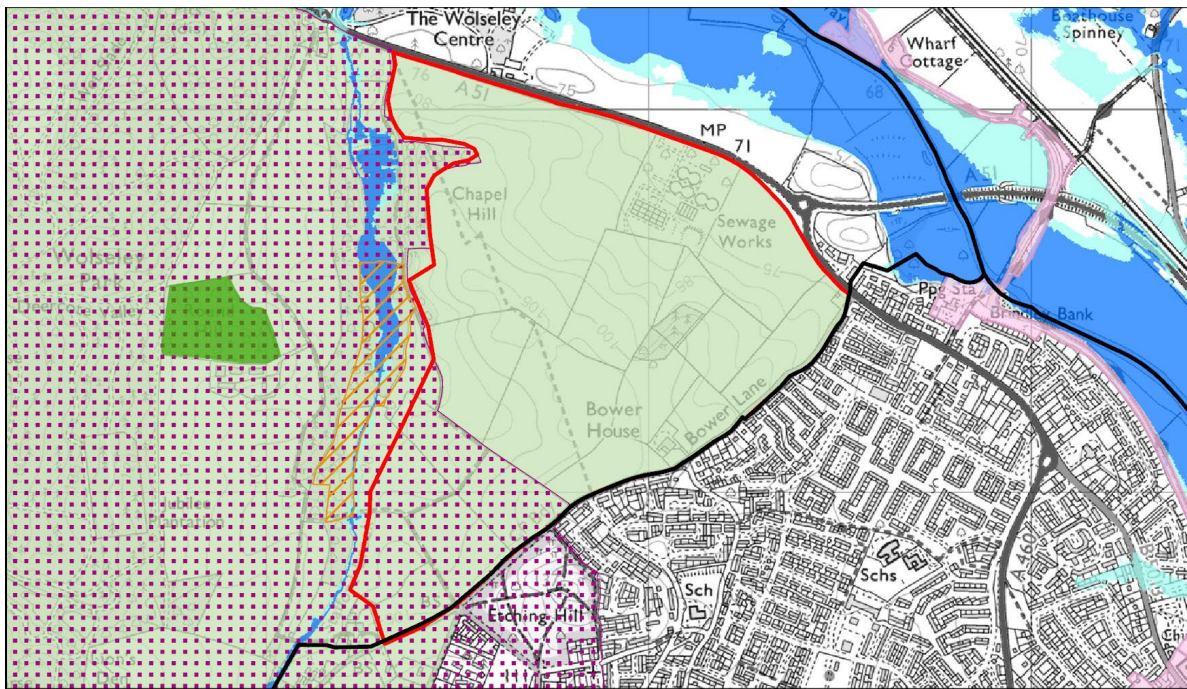
- Study area
- Local authority boundaries
- Parcels
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- Ancient Woodland
- Conservation Areas
- Flood Zone 2
- Flood Zone 3
- Historic Parks and Gardens
- Local Green Space
- National Landscape Areas
- Scheduled Ancient Monument
- Sites of Special Scientific Interest
- Special Areas of Conservation

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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	<p>The parcel is located in a gap between the neighbouring towns of Stafford, Rugeley and Cannock, Cheslyn Hay, Great Wyrley, Hednesford and Huntington.</p> <p>The parcel forms a very small part of the gap between all of these towns where development would not have any impact on the visual, physical or perceived separation between the towns. The village of Brocton (outside of the Green Belt to the east and west of this parcel) would help to maintain visual separation between these towns.</p> <p>Overall, the parcel makes a weak contribution to this purpose.</p>
Purpose C	Strong	<p>The parcel consists of open countryside and rural land uses, primarily being used for agriculture and includes some farm buildings. The parcel also includes some semi-urban land uses which consist of a handful of residential properties, a playground and church to the north of the parcel.</p> <p>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 surrounding Green Belt areas, but some views are restricted by built form and vegetation. Views across the</p>

Assessment criteria	Contribution outcome	Assessment
		<p>parcel are generally unrestricted, however, the shape of the parcel around the village of Brocton and woodland does cause some restrictions to wider views, particular to the north and east. The topography of the parcel also increases southwards away from the village of Brocton, which restricts some views, but doesn't negatively impact the parcel's overall openness. Although there are some restrictions to these views, the parcel still maintains a sense of spatial openness.</p> <p>The parcel is surrounded by open countryside along most of its boundaries, with the Green Belt continuing to the east, south and west. Open countryside continues to the north; however, this is outside of the Green Belt. The parcel is adjacent to the village of Brocton to the east and west, which does have an impact on the sense openness due to this creating a sense of enclosure of the parcel. However, with the built form being low-lying and at a low density, this only has a limited localised impact.</p> <p>Overall, the parcel makes a strong contribution to this purpose.</p>
Purpose D	No	The parcel does not play a role in preserving the setting and special character of a historic town. 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	<p>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.</p> <p>The parcel has long line views across and to the surrounding countryside. and therefore, makes a strong contribution to safeguarding the countryside from encroachment. It also makes a weak contribution to preventing neighbouring towns from merging. On balance, the parcel has therefore been judged to make a moderate overall contribution to Green Belt purposes.</p>
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	<p>The parcel does not make a strong contribution to Purpose A, Purpose B or Purpose D.</p> <p>The majority of the parcel lies within the Cannock Chase National Landscape and also includes some areas at risk of surface water flooding. These cover between 60-70% of the parcel's area. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.</p>

RUG12



- Study area
- Local authority boundaries
- Parcels
- West Midlands Green Belt
- Ancient Woodland
- Conservation Areas
- Flood Zone 2
- Flood Zone 3
- Historic Parks and Gardens
- Local Green Space
- National Landscape Areas
- Scheduled Ancient Monument
- Sites of Special Scientific Interest
- Special Areas of Conservation

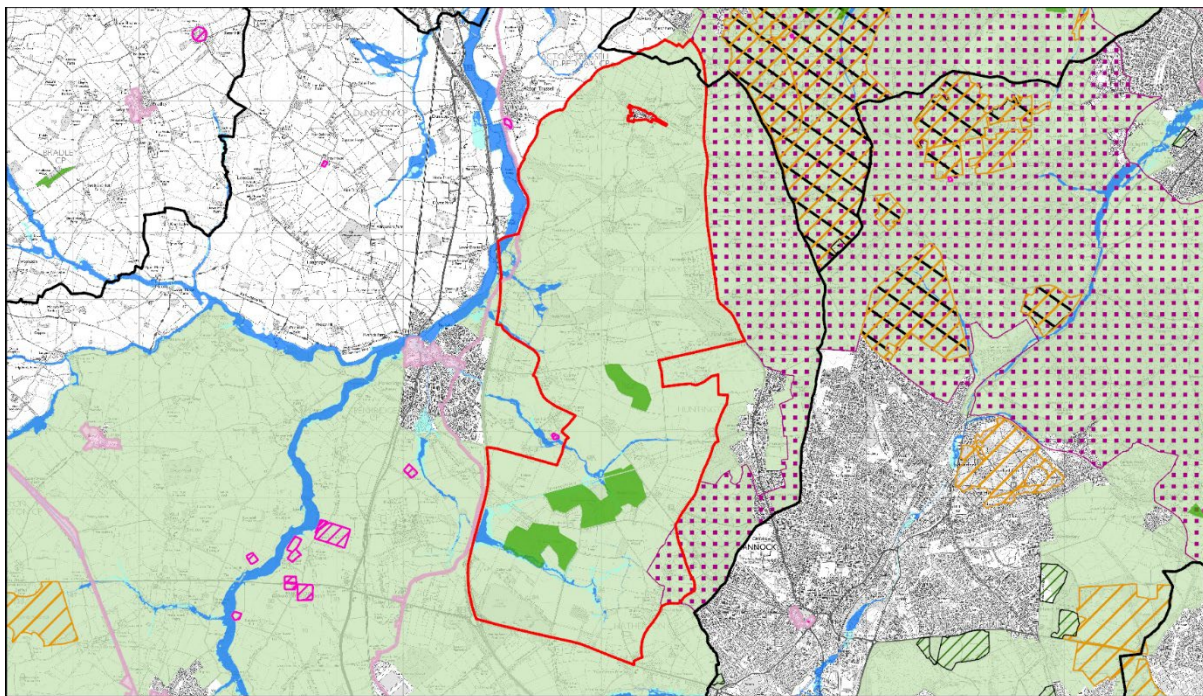
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Assessment criteria	Contribution outcome	Assessment
Purpose A	Strong	<p>The parcel is adjacent to the large built up area of Rugeley along its southeastern boundary.</p> <p>The parcel is predominantly open countryside, with it mostly being used as agricultural land. It also contains some existing development, such as a couple of residential properties along the southeastern boundary and a large sewage treatment works to the north of the parcel. These uses are not extensive, especially given the overall scale of the parcel.</p> <p>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 A51 to the north, the A460 to the east, Bower Lane to the south, and a mature tree belt surrounding a watercourse called Stafford Brook to the west. These are all considered to be defensible boundaries. A small stretch of the parcel’s boundary to the southwest is only limitedly defined by hedgerows and scattered trees/vegetation and as such is considered less defensible. Overall, the parcel has physical features that could restrict and contain development.</p> <p>The parcel has a reasonable connection to Rugeley, and development of the parcel would result in a large extension of Rugeley into the Green Belt, extending beyond the existing</p>

Assessment criteria	Contribution outcome	Assessment
		<p>settlement boundary. However, given the shape and size of the parcel and its relationship with the existing settlement form of Rugeley, development of this parcel could result in an incongruous pattern of development.</p> <p>Overall, the parcel makes a strong contribution to this purpose.</p>
Purpose B	Weak	<p>The parcel is located in a gap between the neighbouring towns of Rugeley and Stafford.</p> <p>The parcel forms a small part of the gap between towns where development would not have any impact on the visual, physical or perceived separation between the towns.</p> <p>Overall, the parcel makes a weak contribution to this purpose.</p>
Purpose C	Strong	<p>The parcel consists of open countryside and rural land uses. It also includes some residential properties and a large sewage treatment plant.</p> <p>The parcel has a strong degree of openness with less than 10% built form. There are open long line views across the parcel, with minimal vegetation throughout. However, boundary vegetation and/or development restricts long line views into neighbouring Green Belt areas in some directions. Views looking south and east are restricted by the built form of Rugeley. However, there are long line views to the northeast and northwest. The parcel therefore has a strong sense of visual and spatial openness.</p> <p>The parcel is surrounded by open countryside along most of its boundaries with the Green Belt continuing to the west and south. Open countryside contains to the north; however, this is outside of the Green Belt. Rugeley lies to the east of the parcel, however, its built form has a limited impact to the parcel's sense of openness due to the parcels overall scale, and as the settlement is largely screened from view by vegetation.</p> <p>Overall, the parcel makes a strong contribution to this purpose.</p>
Purpose D	No	<p>The parcel is near to the historic town of Rugeley but does not have a relationship with the historic core. Therefore, the parcel makes no contribution to this purpose.</p>
Purpose E	Moderate	<p>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.</p>
Overall assessment	Strong	<p>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.</p> <p>As the parcel makes a strong contribution to both preventing unrestricted sprawl and safeguarding the countryside from</p>

Assessment criteria	Contribution outcome	Assessment
		encroachment, it has been judged on balance that the parcel makes a strong overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel makes a strong contribution to Purpose A, and whilst it does not make a strong contribution to Purpose B and Purpose D, the parcel therefore cannot be considered to be potential grey belt.

BA06



- Study area
- Local authority boundaries
- Broad areas
- West Midlands Green Belt
- Flood Zone 2
- Flood Zone 3
- Cannock Chase Green Belt release sites
- Ancient Woodland
- Conservation Areas
- Historic Parks and Gardens
- National Landscape Areas
- Scheduled Ancient Monument
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Local Green Space

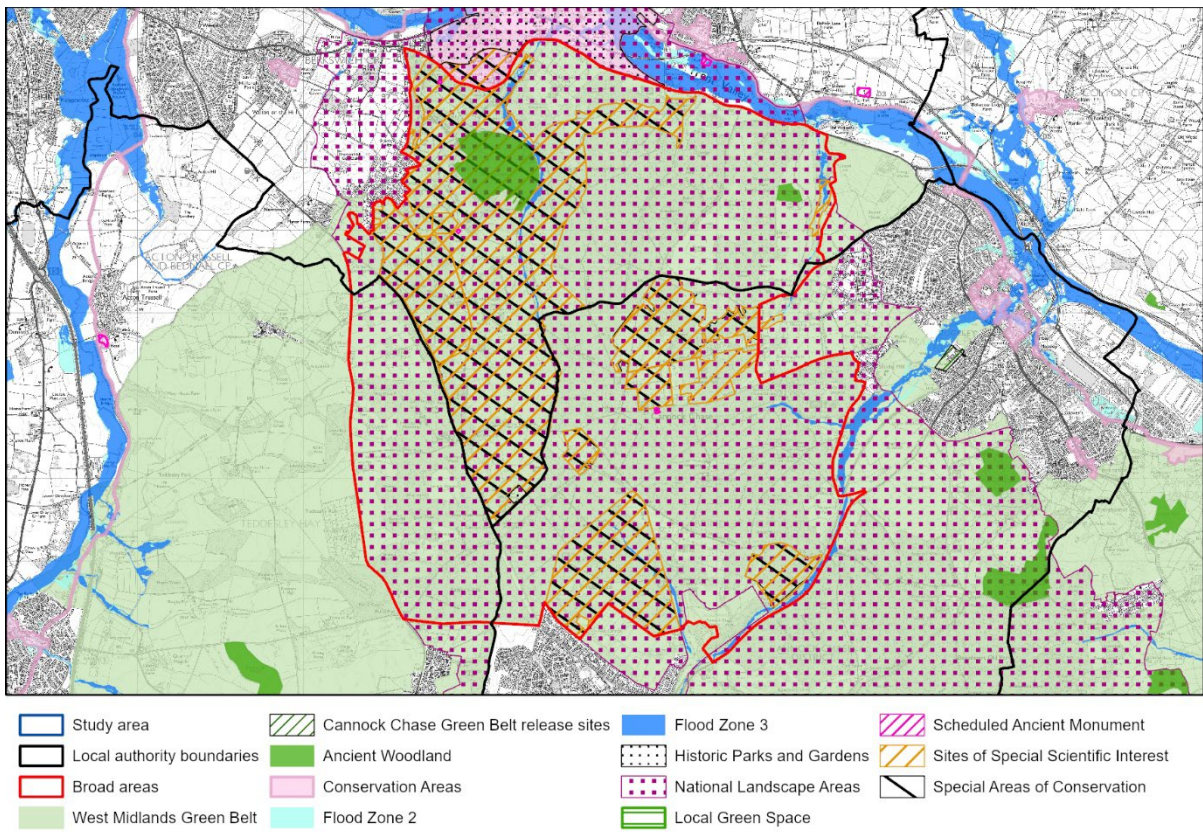
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Assessment criteria	Contribution outcome	Assessment
Purpose A	Moderate	<p>In conjunction with adjoining parcels, the broad area could be considered near to the large built up area of Cannock, Cheslyn Hay, Great Wyrley, Hednesford and Huntingdon to the east. It is noted that the broad area is not directly connected to any large built up areas.</p> <p>The broad area is predominantly open countryside and rural land uses. These include agricultural land and buildings, a golf course, equestrian fields and facilities, sports fields and camping sites, and dog fields. There are also blocks of woodland located throughout the broad area, a reservoir in the southwest corner and an airfield.</p> <p>The broad area also contains various built development within the Green Belt comprising residential dwellings, buildings associated with the airfield, and some commercial buildings including a truck stop, car sales premises, hotel, and garden centre. Built development of this nature is also dispersed throughout the wider broad area. However, given the scale of the broad area, this is not extensive. To note, the broad area also includes the inset settlement of Bednall.</p> <p>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</p>

Assessment criteria	Contribution outcome	Assessment
		<p>entirety of the southern boundary is defensible, being formed by the A5 (Watling Street). The northern and western boundary is also mostly formed by roads: the M6, Cannock Road, Teddesley Road and A34 which are defensible. The eastern boundary is also defensible, comprising the A34. Part of the eastern and western boundary follow parcel boundaries, which are often less defensible and defined by low lying vegetation, which often form field boundaries, or narrow roads. As such, the broad area has physical features which could restrict and contain development.</p> <p>Overall, the broad area makes a moderate contribution to this purpose.</p>
Purpose B	Moderate	<p>The broad area is located in a gap between the neighbouring towns of Cannock, Cheslyn Hay, Great Wyrley, Hednesford and Huntingdon, the West Midlands conurbation and Stafford.</p> <p>The broad area forms part of the gap between towns where there is scope for some development without reducing the visual, physical or perceived separation between the towns, with this gap also being of sufficient scale (with part of this gap also being outside the Green Belt).</p> <p>Overall, the broad area makes a moderate contribution to this purpose.</p>
Purpose C	Strong	<p>The broad area is predominantly open countryside and rural land uses, including agricultural land and associated agricultural buildings, a golf course, airfield, sports pitches and areas of woodland. Throughout the broad area, there is built development including the small inset village of Bednall, and other residential, and commercial properties which are dispersed across the broad area. However, given the scale of the broad area, these are not considered extensive or to greatly impact the sense of openness, noting there may be some localised impacts, for example around the village.</p> <p>The broad area has a strong degree of openness, with less than 10% built form. There are some open long line views throughout the broad area, but these are mostly restricted by vegetation and topography particularly given the number of woodland belts and blocks. Similarly, along the broad area's boundaries, views into the surrounding countryside are limited, primarily due to vegetation along the boundaries. However, there are some limited long line views into surrounding countryside from within the broad area, for example across the A34 to the east. The nearby large built up areas are not visible from most of the broad area.</p> <p>The broad area is surrounded by open countryside along most of its boundaries, with Green Belt continuing to the northwest, east, and southwest. Open countryside continues north of the broad area, however, this is outside of the Green Belt. Cannock,</p>

Assessment criteria	Contribution outcome	Assessment
		<p>Cheslyn Hay, Great Wyrley, Hednesford and Huntingdon are located in close proximity to the east. However, due to the Green Belt parcels between the broad area and the majority of the built form, these have a limited to no impact on the sense of openness of the broad area.</p> <p>Overall, the broad area makes a strong contribution to this purpose.</p>
Purpose D	No	The broad area is near to the historic town of Cannock, Cheslyn Hay, Great Wyrley, Hednesford and Huntingdon. However, the broad area does not have a relationship with the historic core. Therefore, 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	<p>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.</p> <p>The broad area performs strongly in respect of safeguarding the countryside from encroachment. It also makes a moderate contribution to both to preventing unrestricted sprawl and preventing neighbouring towns from merging. On this basis, the broad area has been judged to make an overall moderate contribution to Green Belt purposes.</p>
Is the broad area potentially considered grey belt?	N/A	<p>The broad area is of a scale that it is not appropriate to assess whether it would be considered potential grey belt or not.</p> <p>However, it is noted that the broad area does not score strongly against either Purpose A, Purpose B or Purpose D, and there are several footnote 7 constraints throughout.</p>

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Assessment criteria	Contribution outcome	Assessment
Purpose A	Moderate	<p>The broad area is directly connected to the large built up area of Cannock, Cheslyn Hay, Great Wyrley, Hednesford and Huntington, along a small stretch of its southern boundary. Additionally, in conjunction with neighbouring parcels, the broad area is considered to be near to the large built up area of Rugeley to the east.</p> <p>The broad area is predominantly covered in mature woodland associated with Cannock Chase Forest. There are also two large quarries within the broad area; one towards the southwest and one towards the northeast. Built development within the broad area is sparse and mostly confined towards the broad area’s edges. However, given the overall scale of the broad area, these existing forms of development are not extensive.</p> <p>The boundaries between both the broad area and the adjacent Green Belt parcels and the broad area and the surrounding countryside are a mix of defensible and less defensible features. The northern boundary is defined by the A51 and A513, which are defensible boundaries. The eastern boundary adjoins defined parcels, with the boundaries comprising minor roads or field boundaries. The southeastern boundary follows the A460 and is considered a defensible boundary. Part of the southern boundary adjoins the large built up area of Cannock, Cheslyn Hay, Great Wyrley, Hednesford and Huntington which follows residential</p>

Assessment criteria	Contribution outcome	Assessment
		<p>properties or field boundaries, and the remaining boundary follows defined parcels with these boundaries often following field boundaries or tree lines. The western boundary is formed by the A34 which is considered defensible. A large part of the northwestern boundary is formed by residential property boundaries (a less defensible boundary) in the villages of Brocton and Milford which are adjacent to the Green Belt or Brocton Road (a defensible boundary). However, overall, it is considered the broad area has physical features which could restrict and contain development.</p> <p>As noted, in the methodology, this broad area has been defined up to the settlement edge of the large built up area as the presence of the Cannock Chase National Landscape means there were limited boundaries that were appropriate to be used to define parcels. As set out above, this section of the boundary largely follows residential property boundaries or field boundaries, which could be considered less defensible. However, there is mature woodland or an intentional buffer of open space associated with recently developed residential development in this area (just south of Wild Rose Way), meaning this boundary is considered defensible. These boundaries combined with the fact that the area is all part of the Cannock Chase National Landscape, and areas also overlapping with the Cannock Chase SAC and SSSI, mean it was considered there are physical features that could restrict and contain development.</p> <p>Due to the broad area's overall scale, it was not deemed appropriate for it to be considered whether development would result in an incongruous pattern of development (even though it is adjacent to a large built up area). Overall, the broad area makes a moderate contribution to this purpose.</p>
Purpose B	Strong	<p>The broad area is located in a gap between the neighbouring towns of Rugeley, Stafford, and Cannock, Cheslyn Hay, Great Wyrley, Hednesford and Huntingdon.</p> <p>The broad area forms a substantial part of the gaps between these towns, where development would significantly result in the loss of visual separation and physically reduce the perceived or actual distance between towns.</p> <p>Overall, the broad area makes a strong contribution to this purpose.</p>
Purpose C	Strong	<p>The broad area is predominantly woodland associated with Cannock Chase Forest (and overlapping with the Cannock Chase National Landscape and Cannock Chase SAC which is designated for its woodland and heathland). Throughout the broad area, there is some built development including residential properties albeit these are mostly confined towards the edges of the broad area. However, given the scale of the broad area, these</p>

Assessment criteria	Contribution outcome	Assessment
		<p>are not considered extensive or to greatly impact the sense of openness, noting there may be some localised impacts.</p> <p>The broad area has a strong degree of openness, with less than 10% built form. Whilst the broad area comprises a high proportion of mature woodland which limits visual openness, the spatial openness of the broad area is considered to remain strong due to the lack of built development. There are no long line views throughout the broad area, due to being restricted by vegetation and topography. Similarly, along the broad area's boundaries, views into the surrounding countryside are limited, primarily due to vegetation along the boundaries and topography in the surrounding countryside. The nearby large built up areas are not visible from most of the broad area and there are no long line countryside views from within the broad area.</p> <p>The broad area is surrounded by open countryside along most of its boundaries, with Green Belt continuing to the southeast and southwest. Rugeley and Cannock, Cheslyn Hay, Great Wyrley, Hednesford and Huntingdon are located in close proximity to the east and south. However, due to the Green Belt parcels between the broad area and the majority of the built form, these have a limited to no impact on the sense of openness of the broad area. This is also the case with Stafford, which is to the northwest of the broad area, where there is open countryside before the built up area is encountered.</p> <p>Overall, the broad area makes a strong contribution to this purpose.</p>
Purpose D	No	The broad area is near to the historic towns of Rugeley and Cannock. However, the broad area does not have a relationship with either of their historic cores. Therefore, 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	<p>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.</p> <p>The broad area performs strongly in respect of stopping neighbouring towns merging and to assist in safeguarding the countryside from encroachment. It also makes a moderate contribution to preventing unrestricted sprawl. On this basis, the broad area has been judged to make an overall strong contribution to Green Belt purposes.</p>
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 scores strongly against Purpose B, and there are several footnote 7 constraints throughout.