

Shropshire Green Belt Assessment

FINAL REPORT

Prepared by LUC

September 2017



Project Title: Shropshire Green Belt Assessment

Client: Shropshire Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
V1	23/2/2017	Draft Report	Alex Burton Chris Green Sarah Young	Sarah Young	Sarah Young
V2	30/05/2017	Draft Final Report	Alex Burton Chris Green Sarah Young	Sarah Young	Sarah Young
V3	25/09/2017	Final Report	Alex Burton Chris Green Sarah Young	Sarah Young	Sarah Young

Planning & EIA
Design
Landscape Planning
Landscape Management
Ecology
Mapping & Visualisation

LUC BRISTOL
12th Floor Colston Tower
Colston Street Bristol
BS1 4XE
T +44 (0)117 929 1997
bristol@landuse.co.uk

Offices also in:
London
Glasgow
Edinburgh



FS 566056 EMS 566057

Land Use Consultants Ltd
Registered in England
Registered number: 2549296
Registered Office:
43 Chalton Street
London NW1 1JD
LUC uses 100% recycled paper

Contents

1	Introduction	1
	Background to the Study	1
	Study Scope	1
	Report Structure	3
2	Context	4
	Introduction	4
	National Green Belt Policy	4
	Housing White Paper	6
	Existing Local Plan Policy	6
	Green Belt Studies Undertaken by Neighbouring Local Authorities	9
	Green Belt Guidance and Case Law	10
	The Shropshire Green Belt	12
3	Methodology	16
	Part 1: Defining the Assessment Approach	17
	Part 2: Detailed Assessment	34
	Part 3: Analysis and Reporting	35
4	Findings	37
	Introduction	37
	Strategic Assessment Summary	37
	Parcel Assessment Summary	39
5	Conclusions and Next Steps	44
	Overall performance of the Green Belt	44
	Next Steps	44
	Making changes to the Green Belt	45
	Encouraging positive use of land in the Green Belt	47
	Safeguarded land	47
	APPENDIX 1: Detailed Green Belt Assessment	49
	APPENDIX 2: Duty to Cooperate Responses	300

1 Introduction

Background to the Study

- 1.1 LUC was commissioned by Shropshire Council to undertake an assessment of the West Midlands Green Belt located within its administrative area. This report presents the findings of this study.
- 1.2 The aim of the Study is to assess the extent to which the land within the Shropshire Green Belt performs against the purposes of Green Belts, as set out in paragraph 80 of the National Planning Policy Framework (NPPF):
 - to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 1.3 The NPPF attaches great importance to Green Belts and stresses that their essential characteristics are 'openness and permanence'. It also advises that, once established, Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a local plan.
- 1.4 The broad extent of the Shropshire Green Belt was established in 1975 as part of the West Midlands Metropolitan Green Belt surrounding the West-Midlands conurbation and Coventry. The Green Belt within Shropshire was last subject to review by Bridgnorth District Council as part of its Local Plan 1996-2011 (adopted in 2006), prior to the formation of Shropshire Council in 2009.
- 1.5 Shropshire Council is currently undertaking a Local Plan Partial Review (2016-2036). The purpose of the assessment is to update those elements of the plan that are considered necessary, and to ensure that Shropshire Council can respond flexibly to changing circumstances in line with the National Planning Policy Framework (NPPF). This includes a review of the Green Belt boundaries as part of the consideration of strategic options to deliver new development. This Assessment will help meet part of the commitment to review the Green Belt identified in the Examination Report for the Shropshire Site Allocations and Management of Development (SAMDev) Plan (2015).

Study Scope

- 1.6 The purpose of this Study is to undertake a Green Belt Assessment. This assessment recognises that the Shropshire Green Belt performs an important regional function in keeping land permanently open by preventing the expansion of settlements around the West Midlands conurbation. This assessment is only the second time that the relative performance of the Shropshire Green Belt has been re-evaluated since the Green Belt was first established in the County.

- 1.7 Although the Shropshire Green Belt performs this important function, the effect of the Green Belt serves to constrain the growth potential of settlements in east Shropshire. The Report of the Examination of the Site Allocations and Management of Development Plan (2015) therefore directed that a review of Green Belt boundaries should be undertaken as part of the partial review of the adopted Local Plan, as identified in paragraph 23 of the Examination Report available at: <https://shropshire.gov.uk/planning-policy/samdev-examination/inspectors-report/>.
- 1.8 The overall aim of this assessment is therefore to provide Shropshire Council with an objective; evidence-based; and independent assessment of how the Shropshire Green Belt contributes to the five Green Belt purposes, as set out in national policy. This study has three key objectives:
- To develop a robust assessment methodology to assess the Shropshire Green Belt against the five Green Belt purposes as set out in national policy, having regard to relevant planning policy and guidance, the work progressing in neighbouring authorities, relevant case law and Local Plan Examinations.
 - To use this methodology to comprehensively assess land within Shropshire against the aims and purposes of Green Belts in the NPPF.
 - To engage with Officers and relevant stakeholders in order to collate, refine, disseminate information and to consider/address feedback relevant to the project, and to help fulfil the Duty to Co-operate.
- 1.9 This Green Belt Assessment is therefore intended to inform the review of the Local Plan. This assessment will assist Shropshire Council to evaluate strategic options for sustainable development in Shropshire but will not advise on the suitability or potential of land in the Green Belt for development, either in the short term, or by safeguarding Green Belt land for future use. If this assessment identifies land parcels that perform less well against the purposes of the Green Belt they should not automatically be removed from the Green Belt, nor would they have to be safeguarded for future use. However, these findings would indicate the need for a Green Belt Review which in turn, would supplement the recommendation of the Inspector in the Examination Report of 2015.
- 1.10 There is an important difference between a Green Belt Assessment which is to assess the relative performance of the Green Belt, and a Green Belt Review which considers what adjustments could be made to the Green Belt.
- 1.11 A Green Belt Review looks at the potential for areas to be removed or added to the Green Belt, either to recognise the urbanised character of the land, to safeguard land to satisfy future needs, or to actually promote land for development. A Green Belt Review requires judgements about the implications of removing land from the Green Belt taking into account the impact on the integrity of the remaining Green Belt land and the strength of the revised Green Belt boundaries. These judgements should properly be informed by an assessment of the performance of the Green Belt, as set out in this study.

- 1.12 A Green Belt Review, with other evidence on growth potential, development needs and infrastructure capacities in the County, should inform recommendations to remove or add parcels of land from or to the Green Belt and to amend the boundaries of the Green Belt. Any recommendations to make such changes to the Green Belt should be based on an 'exceptional circumstances' justification. The recommended changes to the Green Belt should form part of the proposals to review the Local Plan and be subject to the public consultation and processes to adopt revisions to the Local Plan.

Report Structure

- 1.13 This chapter has introduced the Shropshire Green Belt Assessment and described the background and aims of the project. The remainder of the report is structured as follows:
- **Chapter 2** sets out the context to the study, in terms of planning policy and the evolution of the Shropshire Green Belt.
 - **Chapter 3** describes the study methodology, including the criteria used to assess the Green Belt against the NPPF purposes.
 - **Chapter 4** reports the findings of the study.
 - **Chapter 5** sets out the study conclusions and recommended next steps.
- Appendix 1** sets out the detailed Green Belt assessment sheets.
- Appendix 2** sets out the consultation responses from the Duty to Cooperate authorities to the draft methodology.

2 Context

Introduction

- 2.1 This chapter sets out the context for the study in terms of National Green Belt policy and practice guidance which has shaped the approach to the assessment. A summary is also provided of the existing local planning policy context and the evolution and extent of the Shropshire Green Belt.

National Green Belt Policy

- 2.2 The principle of maintaining a ring of open country around cities can be traced back to the 16th century when Elizabeth I forbade any building on new sites within three miles of the city gates of London. This was motivated by public health reasons, to prevent the spread of the plague, and to ensure a constant supply of food for the metropolis.
- 2.3 The importance of these considerations was later recognised by Ebenezer Howard, a pioneer of British town planning, in his 1898 book *Tomorrow: a Peaceful Path to Real Reform* in which he referred to “*an attractive setting within the town could develop and which would maintain, close at hand, the fresh delights of the countryside - field, hedgerow and woodland*”.
- 2.4 The only mechanism available at the time to realise this vision, however, was the acquisition of land by public authorities. In 1935 the London County Council Regional Planning Committee therefore put forward a scheme “*to provide a reserve supply of public open spaces and of recreational areas and to establish a Green Belt or girdle of open space lands, not necessarily continuous, but as readily accessible from the completely urbanised area of London as practicable*”. This arrangement was formalised by the 1938 Green Belt (London and Home Counties) Act.
- 2.5 In 1955, Government Circular 42/55 codified Green Belt provisions and extended the principle beyond London. This was replaced by Planning Policy Guidance 2 in 1988 and in 2012, the Government replaced PPG2 with paragraphs 79–92 of a new National Planning Policy Framework (NPPF). This has since been supplemented by relevant National Planning Practice Guidance (NPPG).
- 2.6 Paragraph 79 of the NPPF states that “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”. This is elaborated in NPPF paragraph 80, which states that Green Belts should serve five purposes, as set out below. The NPPF does not infer that any differential weighting should be applied to the five purposes.

The Purposes of Green Belt (Paragraph 80 of the NPPF)

- To check the unrestricted sprawl of large built up areas.
- To prevent neighbouring towns merging into one another.
- To assist in safeguarding the countryside from encroachment.
- To preserve the setting and special character of historic towns.
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.7 The NPPF emphasises in paragraph 83 that Local Planning Authorities should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. It goes on to state that:

“Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period”.

2.8 Paragraph 84 of the NPPF states that “when drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. In particular, they 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”.

2.9 The NPPF also states in paragraph 85 that when defining boundaries, local planning authorities should:

- *“ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *not include land which it is unnecessary to keep permanently open;*
- *where necessary, identify in their plans 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;*
- *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 a Local Plan review which proposes the development;*
- *satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”*

2.10 Current guidance therefore makes it clear that the Green Belt is a strategic planning tool designed primarily to prevent the spread of development and the coalescence of urban areas. To this end, land should be designated because of its position, rather than its landscape quality or recreational use. However, the NPPF states that:

"local planning authorities should plan positively to enhance the beneficial use of the Green Belt, 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" (Paragraph 81).

- 2.11 Neither the NPPF nor the NPPG provides any specific advice regarding the methodology for undertaking Green Belt Assessments, and no reference is made to different scales of assessment.

Housing White Paper

- 2.12 As part of its recent White Paper on housing policy (*Fixing our broken housing market*, February 2017), the Government has proposed amendments to the NPPF to make the circumstances in which Green Belt boundaries can be amended more 'transparent'. It makes no reference to Green Belt Assessments in this context. Local authorities will only be able to alter Green Belt boundaries after they have *"examined fully all other reasonable options for meeting their identified development requirements"*. In particular, they will have to give consideration to suitable brownfield sites' the potential for estate regeneration; underused and public sector land; and whether their development needs can be met by neighbouring authorities.
- 2.13 If local authorities are able to demonstrate exceptional circumstances, they will also be required to 'offset' the removal of land from the Green Belt by way of *"compensatory improvements to the environmental quality or accessibility of remaining Green Belt land"*. This refers to the wider benefits that Green Belts can deliver e.g. for access, sport, recreation, flood alleviation, ecology, landscape and visual amenity etc.
- 2.14 The White Paper also proposes that national policy will make it clear that when carrying out a Green Belt Review, local planning authorities should look first at using any Green Belt land which has been previously used and/or which surrounds transport hubs.
- 2.15 It remains to be seen how these proposed changes will become formally embodied in national policy and will relate to the current policies for defining and amending Green Belt, within the NPPF.

Existing Local Plan Policy

Shropshire Local Development Framework:

Core Strategy (2011)

- 2.16 A number of policies in the Shropshire Local Development Framework: Adopted Core Strategy (2011) directly relate to the Green Belt and safeguarded land within Shropshire.

- 2.17 Core Strategy Policy CS1 (Strategic Approach) highlights that rural areas will become more sustainable through a “rural rebalance” approach with development and investment being located predominantly in community hubs and community clusters. The policy also highlights that outside of these settlements, development will primarily be for economic diversification and to meet the needs of the local communities for affordable housing.
- 2.18 Core Strategy Policy CS3 (The Market Towns and Other Key Centres) indicates the development of market towns and other key centres will be constrained by the Green Belt in Bridgnorth, Shifnal and Albrighton. Whilst some development will be permitted to meet the needs of returning military personnel in Shifnal and Albrighton, the policy highlights that there will be no changes made to the Green Belt boundaries in these areas in the current plan period.
- 2.19 Core Strategy Policy CS4 (Community Hubs and Community Clusters) precludes development outside of rural settlements, unless it meets policy CS5 (Countryside and Green Belt) (see below).
- 2.20 Core Strategy Policy CS5 (Countryside and Green Belt) seeks to protect the countryside and the Shropshire Green Belt. This policy highlights that development proposals which meet national Green Belt criteria will be permitted only on appropriate sites which maintain and enhance countryside vitality and character and improve the sustainability of rural communities. The policy highlights that land within the development boundaries of the settlements of Shifnal, Albrighton, Alveley, Beckbury, Claverley, and Worfield, and land at the Alveley and Stanmore Industrial Estates, is excluded from the Green Belt (but nevertheless remains countryside).
- 2.21 In addition to appropriate development in these locations, the Policy allows limited infilling in any other Community Hub or Community Cluster listed in the SAMDev Plan and limited local affordable housing on exception sites, which accord with the requirements of CS11 (Type and Affordability of Housing). Areas of safeguarded land are additionally reserved at Shifnal and Albrighton. Limited defence related development is also permitted within the Green Belt at the military base and Royal Air Force Museum at Cosford which is identified as a major existing developed site.
- 2.22 Core Strategy Policy CS11 (Type and Affordability of Housing) indicates that 100% affordable dwellings are permitted within the Green Belt subject to scheme justification and in accordance with the Council’s detailed criteria and conditions.
- 2.23 As detailed in **Chapter 1**, Shropshire Council is currently undertaking a Local Plan Partial Review (2016-2036). The purpose of the review is to update those elements of the plan that are considered necessary, and to ensure that Shropshire Council can respond flexibly to changing circumstances in line with the NPPF. This partial review includes an assessment of the Green Belt boundaries as part of the consideration of strategic options to deliver new development. The Green Belt Assessment and any subsequent Green Belt Review will also meet the commitment to review the Green Belt identified in the Examination Report for the SAMDev Plan. This is discussed further below:

Shropshire Site Allocations and Management of Development (SAMDev) Plan (2015)

- 2.24 Development Management Policy MD6 (Green Belt) of the adopted Shropshire SAMDev Plan highlights that development will only be permitted within the Green Belt if it can be demonstrated that it does not conflict with the purposes of the Green Belt. Development will be supported for economic uses, defence uses, local community use or affordable housing uses on previously developed sites which would not have a greater impact on the openness of the Green Belt than the existing development, and which would enhance the site and contribute to the landscape setting. Additionally provision is made for appropriate but limited infilling of identified Community Hubs or Clusters and military or economic uses at RAF Cosford, as a major developed site.
- 2.25 Settlement Policies within the adopted Shropshire SAMDev Plan also directly address the Green Belt and safeguarded land within Shropshire. Explanatory text to Settlement Policy S1 (Albrighton Area) highlights that a limited amount of land to the east of Albrighton was removed from the Green Belt in the previous Bridgnorth Local Plan (2006), to be safeguarded for the village's future development needs. Part of this safeguarded land at Shaw Lane/Kingswood Road is allocated in Schedule S1a (Housing) for development at Albrighton during the 2006-2026 Local Plan period. The remainder is safeguarded for the long-term development needs of the village and should be treated like Green Belt land in the meantime.
- 2.26 Settlement Policy S3 (Bridgnorth Area) highlights that the Green Belt in this area requires review as it is presently causing development to extend north-west causing a high concentration of development at Tasley. Additionally, protected employment sites are located in Bridgnorth in the north of the town and a larger parcel to the South West of the town which is enveloped to the East, West and South by the Green Belt.
- 2.27 Settlement Policy S3.3 (Bridgnorth Area) Area-wide, in point 1 indicates that developments which contribute to the area's economy are encouraged on sites that are not included in the surrounding Green Belt at Stanmore Industrial Estate and at Alveley Industrial Estate.
- 2.28 Settlement Policy S15 (Shifnal area) states that land beyond the development boundary in the Shifnal area, which is not part of the Green Belt, is safeguarded for Shifnal's future development needs beyond the current Plan period.

Neighbourhood Plans

- 2.29 In addition to the Local Plan and SAMDev Plan within the Green Belt there is an adopted Shifnal Neighbourhood Plan and an Albrighton Neighbourhood Plan 'Light'. The latter Plan is not a Neighbourhood Development Plan under the provisions of the Localism Act but provides detail that, along with the Core Strategy and the SAMDev, informs future development in Albrighton. These plans provide additional context for the Green Belt Assessment.

The Local Plan Review

- 2.30 Currently, the core tasks for reviewing the Local Plan are set out in the SAMDev Examination Report¹ as follows: The review will include housing requirements (including objectively assessed need), employment land requirements, the distribution of development and a review of Green Belt boundaries, as part of the consideration of strategic options to deliver new development in the review plan period which is likely to be 2016-2036. In line with the framework (paragraph 153), a Local Plan can be reviewed “in whole or in part to respond flexibly to changing circumstances”.

Green Belt Studies Undertaken by Neighbouring Local Authorities

- 2.31 **Table 2.1** summarises the assessments/reviews undertaken for Green Belt land adjacent to the Shropshire Green Belt in neighbouring authorities. These studies have been taken into consideration in the LUC assessment of the Shropshire Green Belt.

Table 2.1: Green Belt Studies Undertaken by Neighbouring Local Authorities

Local Council	Summary of Green Belt Studies
South Staffordshire	A partial Green Belt Review was undertaken in January 2014 and subsequently updated in September 2016 by LUC on behalf of South Staffordshire Council. The purpose of the review was to assess the extent to which the Green Belt around settlements and employment sites meet the five purposes of the Green Belt, with a view to identifying the most appropriate directions for growth in Green Belt terms over the current and next Plan period. Firstly, the assessment identified the contribution of each Green Belt land parcel to the Green Belt Purposes. Secondly the assessment ranked land parcels around individual settlements and Strategic Employment Sites based on their relative suitability for release from the Green Belt.
West Midlands	A full Green Belt Review was undertaken in two stages by LUC on behalf of six West Midlands councils. This involved a comprehensive assessment of Green Belt land within Coventry City, North Warwickshire Borough, Nuneaton and Bedworth Borough, Rugby Borough, Stratford-on-Avon District and Warwick District. Stage 1 of the review was undertaken in December 2015 and studied the Green Belt within Coventry City, Nuneaton and Bedworth Borough, Rugby Borough and Warwick District. Stage 2 of the review was undertaken in April 2016 and studied the Green Belt within North Warwickshire Borough and Stratford-on-Avon District. The study assessed Green Belt land parcels against the five purposes of the Green Belt and the findings of the relative performance of Green Belt parcels have fed into reviews identifying land for removal or addition to the Green Belt.

¹ Shropshire SAMDev Plan Examination Report (2015) (<https://shropshire.gov.uk/media/1840387/SAMDev-Plan-Inspectors-Report.pdf>)

Local Council	Summary of Green Belt Studies
Wyre Forest	Wyre Forest District Council is currently in the process of undertaking their Green Belt Study. A copy of their draft methodology was made available to Shropshire Council and is broadly consistent with the methodology used for this Shropshire Green Belt Assessment.

2.32 We also understand that the Greater Birmingham and Solihull Local Economic Partnership is promoting a Green Belt review, to inform development. No further details were available however at the time of writing.

Green Belt Guidance and Case Law

2.33 Neither the NPPF nor NPPG provides guidance on how to undertake Green Belt assessments. A recent Planning Advisory Service (PAS) Advice Note² and another produced by the Planning Officers Society³ provide useful discussion of some of the key issues associated with assessing Green Belt.

2.34 The PAS Guidance² considers the way in which the five purposes of Green Belt should be addressed, as follows:

- **Purpose 1: To Check the Unrestricted Sprawl of large built up areas** – this should consider the meaning of the term ‘sprawl’ and how this has changed from the 1930s when Green Belt was conceived.
- **Purpose 2: To Prevent Neighbouring Towns from merging into one another** - assessment of this purpose will be different in each case and a ‘scale rule’ approach should be avoided. The identity of a settlement is not determined just by the distance to another settlement; instead the character of the place and the land between settlements must be acknowledged. Landscape Character Assessment is therefore a useful analytical tool to use in undertaking this purpose.
- **Purpose 3: To assist in safeguarding the countryside from encroachment** - the most useful approach for this purpose is to look at the difference between the urban fringe and open countryside. As all Green Belt has a role in achieving this purpose, it is difficult to apply this purpose and distinguish the contribution of different areas.
- **Purpose 4: Preserving the Setting and Special Character of Historic Towns** – this applies to very few places within the country and very few settlements in practice. In most towns, there is already more recent development between the historic core and the countryside.
- **Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land** – the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. The value of various land parcels is unlikely to be distinguished by the application of this purpose.

² Planning on the Doorstep: The Big Issues – Green Belt, Peter Brett for Planning Advisory Service (February 2015).

³ Approach to Review of the Green Belt, Planning Officers Society (March 2015).

2.35 It also states that the assessment of the performance of Green Belts should be restricted to the Green Belt purposes and not consider other planning considerations, such as landscape, which should be considered in their own right as part of the appraisal and identification of sustainable patterns of development.

2.36 The Planning Advisory Service 'Plan Making Question and Answer' advice includes information regarding the assessment of Green Belts within Local Plans⁴. The service advises that Green Belt studies should be considered in the context of their strategic role. This indicates that Green Belts should not necessarily be just reviewed for each authority, and could instead include a joint methodology. Ideally, the Green Belt study should be comprehensive and strategic.

2.37 The Planning Officers Society guidance³ states:

- As per Paragraph 79 of the NPPF "*the essential characteristics of Green Belts are their openness and their permanence*". Although Green Belts will contain land which is of high quality in terms of valued landscapes, its purpose is not to protect such features but to keep land within that designation permanently open. The guidance identifies that openness within the Green Belt should not be confused with landscape character of that area.
- Parcels of land around the inner edge of the Green Belt should be identified and delineated for assessment. To the greatest extent possible, each should have clearly defined boundaries using recognisable features.
- Any review of the Green Belt should be taken in line with the aims of the NPPF with specific emphasis on the delivery of sustainable development and supportive infrastructure. Any land which is removed from the Green Belt for development will be in locations in which the case for sustainable development outweighs the assessment of this land in terms of the five Green Belt purposes. Sustainability of these areas will need to be addressed in terms of social (e.g. local open space provisions), economic (e.g. transport capacity) and environmental (e.g. impacts on biodiversity and efficient land use) considerations. From the consideration of these elements a new Green Belt area will emerge and this may require expansions of the original established boundaries of the designation to compensate for any development sites which are released.

2.38 It is also considered appropriate that relevant Inspector's reports (from the Independent Examination of Local Plans) and case law should be used to inform the approach used to a Green Belt Review or Assessment. For example, Inspectors have commented that:

- Green Belt studies should be "*fair, comprehensive and consistent with the Core Strategy's aim of directing development to the most sustainable locations*". Green Belt Reviews should be 'comprehensive' rather than 'selective'.⁵

⁴ PM Q&A - Green belt, Planning Advisory Service (<http://www.pas.gov.uk/pm-q-a-green-belt#>)

⁵ Inspector's report (A Thickett) to Leeds City Council (September 2014)

- Green Belt studies should make clear “*how the assessment of ‘importance to Green Belt’ has been derived*” from assessments against the individual purposes of Green Belt.⁶ Such assessments against the purpose should form the basis of any justification for releasing land from the Green Belt.⁷
- In assessing land against the purposes, Green Belt studies should consider the reasons for a Green Belt’s designation as they are related to the purposes.⁸
- Green Belt studies should “*take account of the need to promote sustainable patterns of development, as required by paragraph 85 of the NPPF [even if] such an exercise would be carried out through the SEA/SA process.*”⁹

2.39 Case law also confirms that Green Belt alterations require ‘exceptional circumstances’ to be demonstrated by the local planning authority; whether they have been demonstrated is a matter of planning judgement¹⁰.

The Shropshire Green Belt

Origins and Evolution of the Shropshire Green Belt

2.40 The Shropshire Green Belt is part of the wider West Midlands Metropolitan Green Belt which surrounds the West Midlands conurbation and Coventry.

West Midlands Metropolitan Green Belt

2.41 Local authorities in the West Midlands first put forward proposals for a West Midlands Metropolitan Green Belt in 1955¹¹. The Green Belt was not formally approved by the Secretary of State until 1975. Today the Green Belt covers over 900 square miles, surrounding the Black Country, Coventry, Birmingham and Solihull.

2.42 The Green Belt has remained relatively successful in checking the sprawl of Birmingham, Wolverhampton and Coventry, preventing the merging of settlements and encroachment into the surrounding countryside, helping to preserve the setting and special character of the constellation of satellite settlements that inhabit it.

2.43 A study by David Tyldesley and Associates in 2009¹² categorised areas of Green Belt as ‘Urban Spaces’, ‘Rural Fringe’ and ‘Outer Green Belt’ defined for their consistent blends of environmental, amenity and land use characteristics. The study developed a vision for the West Midlands Green Belt, which states:

⁶ Inspectors’ Letter (L Graham) to Cambridge City and South Cambridgeshire Councils (May 2015)

⁷ Inspector’s interim findings (H Stephens) to Durham City Council (November 2014)

⁸ Inspector’s interim findings (H Stephens) to Durham City Council (November 2014)

⁹ Inspector’s Letter (L Graham) to Cambridge City and South Cambridgeshire Councils (May 2015)

¹⁰ IM Properties Development Ltd v Lichfield DC (2015] EWHC 2077.

¹¹ What Price West Midlands Green belt, Campaign to protect Rural England: West Midlands (June 2007)

¹² Examination of Positive Uses of the West Midlands Green Belts, David Tyldesley and Associates (2009)

"By 2030 the West Midlands Green Belts will be positive contributors to quality of life and economic performance within the region.

By providing accessible and high quality, multifunctional spaces which offer improved opportunity for informal recreation and sports activities within a setting of distinctive landscape character supporting a robust biodiversity resource, the Green Belts will become a positive environmental and recreational regional asset.

The open character of the Green Belts will be maintained and managed so as to allow natural processes to occur unhindered and deliver ecosystem goods and services, helping combat the causes and consequences of climate change.

Agriculture and forestry will remain predominant land uses, supplying high quality and healthy produce close to major populations. Where openness can be maintained, renewable energy generation will be a sustainable product of the Green Belts.

The Green Belts will present attractive and distinctive settings for the major urban areas, reinforcing regional identity whilst maintaining their primary functions."

The Shropshire Green Belt

- 2.44 The Shropshire Green Belt is located on the western edge of the West Midlands Metropolitan Green Belt in the south east of Shropshire. It was last subject to assessment by Bridgnorth District Council as part of its Local Plan 1996-2011 (adopted in 2006), prior to the creation of Shropshire Council in 2009. The Bridgnorth District Local Plan was subsequently replaced by the current Shropshire Local Plan.
- 2.45 According to the Green Belt statistics published by the DCLG, in 2015/16 Shropshire contained around 24,480 hectares of Green Belt land. This represents approximately 8% of the total area of Shropshire, which is 319,728 hectares, and approximately 1.5% of the total Green Belt Land in England, which is 1,635,480 hectares.
- 2.46 Policy S1 (Albrighton Area) of the Shropshire SAMDev Plan highlights that a limited amount of land to the east of Albrighton was removed from the Green Belt in the Bridgnorth Local Plan 2006, to be safeguarded for the village's future development needs. Part of this safeguarded land at Shaw Lane / Kingswood Road is now allocated in Schedule S1a (Housing) of the SAMDev Plan for development during the 2006-2026 Plan period.
- 2.47 According to the Green Belt statistics published by the Department of Communities and Local Government (DCLG), between the reporting periods of 2012/13 and 2013/14 the Shropshire Green Belt reduced by 10 hectares. The apparent reduction of 10 hectares in the total area of Green Belt in Shropshire (from 24,490 hectares in 2013 to 24,480 hectares in 2014) is caused by changes in the statistical rounding used by DCLG in compiling the Green Belt figures. It is not due to a reduction in the physical area of Green Belt land. There was no reported change in the amount of land designated as Green Belt in Shropshire between reporting periods 2014/15 and 2015/16.

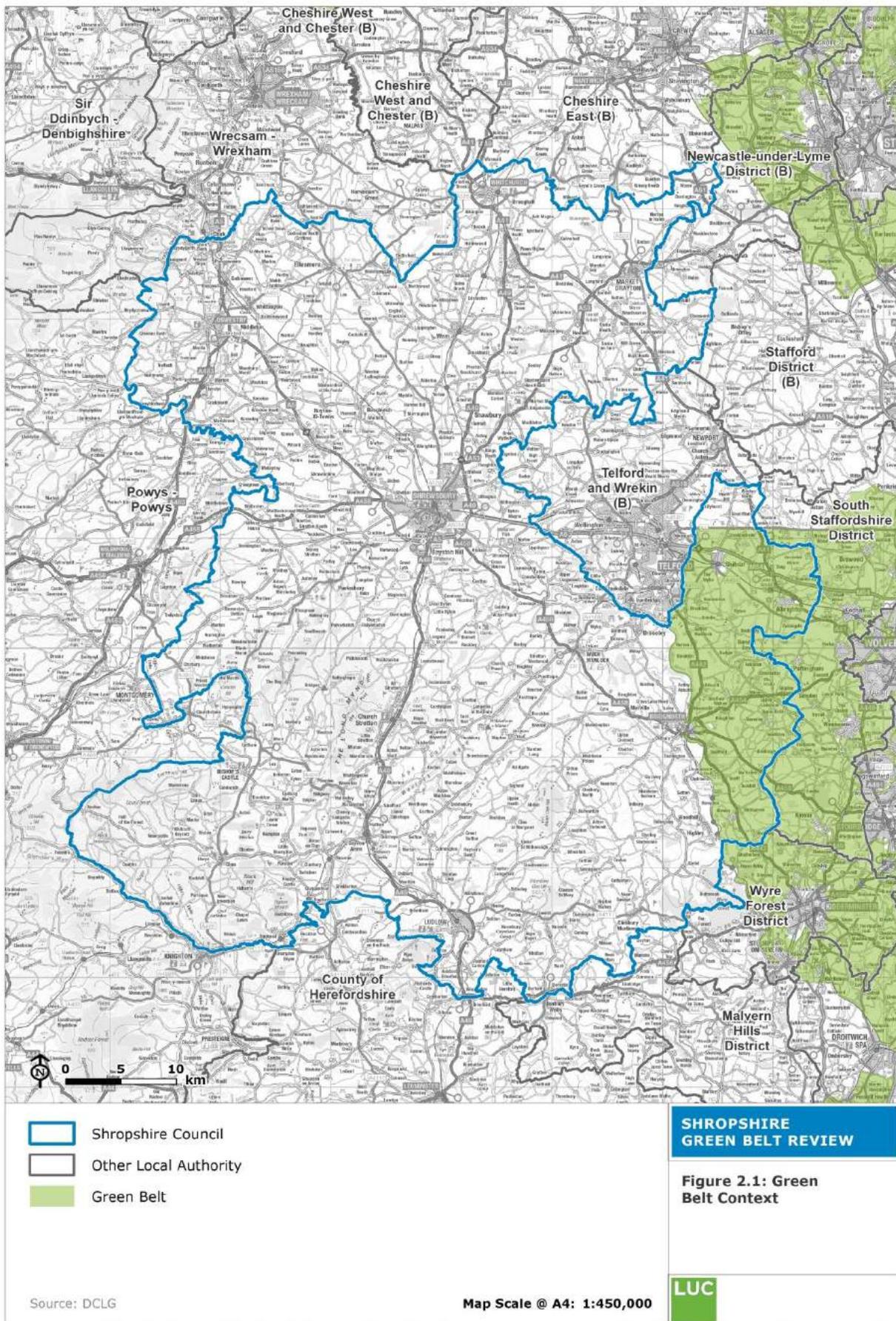
- 2.48 The Green Belt within Shropshire forms part of the larger Green Belt designation within the West Midlands region of England. The larger Green Belt designation in the West Midlands region of England covers a total of 220,210¹³ hectares. The Shropshire Green Belt represents approximately 11% of the West Midlands Green Belt.
- 2.49 In Shropshire, the Green Belt adjoins the eastern border of the county with Staffordshire extending from the A5 southwards to the border of Wyre Forest District and as far west as Bridgnorth. The Green Belt also wraps around the following inset settlements; Albrighton, Alveley, Beckbury, Claverley, Shifnal and Worfield, as well as Alveley and Stanmore Industrial Estates (which are inset into the Green Belt).
- 2.50 The Shropshire Green Belt is bordered to the west by the River Severn and the River Worfe runs northwards through the centre of the Green Belt land north of Worfield. These rivers incise through the landscape, the Severn dividing the Green Belt land from the remaining area of the County to the West, and the Worfe separating the settlements of Shifnal and Albrighton. The land in the Green Belt then becomes more elevated west of Shifnal and east of Albrighton. Additionally, a section of high land is present between Alveley and Enville.
- 2.51 The M54 crosses the northernmost part of the Green Belt in a broadly east to west direction, with the A442 running closely along the western border of the Green Belt in a roughly south to north direction. A number of A roads radiate outwards across the Green Belt from Bridgnorth to link with Wolverhampton (A454) Stourbridge (A458), Kidderminster & Telford (A442) with the A41 linking the M54 (and Albrighton) to Wolverhampton to the south east. The Green Belt land is predominantly classed as Grade 2 or 3 agricultural land and is predominantly arable land or grassland¹⁴.
- 2.52 There are numerous core wildlife areas, corridors and buffers across the Shropshire Green Belt, which are particularly notable along the courses of the River Severn and the River Worfe¹⁵ (the need to protect and enhance these networks being detailed in Core Strategy Policy CS17 (Environmental Networks)). Furthermore, the Donington & Albrighton local nature reserve lies adjacent to Albrighton, the Claverley Road Cutting Site of Special Scientific Interest (SSSI) lies to the north of Claverley and the Alveley Grindstone Quarry SSSI lies to the north of Alveley. They are all located within the Shropshire Green Belt and there are significant opportunities to enhance these networks through 'compensatory improvements' linked to the Green Belt. The Ironbridge Gorge World Heritage Site is located adjacent to the Green Belt along the border between Shropshire County and Telford and Wrekin, to the east of the Village of Coalport.
- 2.53 **Figure 2.1** shows the extent of the Green Belt in Shropshire County and the neighbouring authorities.

¹³ Total area of Green Belt within the following Local Planning Authorities, as published by the DCLG for the reporting period 2015/16: Birmingham City Council, Bromsgrove District Council, Cannock Chase Council, Coventry City Council, Dudley Metropolitan Borough Council, Lichfield District Council, North Warwickshire Borough Council, Nuneaton & Bedworth Borough Council, Redditch Borough Council, Rugby Borough Council, Sandwell Metropolitan Borough Council, Shropshire Council, Solihull Metropolitan Borough Council, South Staffordshire Council, Staffordshire County Council, Stratford-on-Avon District Council, Tamworth Borough Council, Walsall Metropolitan Borough Council, Warwickshire County Council, Wolverhampton City Council, Worcester City Council, Wychavon District Council, Wyre Forest District Council; and as published by the Plan for Stafford Borough (2011-2031) as only part of the Stafford Green Belt is within the West Midlands Green Belt and their plan provides this additional information: (<http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Plan%20for%20Stafford%20Borough/PFSB-Adoption.pdf>)

¹⁴ Department for Environment Food & Rural Affairs - Magic Map (<http://magic.defra.gov.uk/magicmap.aspx>)

¹⁵ Shropshire Council – Shropshire Environment Network (<https://new.shropshire.gov.uk/environment/biodiversity-ecology-and-planning/shropshire-environmental-network/>)

Figure 2.1: Extent of Green Belt within Shropshire



© Crown copyright and database rights 2017 Ordnance Survey 100049049.

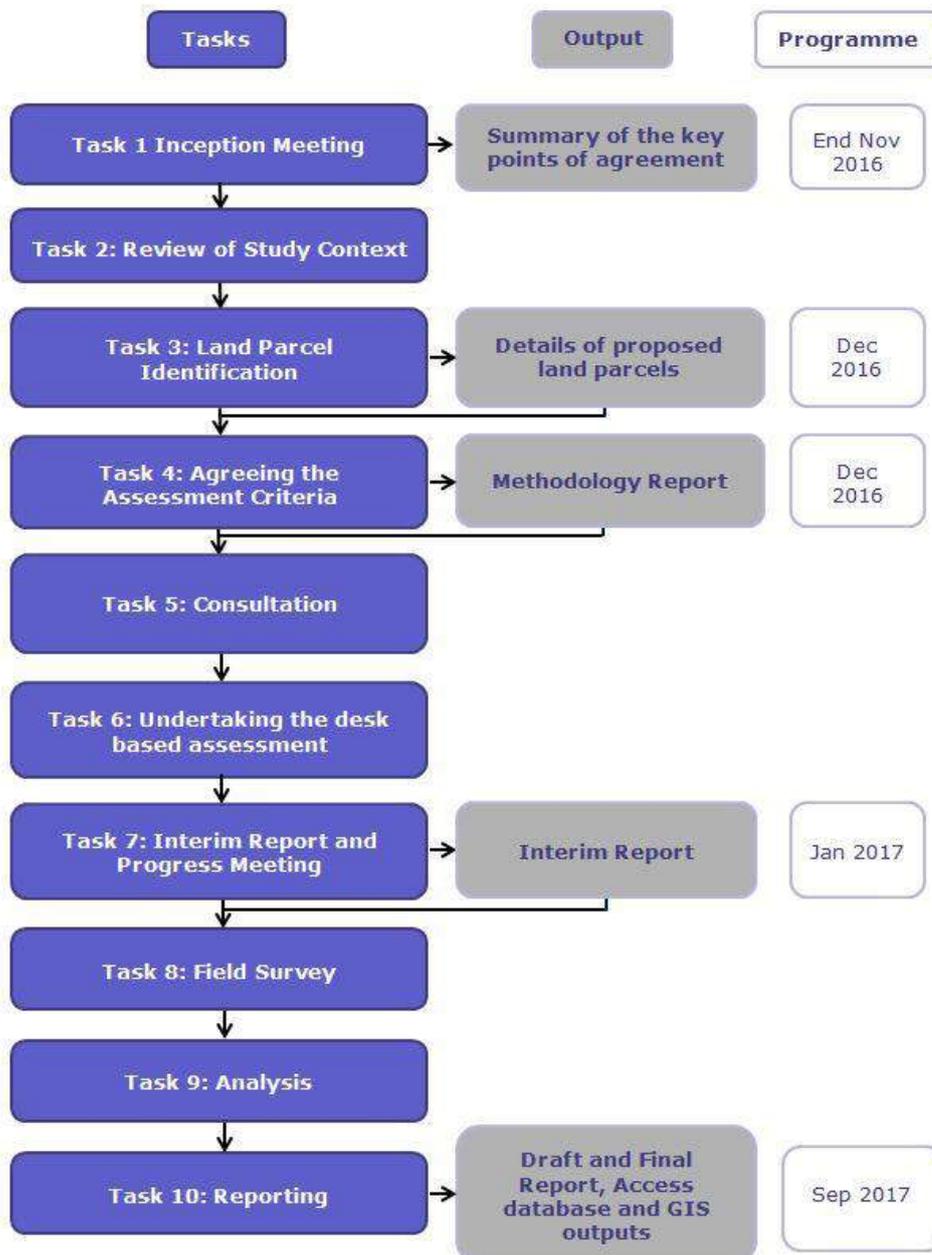
CB:EL EB:burton_a LUCEDI FIG2-1_6992_r2_GreenBelt_A4P 18/08/2017

3 Methodology

3.1 **Figure 3.1** below provides a summary of the overall methodology used to undertake the Green Belt Assessment. This is described in more detail in the following chapter. The study was divided into three main parts:

- Part 1 - Defining the assessment approach;
- Part 2 – Undertaking the detailed assessments and site visits; and
- Part 3 – Completing the analysis and reporting.

Figure 3.1: Summary of key tasks, outputs and programme



Part 1: Defining the Assessment Approach

Assessment Approach

3.2 Most Green Belt studies have the following common elements:

- Land is divided into parcels for assessment purposes.
- The definition of assessment criteria is structured around the five Green Belt purposes set out in the NPPF.
- 'Large built up areas', 'towns' and 'historic towns' are defined.
- Ratings and supporting text are provided for each of the five purposes, with no weighting applied to any of the five (in accordance with the NPPF's lack of inference in this respect).

3.3 Variations in approach come in:

- The size of assessment parcels and the type of features used to define them, and the way in which assessments are phased.
- The application of settlement type definitions.
- The specific criteria used to make the assessment against each of the five purposes.
- The way in which ratings are given, and translated into an overall assessment.

3.4 The following section sets out the key considerations in LUC's approach for the Shropshire Green Belt study including how the assessment parcels were defined and the assessment criteria used.

Definition of Assessment Parcels

3.5 Given the overall size of the Green Belt, it was necessary to divide it into appropriate parcels for assessment. Green Belt assessments are sometimes carried out as a two-stage process, in which large parcels are defined and assessed in the first stage and the results of that assessment used to inform the definition of smaller second stage parcels, covering more limited geographical areas. Such an approach can be effective, but there are risks that the 'stage two' assessment will omit smaller areas which might not have been judged to make a strong contribution to Green Belt purposes but which were excluded because they formed part of a larger parcel assessed at 'stage one' as making a strong contribution.

3.6 To provide an assessment output that usefully identifies different levels of contribution to Green Belt purposes, it is desirable to define relatively small assessment parcels adjacent to the interface between Green Belt and defined settlements, safeguarded land and other significant sites and key locations.

3.7 The NPPF states that when defining boundaries, Local Planning Authorities should "define boundaries clearly, using physical features that are readily recognisable and likely to be permanent."

3.8 The parcels for this Green Belt assessment have been defined using Ordnance Survey Mastermap and aerial imagery. The aim was to define parcels that are distinct from adjacent land because they contain land of the same or very similar land use or character and are bounded by recognisable features including:

- Natural features; for example, substantial watercourses and water bodies.
- Man-made features; for example, Motorways, A and B roads and railway lines.

3.9 Less prominent features such as woodland, hedgerows, tree lines, streams and ditches may also be considered to be recognisable but less permanent boundaries. Where no other suitable boundary exists, these were used to define the land parcel boundaries.

Two types of land parcel were identified:

- Areas adjacent to built up areas.** These comprise relatively small parcels of land adjacent to built up areas. Identifying land parcels at the edge of the Green Belt is important as it is these areas which are most likely to be considered for either inclusion or removal from the Green Belt. It also provides a means of identifying the differing characteristics and performance of the Green Belt along the urban edge. Smaller parcels were also identified around the smaller settlements inset within the Green Belt, around the industrial estates of Alveley and Stanmore, and along the M54 corridor.
- Broad areas of Green Belt that may be more remote from large built up areas and main settlements** i.e. open countryside (including washed over settlements).

3.10 No standard maximum and minimum sizes for the land parcels were set as outlined above, rather they were defined using recognisable boundaries. Where the detailed assessment identified that a parcel of land had very distinct attributes within different sections of the parcel, the parcel was sub-divided to reflect these different characteristics.

Assessment Criteria

- 3.11 A key part of the method involves the development of an assessment framework based on the five purposes of Green Belts set out in the NPPF. A set of assessment criteria was drawn-up based on LUC's extensive experience of undertaking Green Belt assessments and examples of good practice from other Green Belt assessments.
- 3.12 For each Green Belt purpose, a description of the rationale for the assessment criteria is provided followed by a table (**Tables 3.1-3.4**) summarising each of the proposed criteria and the ratings that have been applied to each criterion. The five Green Belt purposes are set out below:

The Purposes of Green Belt (Paragraph 80 of the NPPF)

- To check the unrestricted sprawl of large built up areas.
- To prevent neighbouring towns merging into one another.
- To assist in safeguarding the countryside from encroachment.
- To preserve the setting and special character of historic towns.
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3.13 For Green Belt Purposes 1-4, the tables set out:

- a) The NPPF Green Belt **Purpose**.
- b) The **key issue(s)** considered.
- c) The assessment **criteria** used.
- d) The **ratings** that were applied to each criterion.

3.14 The ratings that were applied to each criterion were as follows:

Parcel Ratings

Strong	Parcel performs strong against this Purpose.
Moderate	Parcel performs moderately well.
Weak	Parcel performs poorly.
No Contribution	Parcel makes no contribution.

- 3.15 The terminology used in different Green Belt assessments to reflect ratings can vary; it may be numeric or descriptive and may use a differing number of points, e.g. 1-5, low to high or weak to strong. There is no accepted standard for the ratings however, the purpose is to provide sufficient variation without too much complexity and so the scale will normally have a range between 3 and 5 points. No reference is made in the NPPF to any weighting of these purposes, so Green Belt studies invariably avoid applying any.
- 3.16 In practice, Purpose 3 might be considered to provide the key underlying principle, because it is relevant to parcels defined around all settlements being assessed and only parcels that lack the 'essential characteristic' of openness will make no contribution to Purpose 3. Purposes 1, 2 and 4, on the other hand, will only be relevant to parcels in the vicinity of large built-up areas, juxtaposed between neighbouring towns (or intervening villages), or within the settings of historic towns.
- 3.17 The significance of this, in terms of the results of assessments, is that many parcels which might be considered to make a 'core' contribution to the Green Belt rate highly against Purpose 3 but make no contribution to other purposes. Those assessments which aggregate ratings from more than one purpose to provide an overall assessment for the parcel might consider a low or moderate contribution to a number of purposes to be more significant than those parcels which only make a strong contribution to Purpose 3.
- 3.18 The variations in contribution to different purposes within a parcel can be an additional source of complication when providing assessment ratings, e.g. should a rating reflect the strongest level of contribution, or should it represent an average within the parcel? Of key importance is the need to support assessment ratings with text which identifies those factors that combine to warrant the given ratings. As has been done in this assessment, this text will point out any variations in contribution, where they exist.

3.19 In addition to the five purposes of Green Belt, the NPPF also refers to two 'essential characteristics': openness and permanence which are applicable to all the assessment criteria. Comments on each of these characteristics are made in the paragraphs below.

Openness

3.20 Openness in a Green Belt relates to lack of built development more than visual openness, although the two often go hand in hand. The key distinction is that where vegetation provides visual enclosure this does not reduce Green Belt openness, even though in practice, it might mean that development would have less visual impact¹⁶.

3.21 Openness as a characteristic can be considered in terms of the scale and density of development. The scale (i.e. the extent) and the density (i.e. the form) of the existing development affects the degree to which a parcel can be considered to be part of the countryside rather than an extension of the urban/settled area, or part of the built-up area in its own right.

3.22 However, not all built development is considered to impinge on openness. Green Belt land includes many buildings which, by virtue of their form and arrangement in relation to other development, are considered to be compatible with a Green Belt location. This applies most commonly to rural villages, hamlets and farmsteads, where the scale, form and density of existing development is such that it can be considered to be part of the countryside, rather than an extension of the urban/settled area, or part of the built-up area in its own right. Most development of this kind pre-dates the establishment of the Green Belt, but the NPPF allows (at Paragraph 89) for "limited infilling".

3.23 The NPPF identifies (in Paragraph 89) a number of other types of new development which are exceptions to the rule that new buildings are inappropriate in the Green Belt, the most significant being in the context of this study:

- Buildings for agriculture or forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- Infilling or redevelopment of previously developed sites (i.e. 'brownfield land'), provided it does not result in any increased impact on openness, or conflict with the purposes of including land in the Green Belt.

Permanence

3.24 The concept of permanence is a planning consideration rather than a physical one. Nevertheless, it is recognised that there are benefits in using other features as Green Belt boundaries, where these are clearly defined on the ground and perform a physical and/or visual role in separating town and countryside.

¹⁶ This point is made in paragraph 22 of the judgement in *Heath & Hampsted Society v London Borough of Camden* [2007] EWHC 977 (Admin) (3rd April 2007)

Purpose 1: To check the unrestricted sprawl of large built up areas

- 3.25 It is possible to argue that all Green Belt prevents the unrestricted sprawl of large built up urban areas, because Purpose 1 is the principal objective of the Green Belt as a strategic planning designation. However, the Study requires one area (or parcel) to be distinguished from another in terms of the extent to which they perform this purpose. This requires a detailed, site specific assessment against this strategic purpose.

Shropshire's 'Large Built Up Area'

- 3.26 There is no definition provided in the NPPF or a standard definition for a 'large built up area.' The Office for National Statistics defines a 'large' built up area as a settlement with between 0.5-1 million people. None of the towns within Shropshire or immediately adjacent to the Green Belt meet this criterion. It has therefore been necessary to determine what constitutes the 'large built up area' for the purposes of this study.
- 3.27 As Shropshire does not have a large built up area, it was agreed with Shropshire Council that Telford and the West Midlands conurbation should be considered to be the 'large built up areas' surrounding the Green Belt. Of these, only Telford is adjacent to the Green Belt in Shropshire. Therefore, only those parcels within the Shropshire Green Belt that lie adjacent to the 'large built up area' of Telford have been considered under Purpose 1 for this study. The Green Belt lying adjacent to other towns within the Shropshire Green Belt, such as Shifnal, Bridgnorth and Albrighton, have not been assessed under Purpose 1 as they do not form part of a 'large built up area'.

Definition of 'Sprawl'

- 3.28 There is no clear definition of what constitutes urban sprawl. Urban sprawl has been defined according to the Oxford Dictionary as "*spreading out of built form over a large area in an untidy or irregular way*". The PAS guidance¹⁷ states in relation to Purpose 1:
- "The terminology of 'sprawl' comes from the 1930s when Green Belt was conceived. Has this term changed in meaning since then? For example, is development that is planned positively through a local plan, and well designed with good masterplanning, sprawl?"*
- 3.29 The guidance emphasises the variable nature of the term 'sprawl' and questions whether positively planned development constitutes 'sprawl'. The RTPPI Research Briefing No. 9 (2015) on Urban Form and Sustainability is also not definitive on the meaning of sprawl:

"As an urban form, sprawl has been described as the opposite of the desirable compact city, with high density, centralised development and a mixture of functions. However, what is considered to be sprawl ranges along a continuum of more compact to completely dispersed development. A variety of urban forms have been covered by the term 'urban sprawl', ranging from contiguous suburban growth, linear patterns of strip development, leapfrog and scattered development."

¹⁷ Planning on the Doorstep: The Big Issues – Green Belt, Planning Advisor Service (2015)

- 3.30 Definitions of sprawl vary, but the implication of the terminology is that restricted development may not contravene this purpose. However, in assessing the contribution that land makes to preventing sprawl, no assumptions about the form of possible future development can be made, so the role a land area plays will be dependent on its relationship with a large built-up area.
- 3.31 Given this definition, land immediately adjacent to the large built up area is likely to contribute to this purpose, as it provides the boundary and zone of constraint to urban expansion. Nevertheless it should be recognised that sprawl as described can be equally damaging to the overall integrity of the Green Belt, wherever it may arise.

Definition of Methods for Assessing the Role of the Green Belt in Maintaining Openness Around the 'Large Built Up Area'

- 3.32 Criterion 1a considers whether land has **already been affected** by sprawl and whether it retains an open character. Parcels which have already been compromised by urban sprawl as a result of urbanising influences may be considered to make a weaker contribution to Purpose 1 than those parcels where the Green Belt is more open in character. It is important to note that a high rating against criterion 1a does not necessarily imply that Green Belt is performing a more valuable role. The remaining open land in a parcel significantly affected by sprawl could be considered more valuable in preventing further incursions, or less valuable because it has already been compromised.
- 3.33 Equally important in assessing the role of Green Belt in checking unrestricted sprawl is the extent to which the land parcel has the **potential** for urban sprawl to occur in the future. Criterion 1b considers the role of the following characteristics in affecting the potential for urban sprawl to occur in the absence of a Green Belt designation:
- **The strength of boundary features** – i.e. where there is a very strong and defensible boundary – such as a river or railway line which may prevent urban sprawl from occurring.
 - **The presence of roads** – i.e. roads (apart from dual carriageways and motorways) allow for greater opportunities for urban sprawl to occur, because of the potential for ribbon development and the wider access they provide. The roads considered under this criterion are also distinct from those identified as boundary features as they will not form part of the existing settlement edge. The presence of roads can also have an urbanising influence on Green Belt and Criterion 1a.
 - **Potential for sprawl to occur beyond the parcel boundary** – in some cases a parcel may be at risk of urban sprawl but there is little or no potential for sprawl to occur beyond the parcel– therefore the overall extent of the potential for urban sprawl is limited. Where this is relevant this is taken into account (e.g. where a parcel is surrounded by existing built development on all sides, or is bounded by existing urban development with a strong and durable barrier preventing sprawl occurring beyond the parcel).

Definition of Boundary Features Considered Able to Check the Sprawl of the 'Large Built Up Area'

- 3.34 All boundary features can play some role in preventing urban sprawl. In this Study only railway tracks, motorways, dual carriageways and rivers adjacent to the existing urban edge are considered to be significant in relation to Purpose 1b. It is also a requirement that these features should not have been breached by the large built-up area within the immediate vicinity of a parcel and that they are demonstrably strong and defensible.
- 3.35 Other boundaries, such as streams, and lesser roads are not considered to be strong enough to prevent urban sprawl, for the purposes of this Study. However, such boundary features may form an important part of the landscape and/or pose a physical barrier to unplanned sprawl, albeit one that can more easily be breached. Floodplains are a major factor in restricting development; however the presence of environmental constraints such as SSSIs and floodplains is not being considered. That is a matter for subsequent analysis beyond the remit of this Study. **Table 3.1** summarises the criteria used for the assessment of Purpose 1 in the study.

Table 3.1: Purpose 1 Assessment Criteria

a) NPPF Green Belt Purposes	b) Issue(s) for consideration	c) Criteria	d) Ratings		e) Comments on assessment
<p>1 To check the unrestricted sprawl of large built up areas.</p>	<p>a Protection of open land from urban sprawl.</p>	<p>Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?</p>	<p>Strong</p>	<p>Adjacent to large built-up area and land parcel contains no or very limited urban sprawl and has a strong sense of openness.</p>	<p>Urban sprawl is the spread of urban areas into the neighbouring countryside. This could be in the form of ribbon development along the edges of roads or built development which doesn't relate well to the existing urban area.</p> <p>Parcels which have already been compromised by urban sprawl, as a result of urbanising influences, will play a weaker role than those where the Green Belt is more open in character.</p> <p>Development means any built structure but does not include pylons as these are features of both rural and urban environments and does not include development which is classed as appropriate development in the Green Belt (as defined in paras 89 and 90 of the NPPF).</p>
			<p>Moderate</p>	<p>Adjacent to large built-up area and land parcel contains limited urban sprawl and has a relatively strong sense of openness.</p>	
			<p>Weak</p>	<p>Adjacent to large built-up area and land parcel already contains urban sprawl compromising the sense of openness.</p>	
			<p>No Contribution</p>	<p>Adjacent to large built-up area but land parcel makes no contribution to preventing urban sprawl.</p>	
<p>1</p>	<p>b</p>	<p>Does the parcel protect open land from the potential for urban sprawl to occur?</p>	<p>Strong</p>	<p>Adjacent to large built up area and land parcel has a high potential for urban sprawl to occur.</p>	<p>The features that that are considered relevant to the assessment of potential include:</p> <p>Significant and durable boundary features - Readily recognisable and permanent features are used to define the borders of Green Belt parcels. The presence of features which contain development and prevent urban sprawl can, in certain limited locations, reduce the potential role of a Green Belt parcel in performing this purpose. The significance of a boundary in preventing urban sprawl is judged based on its relative proximity to the existing urban edge of a settlement and its nature. Only motorways, dual carriageways, railway lines and rivers which have not been breached within the relevant land parcel, or close by, are considered to constitute a very significant and durable boundary that will prevent urban sprawl.</p>
			<p>Moderate</p>	<p>Adjacent to large built up area and land parcel has moderate potential for urban sprawl to occur.</p>	

a) NPPF Green Belt Purposes	b) Issue(s) for consideration	c) Criteria	d) Ratings		e) Comments on assessment
			Weak	Adjacent to large built up area and land parcel has low potential for urban sprawl to occur.	<p>Presence of roads – the presence of roads (apart from dual carriageways and motorways) allows for greater opportunities for urban sprawl to occur, because of the potential for ribbon development and the wider access they provide. Where such roads exist, the Green Belt is considered to play a strong role in preventing urban sprawl. These roads are distinct from those considered as boundary features as they will not form part of the existing settlement edge.</p> <p>Potential for sprawl beyond the parcel boundary – in some cases a parcel may be at risk of urban sprawl within the parcel itself but there is little or no potential for sprawl to occur beyond the parcel– therefore the overall extent of the potential for urban sprawl is limited. Where this is relevant this is taken into account. (e.g. where a parcel is surrounded by existing built development on all sides, or is bounded by existing urban development and a strong a durable barrier preventing sprawl occurring beyond the parcel).</p> <p>A judgement is reached taking into account all of the above.</p>
			No Contribution	Land parcel makes no contribution to preventing urban sprawl	

Purpose 2: To prevent neighbouring towns from merging into one another

3.36 As set out in paragraph 80 of the NPPF, Purpose 2 aims to 'prevent neighbouring towns merging into one another'. As the Local Plan Partial Review is at an early stage, for the purpose of this assessment, 'towns' were considered to include the following Tier 2 settlements (Market Towns and Key Centres) as defined in the adopted Shropshire Core Strategy and SAMDev Plan¹⁸:

Tier 2 (Market Towns and Key Centres) Settlements

- Albrighton
- Bridgnorth
- Highley
- Shifnal

3.37 The Tier 1 (County Town and Sub-regional Centre) settlement of Shrewsbury and the additional Tier 2 settlements of Bishop's Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Ludlow, Market Drayton, Minsterley/Pontesbury, Much Wenlock, Oswestry, Wem and Whitchurch were not included in this assessment, as they are located away from the Green Belt.

3.38 In addition, Telford was considered a 'town' under Purpose 2 as, although it does not lie within Shropshire, its urban edge lies adjacent to the Green Belt. Bridgnorth and Highley also do not lie within the Green Belt but are adjacent or in close proximity to it. Codsall in South Staffordshire; Kidderminster in Wyre Forest and the metropolitan area of Birmingham/Wolverhampton and Stourbridge and Dudley etc were also included in the list of Purpose 2 settlements for the assessment.

3.39 A parcel by parcel assessment has been undertaken assessing the extent to which the Green Belt plays a role in preventing the merging of these neighbouring towns. The NPPF specifically refers to preventing the merging of towns, not the merging of towns with smaller settlements, or the merging of small settlements with each other. However, it is recognised that the perceived gaps between towns will in turn be affected by the size of gaps associated with smaller, intervening settlements.

3.40 Rather than simply measuring the size of the gap between settlements, the assessment considered both the physical and visual role that parcels of land play in preventing the merging of settlements. This accords with the PAS guidance which states that distance alone should not be used to assess the extent to which the Green Belt prevents neighbouring towns from merging into one another.

3.41 A parcel that represents all or most of the physical gap between towns will clearly play an important role in preventing coalescence, so parcel location and size are significant factors with regard to this purpose. However, the nature of the land between two towns - the role of landform and land cover in connecting or separating them visually or in terms of the character of their settings - and also the character of the settlements themselves will affect the extent to which the closing of a physical gap between them is perceived as reducing settlement separation. **Table 3.2** summarises the criteria used for the assessment of Purpose 2 in the study.

¹⁸ SAMDev Plan (2015) (<http://shropshire.gov.uk/media/1900363/SAMDev-Adopted-Plan.pdf>)

Table 3.2 Purpose 2 Assessment Criteria

a) NPPF Green Belt Purposes	b) Issue(s) for consideration	c) Criteria	d) Ratings		e) Comments on assessment
<p>2 To prevent neighbouring towns merging into one another.</p>	<p>Reduction in visual or physical gaps between settlements.</p>	<p>Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?</p>	<p>Strong</p>	<p>The parcel plays an essential role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would cause visual or physical coalescence or substantially reduce the gap.</p>	<p>This purpose seeks to prevent settlements from merging to form larger settlements. The PAS guidance states that distance alone should not be used to assess the extent to which the Green Belt prevents neighbouring towns from merging into one another. Two key elements are therefore used – the extent of the visual and physical gap. This may also include consideration of perceptual issues.</p> <p>The towns considered in the assessment include:</p> <ul style="list-style-type: none"> • Albrighton; • Bridgnorth; • Highley; • Codsall; • Shifnal; • Telford; • Kidderminster; • Birmingham/ Wolverhampton/ Dudley and Stourbridge.
			<p>Moderate</p>	<p>The parcel plays some role in preventing the reduction of the visual or physical distances between settlements. Loss of openness would, or would be perceived as, reducing the gap between settlements.</p>	
			<p>Weak</p>	<p>The parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.</p>	
			<p>No Contribution</p>	<p>Land parcel makes no contribution to preventing the merging or erosion of the visual or physical gap between settlements.</p>	

Purpose 3: To assist in safeguarding the countryside from encroachment

- 3.42 The contribution a parcel makes to safeguarding the countryside from encroachment can be considered in terms of the extent to which it displays the characteristics of countryside, i.e. lack of development and land uses which are associated with countryside rather than urban land, and the extent to which it relates to the adjacent settlement and to the wider countryside.
- 3.43 Urbanising influences are considered to include any features that compromise the countryside character, such as roads lined with street lighting and pavements, large areas of hard standing, floodlit sports fields, etc. It is also necessary to consider whether they include development which is commonly found within the countryside, e.g. agricultural or forestry related development, isolated dwellings, historic schools and churches.
- 3.44 The PAS guidance states that:
- “The most useful approach is to look at the difference between urban fringe – land under the influence of the urban area - and open countryside, and to favour the latter in determining which land to try and keep open, taking into account the types of edges and boundaries that can be achieved.”
- 3.45 The criterion differs from Criterion 1a as it focuses on the extent to which the countryside characteristics of the Green Belt have been compromised by encroachment from urbanising influences or the extent to which the parcel displays the characteristics of the countryside. It also relates to all the identified land parcels and not just land adjacent to the large built up areas.
- 3.46 It is important to recognise that Green Belt does not function as a series of isolated parcels: the assessment of a defined parcel will reflect the nature of landscape elements or characteristics within that parcel but will also reflect its relationship with the wider Green Belt.
- 3.47 **Table 3.3** summarises the criteria that have been used for the assessment of purpose 3 in the study.

Table 3.3: Purpose 3 Assessment Criteria

a) NPPF Green Belt Purposes	b) Issue(s) for consideration	c) Criteria	d) Ratings		e) Comments on assessment
<p>3 To assist in safeguarding the countryside from encroachment.</p>	<p>Significance of existing urbanising influences and sense of openness.¹⁹</p>	<p>Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?</p>	<p>Strong</p>	<p>The land parcel contains the characteristics of countryside, has no or very little urbanising development, and is open.</p>	<p>Encroachment from urbanising influences is the intrusion / gradual advance of buildings and urbanised land beyond an acceptable or established limit. This may be from buildings within the parcel or within neighbouring parcels.</p> <p>Urbanising influences include any features that compromise 'openness', such as roads lined with street lighting and pavements, large areas of hard standing, floodlit sports fields, roads etc. They do not include development which is commonly found within the countryside, e.g. agricultural or forestry related development, isolated dwellings, historic schools and churches or development which is considered to be appropriate development as defined in paras 89 and 90 of the NPPF.</p> <p>Countryside is land/scenery which is rural in character, i.e. a relatively open natural, semi-natural or farmed landscape.</p>
		<p>Has the parcel already been affected by encroachment of urbanised built development?</p>	<p>Moderate</p>	<p>The land parcel contains the characteristics of countryside, has limited urbanising development, and is relatively open.</p>	
			<p>Weak</p>	<p>Land parcel does not contain the characteristics and/or is not connected to land with the characteristics of countryside, or contains urbanising development that compromises openness.</p>	
			<p>No Contribution</p>	<p>Parcel makes no contribution to safeguarding the countryside from encroachment.</p>	

¹⁹ The significance of existing urbanising influences has a direct influence over the relative openness of Green Belt parcels. We have therefore used the presence of urbanising influences as a proxy for assessing the degree of openness within the parcel.

Purpose 4: To preserve the setting and special character of historic towns

- 3.48 The fourth Green Belt purpose focuses on the role of the Green Belt in preserving the setting and special character of historic towns.
- 3.49 To ensure that the Shropshire Green Belt Assessment takes full account of this purpose, it has been necessary to define what constitutes an historic town and set out how the role of the Green Belt in preserving setting and special character has been assessed.

Definition of Historic Towns

- 3.50 Green Belt assessments have adopted a range of approaches to the definition of historic towns. These typically focus on the presence of designated Conservation Areas, but in some cases have considered whether settlements were recorded as far back as the Domesday Book (e.g. North East Cheshire Green Belt Study).
- 3.51 For the Shropshire Green Belt Assessment, the presence of Conservation Areas within the towns have been used as a proxy for identifying historic towns/settlements. As a cross check, the Central Marches Historic Towns Survey has also been referred to (1996). The towns considered include some of those identified under Purpose 2: Albrighton, Bridgnorth, Highley, Shifnal and Telford, in so far that Telford incorporates a number of historic settlements. Of these settlements, those within the Severn Gorge Conservation Area (Madeley, Coalport, Ironbridge, Jackfield & Coabrookdale) and Broseley Conservation Area lie closest to the Green Belt. Historic settlements within neighbouring South Staffordshire included within the assessment of Purpose 4 include: Codsall, Kinver and Wombourne.

Assessing the Role of Green Belt in Preserving Setting and Special Character

- 3.52 To inform our understanding of the role of the Green Belt in preserving the setting of historic towns, intervisibility analysis has been undertaken as part of the desk based assessment. This has identified the extent to which Green Belt parcels are visually connected with one or more historic towns or settlements.
- 3.53 The analysis has been undertaken as follows:
- A digital ground model of the study area was constructed using OS digital contour data.
 - The current conservation areas/historic cores of the 'historic' towns were overlaid.
 - A notional building height of 10m was applied to these areas (it was not possible to model specific buildings or structures such as chimneys).
 - Digital analysis was used to identify which Green Belt parcels are intervisible with these urban areas within 5km of outer edge of the historic core.
- 3.54 This is a theoretical analysis based on standard building height and 'bare ground topography' (i.e. not taking account of the screening effect of intervening structures or land cover such as trees and woodland). It does however provide a tool which has been used to inform the desk analysis and to provide information which was tested during the field survey work.
- 3.55 The desk analysis identified those land parcels which could have the potential to form an important part of the setting of a historic settlement, considering the extent of intervisibility and the distance at which it occurs.

3.56 The field survey explored this on the ground, considering in particular:

- the strength of the visual relationship (e.g. the influence of screening or intervening features / development, the presence of key views and vistas);
- the balance between historic and more recent development;
- the prominence of key historic features such as mill buildings, chimneys, churches etc.;
- the presence of any obvious functional relationships between the historic town and the Green Belt parcel (e.g. railway lines); and
- where appropriate, views out from settlements as well as views of urban areas from the Green Belt.

3.57 This enabled us to prepare a commentary on the role of a given land parcel in contributing to the setting of the historic town and in reflecting and preserving its special character.

Table 3.4: Purpose 4 Assessment Criteria

A) NPPF Green Belt Purposes	B) Issue(s) for consideration	C) Criteria	D) Ratings		E) Comments on assessment
<p>4 To preserve the setting and special character of historic towns.</p>	<p>Significance of historical and/or visual setting to the historic town.</p>	<p>Does the parcel contribute to the setting and 'special character' of a historic town (s)?</p>	<p>Strong</p>	<p>The parcel plays a major role in the setting and or special character of historic towns in terms of its physical extent and degree of visibility and/or its significant contribution to special character.</p>	<p>Topographic mapping, Zone of theoretical visibility (ZTV) analysis and site visits were used to inform judgements regarding intervisibility between the historic towns and their open surroundings.</p>
			<p>Moderate</p>	<p>The parcel plays a moderate role in the setting of historic towns in terms of its physical extent and degree of visibility and/or its contribution to special character.</p>	
			<p>Weak</p>	<p>The parcel plays a minor role as it lacks any direct visual relationship with historic towns, and is not visible in the context of views to it. It does however contribute in some way to the wider setting.</p>	
			<p>No Contribution</p>	<p>Parcel makes no contribution – i.e. does not form part of the setting or contribute to the special character of historic towns.</p>	

Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

- 3.58 Supporting urban regeneration has been a longstanding objective of Green Belt in the UK. By preventing development within areas designated as Green Belt, the aim is to steer development to urban locations. A constrained land supply of greenfield sites should also help make the recycling of derelict and other urban land more viable.
- 3.59 Measuring accurately the extent to which individual parcels contribute to this process of recycling of derelict and other urban land is problematic. While it would be possible to undertake a spatial analysis of the supply of brownfield land in relation to the protection afforded to Green Belt parcels (at conurbation, authority, settlement, Housing Market Area or Strategic Green Belt Areas scales), there are significant concerns about the validity of any judgements based on the results.
- 3.60 It is not possible to identify and measure a causal link between the policy restraint in a particular Green Belt parcel and the recycling of urban land elsewhere, in part reflecting the complexity of the development process, the locational requirements of different types of development and variations in the property market over time.
- 3.61 The complexity of the relationship between the Shropshire Green Belt and the neighbouring urban areas means that spatial analysis, based on the supply of brownfield land relative to the locations of individual Green Belt parcels, would either be overly simplistic or would be based on significant assumptions which would create significant doubt about the results. While brownfield land does provide one measure of the supply of land for recycling, it does not take account of the re-use of existing buildings and enhancement/intensification of existing urban areas.
- 3.62 Similar issues have influenced Green Belt assessments elsewhere. Many do not assess individual parcels against Purpose 5, and either do not rate them or rate them all equally, on the grounds that it is difficult to support arguments that one parcel of land makes a higher contribution to encouraging re-use of urban land than another. Where local authorities have detailed information on the extent of such sites, an argument might be made that Green Belt parcels around a settlement with a smaller area of unused urban land contribute more than parcels around a settlement with less 'pressure' on surrounding Green Belt. In practice, it is debatable as to whether development pressures operate at such a localised level.
- 3.63 This Study therefore acknowledges that Purpose 5 is important and should be afforded equal weight with Purposes 1-4. In practice, it is not possible to assess the performance of Purpose 5 in a meaningful way through a parcel-by-parcel assessment.

Overall assessment ratings

- 3.64 In assessing the land parcels and broad areas against each of the Purposes 1-4 it is not possible to apply any predetermined weighting to any of the four factors. The supporting text notes any significant variations in rating for a particular purpose within a parcel, however the consideration of relationships between settlement and countryside in the definition of parcels and the cumulative approach to the assessment of those parcels in this study minimises the extent to which this is likely to present a problem.

- 3.65 In smaller, edge of settlement parcels any variations are less likely to occur, and in the consideration of larger land areas located further from settlements the effect of any variations is likely to be significantly diluted.
- 3.66 Given that there is no guidance on what constitutes an overall 'strong' contribution to Green Belt, LUC considers that there can be no presumptions as to how multiple lower ratings equate to single high ratings. Individual parcel assessments do not therefore include totalling of ratings.

Part 2: Detailed Assessment

Desk Based Assessment

- 3.67 Following agreement of the methodology, LUC carried out a preliminary desk-based evaluation of the Green Belt and adjacent areas. This provided emerging findings which were then tested and refined during the field survey stage of the work. Each land parcel was assessed using OS maps, aerial images, Google Street View and relevant GIS data to gain an initial understanding of how each parcel performs against the Green Belt purposes set out in the NPPF. While we recognise and map the presence of key constraints that are widely acknowledged as being 'showstoppers' to development, such as Flood Zone 3b, SSSIs, Scheduled Monuments and Registered Parks and Gardens etc., these designations only inform the parcel boundaries but do not influence how the land parcels are assessed and scored against the Purposes.
- 3.68 The results of the assessment were entered into the Access database and commentary included on the reasoning behind each judgement. This was linked to GIS shape files, providing a digital baseline for checking, supplementing and refining the judgements in the field.

Field Work

- 3.69 Following the desk based assessment, each parcel was visited to check and verify the judgements and conclusions reached in the desk-based assessment, to carry out the assessment for criteria which could not be included within the desk based exercise and to check and verify the boundaries of the land parcels where necessary. The site visits were used to collect geo-referenced photographs illustrating the overall character and appearance of the Green Belt parcel in question, together with any key issues such as strength of boundaries, land uses or visual prominence of adjoining settlements. In order to ensure that the assessment is robust all of the proposed Green Belt parcels were visited.
- 3.70 The information obtained during the site visits was input directly into the Access database (see **Appendix 1**) with clear commentary provided on the judgements reached.

Part 3: Analysis and Reporting

Analysis

- 3.71 The assessment outcomes were analysed to draw out key findings. The NPPF does not require all the purposes of Green Belt to be met simultaneously. Indeed, parcels of land can make a significant contribution to the Green Belt purposes without performing all of the purposes of Green Belt at the same time. For example a parcel of land may not perform well against Purposes 1, 3 or 4 but it may play a critical role against Purpose 2 preventing the merging of two settlements. This reason alone could justify its retention as strong Green Belt. Each parcel's score against each of the Green Belt purposes was carefully recorded so that the contribution of all parcels against all purposes could be examined. Scores were rigorously cross-checked and reviewed to ensure consistency, clarity and transparency in all judgements.
- 3.72 The findings of the assessment are contained within **Chapter 4** and **Figures 4.1 to 4.5** and **Appendix 1**.

Duty to Cooperate Consultation

- 3.73 As with other elements of work involved in the preparation of the Partial Review of the Local Plan, a key element of this Assessment has involved stakeholder engagement with the relevant Green Belt Duty to Co-operate partners and more widely with other West Midlands Green Belt local authorities. This has included the neighbouring authorities to Shropshire: Wyre Forest, South Staffordshire, Worcestershire County, Telford and Wrekin, Staffordshire County, and further afield Wolverhampton, Birmingham, Dudley, Walsall and Rugby Councils. Rugby was consulted as the lead contact in previous West Midlands Green Belt work. A clear record of stakeholder engagement is necessary to demonstrate that the requirements of the duty to co-operate have been met, as described in Section 110 of the Localism Act (2011). The duty:
- Relates to sustainable development or use of land that would have a significant impact on at least two local planning areas.
 - Requires that councils and public bodies 'engage constructively, actively and on an on-going basis' to develop strategic policies to address such issues.
 - Requires councils to consider joint approaches to plan making.
- 3.74 Paragraph 156 of the NPPF sets out the strategic issues where co-operation might be appropriate, and includes a number of cross boundary issues that are closely linked to Green Belt (such as the provision of homes and jobs etc.).
- 3.75 Consultation with the neighbouring Duty to Co-operate authorities was undertaken on the methodology used for the Green Belt Assessment. Comments were received from Wyre Forest, South Staffordshire and Worcestershire Councils. Rugby, Telford and Wrekin, Staffordshire County and Wolverhampton stated that they did not wish to make any comments on the methodology. No responses were received from Birmingham, Dudley and Walsall Councils. Full copies of the responses received are provided in **Appendix 2**. The comments were discussed with Shropshire Council and amendments were made to the proposed methodology where necessary as detailed in **Appendix 2**.

3.76 In addition to consultation carried out for the purposes of the Study, Shropshire Council is also engaged in ongoing specific Duty to Co-operate discussions on a wider range of issues where there are cross boundary interests but including Green Belt where this is relevant.

4 Findings

Introduction

- 4.1 This section of the report sets out the findings in relation to the assessment of Shropshire's Green Belt. It combines the outputs of the following processes:
- dividing the Green Belt into coherent land parcels;
 - preparation of the assessment methodology which was tested through consultation with the Duty to Co-operate partners;
 - desk-based analysis of the likely contribution of each parcel to the five purposes of Green Belt;
 - field verification of the contribution of the parcels to the five purposes; and
 - comparative analysis of the parcels' scores.
- 4.2 The NPPF does not require all purposes of Green Belt to be met simultaneously and parcels of land can make a significant contribution to the Green Belt purposes without performing all of the purposes of the Green Belt at the same time. Each of the land parcels were assessed against the assessment criteria, however not all of the criteria are relevant to all parcels. This commonly reflects their location at the outer edge of the Green Belt, for example where the contribution to the separation of towns does not apply or where parcels do not lie adjacent to a large built up area – i.e. under Purpose 1.
- 4.3 The study findings are presented at two scales. First, an overview is provided of the strategic performance of the Green Belt within Shropshire. This takes into account the role and function of the Green Belt within Shropshire as a whole and as part of the much larger West Midlands Green Belt. This is followed by a summary of the findings for the individual parcel assessments.

Strategic Assessment Summary

- 4.4 The following section provides a summary of the strategic performance of the Green Belt within Shropshire against Purposes 1-4.

Purpose 1

- 4.5 The Green Belt designation within Shropshire is considered to be playing a strong role in preventing the unrestricted sprawl of the 'large built up area' of Telford. The area of Green Belt land that lies adjacent to the administrative area of Telford & Wrekin remains relatively free of urban development and displays a relatively strong sense of openness. The western extent of the Green Belt in this area is defined by the administrative boundary of Shropshire and there are very few strong and defensible boundary features to inhibit the eastward expansion of the urban area of Telford into the countryside.

- 4.6 The Green Belt therefore plays a key role preventing the urban expansion of Telford into the countryside and in preventing a perceived loss of openness around the town and between Telford and the other urban settlements to its east. The Green Belt designation within Shropshire is also preventing the unrestricted sprawl of several other urban settlements. These include the town of Bridgnorth and the key centres of Shifnal and Albrighton. These urban settlements are, however, not defined as 'large built up' areas and have therefore not been considered in the assessment of Purpose 1. Nevertheless, the Green Belt surrounding these towns plays a key role in preventing the encroachment of these built up areas into the countryside and this is considered in the assessment of Purpose 3.

Purpose 2

- 4.7 It is considered that the Green Belt designation within both Shropshire and South Staffordshire are playing a strategic role in preventing the eastern expansion of Telford and the western expansion of the West Midlands, notably Wolverhampton, and a perception of narrowing the gap between these large built up areas. The Green Belt designation is also preventing development along key routes between the two urban areas, such as the M54, A41, A5, A464, as well as the Wolverhampton–Shrewsbury rail line.
- 4.8 On a more localised scale the Green Belt designation within Shropshire is considered to be playing a vital role in preventing the perceived merging of Telford with Shifnal. The area of open land between these towns is relatively narrow with a minimum distance of 1.7km separating the two settlements. Therefore, any loss of openness within the area of countryside between these two settlements might be perceived as a gradual merging of Telford with Shifnal and an erosion of their separate identities. The Green Belt designation is also playing a role in preventing the merging of the settlements of Shifnal with Albrighton, Albrighton with Codsall/Wolverhampton, and Bridgnorth with Telford, albeit to a lesser degree.

Purpose 3

- 4.9 There is a general lack of encroachment (i.e. built development) within the Green Belt in Shropshire and typically it has a strong rural character. It generally remains open and has strong characteristics of the countryside. However, there are some localised areas that display a sense of urban encroachment and have a somewhat weakened rural character. In particular, these include areas of Green Belt in the north that adjoin the urban edge of Telford, Shifnal, Albrighton and Cosford and areas located along the M54 motorway corridor. Other areas of Green Belt that have a sense of encroachment include the land that lies in and around the settlement edge of Bridgnorth and Stanmore Industrial Estate and to a more limited degree around the villages of Beckbury, Alveley, Worfield and Claverley.

Purpose 4

- 4.10 Parcels that are rated strongly against Purpose 4 have good intervisibility and are generally located adjoining or in close proximity to the edge of the identified historic towns/settlements. Parcels with poor or no intervisibility are not considered to be playing a strong role in the immediate setting of historic towns/settlements, however, depending on their location, the openness of the parcel may be playing a role in preserving the wider setting.
- 4.11 Particular examples of parcels that are of importance to the setting of a historic town are those that are located within the steep valley of the River Severn, to the immediate east of Bridgnorth (Parcels P50 and P51). Due to the steep valley sides these parcels have excellent visibility with the historic settlement area within Bridgnorth, with the openness of the land considered to be playing an important role in the setting and historical significance of Bridgnorth town. Parcels P61 and P62 are also located within the valley of the River Severn to the south of Bridgnorth, but they have little intervisibility with the historic settlement areas within Bridgnorth and do not play an important role in its immediate setting. However, the openness of the land within these parcels are considered to be playing a role in preserving the wider setting of Bridgnorth.

Parcel Assessment Summary

- 4.12 A total of 85 parcels of Green Belt land were defined in the Study area, including six broad areas. A series of maps present the overall results of the assessment for the broad areas and smaller parcels for each of the assessed Green Belt purposes (i.e. Purposes 1a, 1b, 2, 3 and 4) - see **Figures 4.1-4.5** in this chapter. A summary of the parcel ratings is also provided in **Tables 4.1-4.8**.
- 4.13 **Appendix 1** contains all the assessment sheets for the broad areas and parcels. The assessment sheets contain the detailed judgements behind the ratings against each Green Belt purpose. **It is essential that the detailed commentaries on the parcels (as set out in Appendix 1) are read alongside Figures 4.1-4. 5 and the summary tables (Tables 4.1-4.8) in this chapter.**

Table 4.1: Assessment ratings for Broad Areas within the Green Belt in Shropshire

Parcel Ref	Purpose 1a	Purpose 1b	Purpose 2	Purpose 3	Purpose 4
Broad Areas					
BA1	No Contribution	No Contribution	No Contribution	Strong	Weak
BA2	No Contribution	No Contribution	Moderate	Strong	Moderate
BA3	No Contribution	No Contribution	Moderate	Strong	Moderate
BA4	No Contribution	No Contribution	Moderate	Strong	Weak
BA5	No Contribution	No Contribution	Moderate	Strong	Weak
BA6	No Contribution	No Contribution	Moderate	Strong	Moderate

Table 4.2: Assessment ratings for Green Belt parcels in the Telford and Shifnal Areas

Parcel Ref	Purpose 1a	Purpose 1b	Purpose 2	Purpose 3	Purpose 4
Telford and Shifnal Area					
P1	Strong	Strong	Moderate	Strong	Weak
P2	No contribution	No contribution	Moderate	Strong	Weak
P3	No contribution	No contribution	No Contribution	Strong	Weak
P4	No contribution	No contribution	No Contribution	Strong	Weak
P5	No contribution	No contribution	No Contribution	Strong	No Contribution
P6	No contribution	No contribution	Moderate	Strong	Moderate
P7	No contribution	No contribution	Weak	Moderate	Moderate
P8	No contribution	No contribution	Weak	Strong	Weak
P9	Weak	Moderate	Weak	Weak	No Contribution
P10	No contribution	No contribution	Strong	Moderate	Strong
P11	No contribution	No contribution	Moderate	Moderate	Strong
P12	No contribution	No contribution	Moderate	Strong	No Contribution
P13	No contribution	No contribution	Moderate	Strong	No Contribution
P14	No contribution	No contribution	Moderate	Moderate	Weak
P15	No contribution	No contribution	Moderate	Moderate	Moderate
P16	No contribution	No contribution	Moderate	Moderate	Moderate
P17	No contribution	No contribution	Strong	Moderate	Strong
P18	Strong	Moderate	Strong	Moderate	Weak
P19	Strong	Strong	Strong	Moderate	Weak
P20	Strong	Strong	Strong	Moderate	Weak
P21	Strong	Strong	Moderate	Moderate	Weak
P22	Strong	Strong	Weak	Moderate	Weak
P23	Strong	Strong	No Contribution	Moderate	Moderate
P24	Strong	Strong	Weak	Strong	Strong

Table 4.3: Assessment ratings for Green Belt parcels around the Albrighton Area

Parcel Ref	Purpose 1a	Purpose 1b	Purpose 2	Purpose 3	Purpose 4
Albrighton Area					
P25	No contribution	No contribution	Weak	Moderate	No Contribution
P26	No contribution	No contribution	No Contribution	Strong	Weak
P27	No contribution	No contribution	No Contribution	Strong	Weak
P28	No contribution	No contribution	Weak	Weak	No Contribution
P29	No contribution	No contribution	Moderate	Moderate	Weak
P30	No contribution	No contribution	Moderate	Moderate	No Contribution
P31	No contribution	No contribution	Moderate	Strong	Weak
P32	No contribution	No contribution	Weak	Weak	Moderate
P33	No contribution	No contribution	Moderate	Strong	Moderate
P34	No contribution	No contribution	Moderate	Strong	Moderate
P35	No contribution	No contribution	Weak	Moderate	Strong
P36	No contribution	No contribution	Weak	Moderate	Strong
P37	No contribution	No contribution	Weak	Moderate	Moderate
P38	No contribution	No contribution	Weak	Weak	Weak
P39	No contribution	No contribution	Weak	Moderate	Strong
P40	No contribution	No contribution	Moderate	Weak	Weak

Table 4.4: Assessment ratings for Green Belt parcels in area around Beckbury

Parcel Ref	Purpose 1a	Purpose 1b	Purpose 2	Purpose 3	Purpose 4
Beckbury					
P41	No contribution	No contribution	Weak	Strong	No Contribution
P42	No contribution	No contribution	Weak	Moderate	No Contribution
P43	No contribution	No contribution	Weak	Moderate	No Contribution
P44	No contribution	No contribution	Weak	Moderate	No Contribution
P45	No contribution	No contribution	Weak	Moderate	No Contribution

Table 4.5: Assessment ratings for parcels in the Green Belt area around Worfield

Parcel Ref	Purpose 1a	Purpose 1b	Purpose 2	Purpose 3	Purpose 4
Worfield					
P46	No contribution	No contribution	Weak	Strong	No Contribution
P47	No contribution	No contribution	Weak	Moderate	No Contribution
P48	No contribution	No contribution	Weak	Strong	No Contribution
P49	No contribution	No contribution	Weak	Moderate	No Contribution

Table 4.6: Assessment ratings for parcels in the Green Belt area around the Bridgnorth area

Parcel Ref	Purpose 1a	Purpose 1b	Purpose 2	Purpose 3	Purpose 4
Bridgnorth area					
P50	No contribution	No contribution	Weak	Weak	Strong
P51	No contribution	No contribution	Weak	Moderate	Strong
P52	No contribution	No contribution	Weak	Strong	Weak
P53	No contribution	No contribution	Weak	Strong	No Contribution
P54	No contribution	No contribution	Weak	Moderate	No Contribution
P55	No contribution	No contribution	Weak	Weak	Strong
P56	No contribution	No contribution	Weak	Strong	Weak
P57	No contribution	No contribution	Weak	Strong	No Contribution
P58	No contribution	No contribution	Weak	Moderate	No Contribution
P59	No contribution	No contribution	Weak	Strong	No Contribution
P60	No contribution	No contribution	Weak	Moderate	No Contribution
P61	No contribution	No contribution	Weak	Moderate	Weak
P62	No contribution	No contribution	Weak	Moderate	Weak
P63	No contribution	No contribution	Weak	Moderate	Strong

Table 4.7: Assessment ratings for parcels in the Green Belt area around the Claverley area

Parcel Ref	Purpose 1a	Purpose 1b	Purpose 2	Purpose 3	Purpose 4
Claverley area					
P64	No contribution	No contribution	Weak	Strong	No Contribution
P65	No contribution	No contribution	Weak	Strong	No Contribution
P66	No contribution	No contribution	Weak	Strong	No Contribution
P67	No contribution	No contribution	Weak	Moderate	No Contribution
P68	No contribution	No contribution	Weak	Strong	No Contribution

Table 4.8: Assessment ratings for parcels in the Green Belt area around the Alverley area

Parcel Ref	Purpose 1a	Purpose 1b	Purpose 2	Purpose 3	Purpose 4
Alveley area					
P69	No contribution	No contribution	Weak	Moderate	No Contribution
P70	No contribution	No contribution	Weak	Moderate	No Contribution
P71	No contribution	No contribution	Weak	Moderate	No Contribution
P72	No contribution	No contribution	Weak	Moderate	No Contribution
P73	No contribution	No contribution	Weak	Moderate	No Contribution
P74	No contribution	No contribution	Weak	Strong	No Contribution
P75	No contribution	No contribution	Weak	Strong	Weak
P76	No contribution	No contribution	Weak	Moderate	Weak
P77	No contribution	No contribution	Weak	Moderate	Weak
P78	No contribution	No contribution	Weak	Strong	Weak
P79	No contribution	No contribution	Weak	Strong	Weak

- 4.14 **Tables 4.1-4.8** do not present an aggregation of the parcels' and broad areas' ratings against all the purposes. As noted earlier, the NPPF does not require all the purposes of Green Belt to be met simultaneously and a Strong or Moderate rating against any Green Belt purpose could be sufficient, on its own, to indicate an important contribution. Equally, even if an area of Green Belt scores highly against one or more purposes, the NPPF does not suggest that a review of its boundaries would not be appropriate, *however, the area should not be released from the Green Belt and the boundaries should not be amended unless exceptional circumstances are demonstrated.*
- 4.15 As outlined in **Chapter 1**, this study only considers the relative performance of the Green Belt; it does not consider the exceptional circumstances required to demonstrate the need for Green Belt release, or the range of other constraints that may inhibit sustainable development e.g. ecological, archaeological, infrastructure, social and economic constraints.

5 Conclusions and Next Steps

- 5.1 This final section draws overall conclusions from the study and suggests some next steps, in terms of how Shropshire might use the findings in the preparation of the Partial Review of the Local Plan.

Overall performance of the Green Belt

- 5.2 This study has demonstrated that the majority of the Green Belt in Shropshire does contribute well to one or more Green Belt purposes. In particular, it helps to maintain the openness in key locations such as between Shifnal, Telford and Albrighton, which helps to protect the separate identity of these settlements. Lying at the periphery of the West Midlands Green Belt, the Green Belt in Shropshire also plays a key strategic role preventing the eastern expansion of Telford and the western expansion of the West Midlands conurbations of Wolverhampton and the Black Country, Birmingham and Coventry. Much of the Green Belt is also open countryside and as such performs a key role preventing the encroachment of development into the countryside. Many of the development boundaries of settlements inset within the Green Belt and on the edge of the Green Belt in Shropshire are tightly drawn around the urban edges of these settlements with little scope for further development without encroaching onto Green Belt land.

Next Steps

Green Belt Assessment

- 5.3 This report provides a valuable assessment of how the Shropshire Green Belt and specific parcels within it perform against the Green Belt purposes. It does not however seek to assess the potential harm of removing land from the Green Belt either for development, or to safeguard it for future development. If necessary, this process should be undertaken within a Green Belt Review.

Green Belt Review

- 5.4 In order to understand the potential effects of removing land from the Green Belt, a Green Belt Review would consider three factors:

1. How an area/site performs against the Green Belt purposes.

This consideration relates to the findings and conclusions of the Green Belt Assessment.

2. The potential implications of removing an area/site from the Green Belt on the adjacent land in the Green Belt and on the integrity of the wider Green Belt.

This consideration relates to the location of the area/site and its relationship with surrounding land parcels. An area/site may not make a significant contribution to the Green Belt in its own right, but its location within the

Green Belt may reduce the potential for harm to neighbouring land parcels which do make a significant contribution to the Green Belt.

3. Any boundary issues associated with the removal of the land from the Green Belt.

The NPPF (para 85) states that planning authorities should define boundaries clearly using physical features that are readily recognisable and likely to remain permanent.

- 5.5 Consideration of these factors can aid decisions on where the Green Belt could potentially be amended (in 'Green Belt' terms) to contribute to future spatial strategies (should 'exceptional circumstances' be found to justify the release of Green Belt land). Therefore, if a potential need to remove land from the Green Belt is likely to be identified, either for development or to safeguard land for future use, and this might help to achieve a sustainable spatial strategy, a Green Belt Review would be beneficial.
- 5.6 This is the position reached by the Inspector in the Examination Report (paragraphs 23, 189 and 190) on the SAMDev Plan, especially in relation to Bridgnorth. In carrying forward this recommendation to undertake a Green Belt Review, it is necessary to consider how such a review might contribute to future spatial strategies to help determine the scope of the review. It is important to consider how it might help meet the needs of settlements within and adjoining the Green Belt and whether it is possible to identify other potential locations for development that will help to deliver a sustainable spatial strategy for Shropshire. The Green Belt review would then focus on these locations/sites taking into account the three factors outlined above, and reach conclusions on the individual and cumulative impact of Green Belt releases.
- 5.7 If the local authority were minded to remove land from the Green Belt, they would need to ensure that these proposals maximised the sustainable development potential of the released land; minimised harm to the wider Green Belt; ensured that Green Belt boundaries remain well defined; and promoted positive uses for the wider Green Belt that remained within the designation. These objectives should be met as part of the Green Belt Review.
- 5.8 Ultimately, any allocation/release of land for development or the safeguarding of land for future use, whether in the Green Belt or not, should properly consider whether the land released represented a sustainable location for development. This should be done in the context of the evidence for the review of the Local Plan.

Consultation

- 5.9 As part of the ongoing process of Duty to Cooperate with neighbouring authorities, this report will be circulated to all neighbouring authorities. The results of the assessment will also be made publicly available on completion.

Making changes to the Green Belt

Helping to meet development requirements

- 5.10 As noted in Section 4, the NPPF requires changes to the Green Belt to be made through the Local Plan process.

- 5.11 If such changes are made, This should include:
- i. demonstration of exceptional circumstances; and
 - ii. consideration of the need to promote sustainable patterns of development, such as a range of settlement specific, local, regional and national issues such as economic growth, housing need, health and wellbeing, accessibility and biodiversity, cultural heritage and climate change resilience, as well as an assessment against Green Belt purposes.
- 5.12 A common interpretation of the policy position is that, where necessitated by development requirements, plans should identify the most sustainable locations for growth. This policy position should be maintained unless outweighed by adverse effects on the overall integrity of the Green Belt according to an assessment of the whole of the Green Belt based around the five purposes²⁰. In other words, the relatively poor performance of the land against Green Belt purposes is not, of itself, an exceptional circumstance that would justify release of the land from the Green Belt. Equally better performing Green Belt may be appropriate for release where exceptional circumstances are demonstrated.
- 5.13 In developing an 'exceptional circumstances' case it will be necessary to look at the objectively assessed needs for development, the need to promote sustainable patterns of development, whether these needs can be accommodated without releases from the Green Belt. These considerations should be balanced against an assessment of whether the release of land from the Green Belt would provide sustainable development options that have significant potential to attract investment and stimulate growth and which are not available in other areas of the County.
- 5.14 The Housing White Paper (2017) sets out a series of measures that Local Authorities have to demonstrate have been considered before proposing to amend their Green Belt boundaries comprising:
- making effective use of suitable brownfield sites or any opportunities offered by estate regeneration;
 - the potential offered by land which is currently underused, including surplus public sector land where appropriate;
 - optimising the proposed density of development; and
 - exploring whether other authorities can help to meet some of the identified development requirement.
- 5.15 Should Shropshire Council decide to release land from the Green Belt, we recommend that outline policy guidance or masterplans are prepared as part of or following on from the Local Plan process. Masterplans should draw on the findings of this Green Belt Assessment and any future Green Belt Review to indicate precise development areas, new defensible Green Belt boundaries (existing or new features) and appropriate considerations for the layout and design of new developments. Such an approach, together with specific policies for the development of the land, would help to mitigate harm to the remaining Green Belt and justify any Green Belt land releases.

²⁰ Planning on the Doorstep: The Big Issues – Green Belt, Planning Advisory Service (PAS), 2015
(<http://www.pas.gov.uk/documents/332612/1099309/Planning+on+Your+Doorstep++++The+Big+Issues+Green+Belt.pdf/bb5fcd90-fa29-42a0-9dd9-82b27a43f72f>)

Encouraging positive use of land in the Green Belt

- 5.16 The purposes of Green Belts do not make any reference to the quality or use of land falling within the designation, but the NPPF, at paragraph 81, states that:
- "Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, 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."*
- 5.17 As part of its recent White Paper on housing policy, the government has proposed that local authorities should seek to 'offset' the removal of land from the Green Belt by way of 'compensatory improvements to the environmental quality or accessibility of remaining Green Belt land'. This might be achieved in conjunction with the release of land and the grant of planning permission for development.
- 5.18 Consideration should therefore be given to any potential opportunities for enhancing the value of Green Belt land. Key strategic objectives might include:
- promoting positive uses that realise the potential to improve the quality and accessibility of the land whilst maintaining the purposes of the Green Belt.
 - improving the quality of life enjoyed by local residents and visitors through enhanced access to the countryside.
 - conserving and enhancing biodiversity value.
 - improving the linkages between existing and potentially accessible open land for people and wildlife.
 - creating attractive destinations for daytrips and holidays, for visitors, tourists and the local population.
 - supporting initiatives that contribute to sustainable development, including renewable energy, floodwater retention and water gathering areas.
- 5.19 In relation to ecological issues, the Shropshire Environmental Network²¹ is a key source of information that could be used to help inform ecological priorities and opportunities for Green Belt land. The Council's Open Space Assessment and Playing Pitch Strategy also provide helpful information in relation to sport and recreation provision.

Safeguarded land

- 5.20 The Shropshire Core Strategy (2011) currently includes provision of safeguarded land including land reserved at Shifnal and Albrighton (see Settlement Policy S1 (Albrighton Area and Policy S3 (Shifnal area)). However, much of the area of safeguarded land at Shifnal has either been developed or is committed for development. A less extensive area of safeguarded land was identified at Albrighton and a significant proportion of this has also been allocated for development in the Local Plan (SAMDev).

²¹ <https://new.shropshire.gov.uk/environment/biodiversity-ecology-and-planning/shropshire-environmental-network/>

- 5.21 Paragraph 85 of the NPPF indicates that, when defining Green Belt boundaries, Local Planning Authorities should, 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. No further guidance is provided on the circumstances where safeguarded land may be necessary; however Paragraph 83 of the NPPF states that "Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period". Furthermore the penultimate bullet point under Paragraph 85 of the NPPF states that when defining Green Belt boundaries, local authorities should "satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period". Removing land from the Green Belt and safeguarding it for future potential use offers increased certainty that newly defined Green Belt boundaries will endure beyond the end of the plan period and will not need to be altered again, for some considerable time.
- 5.22 As Shropshire Council are required to undertake a Green Belt Review and should they determine to release land from the Green Belt for development, we recommend that they also consider the need for safeguarded land to ensure that decisions to amend Green Belt boundaries will endure beyond the end of the plan period and for some considerable time into the future.
- 5.23 Where areas of the Green Belt are identified as being suitable for release in this plan period, parts of them may be retained as safeguarded land. The location of such areas should be informed by this Green Belt Assessment and the findings of the Green Belt Review, alongside other evidence.

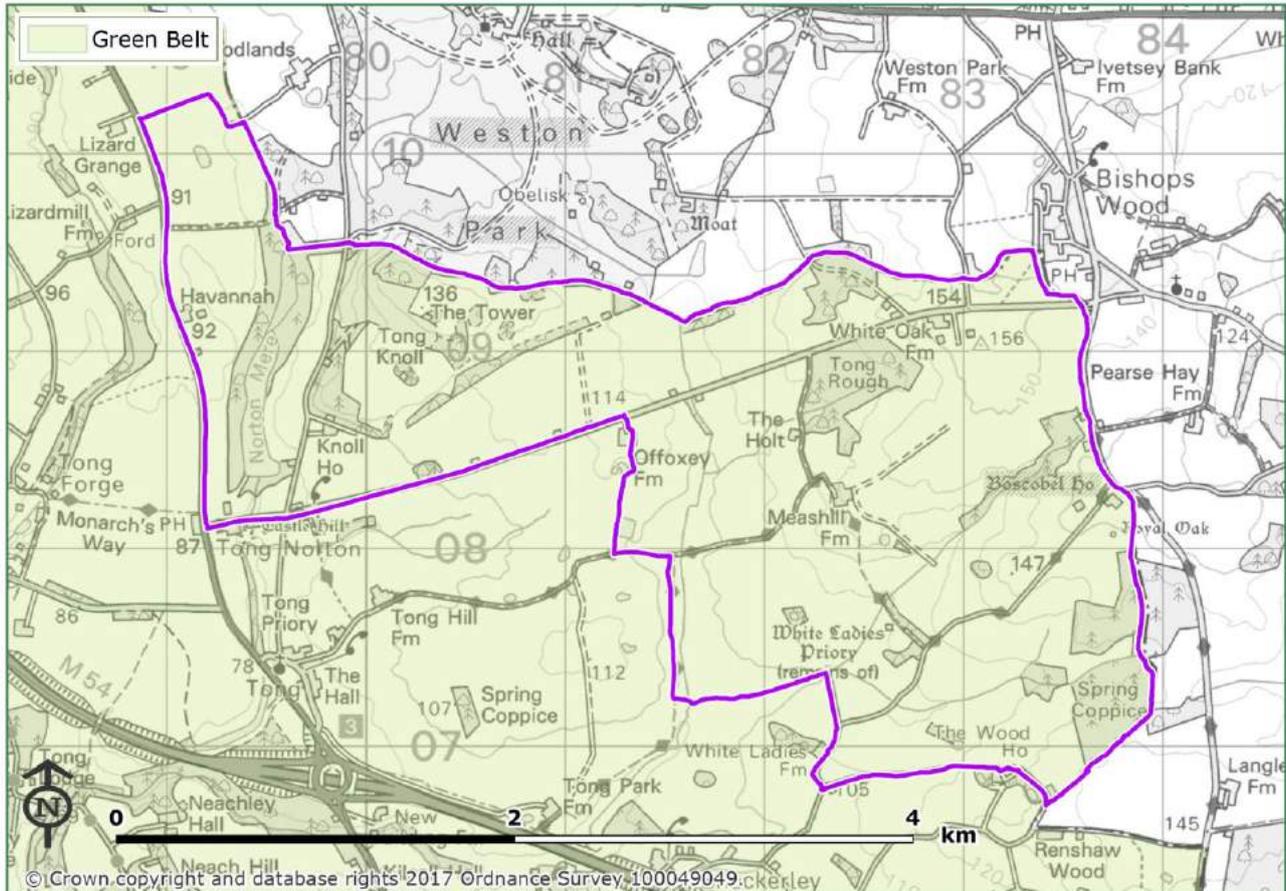
APPENDIX 1: Detailed Green Belt Assessment

Land Parcel Ref:

BA1

Parcel Type:

Broad Area



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: No Contribution

Notes:

The Broad Area does not lie directly between two settlements that are being considered under Purpose 2 for this assessment. Therefore, this area makes no contribution to this Green Belt purpose.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is little sense of encroachment due to the area being almost entirely free of development. Built development includes a few scattered farms (which are not considered to be an urbanising influence) and a

Land Parcel Ref:

BA1

Parcel Type:

Broad Area

small number of residential homes. There is a strong, unspoilt landscape, which is open and rural in character. The area clearly displays the characteristics of the countryside. The Green Belt is playing a strong role preventing further encroachment of the open countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the Shifnal, Albrighton/ Donington, and Codsall historic settlement areas. In practice, the higher ground within this Broad Area has good intervisibility with the Albrighton/Donington historic settlement area only. At a distance beyond 3.5km from Albrighton/ Donington, the openness of this land does not play an integral role in the immediate setting, however its openness and rural character contributes to the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

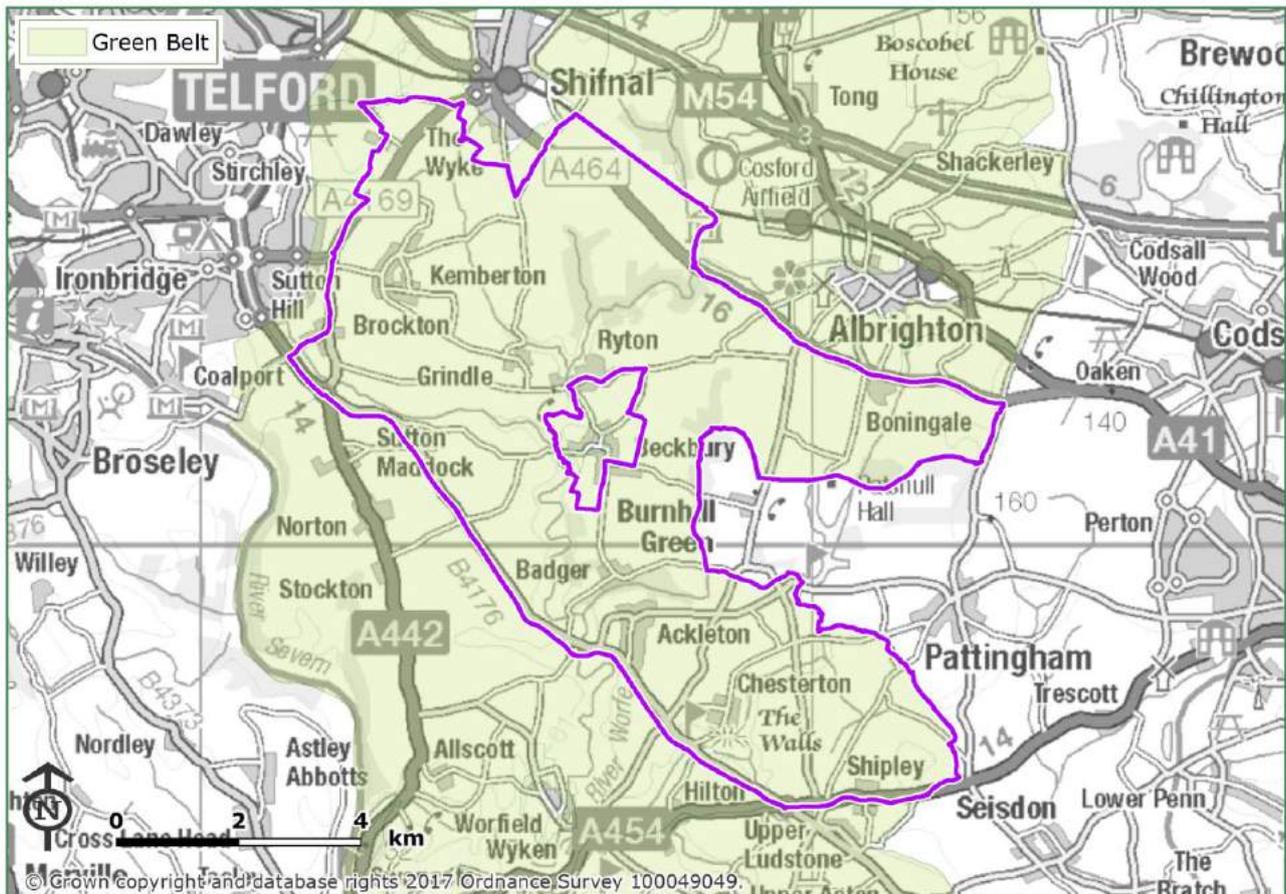
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

BA2

Parcel Type:

Broad Area



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This Broad Area does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1. Whilst this Broad Area does not lie adjacent to the urban edge of Telford, it is acknowledged that if the parcels immediately adjacent to Telford were developed (i.e. parcels P19, P20, P21, P22, P23 or P24), this Broad Area would play a strong role preventing the urban sprawl of Telford spreading out in the Shropshire Green Belt. The rating of 'No contribution' should therefore not imply that this Broad Area is not playing a key role in relation to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This Broad Area does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1. Whilst this Broad Area does not lie adjacent to the urban edge of Telford, it is acknowledged that if the parcels immediately adjacent to Telford were developed (i.e. parcels P19, P20, P21 and/or P22), this Broad Area would play a strong role preventing the urban sprawl of Telford spreading out in the Shropshire Green Belt. The rating of 'No contribution' should therefore not imply that this Broad Area is not playing a key role in relation to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

This Broad Area is located between the settlements of Telford, Shifnal, Albrighton and Beccbury. Beccbury is

Land Parcel Ref:

BA2

Parcel Type:

Broad Area

not a town being considered with regard to Purpose Two of the Green Belt, however, Telford, Shifnal and Albrighton are. This area forms part of the gap between these settlements, and is of significant importance between the settlements of Telford and Shifnal and the settlements of Shifnal and Albrighton. Various intervening hamlets washed over by the Green Belt, such as Hatton, The Wyke and Whiston Cross are also located within this parcel between these settlements. Any new development that took place within the area could lead to perception of narrowing the gap between Telford, Shifnal, Albrighton and Beckbury, and therefore this parcel performs moderately with regard to Purpose 2. The Broad Area also plays a more strategic role forming part of the gap between Telford/Shifnal and Wolverhampton/Dudley.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

The built development within this large Broad Area includes a few scattered farms (which are not considered to be an urbanising influence), scattered residential properties and several hamlets (which are washed over by the Green Belt). The A464 crosses the parcel and the B4176 and A454 border the parcel to the south. The urbanising influences within the parcel are however limited and for the most part the area is open countryside and displays the characteristics of the countryside. The Green Belt is therefore playing a strong role preventing further encroachment of the open countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Moderate

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the Shifnal, Severn Gorge, Albrighton/ Donington, and Broseley historic settlement areas. In practice, this Broad Area has good intervisibility with the Shifnal and Albrighton/ Donington, but has little intervisibility with Severn Gorge or Broseley. The openness of the land in the far north-west contributes moderately to the immediate setting of Shifnal and prevents harm to its special character. The Broad Area plays a weak role in the immediate setting of Albrighton/ Donington, however the openness of the land and its rural character contribute to the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

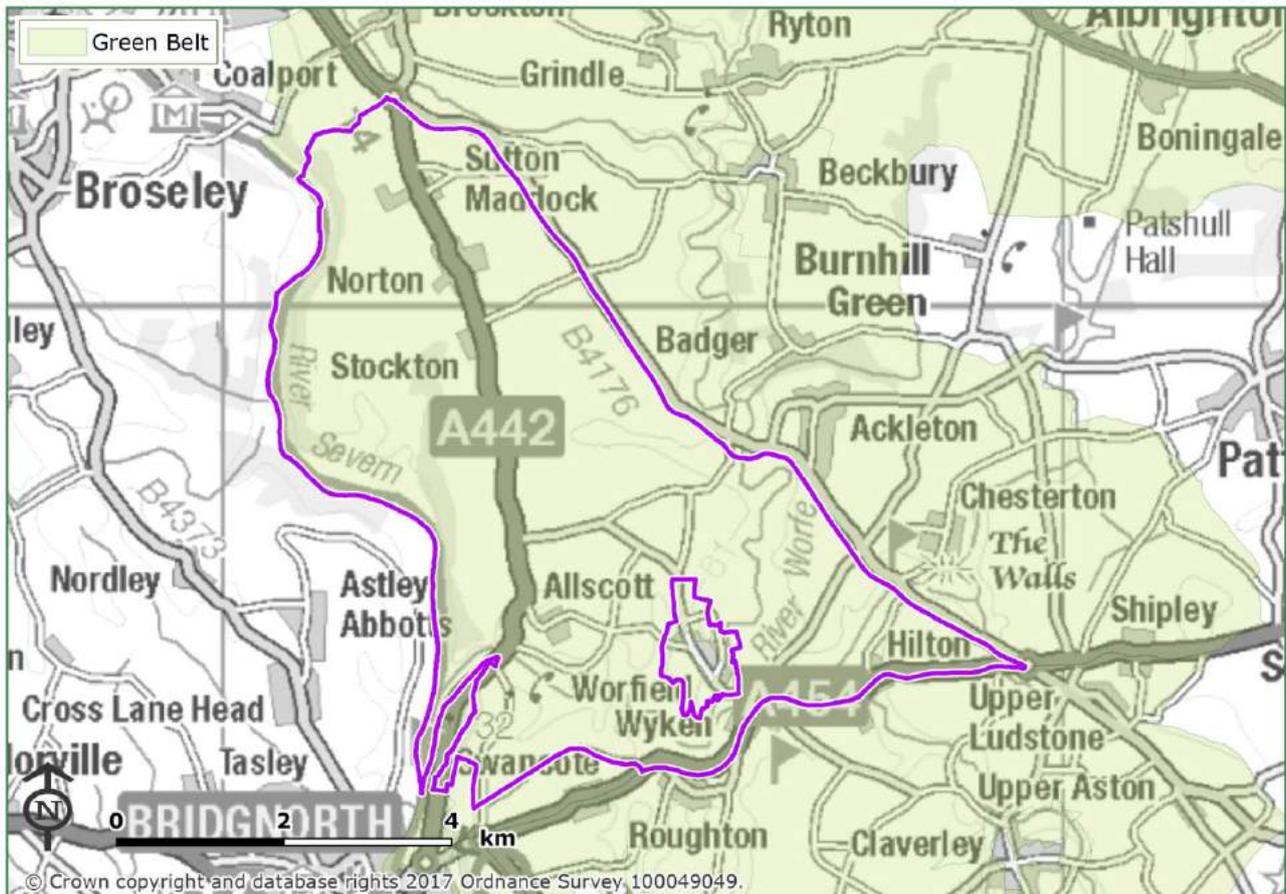
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

BA3

Parcel Type:

Broad Area



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This Broad Area does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1. Whilst this Broad Area does not lie adjacent to the urban edge of Telford, it is acknowledged that if the parcels immediately adjacent to Telford were developed (i.e. parcels P23 and/or P24), this Broad Area would play a strong role preventing the urban sprawl of Telford spreading out in the Shropshire Green Belt. The rating of 'No contribution' should therefore not imply that this Broad Area is not playing a key role in relation to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This Broad Area does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1. Whilst this Broad Area does not lie adjacent to the urban edge of Telford, it is acknowledged that if the parcels immediately adjacent to Telford were developed (i.e. parcels P23 and/or P24), this Broad Area would play a strong role preventing the urban sprawl of Telford spreading out in the Shropshire Green Belt. The rating of 'No contribution' should therefore not imply that this Broad Area is not playing a key role in relation to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

This Broad Area forms part of the gap between Bridgnorth and Albrighton; Bridgnorth and Telford; Bridgnorth

Land Parcel Ref:

BA3

Parcel Type:

Broad Area

and Beckbury; Bridgnorth and Shifnal; Bridgnorth and Worfield; Worfield and Beckbury; Worfield and Telford; and Beckbury and Telford. At a strategic level the parcel also forms part of the gap between Telford and the metropolitan area of Dudley/ Birmingham.

Worfield and Beckbury are not towns being considered with regard to Purpose 2, however, Bridgnorth, Telford, Albrighton and Shifnal are.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

This Broad Area contains limited development and does not lie directly adjacent to any large settlements. The A442 crosses the area and the A454 borders it to the northeast of the parcel. There are several hamlets within the area which are washed over by the Green Belt and these may cause some sense of encroachment. However, these urbanising influences are limited and for the most part the area is open and free from development and displays the characteristics of the countryside. The Green Belt is therefore playing a strong role preventing further encroachment of the open countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Moderate

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the Severn Gorge, Broseley, and Bridgnorth historic settlement areas. In practice, this Broad Area has good intervisibility with the Severn Gorge area only. The far north-west of the Broad Area has some partial intervisibility with the Severn Gorge historic settlement area, and plays a moderate role in its immediate setting. The openness of the land contributes positively to the special character of Severn Gorge.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

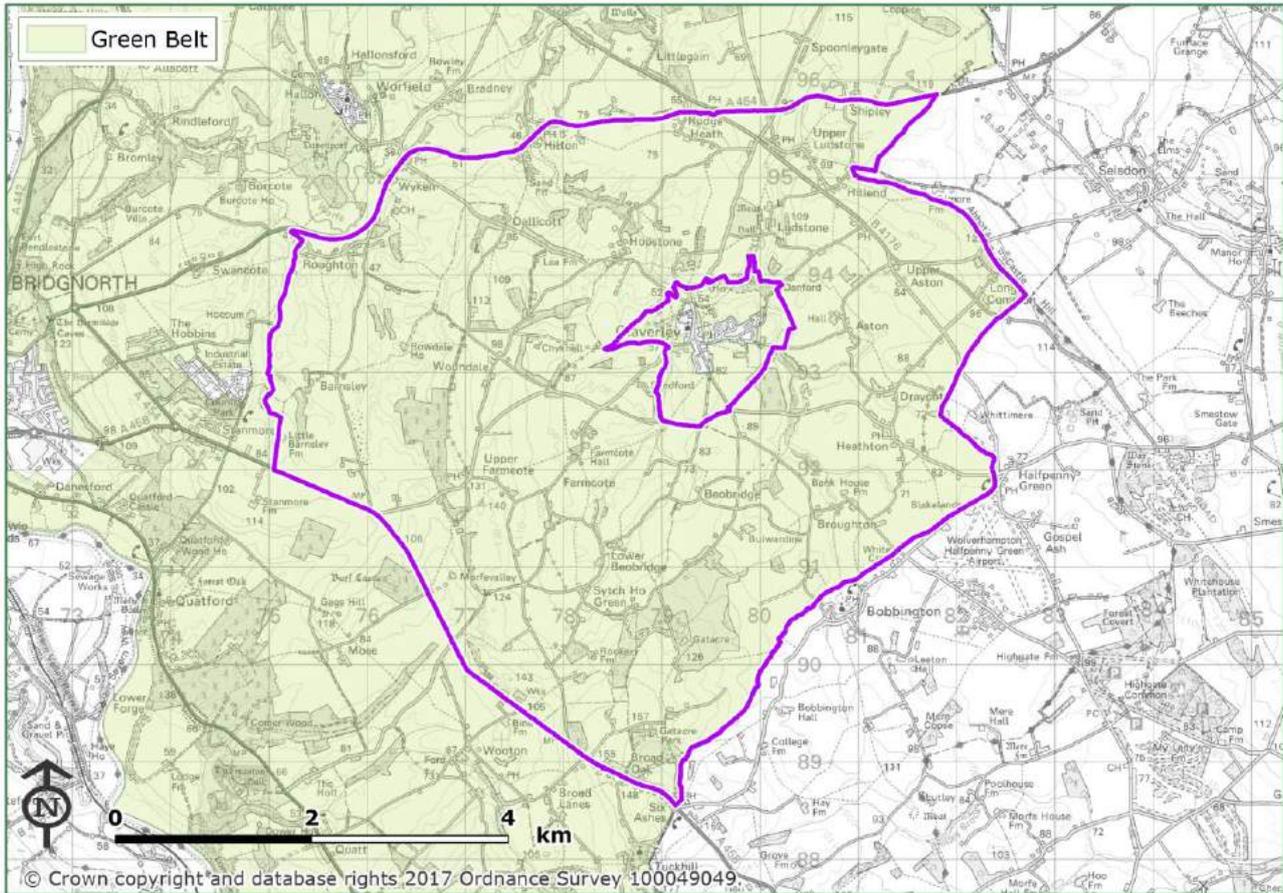
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

BA4

Parcel Type:

Broad Area



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This Broad Area does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This Broad Area does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

This Broad Area is located to the east of Bridgnorth, and encircles the settlement of Claverley. The Broad Area forms part of the gap between Bridgnorth/Worfield/Claverley and Wolverhampton/Dudley/Wombourne and plays some role in preventing the reduction of the physical distances between these settlement areas.

This area also forms part of the gap between Worfield and Claverley, and Bridgnorth and Claverley and intervening hamlets washed over by the Green Belt, such as Sutton Hopstone, High Grosvenor and Stanmore, and the intervening development of Stanmore Industrial Estate are located between these settlements. Worfield and Claverley are not however towns being considered with regard to Purpose 2 and therefore the role the Green Belt is playing preventing the merging of these settlements has not contributed

Land Parcel Ref: BA4

Parcel Type: Broad Area

to the assessment rating.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

This Broad Area contains limited development. The A454 and A458 border the parcel to the north and southwest respectively. There are several hamlets within the parcel which are washed over by the Green Belt, and these may cause some sense of encroachment. However, these urbanising influences are limited and for the most part the area is open and free from development and displays the characteristics of the countryside. The Green Belt is therefore playing a strong role preventing further encroachment of the open countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this Broad Area is theoretically visible from the historic settlement areas located within Wombourne. In practice, there is little intervisibility between the Broad Area and this historic settlement area. The openness of the land is not considered to play an important role in their immediate setting, however its openness and strong rural character contributes to the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

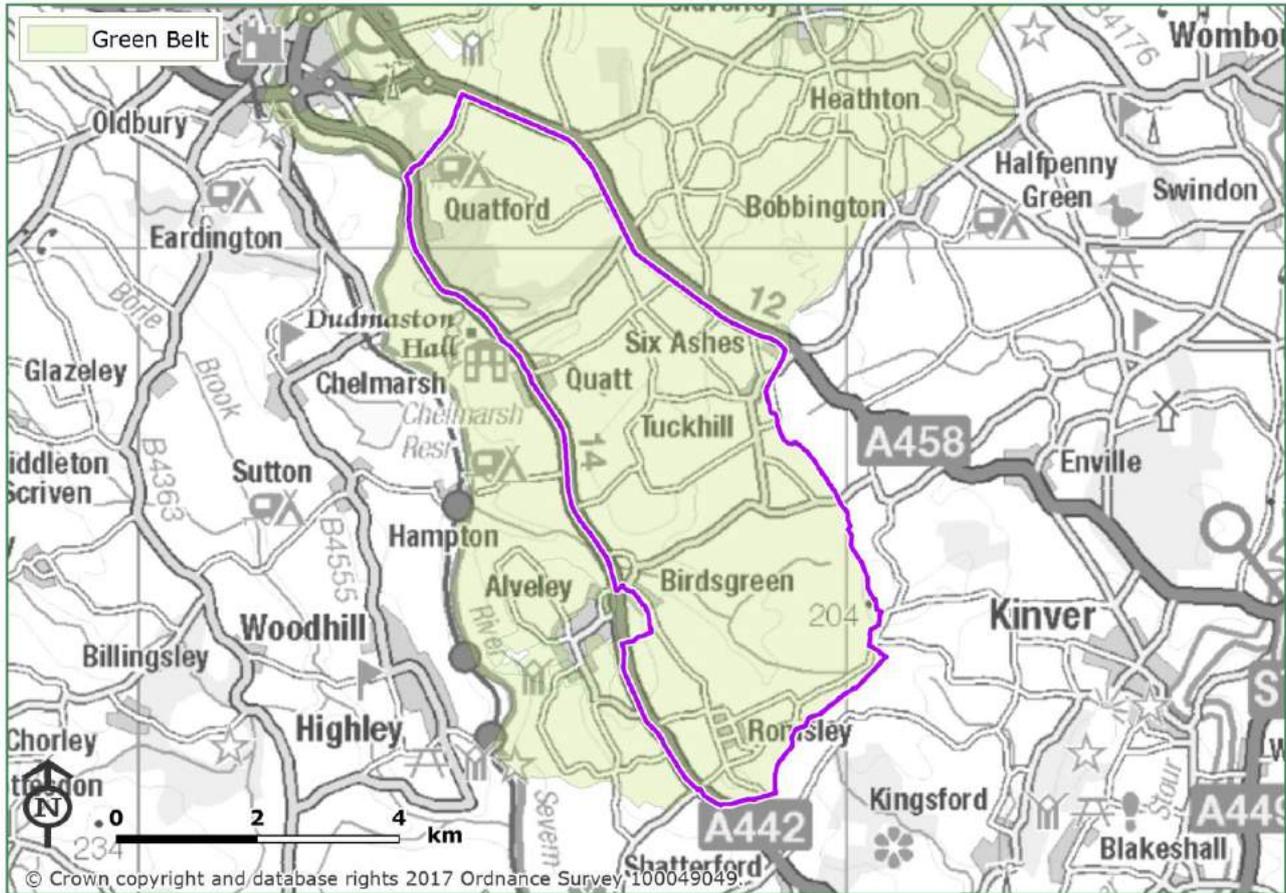
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

BA5

Parcel Type:

Broad Area



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This Broad Area does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This Broad Area does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

This Broad Area is located to the south east of Bridgnorth, and to the east of Highley. The Broad Area forms part of the gap between Bridgnorth and Highley and the towns of Stourbridge and Kidderminster and the metropolitan area of Birmingham. It plays a strategic role in preventing the reduction of the physical distances between these settlement areas.

Land Parcel Ref:

BA5

Parcel Type:

Broad Area

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

This Broad Area contains limited development. The A442 and A458 run along the south-western and north-eastern borders of the parcel, with occasional dwellings/groups of dwellings and a small number of hamlets contained within the parcel, including Quatford, Quatt, Wootton and Romsley. These hamlets, which are washed over by the Green Belt, may cause a localised sense of encroachment but this is limited. There are some caravan /mobile home/chalet sites, particularly at Quatford alongside the A442 and at Tuckhill. However, urbanising influences are limited and for the most part the area is open and free from development, it displays the characteristics of the countryside and is rural. The Green Belt is therefore playing a strong role preventing further encroachment of the open countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this Broad Area is theoretically visible from the historic settlement areas located within Bridgnorth, Highley and Kinver. In practice, there is little intervisibility between this Broad Area and these historic settlement areas. The openness of the land is not considered to play an important role in their immediate setting, however its openness and strong rural character contributes to the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

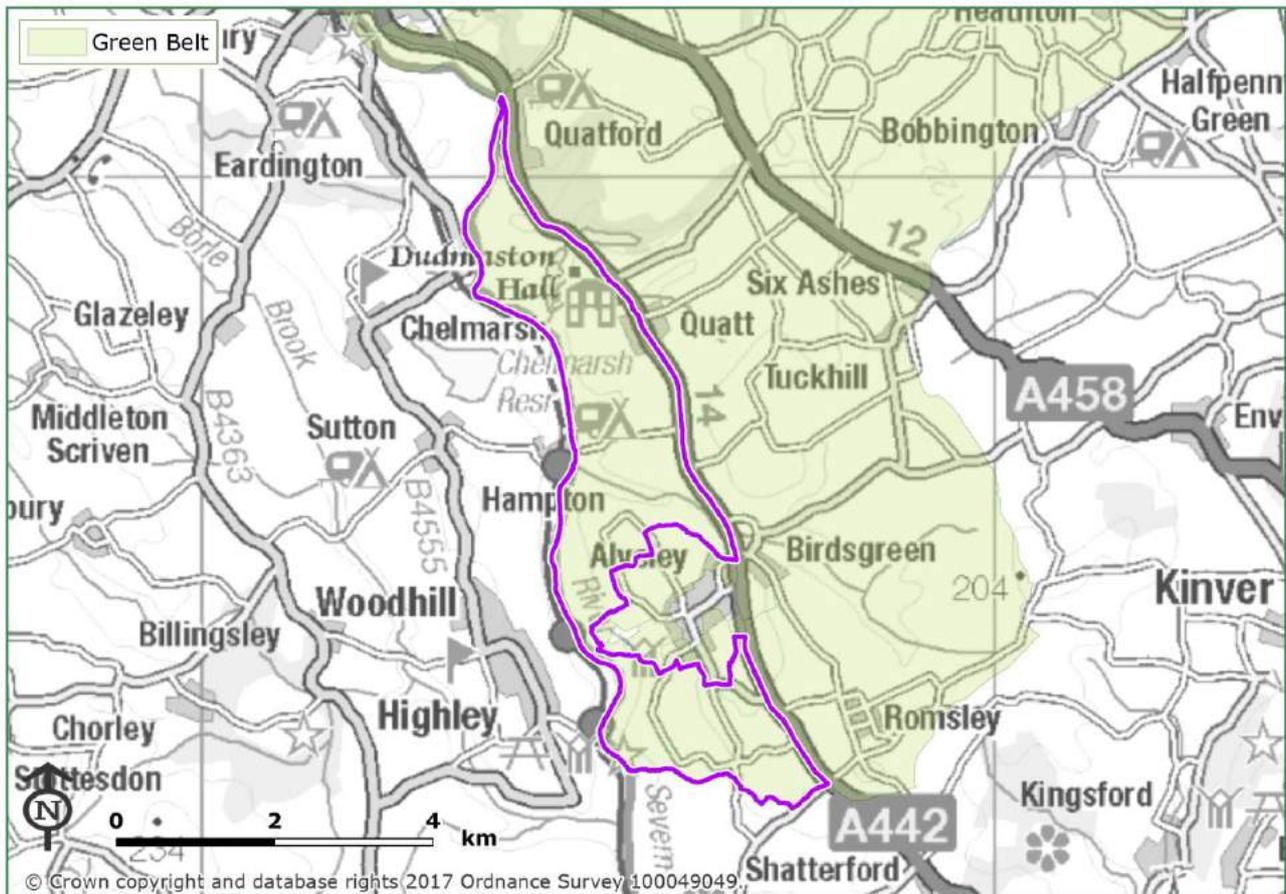
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

BA6

Parcel Type:

Broad Area



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This Broad Area does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This Broad Area does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

This Broad Area forms part of the gap between Bridgnorth and Kidderminster (in Wyre Forest) and plays a strategic role in preventing the reduction of the physical distances between these settlements.

The Broad Area also lies between Alveley, Highley and Bridgnorth. Alveley is not a town being considered with regard to Purpose 2 of the Green Belt, however, Bridgnorth and Highley are. Highley and Bridgnorth are approximately 7.4km apart and the intervening hamlets of Chelmarsh, and Eardington lie between them. Highley whilst being considered under Purpose 2 for the purposes of this study lies outside the Green Belt and is physically separated from Alveley by the River Severn. The parcel does not however lie directly between the defined towns of Highley and Bridgnorth, and therefore the area only plays a limited role in

Land Parcel Ref:

BA6

Parcel Type:

Broad Area

preventing the merging or erosion of the visual and physical gap between these settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

This Broad Area contains limited development. The A442 runs along the eastern border of the parcel and the River Severn borders the western boundary. There are some caravan /mobile home sites, particularly within the Severn Valley at Quatford and Hampton Loade. This area encircles the village of Alveley. Overall there is very limited urbanising development within the parcel and the area is open, displays characteristics of the countryside and is strongly rural. The Green Belt is therefore playing a strong role preventing further encroachment of the open countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Moderate

Notes:

Digital analysis, based on bare earth height data, indicates that this Broad Area is theoretically visible from the historic settlement area located within Bridgnorth and Highley. In practice, there is some intervisibility between the land in the south of this Broad Area and the Highley historic settlement area. It is considered that the Broad Area plays a moderate role in the immediate setting of Highley. The openness of the land and its strong rural character contributes to the wider rural setting of both Highley and Bridgnorth.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

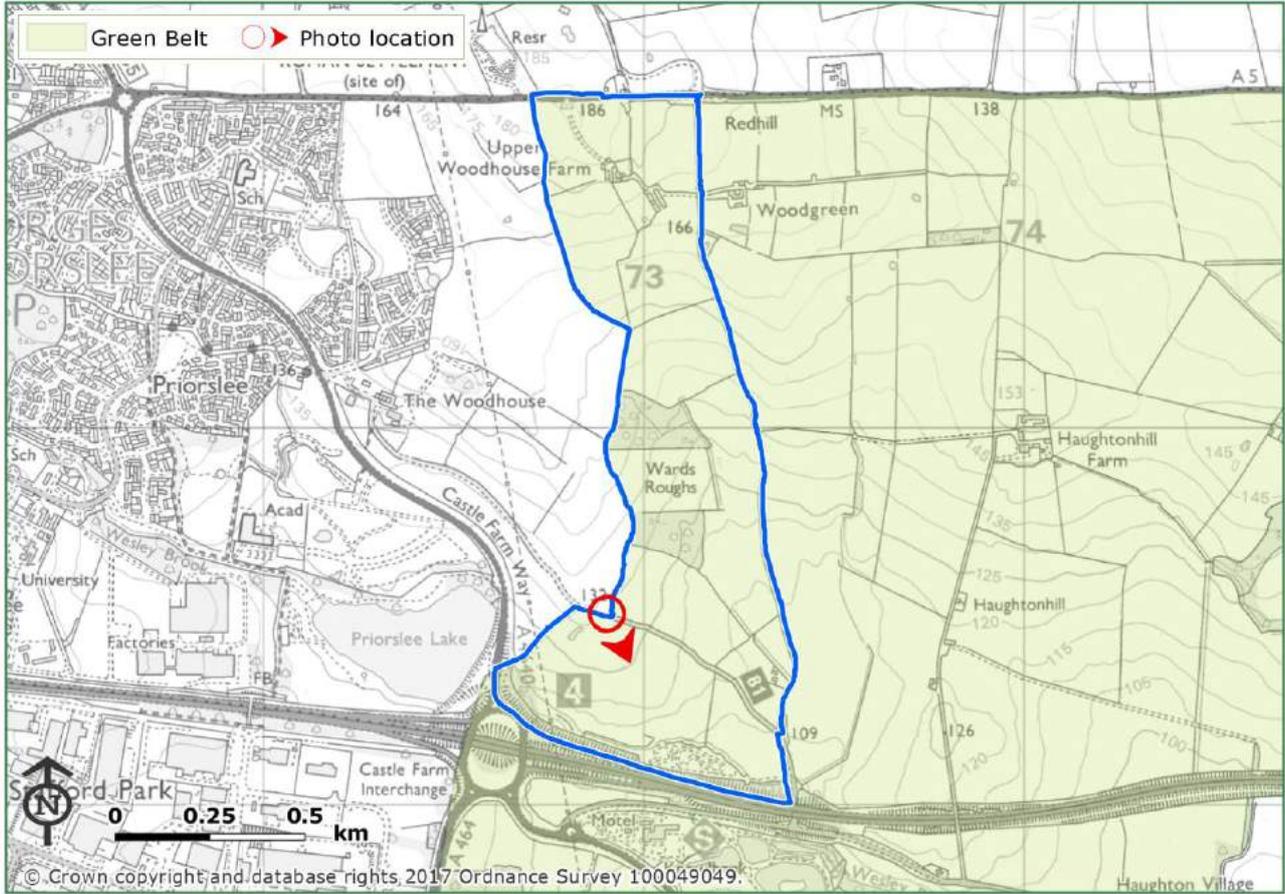
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P1

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P1

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: Strong

Notes:

This parcel adjoins the administrative area of Telford & Wrekin. The parcel is entirely free of urban sprawl, with development limited to part of the M54 slip road in the far south-west of the parcel. The parcel displays a strong sense of openness which is provided by a landcover comprising a patchwork of arable and pastoral fields along with small blocks of woodland. The parcel is considered to be playing a strong role in inhibiting the unrestricted eastward sprawl of Telford.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: Strong

Notes:

This parcel adjoins the administrative area of Telford & Wrekin. The M54 defines the southern boundary of the parcel, this acts as a strong and durable barrier feature to inhibit any urban sprawl moving north into the parcel. There are no strong physical boundary features on or close to the western boundary that could inhibit the eastward urban sprawl of Telford, though it should be noted that the alignment of the administrative boundary to Shropshire forms the western boundary of Parcel P1. It should also be noted that there is available development land in the sustainable urban extension for Telford that lies outside the Green Belt boundary. Additionally, there are no strong barrier features along the northern (despite the presence of the A5), eastern or western boundaries to prevent urban sprawl occurring within those areas of Parcel P1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

The parcel is located close to the eastern edge of Telford and also has a functional relationship with the town of Shifnal approximately 1.2km to the southwest. Agricultural land lies between the western edge of the parcel and the urban area of Telford (within the administrative area Telford & Wrekin). Agricultural land with woodland cover, which is impacted by the presence of the M54 Motorway, lies between the parcel and the town of Shifnal. Receptors travelling along the M54 may perceive a relationship between the settlements; however, there is very little intervisibility due to embankments, vegetation and undulating agricultural land

Land Parcel Ref:

P1

Parcel Type:

Green Belt Parcel

located between the motorway and settlements.

The settlements are in relatively close proximity and any new development that took place within the parcel could lead to the perception of narrowing the gap between these settlements.

The parcel also has a relationship with Haughton Village which is washed over by the Green Belt and located to the southwest. This hamlet is not considered a town with regard to Purpose 2, nonetheless it is contiguous with Shifnal and it is acknowledged that any new development that took place within the parcel could lead to the perception of narrowing the gap between this hamlet and Telford.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is a limited sense of encroachment within the parcel due to the M54 junction located in the southwest of the parcel. Land immediately adjacent to the parcel, within the Telford & Wrekin administrative boundary is defined as a sustainable urban extension area, therefore development in this area could further cause a sense of encroachment within the west of the parcel.

The A5 lies immediately to the north of the parcel which gives a localised sense of encroachment. The M54 bounds the south of the parcel and is visible from areas of agricultural land in the south; however it is largely screened by embankments and vegetation, which reduce the sense of encroachment caused by this physical corridor. The urbanising influences within the parcel are limited to a motorcross track to the very south of the parcel. There are also farm buildings to the north but these are not considered to be an urbanising feature (in accordance with the NPPF). The parcel is predominantly undeveloped and open; it displays many characteristics of the countryside and is rural. The Green Belt parcel is considered to be playing a strong role preventing further encroachment of the open countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal. In practice, there is very little intervisibility between the parcel and the Shifnal historic settlement area. The openness of the elevated land within the parcel is not considered to form an important part of the immediate setting of this historic settlement, however it does contribute to its wider rural setting, which is an important part of its special character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

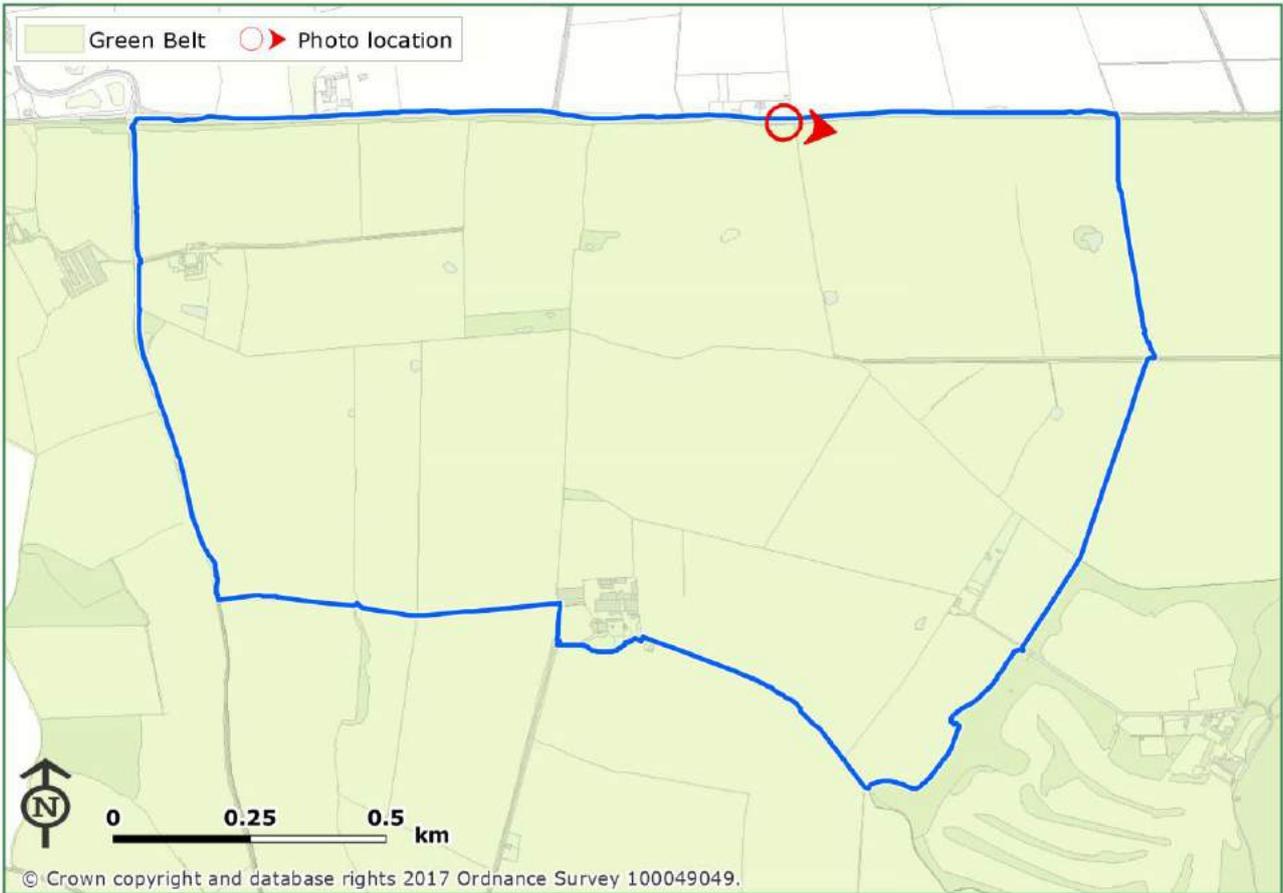
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P2

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie directly adjacent to a large built up area and therefore makes no contribution to Purpose 1. Whilst this parcel does not lie adjacent to the urban edge of Telford, it is acknowledged that if the parcels immediately adjacent to Telford were developed (particularly P1 directly and/or P18 creating further pressure for Telford to expand eastwards), this parcel would play a strong role in preventing any further urban sprawl of Telford spreading out into the Shropshire Green Belt. The rating of 'no contribution' should therefore not imply that this parcel is not playing a key role in relation to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie directly adjacent to a large built up area and therefore make no contribution to Purpose 1. Whilst this parcel does not lie adjacent to the urban edge of Telford, it is acknowledged that if the parcels immediately adjacent to Telford were developed (particularly P1 directly and / or P18 creating further pressure for Telford to expand eastwards), this parcel would play a strong role in preventing any further urban sprawl of Telford spreading out into the Shropshire Green Belt. The rating of 'no contribution' should therefore not imply that this parcel is not playing a key role in relation to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

The parcel is located to the east of Telford and also has a relationship with the town of Shifnal to the south. Agricultural land and the parcel P1 lie between parcel P2 and the urban edge of Telford with agricultural land and the M54 Motorway between parcel P2 and Shifnal town. The settlements are in close proximity, approx. 1km or less from parcel P2, however the parcel does not lie directly between them. Receptors travelling along the M54 may perceive a relationship between the two settlements; however there is very little intervisibility due to intervening vegetation and embankments associated with the motorway corridor, and gently undulating agricultural land. Moreover, the parcel is located away from the motorway and therefore

Land Parcel Ref:

P2

Parcel Type:

Green Belt Parcel

does not directly impact on intervisibility between the settlements. Any development within this parcel is only likely to take place if parcel P1 was developed, this in turn could lead to the perception of narrowing the gap between these settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

The northern boundary of the parcel lies adjacent to the A5. With the exception of farm buildings and some small residential properties to the east of the parcel, there is little or no development within the parcel and it is open countryside with a strong rural character. The parcel therefore plays a strong role in safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal. In practice, there is limited intervisibility between this parcel and the Shifnal historic settlement area. The openness of the elevated sloping land within this parcel is not considered to form an important part of the immediate setting of this historic settlement, however it does contribute to its wider rural setting which is an important part of its special character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

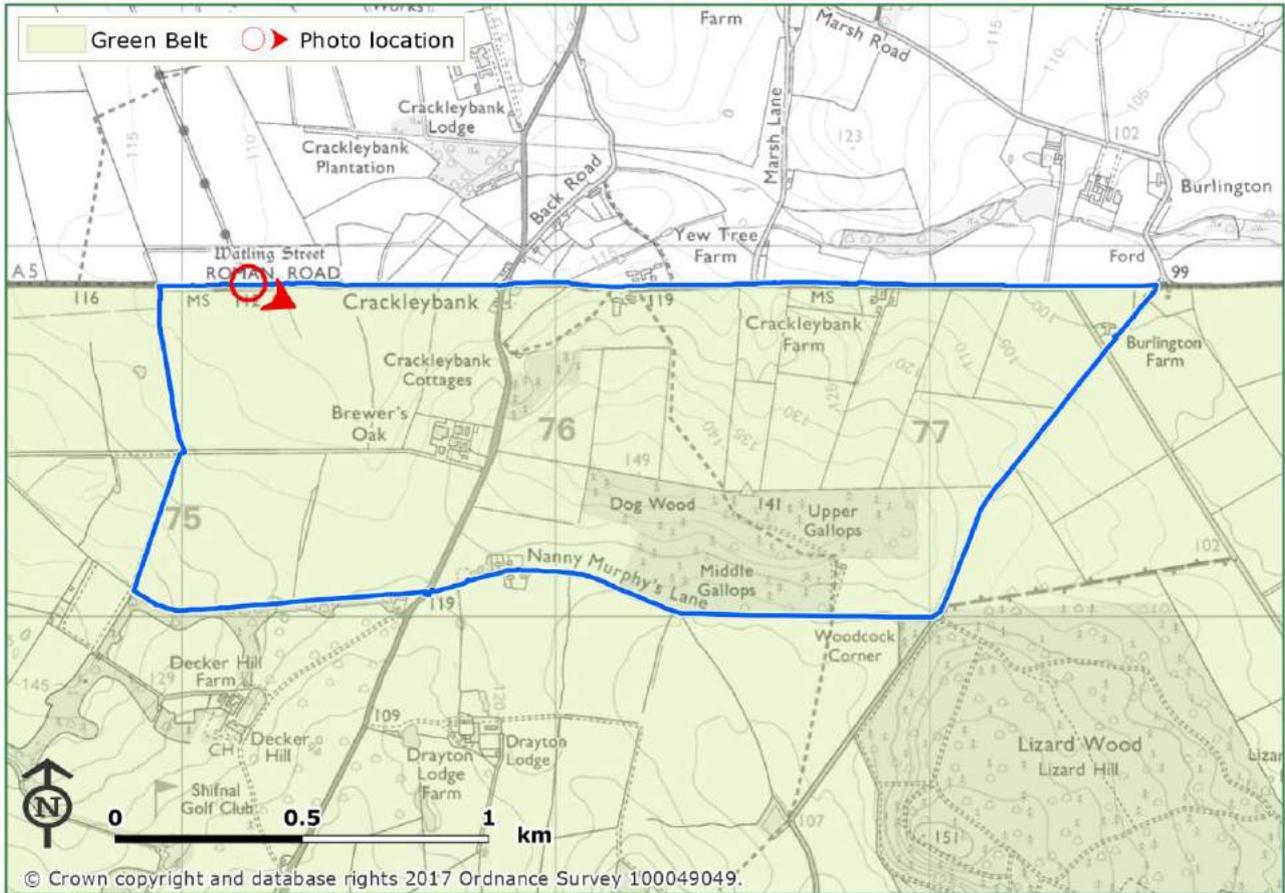
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P3

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P3

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: No Contribution

Notes:

The parcel is located approximately 1.3km north of Shifnal but does not lie directly between Shifnal or Telford or any other settlement being considered under Purpose 2. This parcel therefore makes no contribution to this Green Belt purpose.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

The northern boundary of the parcel lies adjacent to the A5. There is very little sense of encroachment due to the area being almost entirely free of urbanising development. Only farm buildings (which are not considered to be an urbanising influence) and the B4379 running north to south are located within this parcel. The parcel displays many characteristics of the countryside and is strongly rural. It is considered to play a strong role in safeguarding the countryside from encroachment.

Land Parcel Ref:

P3

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal. In practice, there is limited intervisibility between this parcel and the Shifnal historic settlement area. The openness of the higher ground within this parcel is not considered to form an important part of the immediate setting of Shifnal, however it does contribute to its wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

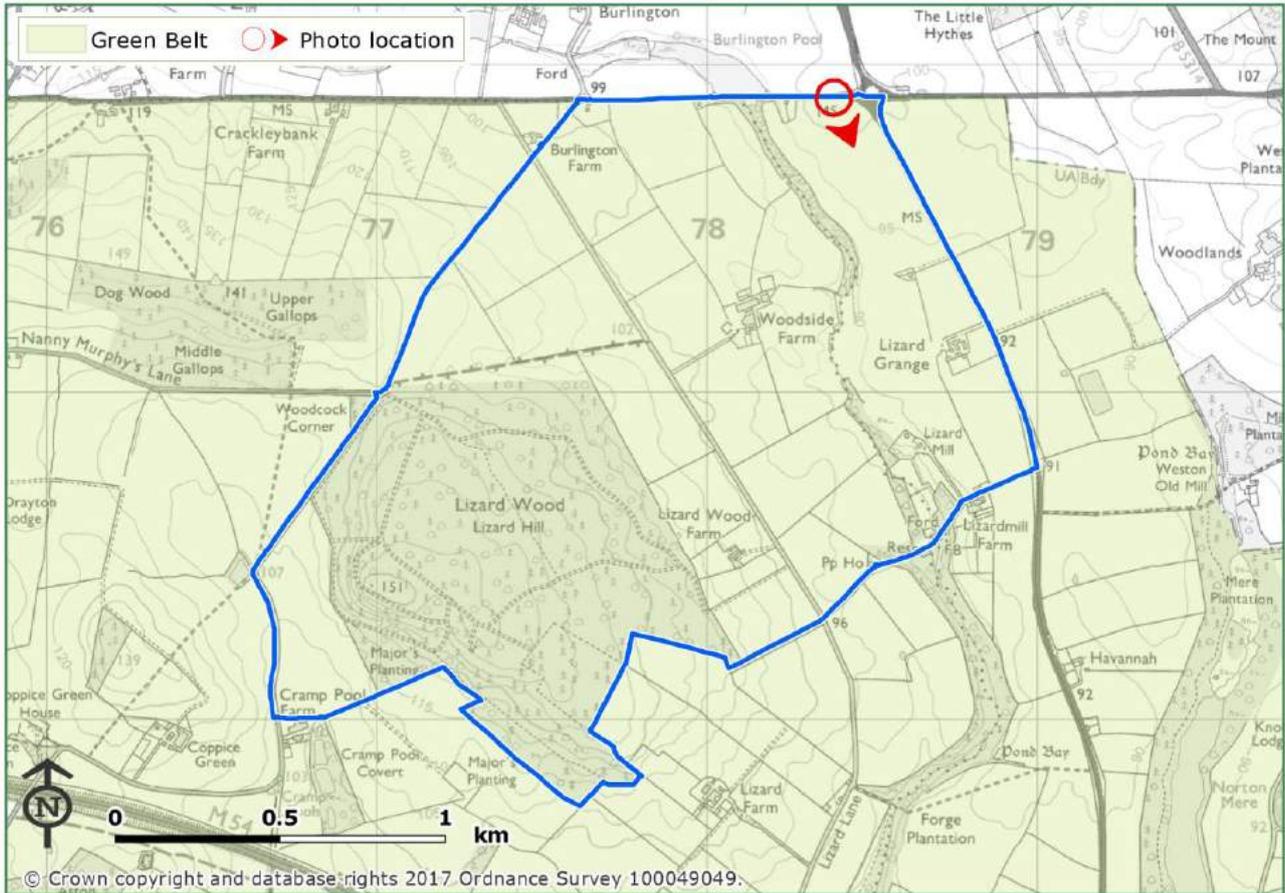
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P4

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P4

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: No Contribution

Notes:

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment. It therefore does not make a contribution to purpose 2.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

The northern boundary of the parcel lies adjacent to the A5. This parcel is characterised by woodland, agricultural development and two farmsteads. The parcel does not contain any urbanising development, is open and displays the characteristics of the countryside. The parcel therefore plays a strong role in safeguarding the countryside from encroachment.

Land Parcel Ref:

P4

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal. In practice, there is some limited intervisibility between this parcel and the Shifnal historic settlement area and the distinctive wooded higher ground of Lizard Hill located within this parcel. The openness of the parcel is not considered to form an important part of the immediate setting this historic settlement, however it does contribute to its wider rural setting, which is an important part of its special character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

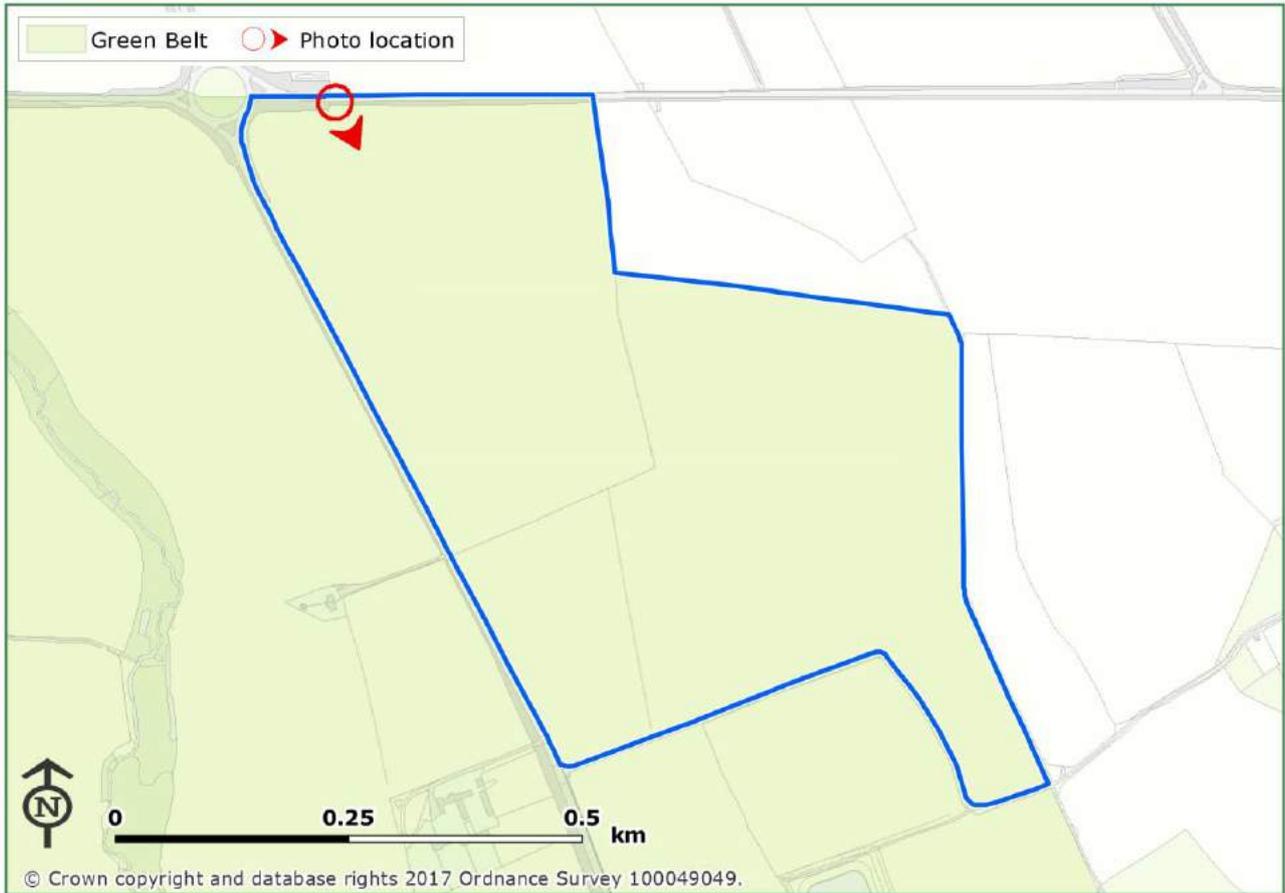
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P5

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P5

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: No Contribution

Notes:

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment. It therefore does not make a contribution to purpose 2.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

The northern boundary of the parcel lies adjacent to the A5 and the parcel itself comprises of agricultural fields. There are no urbanising features within the parcel. The Green Belt therefore plays a strong role in safeguarding the countryside from encroachment.

Land Parcel Ref:

P5

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

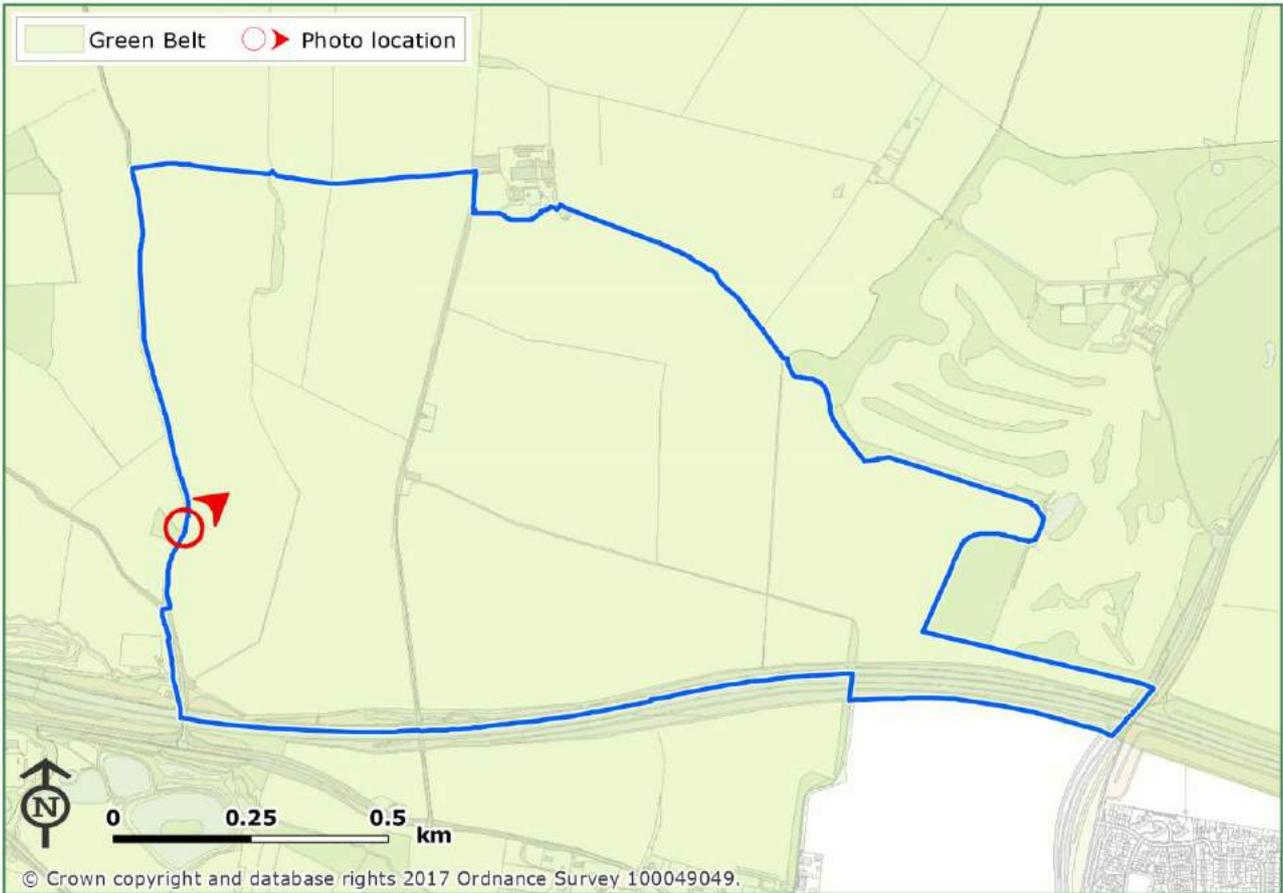
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P6

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie directly adjacent to a large built up area and therefore makes no contribution to Purpose 1. Whilst this parcel does not lie adjacent to the urban edge of Telford, it is acknowledged that if the parcels immediately adjacent to Telford were developed (particularly P1 directly and/or P18 creating further pressure for Telford to expand eastwards), this parcel would play a strong role in preventing any further urban sprawl of Telford spreading out into the Shropshire Green Belt. The rating of 'no contribution' should therefore not imply that this parcel is not playing a key role in relation to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie directly adjacent to a large built up area and therefore makes no contribution to Purpose 1. Whilst this parcel does not lie adjacent to the urban edge of Telford, it is acknowledged that if the parcels immediately adjacent to Telford were developed (particularly P1 directly and/or P18 creating further pressure for Telford to expand eastwards), this parcel would play a strong role in preventing any further urban sprawl of Telford spreading out into the Shropshire Green Belt. The rating of 'no contribution' should therefore not imply that this parcel is not playing a key role in relation to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

The parcel is located to the east of Telford and also to the north-west of Shifnal. An area of undulating agricultural land along with the neighbouring Parcels P1 and P2 lies along the eastern urban edge of Telford. This agricultural land and the M54 Motorway corridor along the southern boundary of the parcel also lie between parcel P6 and the northern settlement edge of Shifnal. The settlements of Telford and Shifnal are in close proximity, approx. 1km or less to parcel P6 with the southern areas of the parcel located directly between them. Receptors travelling along the M54 may perceive a relationship between the two settlements; however there is very little intervisibility due to intervening vegetation and embankments associated with the

Land Parcel Ref:

P6

Parcel Type:

Green Belt Parcel

motorway corridor, and the gently undulating agricultural land. Any development within this parcel is only likely to take place if parcel P1 was developed, this in turn could lead to the perception of narrowing the gap between these settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

With the exception of two residential properties in the centre of the parcel, this parcel is free from development. The M54 motorway corridor defines the southern boundary and is visible within the southeastern areas of the parcel, which causes a sense of encroachment. However, the sense of encroachment is limited and localised as the motorway is screened from other areas of the parcel by road embankments and cuttings with associated vegetation. The settlement boundary of Shifnal is located to the immediate southeast of the parcel. This corner of Shifnal is currently under housing development, this contributes little to the sense of encroachment within this parcel as the intervening M54 corridor both physically and visually separates the settlement boundary and parcel P6. The Green Belt parcel is considered to play a strong role in safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Moderate

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal. In practice, there is partial intervisibility between this parcel and Shifnal. The openness of the higher ground within this parcel is considered to form part of the setting of this historic settlement in terms of its physical extent and degree of visibility and is considered to play a moderate role in its wider rural setting, which is still an important part of its special character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P7

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

The parcel is located to the immediate north of Shifnal which has a relationship with Telford to the West and Albrighton to the southeast. All of these settlements are considered towns with regard to Purpose 2. However, the parcel is not located directly between these settlements. Therefore, the parcel plays a very limited role in preventing the merging or erosion of the visual and physical gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

The parcel contains very little urbanising development. Built development includes a few individual farmsteads (which are not considered to be an urbanising influence), a golf course and a small number of residential properties. The M54 runs along the south of this parcel, however the motorway embankments and associated vegetation reduce the sense of encroachment felt within the parcel. The settlement of Shifnal is located to the immediate south of this parcel, and part of the land adjacent to the parcel border has been developed or is safeguarded by Shropshire Council Local Plan Policy for the expansion of Shifnal. However, as the M54 separates the parcel from the settlement of Shifnal, and its large embankments and vegetation

Land Parcel Ref:

P7

Parcel Type:

Green Belt Parcel

physically and visually separate the settlement boundary and the parcel, this limits the sense of encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Moderate

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal. In practice, there is some partial intervisibility between this parcel and Shifnal. The openness of the higher ground within this parcel is considered to play a moderate role in the setting this historic settlement in terms of its physical extent and degree of visibility.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

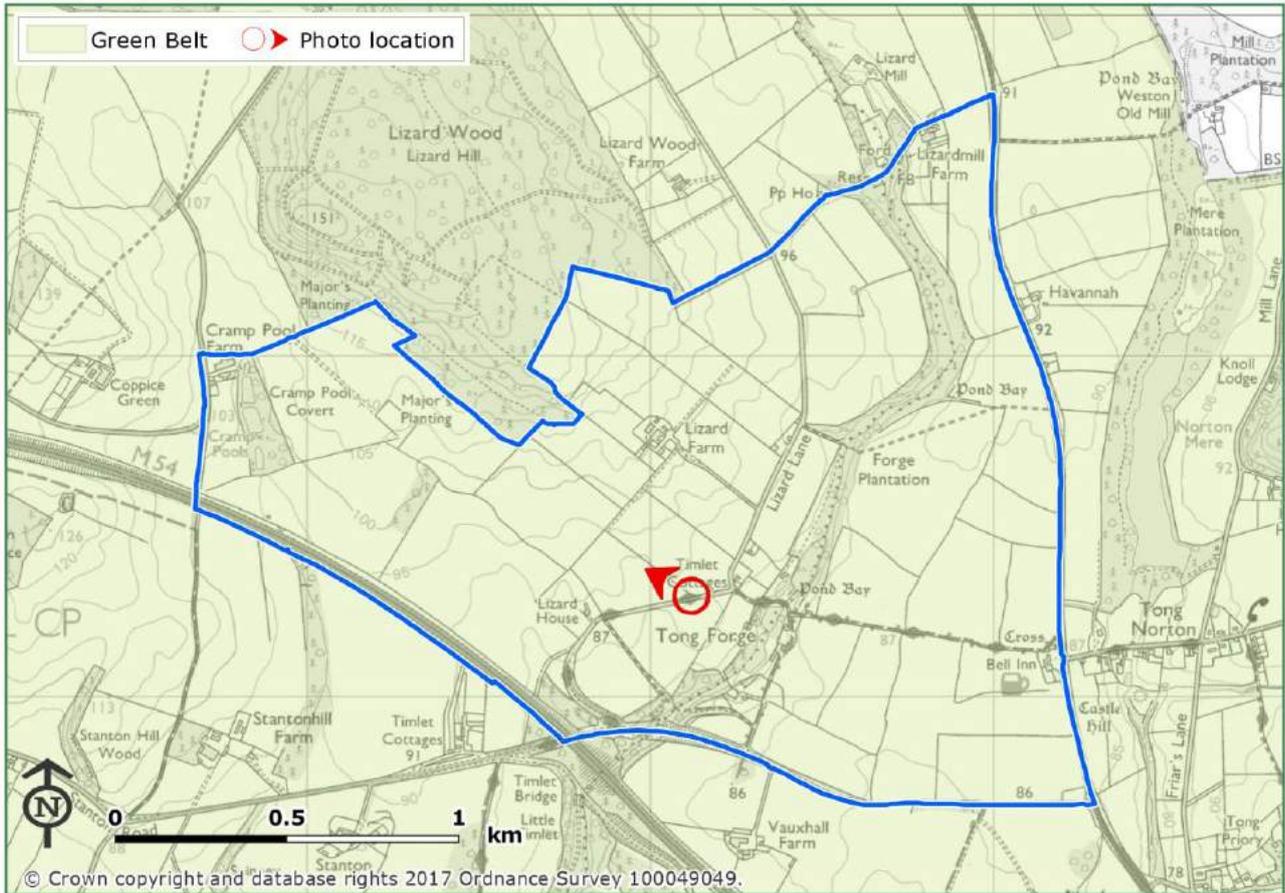
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P8

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P8

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

The parcel is located approximately 900m and 3.3km from the settlements of Shifnal and Albrighton respectively, however it does not lie directly between them. The parcel is located to the north of the M54 motorway which separates the parcel from parcels to the South which lie between Shifnal and Albrighton Receptors travelling along the motorway may perceive a relationship between the settlements, however intervisibility is limited due to vegetation, embankments, and agricultural land located in between the motorway and settlements. The parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is little sense of encroachment due to the area being almost entirely free of development. The parcel contains woodland, farmsteads and agricultural development (which are not considered to be an urbanising influence), a small number of residential properties as well as a single pub and a petrol station. Whilst the

Land Parcel Ref:

P8

Parcel Type:

Green Belt Parcel

M54 and A41 run along the south-western and eastern edges of the area respectively only a small lane crosses the area edges. The Green Belt is playing a strong role preventing further encroachment of the open countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal, Albrighton/ Donington. In practice, there is little intervisibility between this parcel and these historic settlement areas. The openness of the relatively flat land within this parcel is not considered to form part of the setting of these historic settlements, however it may play a limited role in their wider settings.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P9

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: Weak

Notes:

This parcel is adjacent to the built up area of Telford. The majority of the parcel is developed, containing the Knowle Bank Service Station as well as large road embankments and the motorway junction of the M54 and A464. The remaining undeveloped land includes an elongated field of waste ground located between the service station and the motorway. The extent of existing built development within the parcel has compromised the sense of openness.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: Moderate

Notes:

The northern boundary of the parcel is formed of the M54 and this is a strong barrier feature inhibiting urban sprawl in the north of the parcel. The western boundary is formed of the M54 motorway junction. Priorslee Road leads off this junction which could allow development to move into the parcel from the west. There are no strong barrier features along or close to the southern or eastern boundary that could prevent urban sprawl from taking place within those areas of the parcel, or prevent any outward sprawl of development located within the parcel. Any eastward expansion of Telford into parcel P9 would be contained within this parcel by the developed footprint of Knowle Bank Service Station.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located between the settlements of Telford, adjacent to the west of the parcel, and the town of Shifnal, to the east. At this point the settlements are in relatively close proximity to one another (approx. 2km); however there is little intervisibility between the two due to a ridge of higher ground to the east of the parcel which accommodates Haughton Farm. The majority of the parcel consists of the Knowle Bank Service Station as well as large road embankments and the motorway junction of the M54 and A464. The remaining undeveloped land includes an elongated field of waste ground located to the west of the service station, between parcel P9 and the motorway. It is considered that this undeveloped land is playing a weak

Land Parcel Ref:

P9

Parcel Type:

Green Belt Parcel

role in preventing the physical coalescence and perceptual merging of Telford and Shifnal. Any further development taking place within the parcel is unlikely to lead to a perception of narrowing the gap between Telford and Shifnal.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Weak

Notes:

There is a strong sense of encroachment within the parcel as a result of the Knowle Bank Service Station and the M54/A464 motorway junction which cover the majority of the parcel. The parcel does not display strong characteristics of the countryside and lacks rural character.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal. In practice the parcel has very little intervisibility with the Shifnal and does not form part of its immediate setting. The majority of the parcel is developed and it does not contribute positively to the historic significance or special character of the historic settlement.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

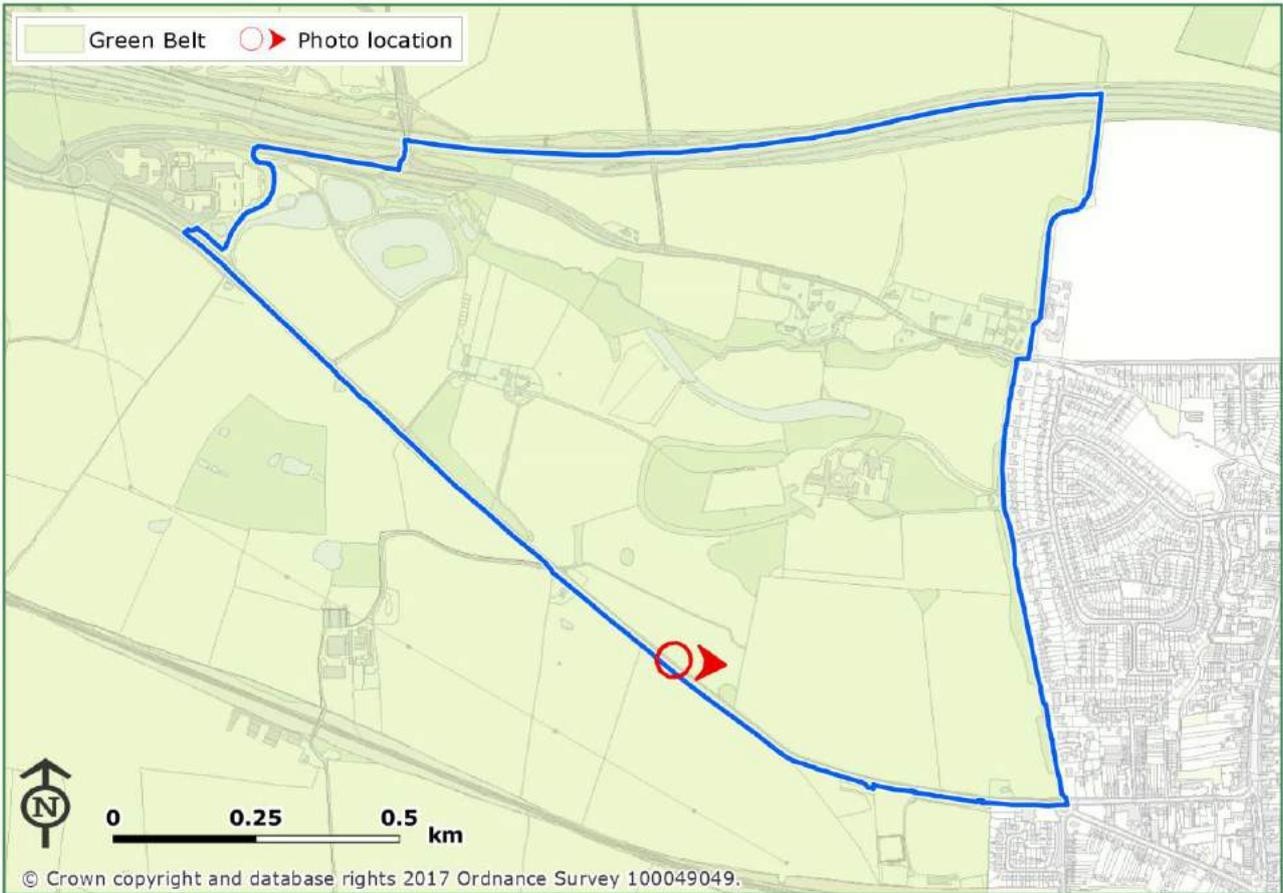
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P10

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P10

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie directly adjacent to a large built up area and therefore makes no contribution to Purpose 1. Whilst this parcel does not lie adjacent to the urban edge of Telford, it is acknowledged that if the parcels immediately adjacent to Telford were developed (particularly P1 directly and/or P18 creating further pressure for Telford to expand eastwards), this parcel would play a strong role in preventing any further urban sprawl of Telford spreading out into the Shropshire Green Belt. The rating of 'no contribution' should therefore not imply that this parcel is not playing a key role in relation to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie directly adjacent to a large built up area and therefore makes no contribution to Purpose 1. Whilst this parcel does not lie adjacent to the urban edge of Telford, it is acknowledged that if the parcels immediately adjacent to Telford were developed (particularly P1 directly and/or P18 creating further pressure for Telford to expand eastwards), this parcel would play a strong role in preventing any further urban sprawl of Telford spreading out into the Shropshire Green Belt. The rating of 'no contribution' should therefore not imply that this parcel is not playing a key role in relation to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Strong

Notes:

The parcel forms part of a critical gap between the settlements of Telford, adjacent to the west of the parcel, and Shifnal, to the east of the parcel. The settlements are in relatively close proximity to one another (approx. 2km) but with areas of intervening development between, including Haughton Village and the Knowle Bank Service Station. Travelling along the M54 (located along the northern border of the parcel), or Priorslee Road from Telford to Shifnal (along the south-western border of the parcel), the relationship and separation of the settlements can be appreciated. Parcel P10 plays an essential role in preventing the physical coalescence and a perception of merging of Telford and Shifnal. Additionally, Haughton Village

Land Parcel Ref:

P10

Parcel Type:

Green Belt Parcel

(washed over by the Green Belt) is located within this parcel to the north east, adjacent to Shifnal. This hamlet is not considered a town with regard to Purpose 2, nonetheless it is acknowledged that any new development that took place within the parcel could lead to the perception of narrowing the gap between this hamlet and Telford.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of Knowle Bank Service Station (located in the adjacent parcel P9), Haughton Village, isolated houses located to the north of the parcel, and Haughton Hall hotel and leisure club located in the centre of the parcel. Furthermore, residential developments in Shifnal line much of the eastern border of the parcel, contributing to a sense of encroachment. The parcel is also bordered to the north by the M54 motorway corridor. However, despite these urbanising influences the parcel displays some of characteristics of the countryside, is generally open and is largely rural in character.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal. In practice the parcel has good intervisibility with Shifnal and forms an important part of its immediate setting. The openness of the land contributes positively to the historic significance of the settlement and to its setting and special character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P11

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P11

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

The parcel is located on the eastern edge of the settlement of Shifnal which has a relationship with the settlement of Albrighton, approximately 5km to the southeast. It also lies between Shifnal and Wolverhampton/ West Midlands conurbation beyond. The intervening development of RAF Cosford is also located between the settlements. The settlements are not in close proximity, but any new development that took place within the parcel, and subsequent loss of openness, could lead to the perception that the eastward growth of Shifnal is narrowing the settlement gap. Due to the relative distance and size of the parcel loss of openness would not however be perceived as significantly reducing the gap between Shifnal and the West Midlands conurbation beyond.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

With the exception of a cluster of properties at Aston Court Mews and Aston Hall, with its associated landscaped park, this parcel contains no development, and therefore there is a limited sense of encroachment. The M54 lies adjacent to the north of the parcel, however embankments and vegetation

Land Parcel Ref:

P11

Parcel Type:

Green Belt Parcel

reduce the sense of encroachment caused by this. Shifnal lies to the west of the parcel with a section of the settlement boundary of Shifnal adjoining to the south west of this parcel. The partly developed land adjacent to the west of the parcel was safeguarded for the expansion of the settlement and the land to the south is dedicated for housing developments, as defined by Shropshire Council Local Plan Policy. Development could therefore increase the sense of encroachment felt within the parcel.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal. In practice the elevated land within this parcel has good intervisibility with the Shifnal and forms an important part of its immediate setting. The openness of the parcel contributes positively to the historic significance of the settlement and to its setting and special character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

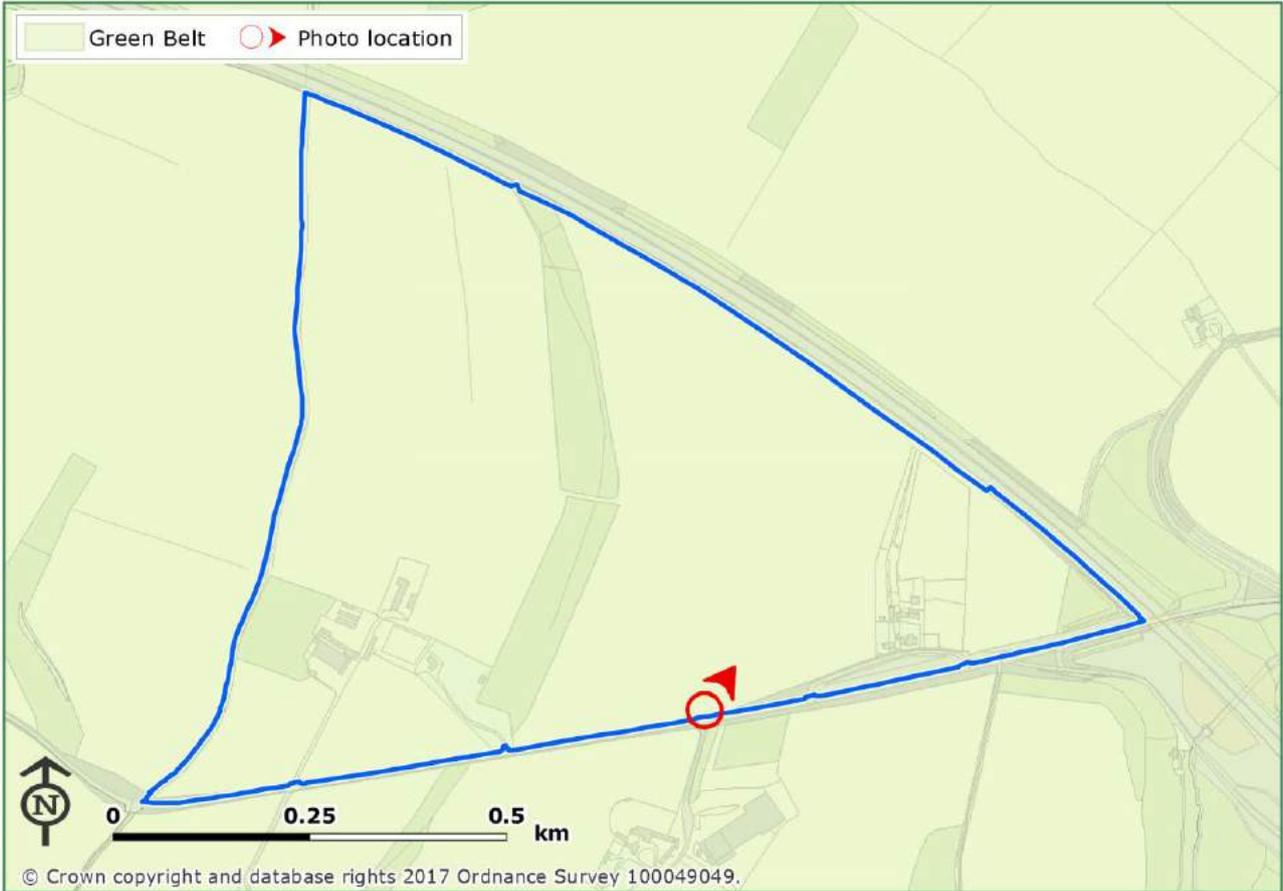
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P12

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P12

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

The parcel forms part of the gap between the settlements of Shifnal (approx. 1.2km to the west) and Albrighton (approx. 4.4km to the southeast). It also lies between Shifnal and Wolverhampton/ West Midlands conurbation beyond. The intervening development of RAF Cosford is also located between the settlements and the M54 motorway borders the parcel to the north. Receptors travelling along the motorway may perceive a relationship between the settlements, however intervisibility is limited due to vegetation, embankments, and agricultural land located in between the motorway and settlements. The parcel plays a role in preventing the merging or erosion of the visual or physical gap between Albrighton and Shifnal. Loss of openness would not be perceived as significantly reducing the gap between settlements or the West Midlands conurbation beyond.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is little sense of encroachment due to the area being almost entirely free of development, with the exception of agricultural developments (which are not considered to have an urbanising influence) and a

Land Parcel Ref:

P12

Parcel Type:

Green Belt Parcel

single dwelling. The M54 borders the northeast of the parcel, however embankments and vegetation reduce the sense of encroachment caused by this. The parcel therefore plays a strong role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal and Albrighton/Donington. In practice, the parcel has very little intervisibility with these historic settlement areas and does not contribute to the immediate setting or wider setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

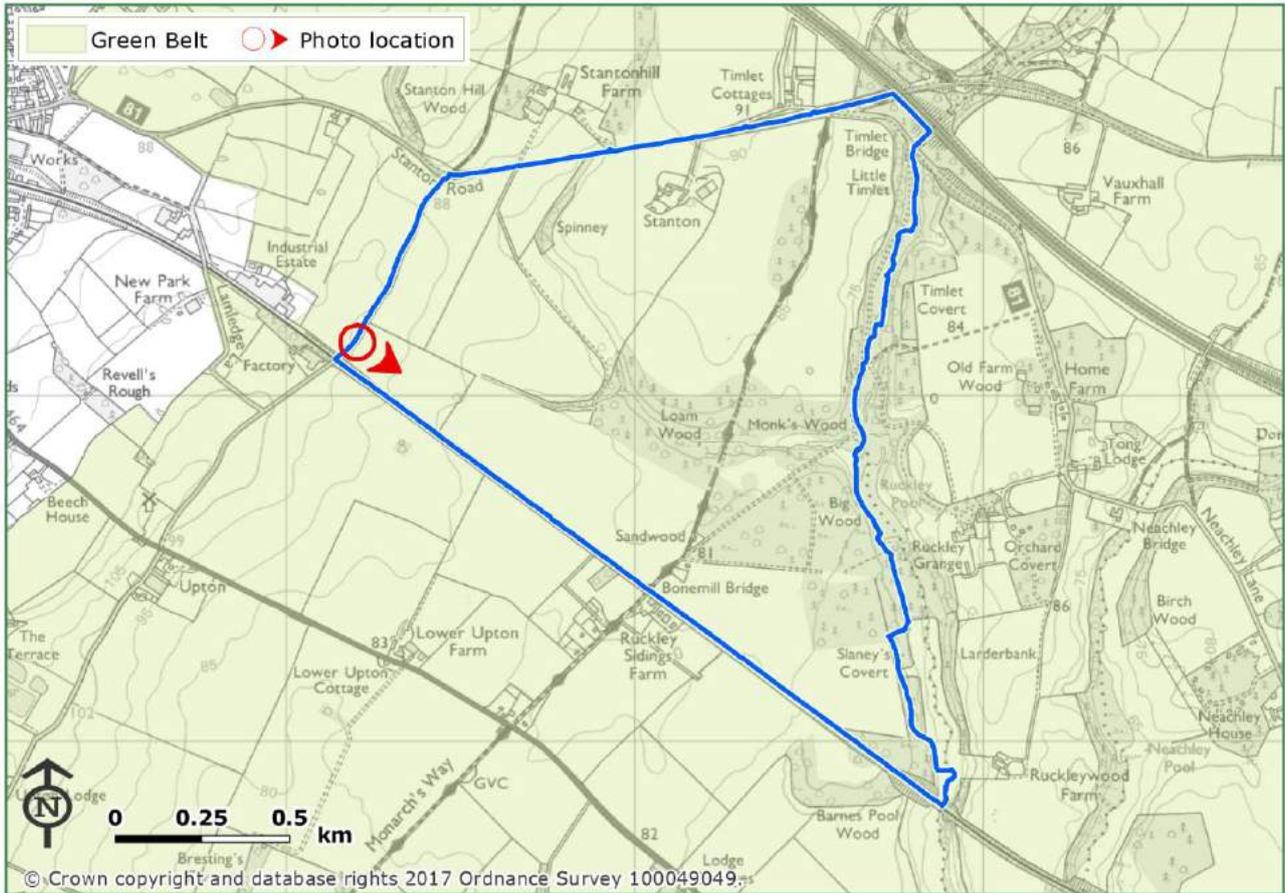
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P13

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P13

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

The parcel forms part of the gap between the settlements of Shifnal (approx. 200m West) and Albrighton (approx. 2.8km southeast). It also lies between Shifnal and Wolverhampton/West Midlands conurbation beyond. Travelling along the railway track, which lines the southwest edge of the parcel and connects Shifnal and Albrighton, the relationship and separation of the settlements can be appreciated. The intervening development of RAF Cosford is also located between the parcel and Albrighton. Any new development that took place within the parcel could lead to perception of narrowing the gap between the settlements. Due to the relative distance and size of the parcel loss of openness would not however be perceived as significantly reducing the gap between Shifnal and the West Midlands conurbation beyond.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is little sense of encroachment due to presence of only two residential properties within the parcel. The parcel comprises woodland and arable land and farm buildings. Only a short section of the M54 borders the north of the parcel, however embankments and vegetation reduce the sense of encroachment caused by

Land Parcel Ref:

P13

Parcel Type:

Green Belt Parcel

this. The parcel therefore plays a strong role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal and Albrighton/ Donington. In practice, the parcel has very little intervisibility with these historic settlement areas and does not contribute to the immediate setting or wider setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

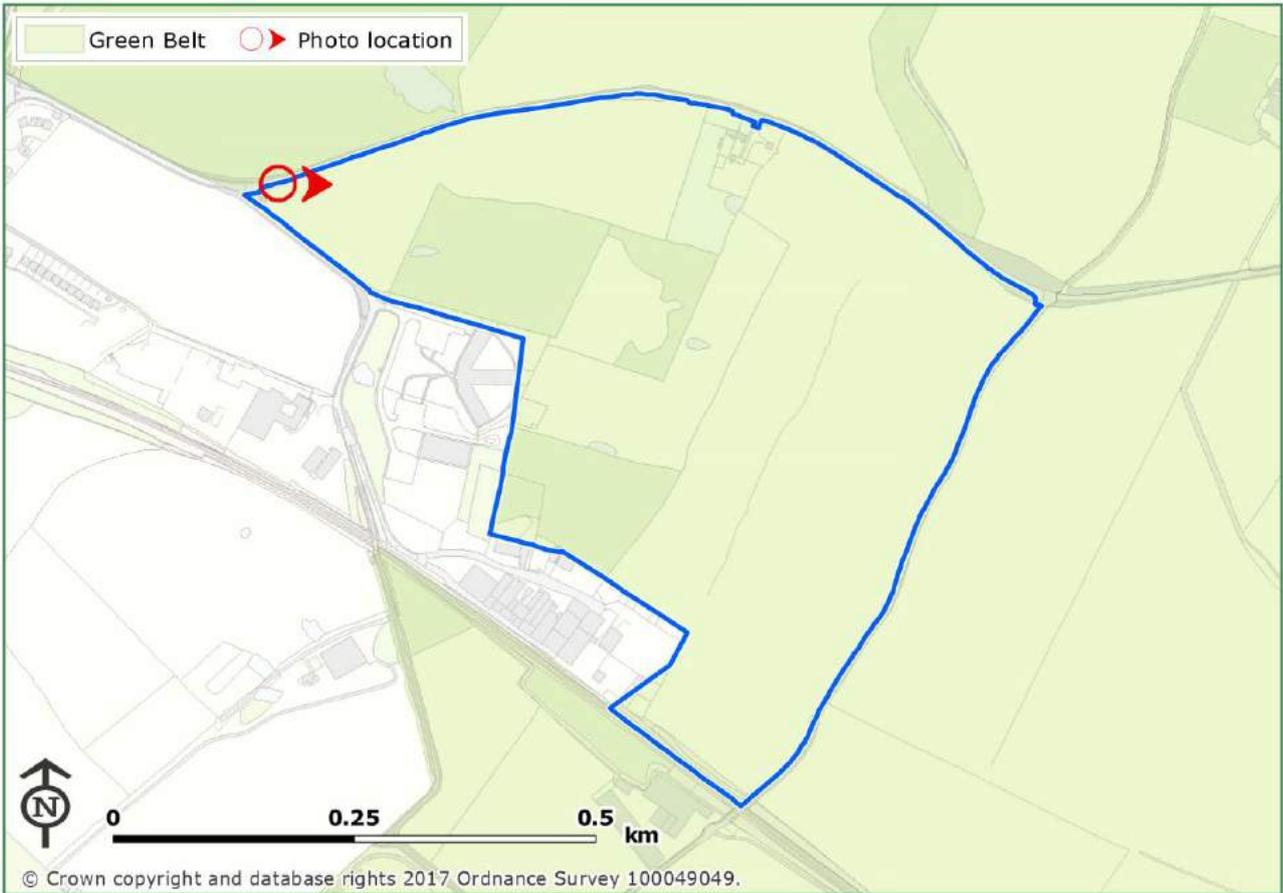
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P14

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P14

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

The parcel is on the edge of the settlement of Shifnal which has a relationship with the settlement of Albrighton (approx. 5km southeast). It also lies between Shifnal and Wolverhampton/ West Midlands conurbation beyond. The intervening development of RAF Cosford is also located between the parcel and Albrighton. The settlements are not in close proximity but any new development that took place within the parcel, and subsequent loss of openness, could lead to the perception that the eastward growth of Shifnal is narrowing the settlement gap. Due to the relative distance and size of the parcel loss of openness would not however be perceived as significantly reducing the gap between Shifnal and the West Midlands conurbation beyond.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

The border of the parcel adjacent to the settlement boundary of Shifnal lies next to the Options College and the protected employment land of Shifnal Industrial Estate (based on Shropshire Council Local Plan Policy). This 'leg' of urbanising development within the settlement boundary extends into the Green Belt with the

Land Parcel Ref:

P14

Parcel Type:

Green Belt Parcel

parcel adjoining. The parcel itself contains few urbanising features (other than a few residential properties), with the majority of the parcel being open, containing arable land and woodland, and displaying the characteristics of countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal. In practice, there is limited intervisibility between the parcel and Shifnal. The openness of the flat land within this parcel is not considered to form an important part of the immediate setting of this historic settlement, however it does contribute to its wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

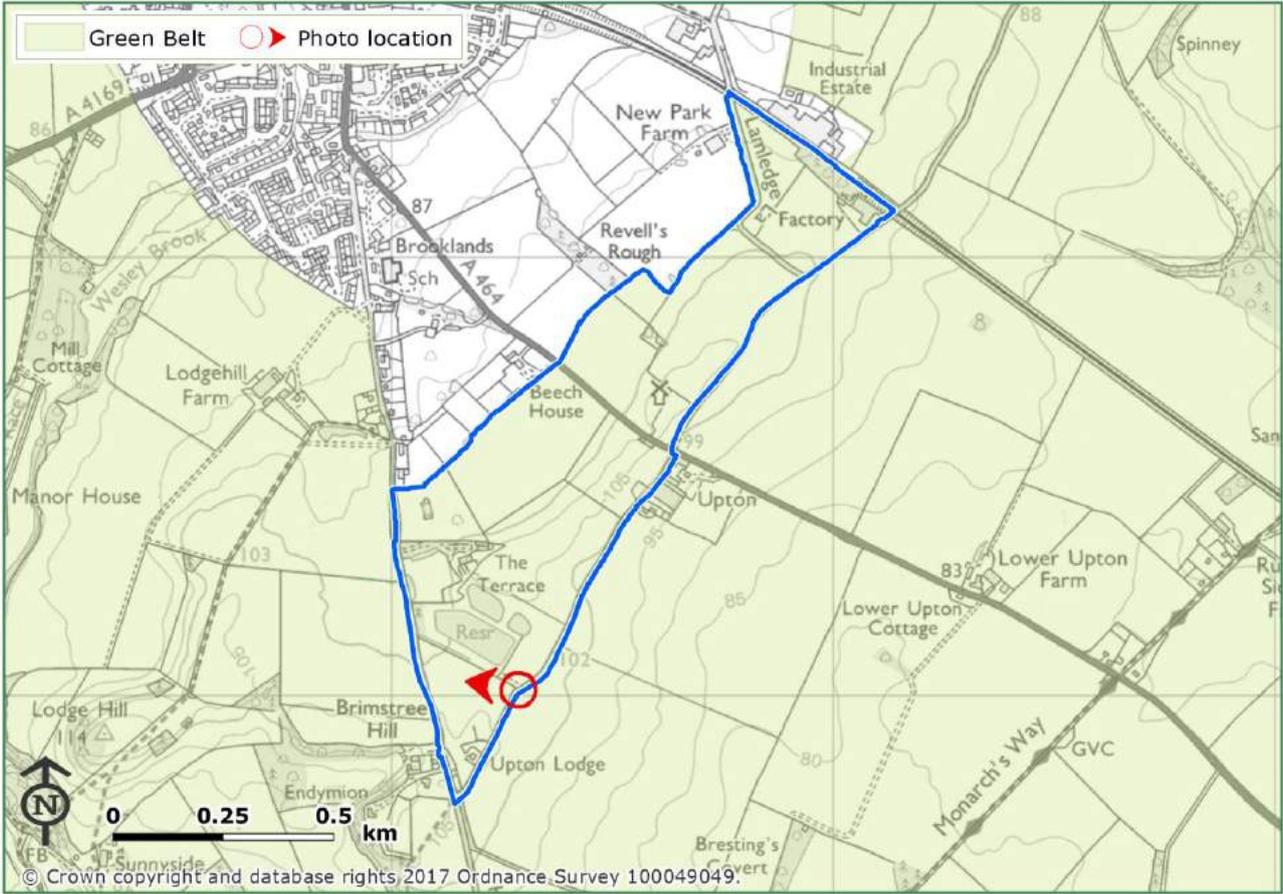
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P15

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P15

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

The parcel is located on the south-eastern edge of the settlement of Shifnal which has a relationship with the settlement of Albrighton, approximately 5km to the southeast. It also lies between Shifnal and Wolverhampton/ West Midlands conurbation beyond. The intervening development of RAF Cosford is also located between the settlements. The settlements are not in close proximity but any new development that took place within the parcel, and subsequent loss of openness, could lead to the perception that the eastward growth of Shifnal is narrowing the settlement gap. Due to the relative distance and size of the parcel loss of openness would not however be perceived as significantly reducing the gap between Shifnal and the West Midlands conurbation beyond.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of Upton Mill Industrial Park in the northeast of the parcel. The parcel also contains a reservoir but this is not considered to be an urbanising feature. Land along the north-western boundary of the parcel is safeguarded by the Shropshire Council Local

Land Parcel Ref:

P15

Parcel Type:

Green Belt Parcel

Plan for the expansion of Shifnal, which could increase the sense of encroachment within this parcel. The parcel itself however is open and displays the characteristics of the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Moderate

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal. In practice there is good intervisibility between this parcel and Shifnal. The openness of the ridge of higher ground within this parcel is considered to play a moderate role in the immediate setting this historic settlement.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P16

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P16

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

The parcel is located on the south-western edge of the settlement of Shifnal which has a relationship with the settlement of Telford, approximately 2.5km to the West. Any new development that took place within the parcel could lead to the perception of narrowing the gap between them, most noticeably when travelling between Telford and Shifnal along the A4169 running to the northwest of the parcel.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of a cluster of property developments within the parcel to the east and the presence of the residential developments within Shifnal along the northeast border of the parcel. Individual properties along the eastern border of the parcel also cause a sense of encroachment upon the parcel, and this could be increased as this land to the east of the parcel is safeguarded by Shropshire Council Local Plan for future expansion of the settlement of Shifnal. The parcel itself however is open and displays the characteristics of the countryside.

Land Parcel Ref:

P16

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Moderate

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal. In practice there is some intervisibility between the elevated land in south of this parcel and Shifnal. The openness of land is considered to play a moderate role in the immediate setting this historic settlement.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

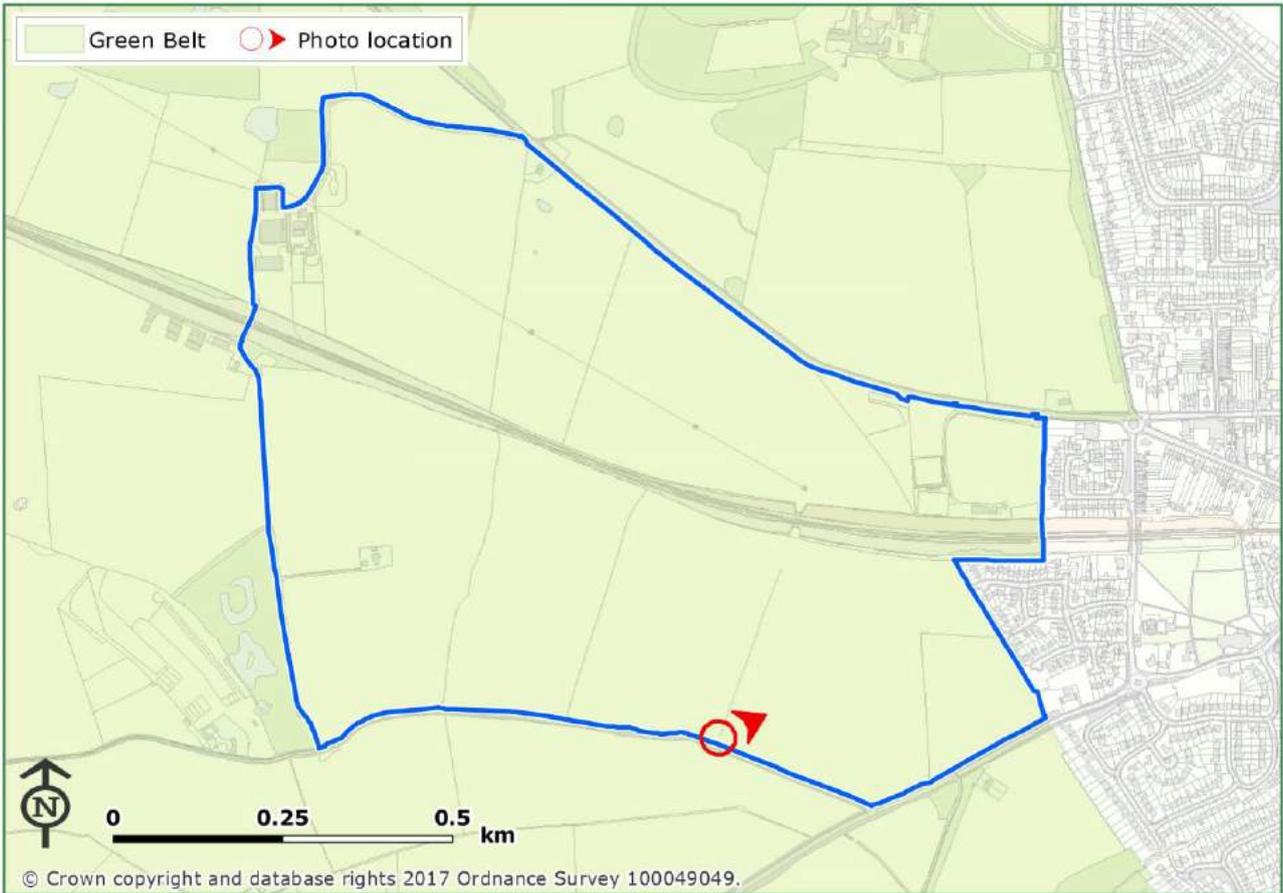
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P17

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1. Whilst this parcel does not lie adjacent to the urban edge of Telford, it is acknowledged that if the parcels immediately adjacent to Telford were developed (particularly P18 and/or P19), this parcel would play a strong role preventing the urban sprawl of Telford spreading out in the Shropshire Green Belt. The rating of 'no contribution' should therefore not imply that this parcel is not playing a key role in relation to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1. Whilst this parcel does not lie adjacent to the urban edge of Telford, it is acknowledged that if the parcels immediately adjacent to Telford were developed (particularly P18 and/or P19), this parcel would play a strong role preventing the urban sprawl of Telford spreading out in the Shropshire Green Belt. The rating of 'no contribution' should therefore not imply that this parcel is not playing a key role in relation to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Strong

Notes:

The parcel forms part of a critical gap, along with parcels P10, P18 and P19, between the settlements of Shifnal and Telford, approximately 1km to the West. There is little intervisibility between the settlements due to the gently undulating topography and a ridge of slightly elevated land to the west of the parcel, upon which Haughton Farm sits. The parcel plays an essential role in preventing the merging or erosion of the visual and physical gap between the settlements of Telford and Shifnal. It is a significant area of open land seen by receptors travelling between Telford and Shifnal along the railway, passing through the parcel, or when travelling adjacent to the parcel along Priorslee Road, Shaw Lane and the A4169.

Land Parcel Ref:

P17

Parcel Type:

Green Belt Parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of the railway crossing the parcel from east to West, allotments, floodlit tennis courts, a floodlit bowls green and associated parking and buildings at the Shifnal Cricket club. These urbanising influences within the parcel are however limited and the parcel is open and does display some characteristic of the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal. In practice the parcel has good intervisibility with the Shifnal and forms an important part of its immediate setting. The openness of the land contributes positively to the historic significance of the settlement and to its special character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

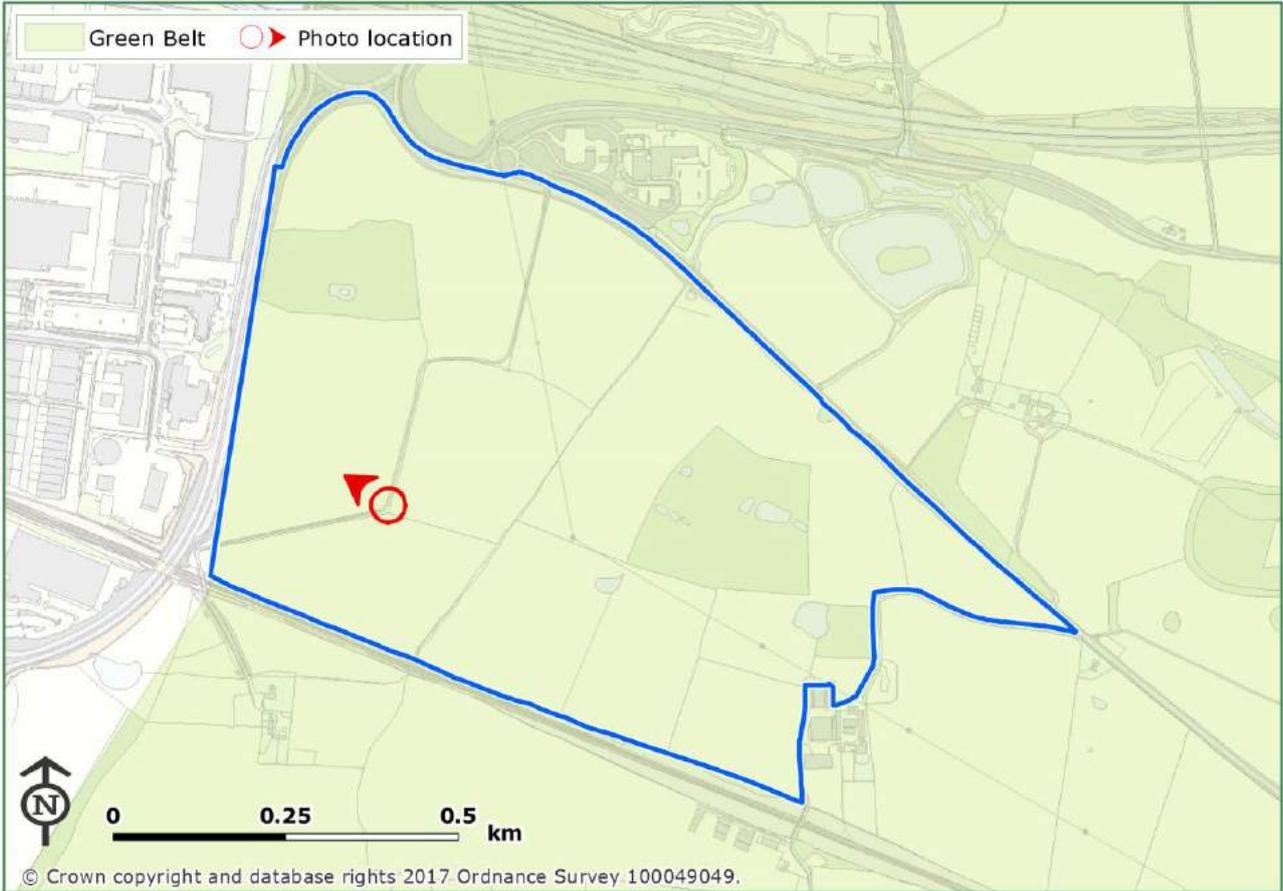
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P18

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P18

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: Strong

Notes:

This parcel is adjacent to the built up area of Telford. There is no urban development within the parcel with the land free from urban sprawl. The parcel displays a strong sense of openness due to a land cover of arable and pastoral fields and small blocks of woodland. The parcel is considered to be playing a strong role in inhibiting the unrestricted eastward sprawl of Telford. It is noted that the western boundary of Parcel P18 is formed by the administrative boundary between Shropshire and Telford & Wrekin.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: Moderate

Notes:

This parcel is adjacent to the built up area of Telford. The western boundary of the parcel is formed of the A464 dual-carriageway, this acts as a significant and durable barrier feature to inhibit the eastward urban sprawl of Telford. However, it is possible for development to move into the north-west corner of the parcel with access provided by Priorslee Road which leads off the A464/M54 motorway junction. The southern boundary is formed of a railway line and is a strong barrier feature inhibiting the urban sprawl in the south of the parcel. There are no strong barrier features along or close to the northern or eastern boundary that could prevent urban sprawl from taking place within the parcel. Parcel P18 adjoins the existing strategic employment area of Stafford Park Industrial Estate, if this important employment area were to undergo expansion it is likely that it would require an extensive area of new land for development, therefore the vulnerability of parcel P18 to urban sprawl from Telford would be significant.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Strong

Notes:

The parcel forms part of a critical gap, along with Parcels 10, 17 and 19, between the settlements of Telford, to the west, and Shifnal, approximately 1km to the east. There is strong intervisibility between the settlements due to the generally flat and open landscape. The parcel plays an essential role in preventing the merging or erosion of the visual and physical gap between the settlements of Telford and Shifnal,

Land Parcel Ref: P18

Parcel Type: Green Belt Parcel

significantly visible when travelling between Telford and Shifnal along the railway track and along Priorslee Road adjacent to the parcel.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

The parcel contains no development, however there is some sense of encroachment within the parcel due to the presence of the railway line along its southern border, the A464 / M54 junction located to the northwest of the parcel, the Knowle Bank Service Station located to the north of the parcel, and most significantly the A464 and Stafford Park Industrial Estate located along the western border of the parcel. The tall buildings within the industrial estate overlook and are visible across much of the parcel due to the generally flat and open nature of the parcel, thereby causing a sense of encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal. In practice, there is little intervisibility between this parcel and Shifnal. The openness of the undulating land within this parcel is not considered to form part of the immediate setting of this historic settlement, however it does contribute to its wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

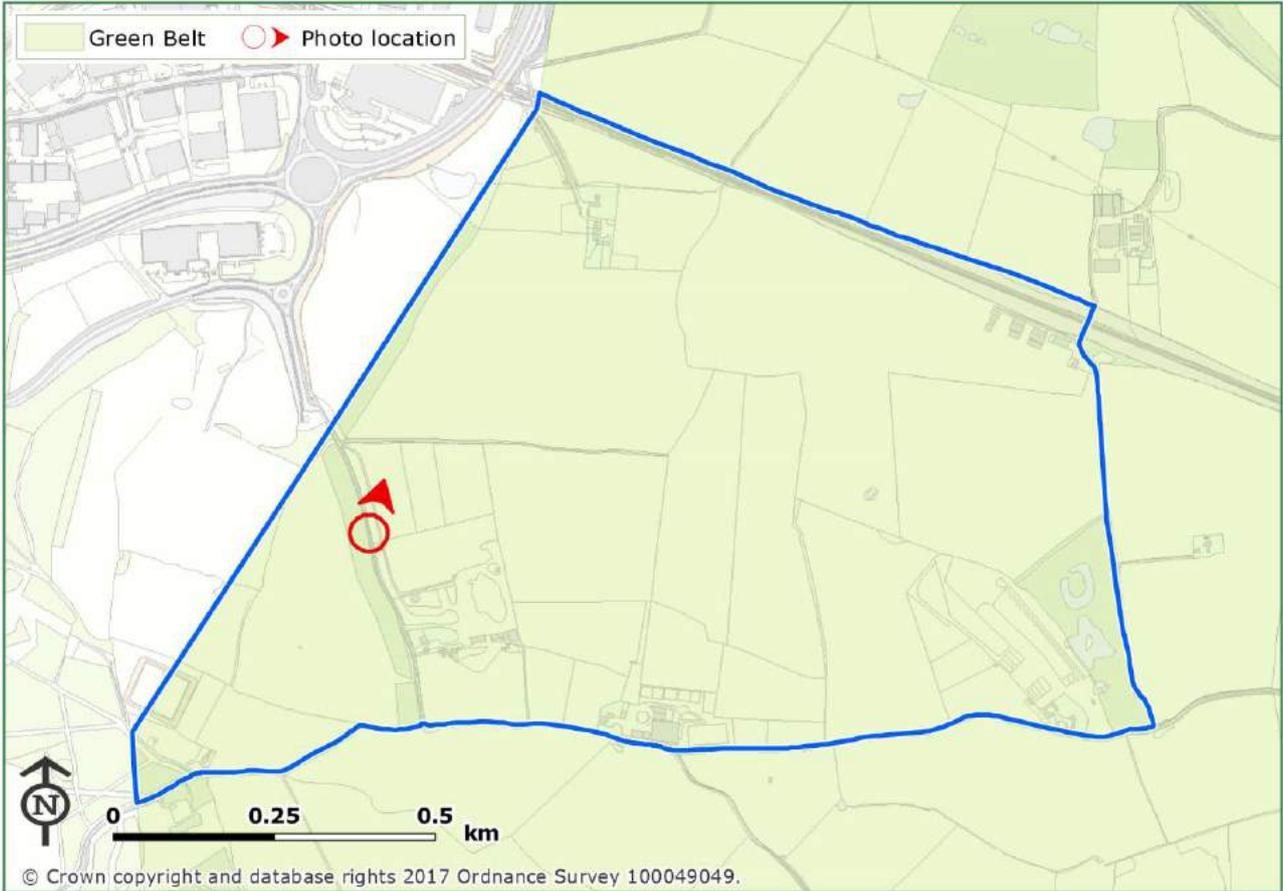
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P19

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P19

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: Strong

Notes:

This parcel is adjacent to the built up area of Telford. The parcel remains largely free of urban sprawl, with urban development limited to a vehicle storage site in the south-west. The parcel displays a strong sense of openness provided by a landcover of arable and pastoral fields as well as a small private airfield for light aircraft. The parcel is considered to be playing a strong role in inhibiting the unrestricted eastward sprawl of Telford. It is noted that the western boundary of Parcel P19 is formed by the administrative boundary between Shropshire and Telford & Wrekin.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: Strong

Notes:

This parcel is adjacent to the built up area of Telford. A railway line defines the northern boundary of the parcel, this acts as a strong and durable barrier feature to inhibit the urban sprawl in the north of the parcel. The western boundary of the parcel is formed by the administrative boundary between Shropshire and Telford & Wrekin, there are no strong boundary features on or close to this boundary that could inhibit the eastward urban sprawl of Telford. Additionally, there are no strong barrier features on the eastern or southern boundaries to prevent urban sprawl in those areas of the parcel. Parcel P19 is in close proximity to the south-eastern edge of the existing strategic employment area of Stafford Park Industrial Estate, but located some distance further away than Parcel P18. If this important employment area were to undergo expansion it is likely that it would require an extensive area of new land for development, therefore the vulnerability of parcel P19 to urban sprawl from Telford would be high.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Strong

Notes:

Parcel P19 forms part of a critical gap, along with parcels P10, P17 and P18, between the settlements of Telford, to the west, and Shifnal, approximately 1km to the east. There is strong intervisibility between the settlements due to the generally flat and open landscape. Parcel P19 plays an essential role in preventing the

Land Parcel Ref:

P19

Parcel Type:

Green Belt Parcel

merging or erosion of the visual and physical gap between the settlements of Telford and Shifnal, significantly visible when travelling between Telford and Shifnal along the railway track and along Shaw Lane adjacent to the parcel.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of the presence of a vehicle storage site within the parcel, the railway line along its northern boundary and the settlement boundary of Telford along its western boundary. The land immediately adjacent to the parcel within the settlement boundary of Telford is defined as a strategic employment area and therefore development in this area could further cause a sense of encroachment within the parcel. The urbanising influences are however limited and the parcel is predominantly undeveloped and therefore parcel P19 is playing some role in preventing further encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal and to Ironbridge Gorge located further south. In practice, there is little intervisibility between this parcel and these historic settlement areas. The openness of the undulating land within this parcel is not considered to form part of their immediate setting; however it does contribute to the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

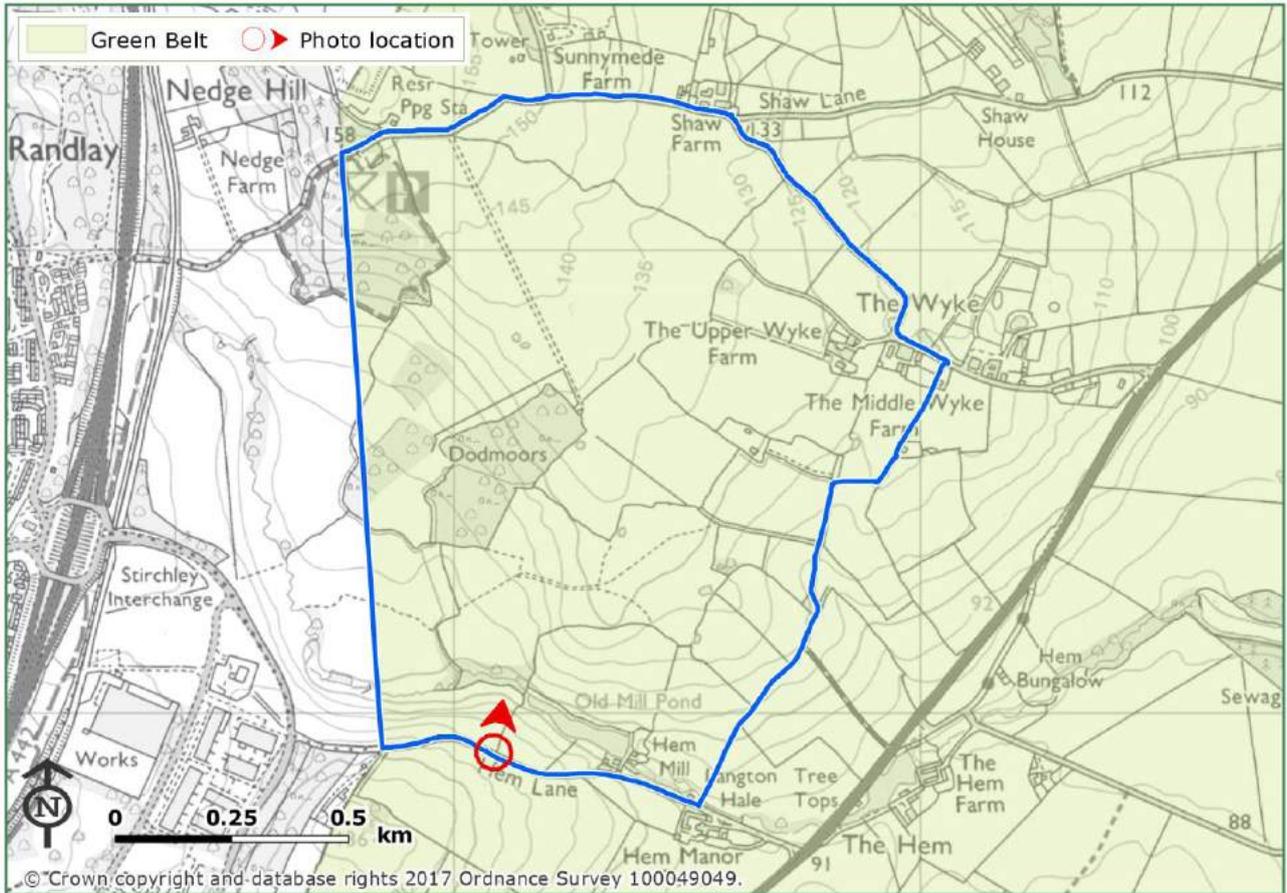
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P20

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: Strong

Notes:

This parcel is adjacent to the built up area of Telford. The parcel remains largely free of urban sprawl. The parcel displays a strong sense of openness provided by a landcover comprising primarily a patchwork of arable and pastoral fields with tree lines and scattered blocks of woodland. The parcel is considered to be playing a strong role in inhibiting the unrestricted eastward sprawl of Telford. It is noted that the western boundary of Parcel P20 is formed by the administrative boundary between Shropshire and Telford & Wrekin and does not conform to physical features on the ground.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: Strong

Notes:

This parcel is adjacent to the built up area of Telford. There are no strong barrier features along, or close to, the western boundary that could inhibit the eastward urban sprawl of Telford. Additionally, there are no strong barrier features along, or close to, the northern, eastern or southern boundaries that could prevent urban sprawl occurring within these areas of the parcel. It is anticipated that any eastward expansion of Telford would be most likely to arise from the Halesfield Industrial Estate located to the south-west of Parcel P20.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Strong

Notes:

The parcel is located along the edge of the settlement of Telford, which has a relationship with the settlement of Shifnal which is in relatively close proximity (approx. 1.5km northeast) to parcel P20. The parcel forms part of the gap between the settlements of Telford and Shifnal and any new development that took place within the parcel would lead to the perception of narrowing the gap between these settlements. This would be significantly visible when travelling between Telford and Shifnal along Shaw Lane adjacent to the parcel. Additionally, The Wyke, a hamlet settlement washed over by the Green Belt, is partially contained within the parcel to the east. This hamlet is not a town being considered with regard to Purpose 2 (and therefore has

Land Parcel Ref: P20

Parcel Type: Green Belt Parcel

not contributed to the assessment ratings), nonetheless it is acknowledged that any new development that took place within parcel P20 could lead to the perception of narrowing the gap between the hamlet of The Wyke and Telford.

Additionally, The Wyke, a hamlet settlement washed over by the Green Belt, is partially contained within the parcel to the east. This hamlet is not a town being considered with regard to Purpose 2 (and therefore has not contributed to the assessment ratings), nonetheless it is acknowledged that any new development that took place within the parcel could lead to the perception of narrowing the gap between the hamlet of The Wyke and Telford.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as the land immediately to the south-west of parcel P20 (within the settlement boundary of Telford) is defined as a strategic employment area and therefore development in this area could further cause a sense of encroachment within the parcel. Additionally, The Wyke, a hamlet settlement washed over by the Green Belt, is partially contained within the parcel to the east. However, the urbanising influences are limited and the parcel is predominantly undeveloped and open and displays the characteristics of the countryside. Parcel P20 is playing a role in preventing further encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas located within Shifnal and to Ironbridge Gorge located further south. In practice, there is little intervisibility between this parcel and these historic settlement areas. The openness of the undulating land within this parcel is not considered to form part of their immediate setting, however it does contribute to the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

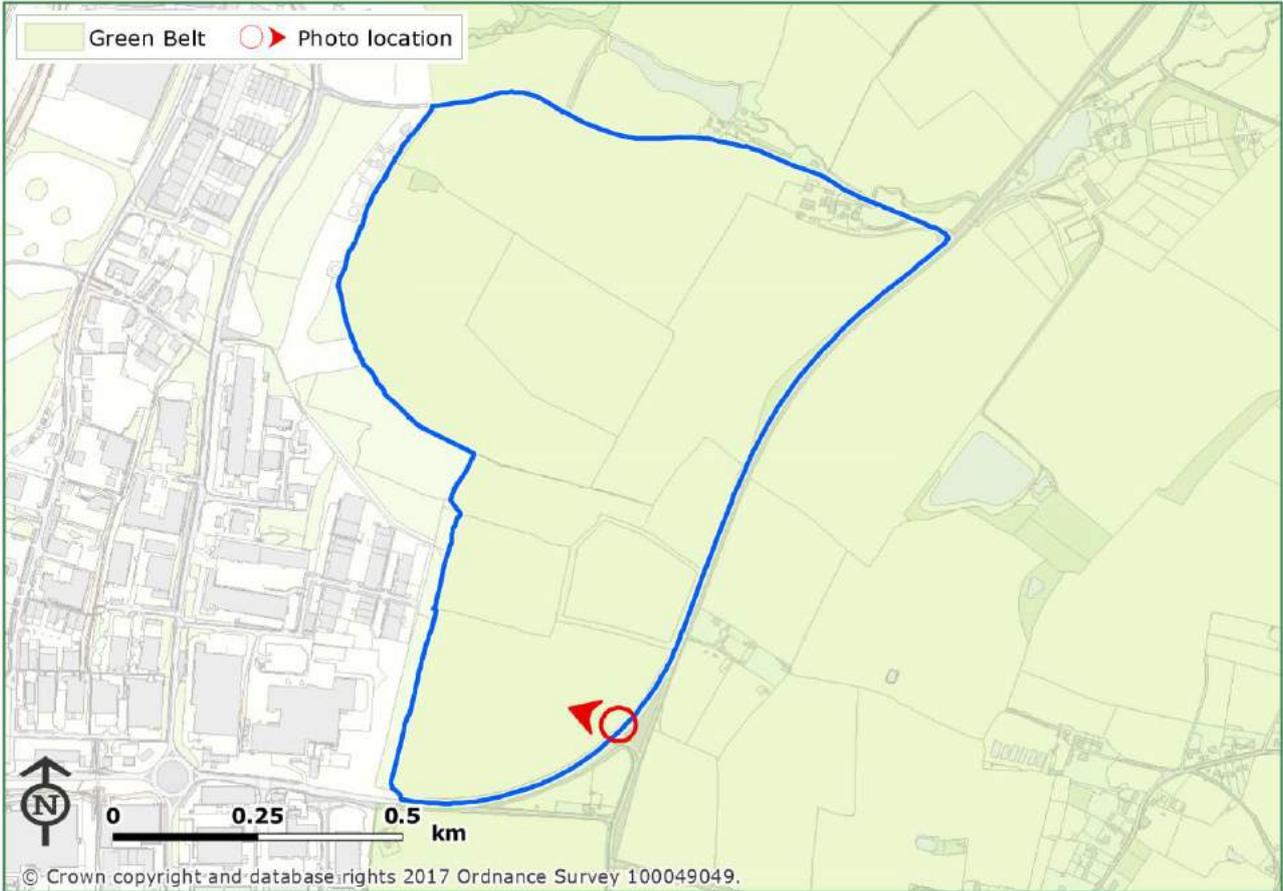
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P21

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P21

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: Strong

Notes:

This parcel is adjacent to the built up area of Telford. The parcel remains largely free of urban sprawl. The parcel displays a strong sense of openness provided by a landcover comprising primarily a patchwork of arable and pastoral fields bound by tree lines and hedgerows. The parcel is considered to be playing a strong role in inhibiting the unrestricted eastward sprawl of Telford. It is noted that the western boundary of Parcel P21 is formed by the administrative boundary between Shropshire and Telford & Wrekin.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: Strong

Notes:

This parcel is adjacent to the built up area of Telford. The western boundary of the parcel is formed by the administrative boundary between Shropshire and Telford & Wrekin, there are no strong barrier features on or close to this boundary that could inhibit the eastward urban sprawl of Telford. Additionally, there are no strong barrier features along, or close to, the northern, eastern or southern boundaries that prevent urban sprawl occurring within those areas of the parcel. Parcel P21 adjoins the northern part of the existing strategic employment area of Halesfield Industrial Estate which is separated into two parts by the A4169. If this important employment area were proposed to be extended to the north, it is likely that this would require an extensive area of new land for development which would provide large scale building formats and so, the risk of urban sprawl from Telford would be significant for Parcel P21.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

The parcel is located along the edge of the settlement of Telford, which has a relationship with the settlement of Shifnal located approx. 2.5km to the northeast. Parcel P21 forms part of the gap between the settlements of Telford and Shifnal and any new development that took place within the parcel could lead to the perception of narrowing the gap between them, this would be particularly noticeable when travelling between Telford and Shifnal on the A4169. It is acknowledged that Beckbury (approx. 5.2km southeast) is located to

Land Parcel Ref:

P21

Parcel Type:

Green Belt Parcel

the east of Parcel P21 but Beckbury is not a town being considered with regard to Purpose 2. Intervening hamlets washed over by the Green Belt, including The Wyke, Kemberton and Grindle, are also located between Telford and Shifnal. Again these settlements are not towns (and are therefore make no contribution in relation Purpose 2) however it is noted that the parcel does serve to maintain the physical and visual gap between Telford and these smaller settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

This parcel is entirely free of development with the exception of one farm development (which is not considered to be an urbanising influence) in the northeast of the parcel. The western edge of the parcel is adjacent to the settlement of Telford and the Halesfield Industrial Estate which according to Telford and Wrekin Local Plan is a Strategic Employment Area. The parcel is separated from this Strategic Employment Area by a band of woodland which is not included in this allocation in the Telford and Wrekin Local Plan. This urban edge causes a sense of encroachment in parts, although it is recognised that this is fairly limited. The parcel is predominantly undeveloped and open, it is considered to be playing a moderate role in preventing further encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

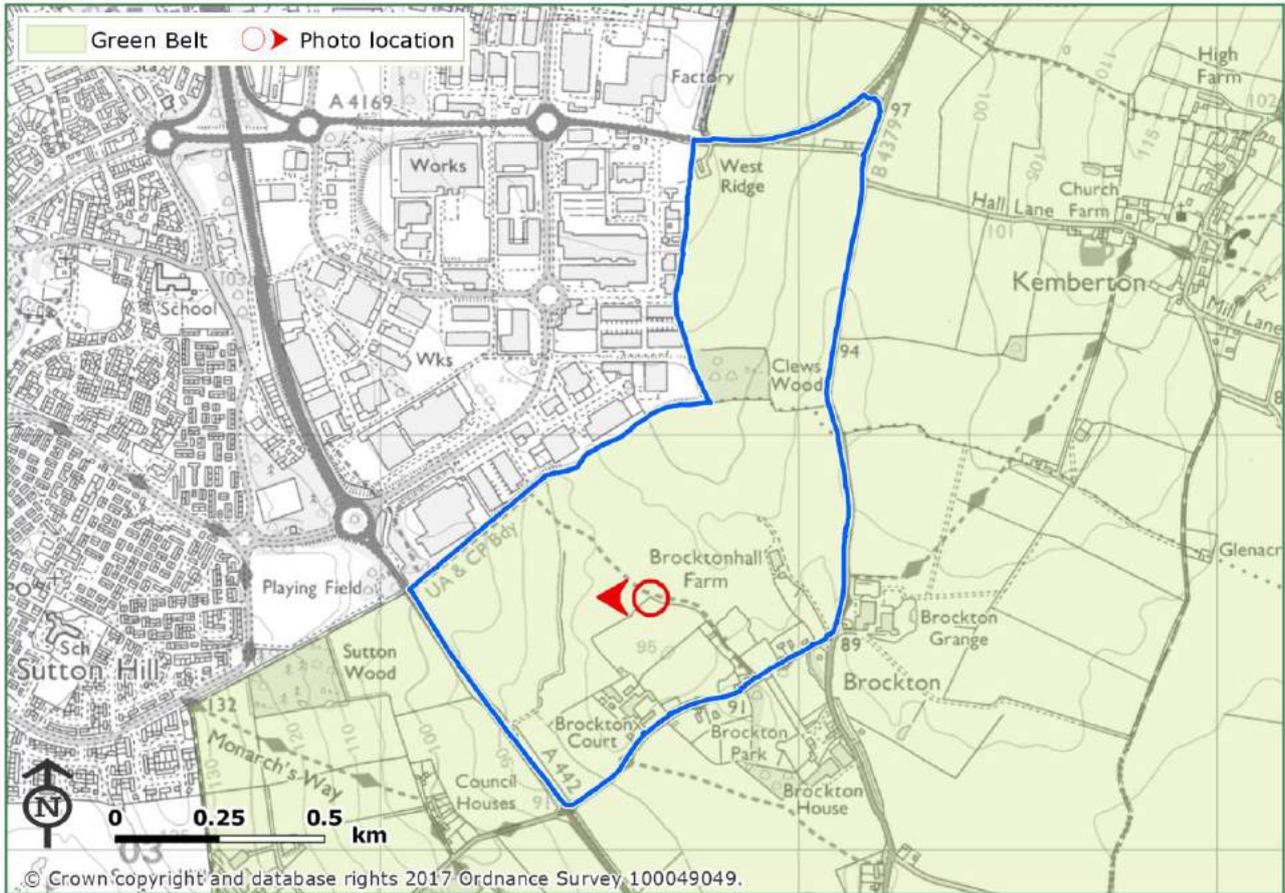
Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas located within Shifnal, Ironbridge Gorge, and Broseley. In practice, there is little intervisibility between this parcel and these settlements. The openness of the undulating land within this parcel is not considered to form part of their immediate setting, however it does play a role in the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.



Land Parcel Ref: P22

Parcel Type: Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: Strong

Notes:

This parcel is adjacent to the built up area of Telford. The small hamlet of Brockton is located within the parcel and the parcel lies adjacent to the Halesfield Industrial Estate. Despite the existing settlement and other evidence of development the parcel displays a strong sense of openness provided by a landcover comprising primarily a patchwork of large arable and some smaller pastoral fields, as well as a number of large private gardens. The parcel is considered to be playing a strong role in inhibiting the unrestricted eastward sprawl of Telford including large scale, industrial development. It is noted that the western boundary of Parcel P22 is formed by the administrative boundary between Shropshire and Telford & Wrekin.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: Strong

Notes:

This parcel is adjacent to the built up area of Telford. The western boundary of the parcel is formed by the administrative boundary between Shropshire and Telford & Wrekin, there are no strong barrier features on or close to this boundary that could inhibit the eastward urban sprawl of Telford. Additionally, there are no strong barrier features along, or close to, the northern, eastern or southern boundaries that prevent urban sprawl occurring within those areas of the parcel. Parcel P22 adjoins the southern part of the existing strategic employment area of Halesfield Industrial Estate which is separated into two parts by the A4169. If this important employment area were proposed to be extended to the south, it is likely that this would require an extensive area of new land for development which would provide large scale building formats and so, the risk of urban sprawl from Telford would be significant for Parcel P22.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

The parcel is located along the edge of the settlement of Telford, which has a relationship with the settlement of Shifnal to the north-east. Parcel P22 forms part of the settlement gap, but does not lie directly between the two settlements of Telford and Shifnal. Any development within this parcel, and subsequent loss of

Land Parcel Ref: P22

Parcel Type: Green Belt Parcel

openness, may lead to a perception of narrowing the gap between these settlements while traveling along the A4769, however this would be to a fairly limited degree. It is also noted that the parcel is located between Telford and the settlements of Beckbury (approx. 4.5km southeast) and Worfield (approx. 8.1km southeast) and other intervening hamlets washed over by the Green Belt, including Brockton, Kemberton, The Wake, Sutton Maddock, Norton and Stockton. Beckbury and Worfield and these intervening hamlets are not towns being considered with regard to Purpose 2, therefore they have not been assessed in relation to Purpose 2. Nonetheless, it is acknowledged that any new development that took place within the parcel could lead to the perception of narrowing the physical and visual gap between these settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

The hamlet of Brockton is partially contained within the parcel and the western and north-western edges of the parcel are adjacent to the settlement of Telford and the Halesfield Industrial Estate. This development causes some sense of encroachment within the parcel, but the urbanising influences are limited and parcel P22 plays a moderate role in preventing further encroachment within the parcel.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal, Ironbridge Gorge and Broseley. In practice, the parcel has very little intervisibility with these historic settlement areas and does not contribute to the immediate setting or wider setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

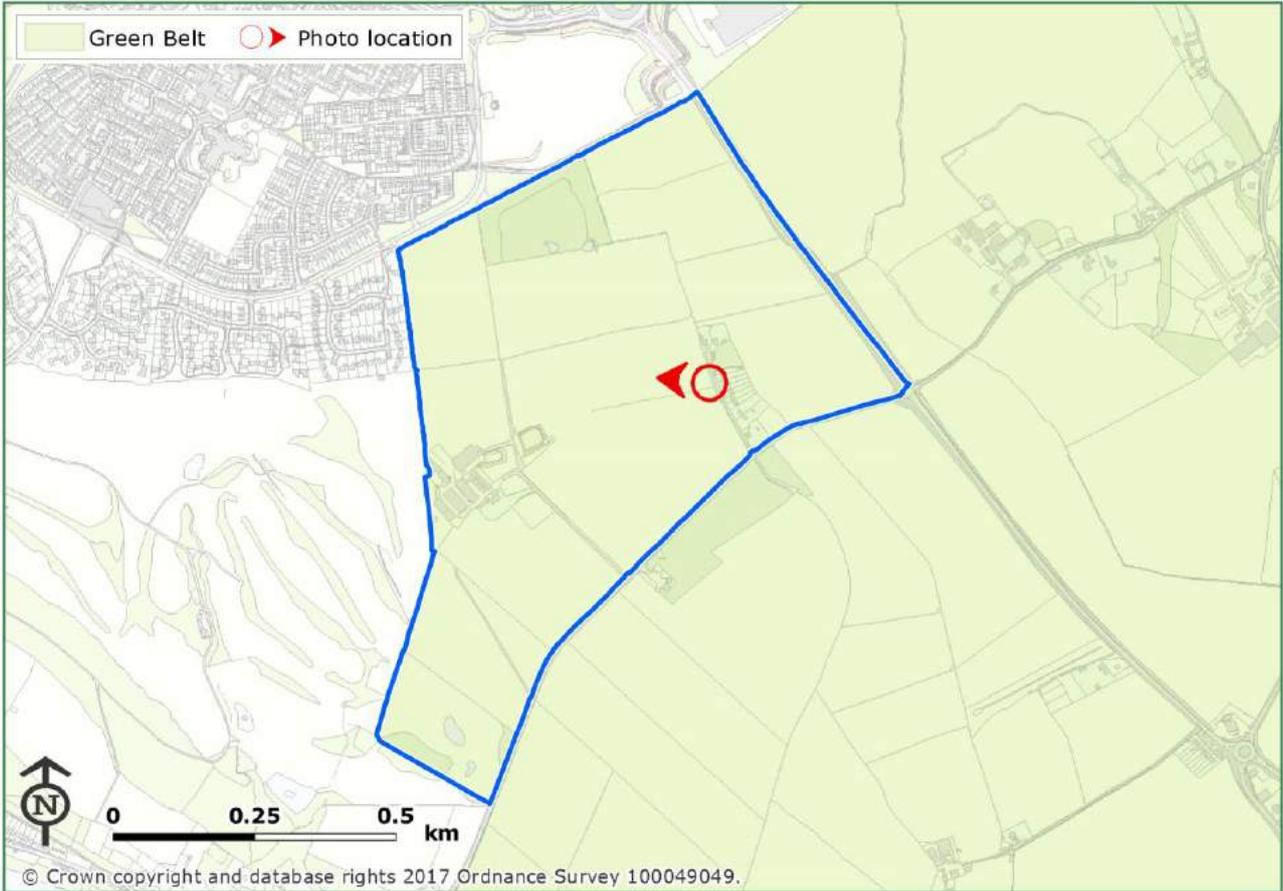
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P23

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P23

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: Strong

Notes:

This parcel is adjacent to the built up area of Telford. The parcel remains largely free of urban sprawl except for the residential properties on Brick Kiln Lane (east) and the extension of the golf course on the southern most paddock of the parcel as part of the Telford Hotel And Golf Resort. Despite this proximity to Telford, the parcel displays a strong sense of openness provided by a landcover comprising primarily a patchwork of arable and pastoral fields. The parcel is considered to be playing a strong role in inhibiting the unrestricted eastward sprawl of Telford. It is noted that the western boundary of Parcel P23 is formed by the administrative boundary between Shropshire and Telford & Wrekin and does not conform to physical features on the ground.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: Strong

Notes:

This parcel is adjacent to the built up area of Telford. The western and northern boundary of the parcel is formed by the administrative boundary between Shropshire and Telford & Wrekin, there are no strong barrier features on or close to this boundary that could inhibit the eastward urban sprawl of Telford. Additionally, there are no strong barrier features along, or close to, the eastern or southern boundary that prevent urban sprawl occurring within those areas of the parcel.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: No Contribution

Notes:

The parcel is located along the edge of the settlement of Telford, which has a relationship with the settlement of Bridgnorth (approx. 8.5km south). Parcel P23 does not form part of the gap between Telford and Bridgnorth and therefore this parcel makes no contribution to the perception of narrowing the gap between Telford and Bridgnorth. Parcel P24 is more significant in this context but itself is less significant than the relative locations of the River Severn and the route of the A442. Worfield (approx. 8km southeast) and the intervening hamlets of Sutton Maddock, Norton, Stockton, Allscot, Swancote, Roughton and Wyken which are

Land Parcel Ref:

P23

Parcel Type:

Green Belt Parcel

washed over by the Green Belt are located between the two main settlements of Telford and Bridgnorth. Worfield and these intervening hamlets are not settlements being considered with regard to Purpose 2 and therefore make no contribution to the assessment rating. Nonetheless, it is acknowledged that any new development that took place within parcel P23 could lead to the perception of narrowing the physical and visual gap between these settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of the cluster of houses developed within the parcel at Brick Kiln Lane on the eastern boundary, by the A442 running along the north-eastern edge of the parcel, and a short section (approx. 220m) of housing within Telford located along the north-western border of the parcel. The northern boundary of the parcel, adjacent to the settlement of Telford, is separated from any urban development by woodland and sports fields. Additionally, there is a 3ha area of a large golf course contained within the southern most paddock of the parcel. The urbanising influences within the parcel do not compromise the sense of openness and the parcel displays the characteristics of the countryside and is largely rural. Parcel P23 plays a moderate role in safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Moderate

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Severn Gorge and Broseley. In practice, the parcel has good intervisibility with the Severn Gorge Conservation area and forms an important part of its immediate setting. The openness of the land contributes positively to the historic significance of this settlement and its special character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

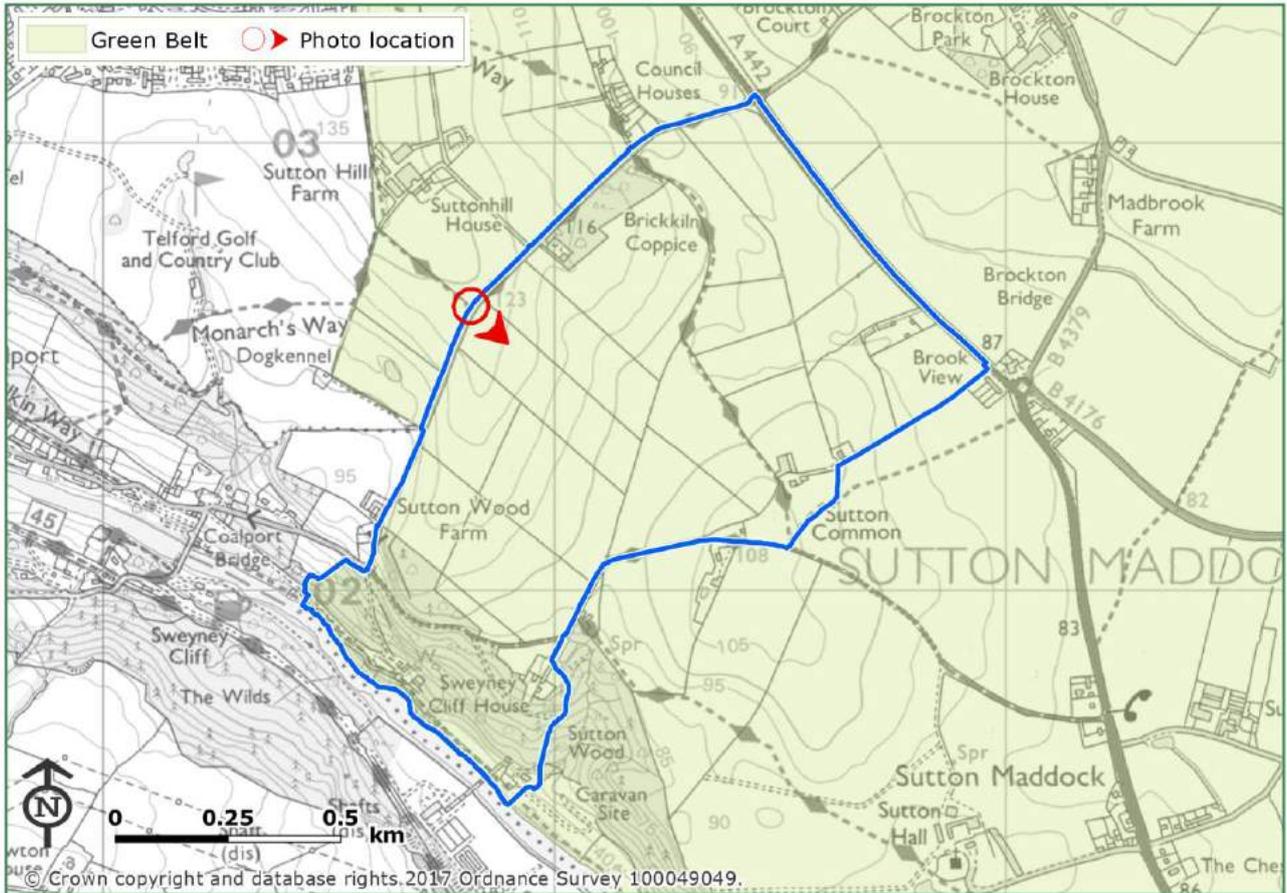
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P24

Parcel Type:

Green Belt Parcel



Land Parcel Ref: P24

Parcel Type: Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: Strong

Notes:

Parcel P24 is separated from the urban form of Telford by Parcel P23. Only the south-western quarter of Parcel P24 is adjacent to Coalport and the Telford Hotel and Golf Resort which both form part of the built up area of Telford. Despite this proximity to Telford and the settlement in the Ironbridge Gorge, the parcel displays a strong sense of openness provided by a land cover comprising primarily a patchwork of arable and pastoral fields with blocks of woodland. It is noted that the south-western boundary of Parcel P24 is formed by the administrative boundary between Shropshire and Telford & Wrekin.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: Strong

Notes:

This parcel is adjacent to Parcel P23 but on its south-western boundary adjoins Coalport and the Telford Hotel and Golf Resort which, both form part of the built up area of Telford. There are no strong barrier features along, or close to, the western boundary that could inhibit the eastward urban sprawl of Telford. Additionally, there are no strong barrier features along, or close to, the northern or eastern boundaries that prevent urban sprawl occurring within those areas of the parcel. There is therefore strong potential for urban sprawl to occur within the parcel. The southern boundary of Parcel P24 adjoins the course of the River Severn which is the strategic boundary on the edge of the Shropshire Green Belt.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

The parcel is located approximately 600m southeast of the settlement of Telford, which has a relationship with the settlement of Bridgnorth (approx. 7.6km south). Parcel P24 forms part of the gap between Telford and Bridgnorth, however this gap is so large that the parcel does not play a significant role in preventing the merging or erosion of the visual and physical gap between these two main settlements. Telford is also separated from the western 'High Town' area of Bridgnorth by the course of the River Severn forming the strategic boundary to the Shropshire Green Belt. Worfield (approx. 7.1km southeast) and the intervening

Land Parcel Ref:

P24

Parcel Type:

Green Belt Parcel

hamlets of Sutton Maddock, Norton, Stockton, Allscot, Swancote, Roughton and Wyken which are washed over by the Green Belt are located between the two main settlements. Worfield and these intervening hamlets are not settlements being considered with regard to Purpose 2 and therefore they make no contribution to the assessment rating. Nonetheless, it is acknowledged that any new development that took place within parcel P24 could lead to the perception of narrowing the physical and visual gap between these settlements to the east of Parcel P24.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is little sense of encroachment due to the area being almost entirely free of development. The southwestern boundary of the parcel is adjacent to Telford and Wrekin. This adjacent land is comprised of fields and woodland within the Ironbridge Gorge World Heritage Site and therefore does not contribute to any sense of encroachment within the parcel. The parcel is open and displays the characteristics of the countryside. Parcel P24 plays a strong role in safeguarding this countryside from encroachment by the urban form of Telford and developments in the Ironbridge Gorge.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement located within the Ironbridge Gorge and Broseley. In practice, the parcel has good intervisibility with the Ironbridge Gorge Conservation Area and forms an important part of its immediate setting. The openness of the land therefore contributes positively to the historic significance of the settlement in the Ironbridge Gorge and to its special character as a World Heritage Site.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

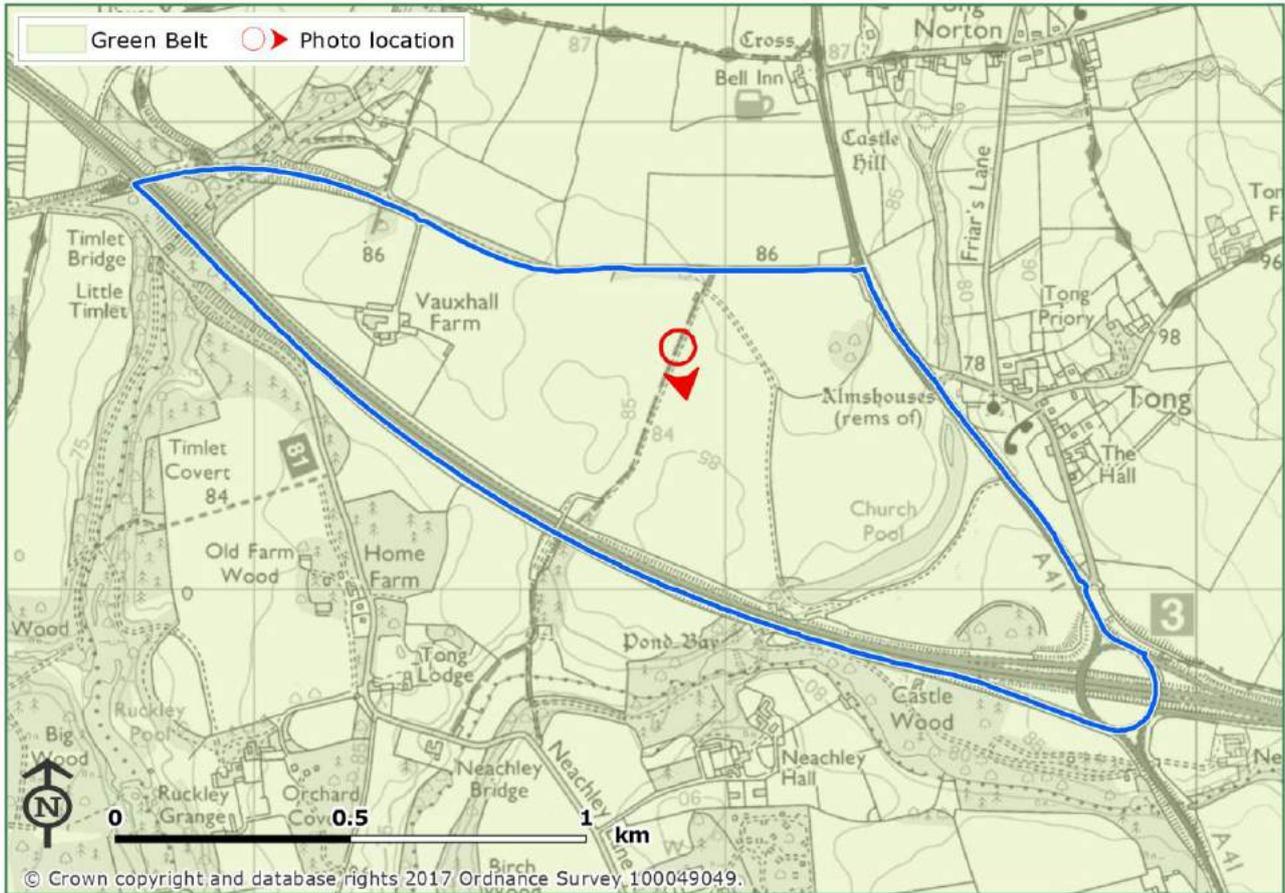
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P25

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P25

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

The parcel is located approximately 2.4km and 2.2km from the settlements of Shifnal and Albrighton respectively, however it does not lie directly between them. The parcel is located to the immediate north of Parcels 13 and 29 which are located directly between the settlements and the M54 motorway separates the parcel from these. Receptors travelling along the motorway may perceive a relationship between the settlements, however intervisibility is limited due to vegetation and embankments. The parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

This parcel contains the farmstead of Vauxhall Farm which is in keeping with the countryside. The M54 motorway defines the southern boundary and the M54/A41 is located in the south-east of the parcel. These large urbanising features can be seen from areas of the parcel and lead to a sense of encroachment in places, particularly in the south-east corner of the parcel. The parcel is open and displays the characteristics

Land Parcel Ref: P25

Parcel Type: Green Belt Parcel

of the countryside, however is has a partially weakened. The Green Belt plays a moderate role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas located within Shifnal, and Albrighton/ Donington. In practice, the parcel has very little intervisibility with these historic settlement areas and does not contribute to the immediate setting or wider setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

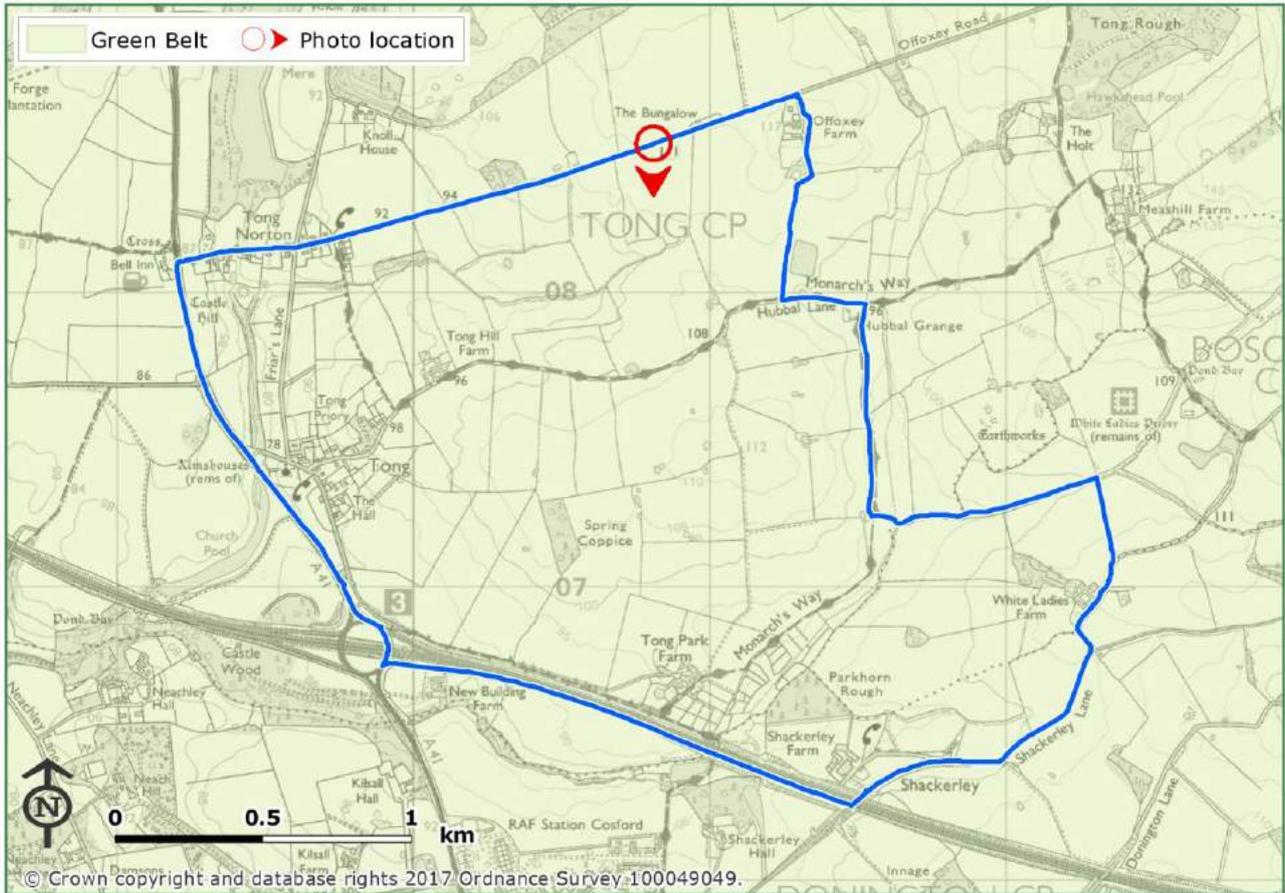
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P26

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P26

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: No Contribution

Notes:

The parcel is located approximately 1.5km north of Albrighton but does not lie between two settlements being considered under Purpose 2 for this study. The land parcel makes no contribution to preventing the merging or erosion of the visual or physical gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

The small hamlets of Tong and Tong Norton are located within the parcel to the West and the small hamlet of Shackerley is located within the parcel to the south east. These hamlets are washed over by the Green Belt. The M54 also runs along the southern edge of the parcel however the motorway embankments and associated vegetation limit the encroachment caused. The urbanising influences within the parcel are limited and the parcel is open and displays the characteristics of the countryside. The Green Belt plays a strong role safeguarding the countryside from encroachment.

Land Parcel Ref: P26

Parcel Type: Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal and Albrighton. In practice, there is little intervisibility between this parcel and these settlements. The openness of the undulating land within this parcel is not considered to form part of the immediate setting of these historic settlements, however it does make a limited contribution to its wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

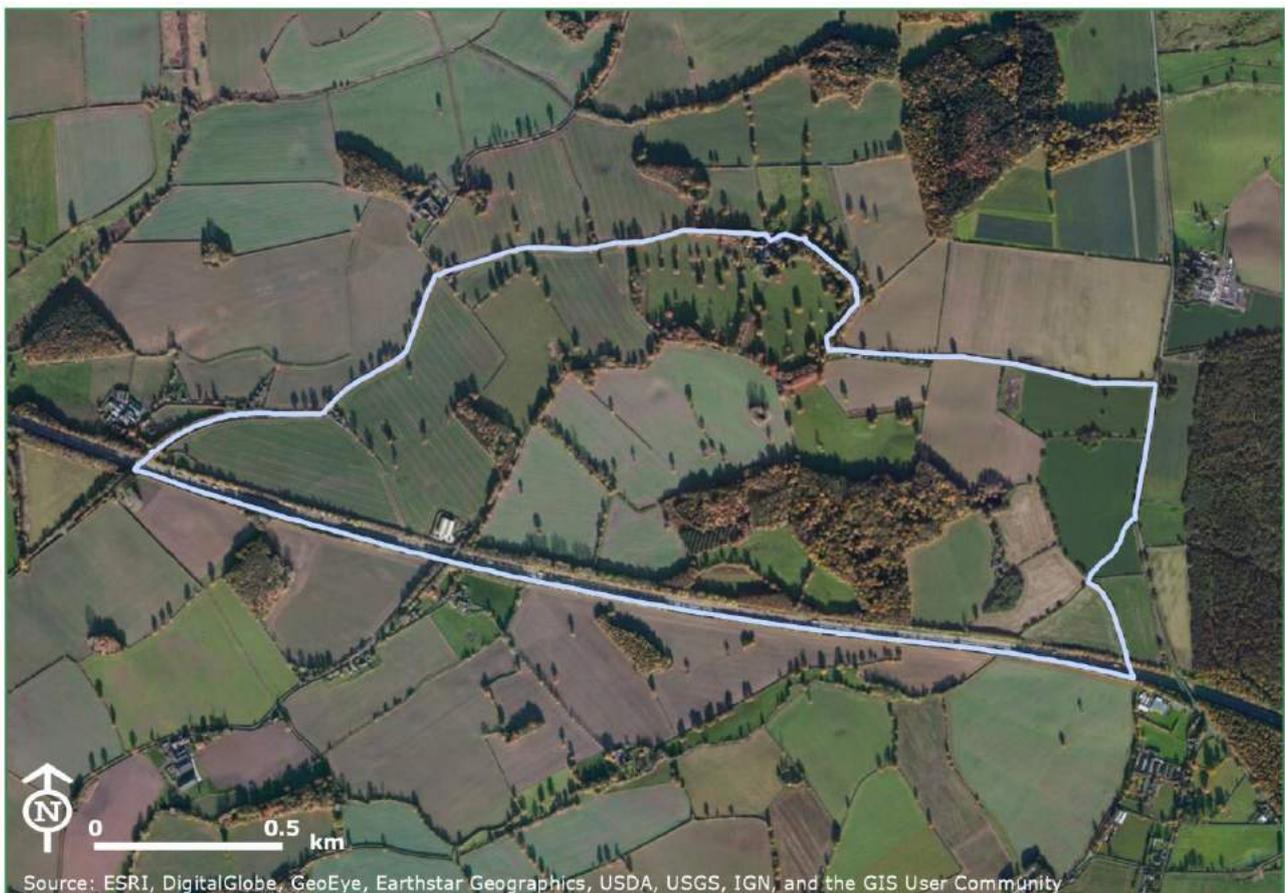
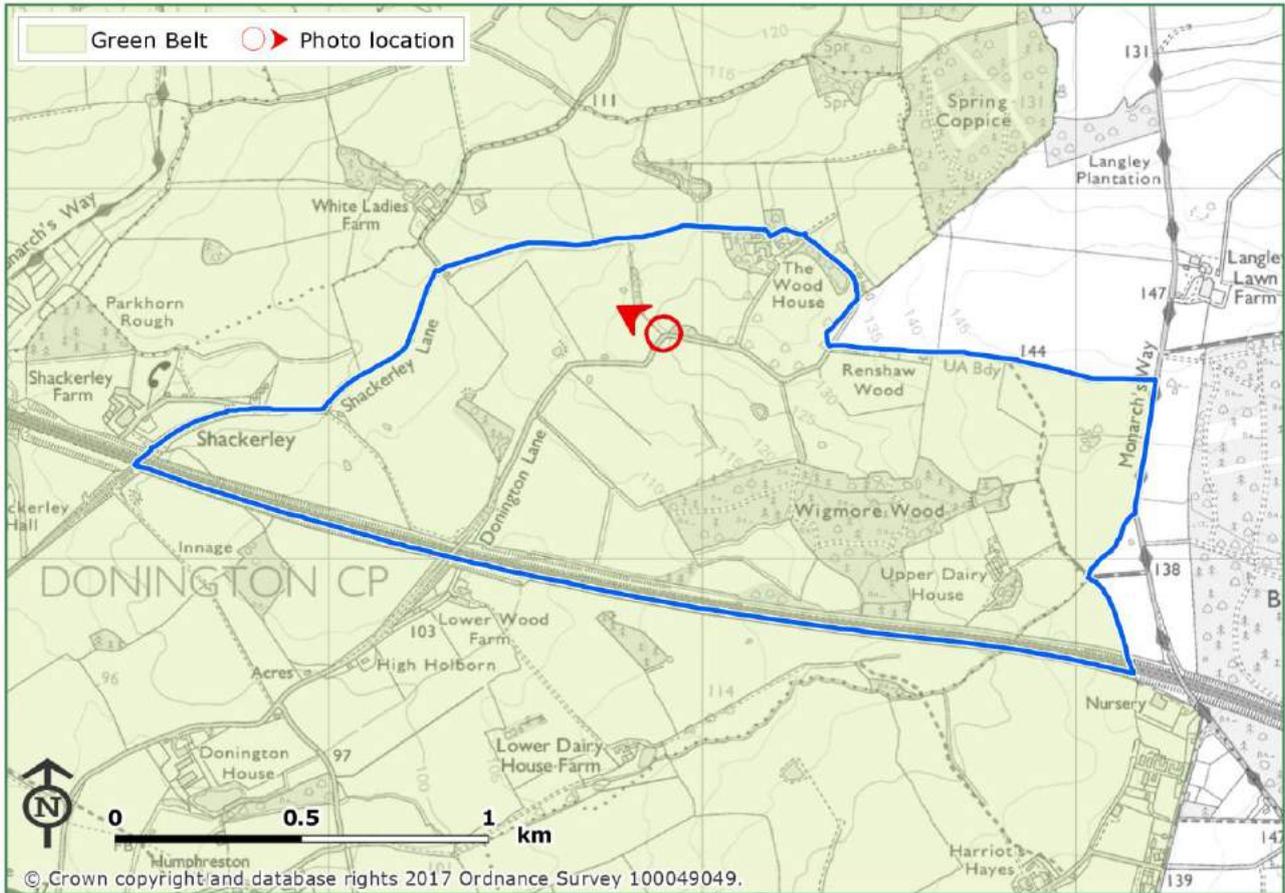
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P27

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: No Contribution

Notes:

The parcel is located approximately 1.5km north of Albrighton but does not lie between two settlements being considered under Purpose 2 for this study. The land parcel makes no contribution to preventing the merging or erosion of the visual or physical gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is little sense of encroachment due to the area being almost entirely free of development. The M54 runs along the southern edge of the parcel however the motorway embankments and associated vegetation limit the encroachment caused. The parcel is open and displays the characteristics of the countryside. The Green Belt plays a strong role safeguarding the countryside from encroachment.

Land Parcel Ref: P27

Parcel Type: Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas located within, Albrighton/ Donington and Codsall. In practice, there is little intervisibility between this parcel and these historic settlement areas. The openness of the gently undulating and sloping land within this parcel is not considered to form part of the immediate setting of these historic settlements; however it does contribute to preserving the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

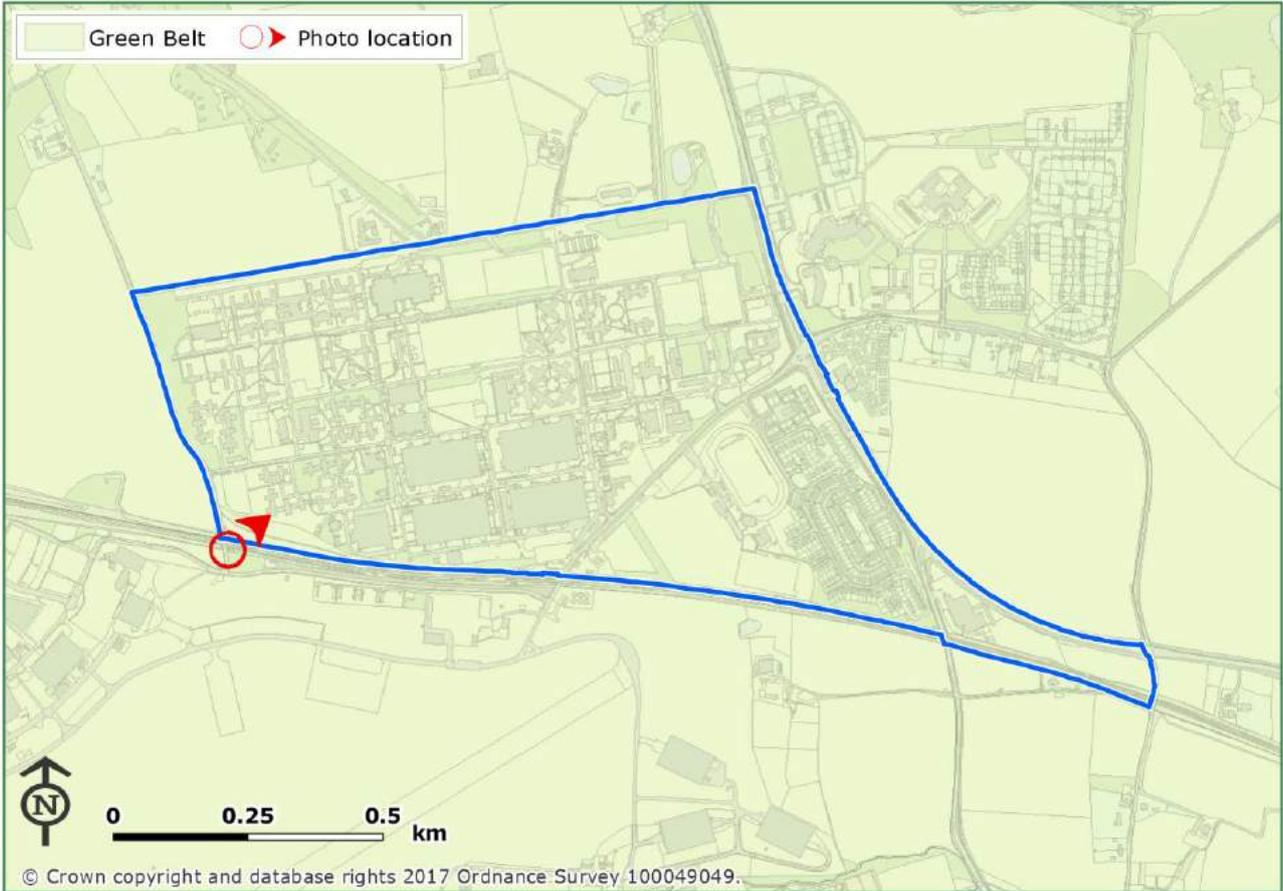
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P28

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

The parcel is located between the settlements of Albrighton (approx. 500m south) and Shifnal (approx. 3.7km northwest). The parcel is almost fully developed containing numerous buildings of the large RAF Cosford Military Base. This development has already lead to the perception of narrowing the gap between Shifnal and Albrighton, especially when viewed from the railway line travelling between Shifnal and Albrighton. The parcel is considered to be playing a weak role in preventing the merging of Shifnal and Albrighton as the site is already developed.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Weak

Notes:

There has already been extensive urban encroachment within the parcel due to the development at RAF Cosford. This includes houses, floodlit sports pitches, large areas of hard standing and large hanger buildings. This development is a historical legacy which is washed over by the Green Belt. The parcel makes a weak contribution to preventing encroachment of the countryside.

Land Parcel Ref: P28

Parcel Type: Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas located within Shifnal, and Albrighton/ Donington. In practice, there is little intervisibility between this parcel and these historic settlement areas. This parcel is almost entirely developed and does not play a role in the immediate or wider setting of these the historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

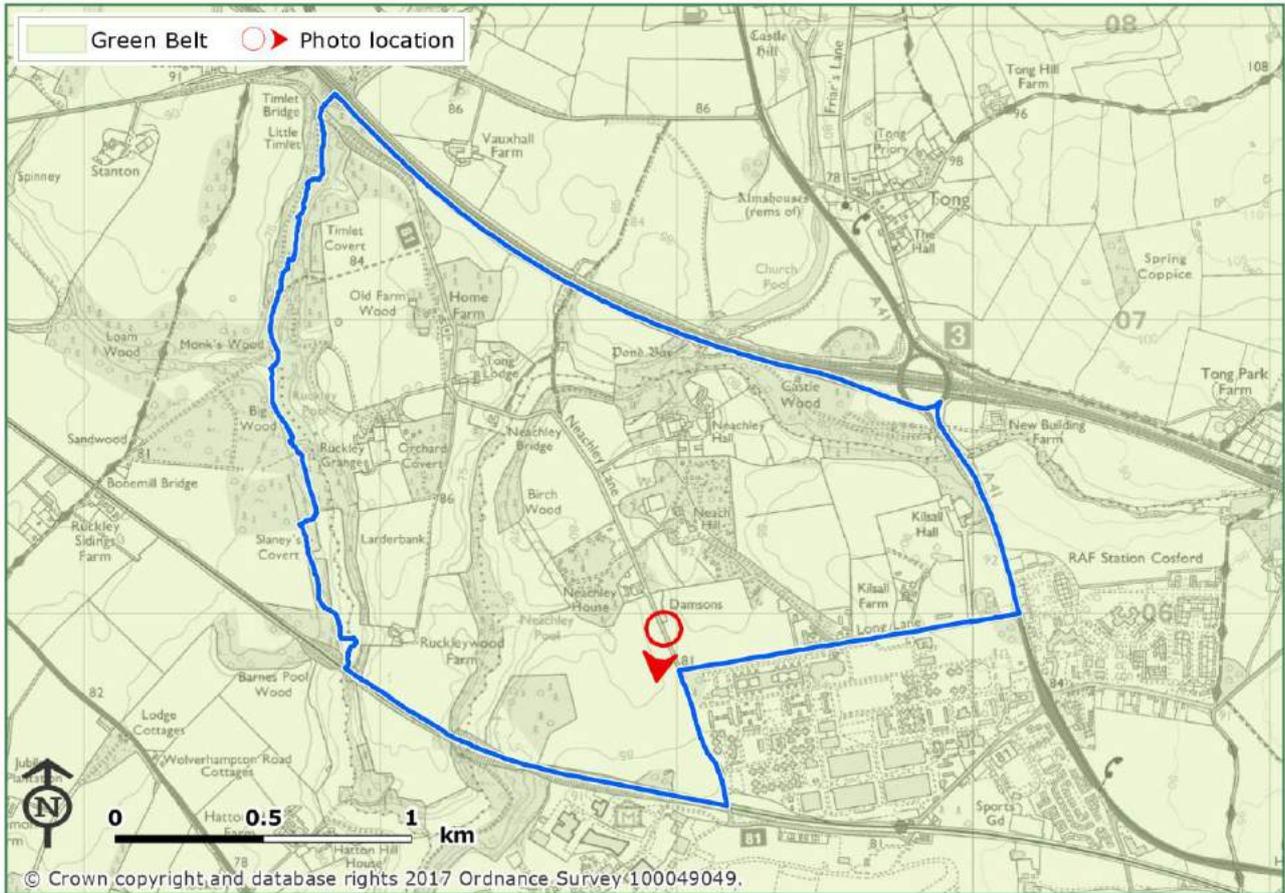
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P29

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P29

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

The parcel forms part of the gap between the settlements of Albrighton (approx. 1.3km south-east) and Shifnal (approx. 1.8km northwest). The intervening development of RAF Cosford is also located between the parcel and Albrighton. Any new development that took place within the parcel, and subsequent loss of openness, could lead to perception that the westward growth of Cosford is narrowing the gap between Albrighton and Shifnal.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

This parcel contains the historic large houses of Ruckley Grange, Tong Lodge and Neachley Hall, as well as a number of isolated farms and dwellings, this development is in keeping with the countryside. The M54 runs along the northern boundary and is largely screened by large road embankments, cuttings and vegetation, which limits the sense of encroachment. Large buildings that are part of RAF Cosford and the RAF museum, located within neighbouring parcels, are visible from parts of the parcel. This causes a sense of encroachment, however this is limited and localised to southern areas of the parcel. The remaining areas are

Land Parcel Ref: P29

Parcel Type: Green Belt Parcel

open, display the characteristics of the countryside and are rural. The Green Belt plays a moderate role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas located within Shifnal, and Albrighton/ Donington. In practice, there is little intervisibility between this parcel and these historic settlement areas. The openness of elevated land within this parcel is not considered to form part of the immediate setting of these settlements, however it does make a limited contribution to its wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

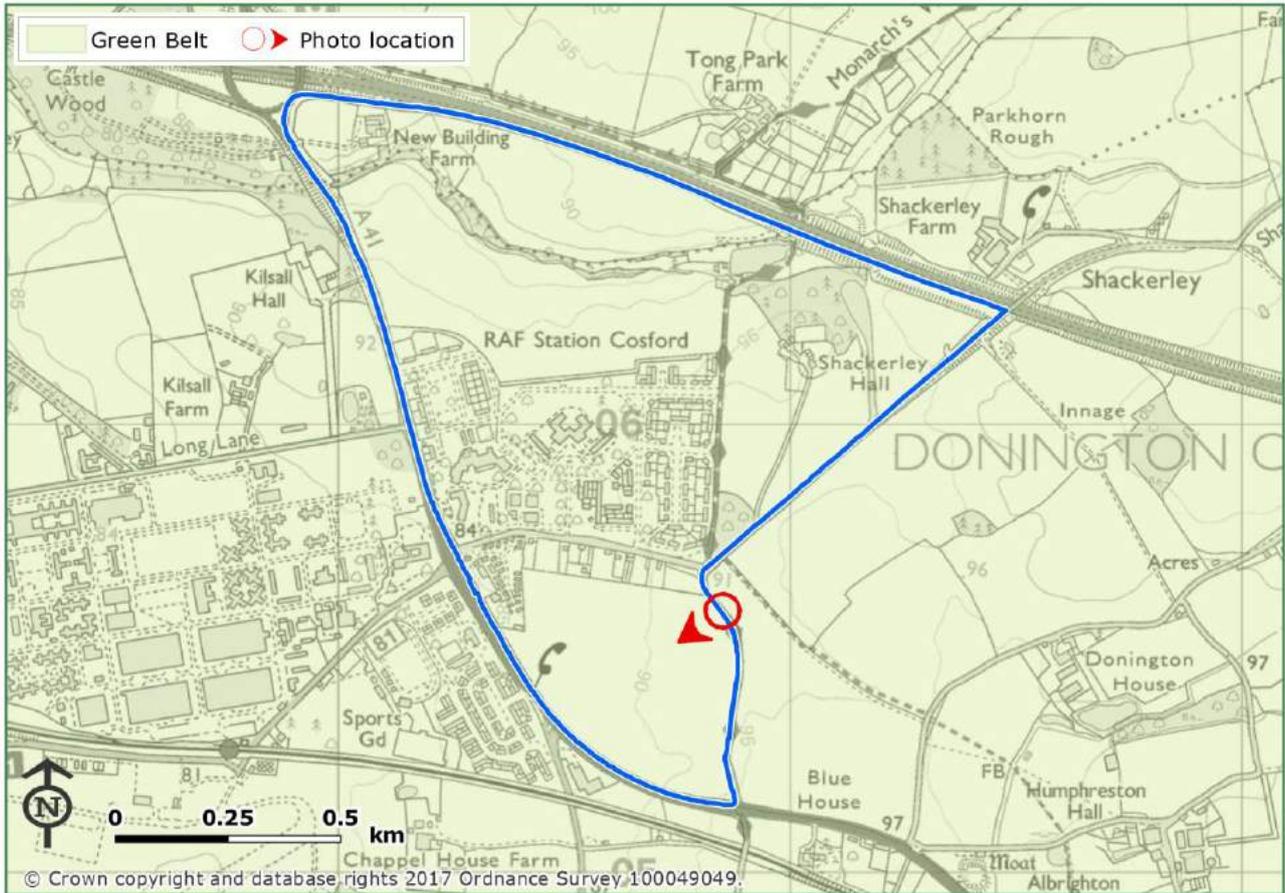
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P30

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P30

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

The parcel is located approximately 600m to the north of Albrighton. The parcel lies within the gap between the settlements of Albrighton and Shifnal (approx. 4.0km northwest). A good proportion of the west of the parcel is developed, containing numerous buildings of the large RAF Cosford Military Base, a retirement village, a cluster of dwellings, a petrol station, and a caravan outlet. This development has led to a perception of narrowing the gap between Shifnal and Albrighton, when travelling along the A41. However, the remaining open areas of the parcel, particularly in the northwest, do play a limited role in preventing further reduction of the visual and physical distance between these two settlements. Therefore, any loss of openness would be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There has already been a level of urban encroachment within the parcel due to the development linked to RAF Cosford, as well as a retirement village, a cluster of dwellings, a petrol station, a supermarket and a caravan outlet. The remaining open areas of the parcel have characteristics of the countryside, comprising

Land Parcel Ref:

P30

Parcel Type:

Green Belt Parcel

arable land, woodland, and the large gardens of Shackerley Hall. The parcel is considered to be making a moderate contribution to preventing encroachment of the countryside within the parcel.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas located within Shifnal, Albrighton/ Donington. In practice, there is little intervisibility between this parcel and these historic settlement areas.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

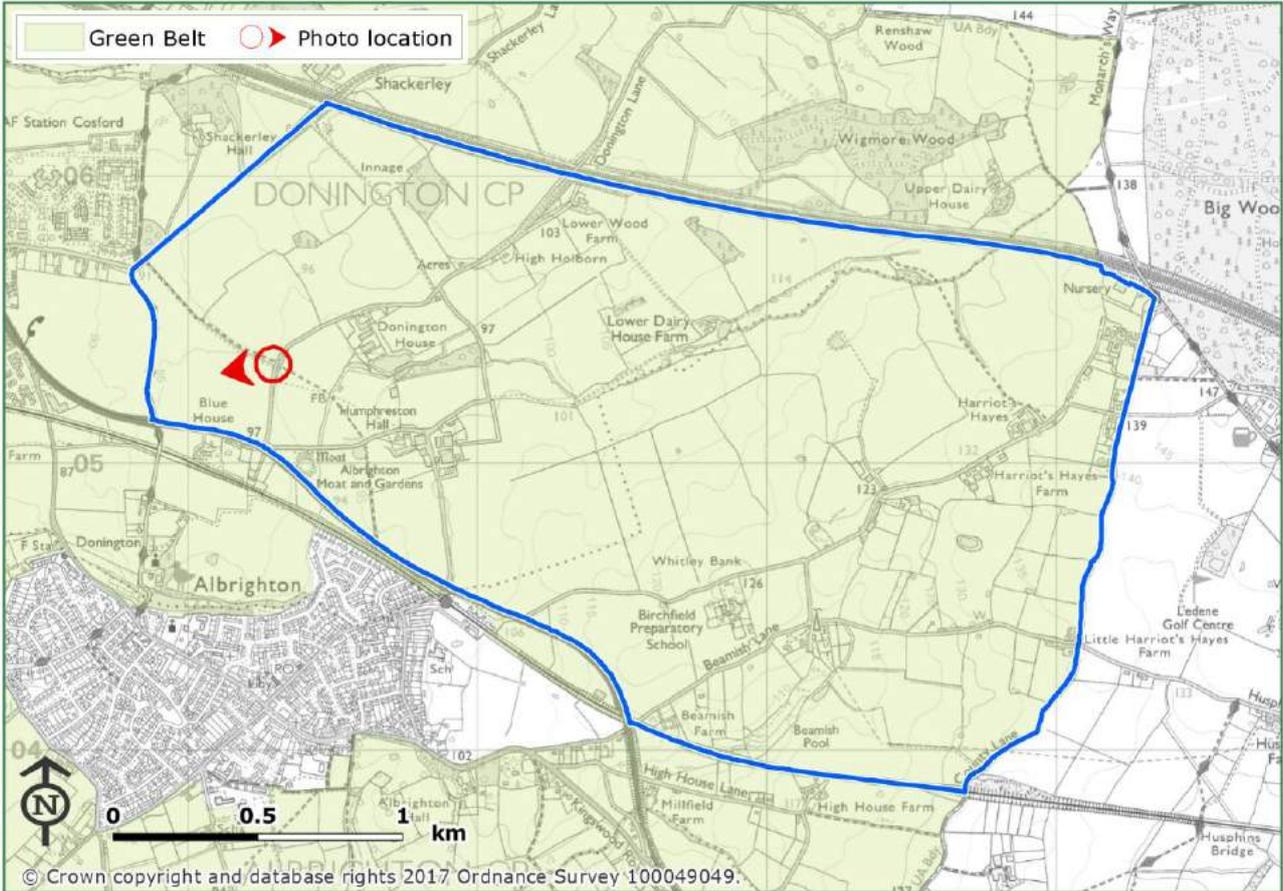
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P31

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P31

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

This parcel is located approximately 30m north of the settlement boundary of Albrighton. The south eastern portion of the parcel is located between Albrighton and Codsall, a settlement approximately 1.6km east of the parcel which is inset in the Green Belt within South Staffordshire. It also lies between Albrighton and the West Midlands conurbation. Any new development that took place within the parcel could lead to perception of narrowing the gap between these two settlements, particularly when travelling along the railway line which runs through Albrighton and Codsall.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is little sense of encroachment due to the area being almost entirely free of development, with the exception of agricultural developments (which are not considered to have an urbanising influence). The M54 lines the northwest of the parcel, however embankments and vegetation reduce the sense of encroachment caused by this. The parcel therefore plays a strong role safeguarding the countryside from encroachment.

Land Parcel Ref:

P31

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Shifnal, Albrighton/ Donington. In practice, the parcel has some intervisibility with the Donington and Albrighton conservation areas, however it is largely screened from view by the railway line with embankments that pass through the north of Shifnal. The openness of the land within the parcel is not considered to form an important part of the immediate setting of this historic settlement, however it does contribute to its wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

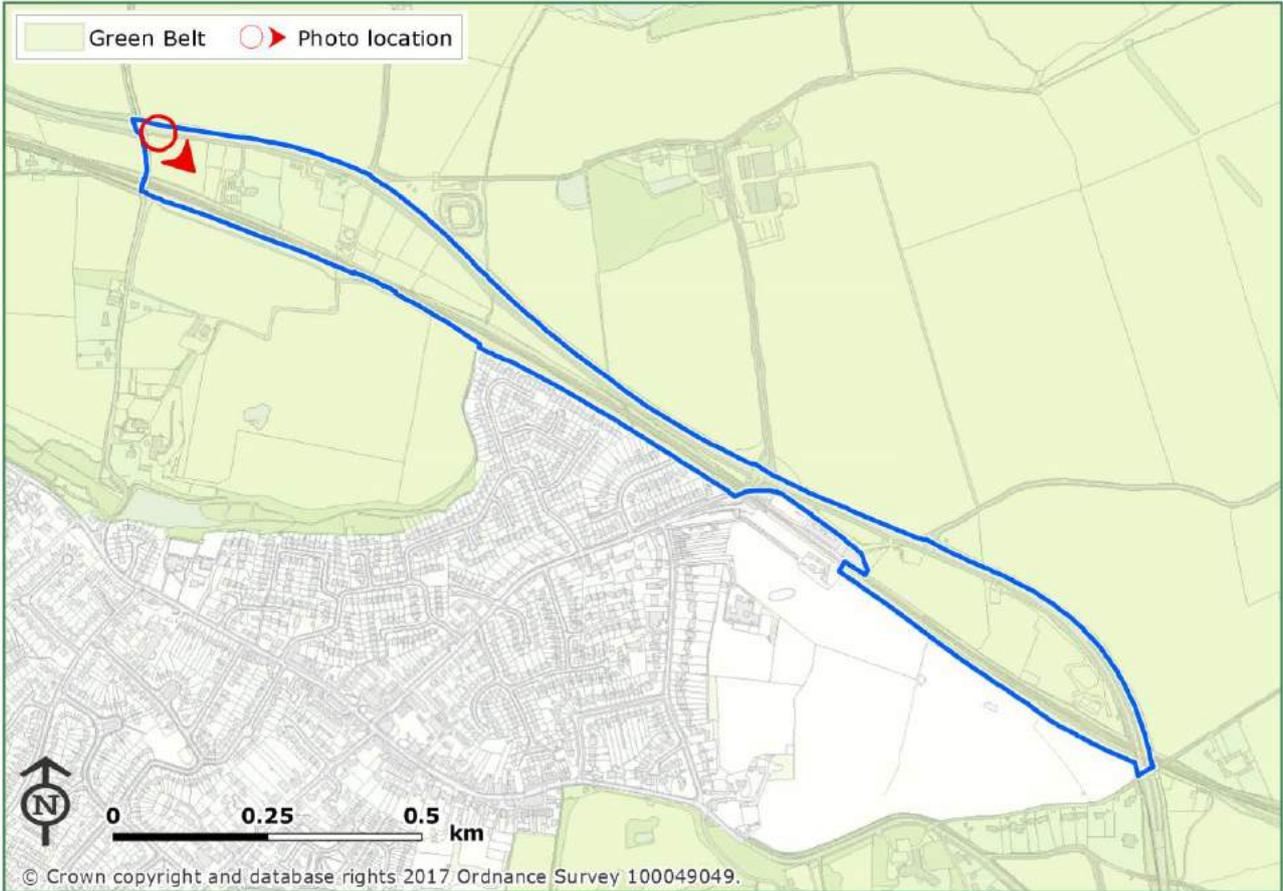
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P32

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P32

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

Parcel P32 is located adjacent to the northern settlement boundary of Albrighton. The south eastern portion of the parcel is located between Albrighton and Codsall, a settlement approximately 3.1km east of the parcel which is inset in the Green Belt within South Staffordshire. It also lies between Albrighton and the West Midlands conurbation. The parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Weak

Notes:

There is a strong sense of encroachment within Parcel P32 as a result of the narrow nature of the parcel, being tightly bound on either side by the A41 and the railway. Additionally, the majority of the southern boundary of this parcel is also adjacent to the settlement of Albrighton which is either composed of residential development, land safeguarded for settlement expansion, land designated for housing, or protected for employment according to the Shropshire Council Local Plan. Development within Parcel P32

Land Parcel Ref: P32

Parcel Type: Green Belt Parcel

includes a large area of hardstanding and associated buildings to the east of the parcel, residential properties and farm buildings. The parcel does not display the characteristics of open countryside. The Green Belt plays a weak role in safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Moderate

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Albrighton/ Donington. In practice, there is some intervisibility between this parcel and the Donington Conservation Area, although the railway line forms a substantial visual barrier. The openness of the flat land within this parcel is considered to make a moderate contribution to the immediate setting this historic settlement.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P33

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P33

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

This parcel is located to the east of Albrighton (the parcel is adjacent to a small portion of Albrighton's eastern settlement boundary). The parcel is located between Albrighton and Codsall, a settlement approximately 2km east of the parcel which is inset in the Green Belt within South Staffordshire. It also lies between Albrighton and the West Midlands conurbation. The parcel plays some role in preventing the merging or erosion of the visual or physical gap between these settlements. Loss of openness would be perceived as reducing the gap between the settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

The A41 and railway line border the parcel to the southwest and north respectively, and the A41 / Beamish Lane junction is located to the northwest of the parcel adjacent to the settlement of Albrighton, all of which may contribute to some sense of encroachment within the parcel. There are several farm developments within the parcel but these are not considered to have an urbanising influence. The majority of the parcel contains the characteristics of countryside, has very little urbanising development, and is open. The Green

Land Parcel Ref:

P33

Parcel Type:

Green Belt Parcel

Belt plays a strong role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Moderate

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Albrighton/ Donington and Codsall. In practice, there is some intervisibility between this parcel and the Albrighton Conservation Area. The openness of the elevated land within this parcel is considered to make a moderate contribution to the setting this historic settlement.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P34

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P34

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

This parcel is located between the settlements of Albrighton and Codsall, a settlement approximately 2.7km east of the parcel which is inset in the Green Belt within South Staffordshire. It also lies between Albrighton and the West Midlands conurbation. The parcel plays some role in preventing the reduction of the visual or physical distances between these settlements. Loss of openness would be perceived as reducing the gap between the settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

Built development within the parcel includes a large wholesale nursery to the south east of the parcel, including glasshouses. The development is considered to be appropriate development within the Green Belt and has not therefore been treated as an urbanising influence. Other development includes scattered residential properties and the hamlets around Kingswood Road to the east and along woodhouse lane to the south. The majority of the parcel contains the characteristics of countryside, has very little urbanising development, and is open. The Green Belt plays a strong role in safeguarding the countryside from

Land Parcel Ref:

P34

Parcel Type:

Green Belt Parcel

encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Moderate

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Albrighton/ Donington. In practice, there is some intervisibility between this parcel and the Albrighton Conservation Area. The openness of the elevated land within this parcel is considered to make a moderate contribution to the setting this historic settlement.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P35

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P35

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the eastern settlement boundary of Albrighton. The parcel is located between Albrighton and Codsall, a settlement approximately 3km east of the parcel which is inset in the Green Belt within South Staffordshire. It also lies between Albrighton and the West Midlands conurbation. The parcel does not extend further than the easternmost section of Albrighton and therefore the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of clusters of residential properties in the northeast of the parcel and due to the settlement of Albrighton along the northern edge of the parcel. This consists of residential development or land safeguarded for settlement expansion according to Shropshire Local Plan. The land parcel does however contain the characteristics of countryside, has limited urbanising development, and is relatively open. The Green Belt plays a moderate role safeguarding the countryside from

Land Parcel Ref:

P35

Parcel Type:

Green Belt Parcel

encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Albrighton/ Donington. In practice, the parcel is located partially within the Albrighton Conservation Area with the openness of the land playing a major role in its setting. The openness of the land within the parcel is considered to contribute positively to the historic significance of Albrighton and to its special character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

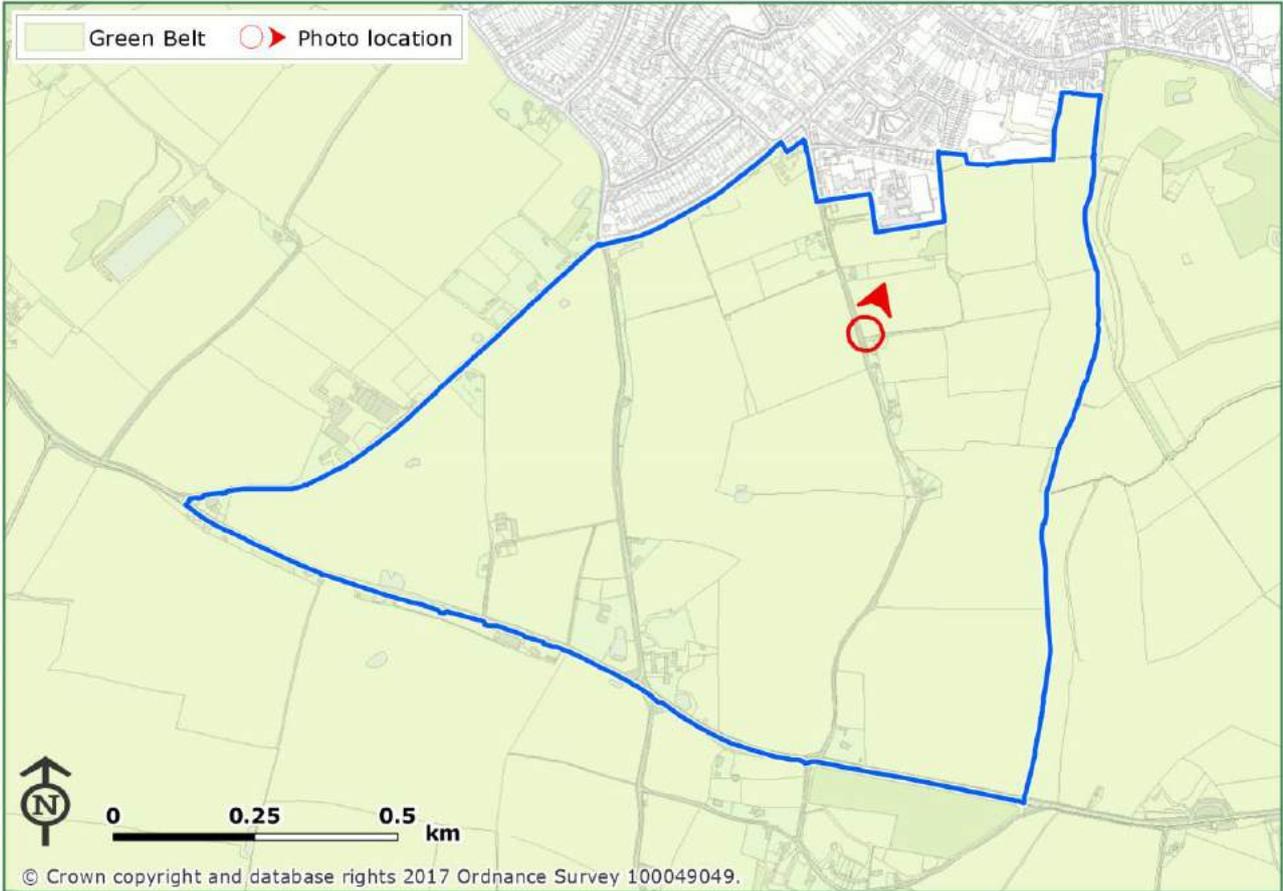
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P36

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P36

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Albrighton and lies between the settlements of Telford and Wolverhampton. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

Built development within the parcel includes scattered residential properties and farm buildings. There is some sense of encroachment within the parcel to the north as a result of the settlement edge of Albrighton. The parcel itself however contains the characteristics of countryside, has limited urbanising development, and is relatively open.

Land Parcel Ref: P36

Parcel Type: Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas located within Albrighton/ Donington. In practice, a small portion of the north eastern corner of the parcel is located partially within the Albrighton Conservation Area, with the openness of the land within this parcel playing a major role in its setting. Therefore much of the parcel is considered to contribute positively to the historic significance of Albrighton and its special character. It should be noted that the land located along the settlement edge in the north-west of this parcel has no intervisibility with the Albrighton Conservation Area or any other historic settlement areas assessed under Purpose 4. It therefore does not play a key role in the immediate setting of these historic settlements and preforms a weaker role under Purpose 4.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

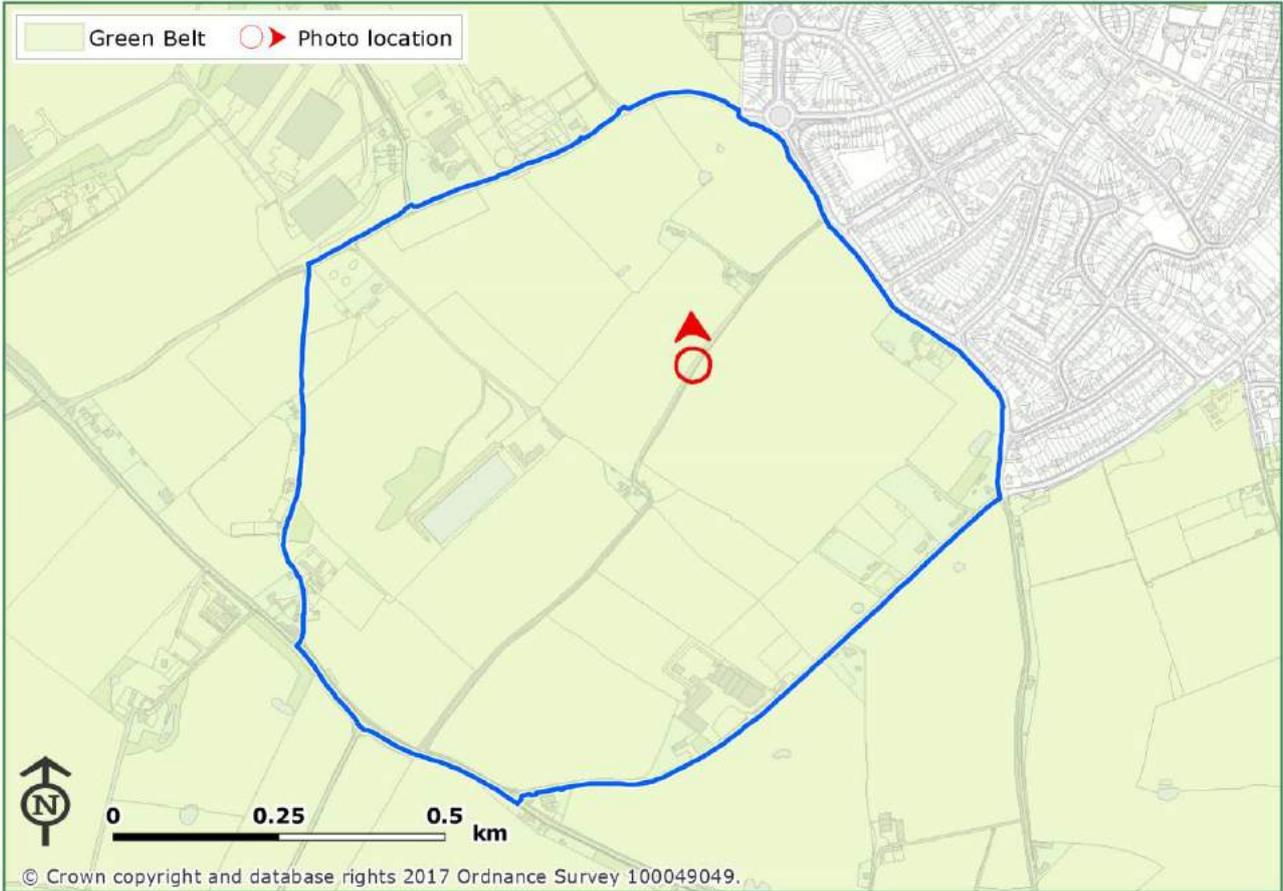
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P37

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P37

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Albrighton. The parcel is located between the settlements of Albrighton and Shifnal, approximately 2.8km to the northwest. There is limited physical or visual relationship between the settlements, which are over 3km apart, and RAF Cosford is located between the settlements. The parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of the settlement of Albrighton bordering the parcel to the northeast and the A464 lining the parcel to the southwest. In addition to this, floodlit tennis courts at Albrighton Cricket Club are located adjacent to the parcel along its western edge, as well as the hamlet of Whiston Cross. A cluster of houses are also located in the east of the parcel and Enterprise Business Park is located in the southeast. However the urbanising influences are limited and the majority of

Land Parcel Ref:

P37

Parcel Type:

Green Belt Parcel

the parcel contains the characteristics of countryside, has limited urbanising development, and is relatively open. The Green Belt plays a moderate role in safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Moderate

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas within Albrighton/ Donington. In practice, there is very little intervisibility between the this parcel and these settlement areas. However, due to its close proximity to both the Donington and Albrighton conservation areas, the openness of the land plays a role in providing a sense of these historic settlements being contained by a rural landscape.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

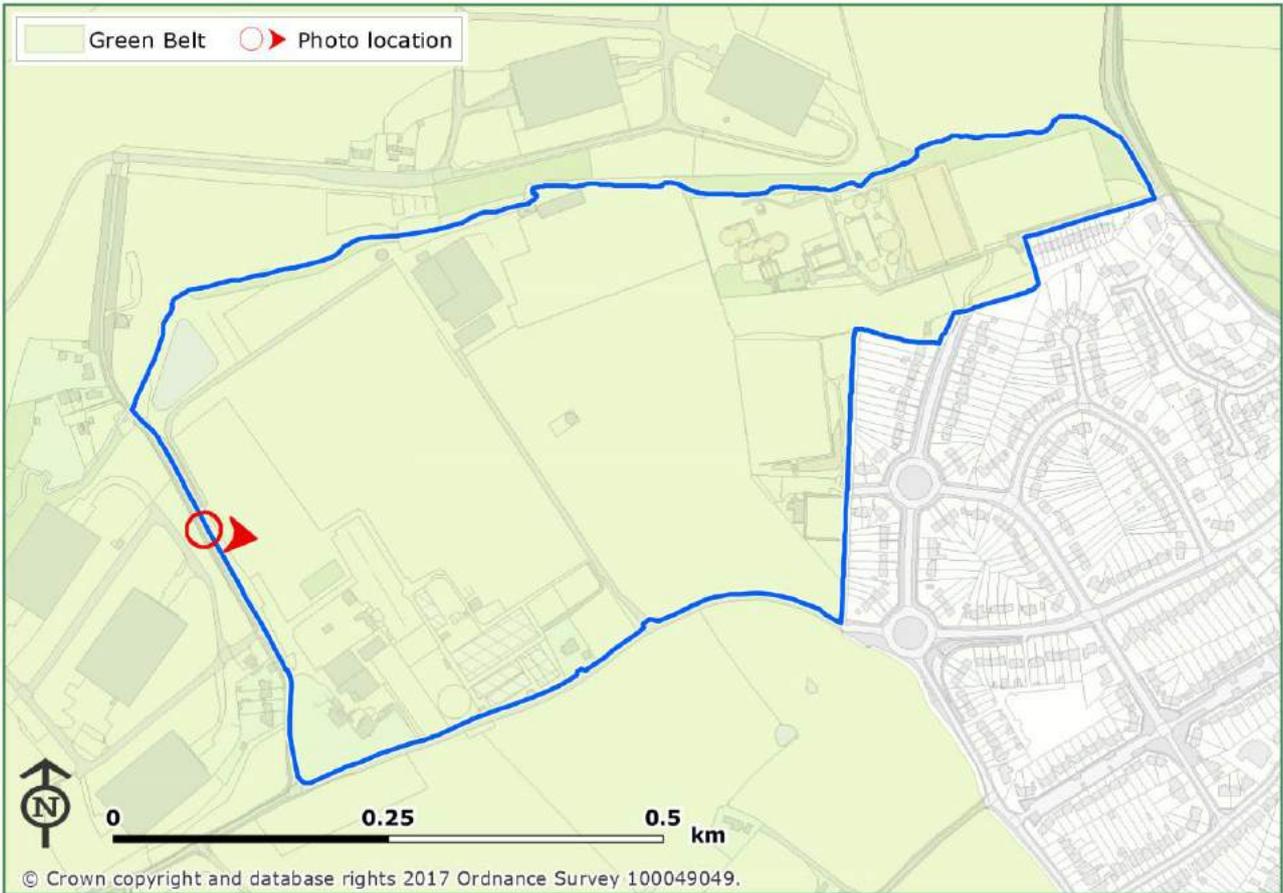
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P38

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P38

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the western settlement boundary of Albrighton. The parcel is located between the settlements of Albrighton and Shifnal, approximately 5km northwest of the parcel. RAF Cosford located to the east and north of the parcel, lies between the two settlements and already leads to the perception of narrowing the gap between Shifnal and Albrighton, especially when viewed from the railway line travelling between Shifnal and Albrighton. The parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Weak

Notes:

There is a sense of encroachment within the parcel as a result of the settlement of Albrighton bordering the parcel to the east. Additionally, the floodlit Albrighton Bowling Club is also located in the east of the parcel, including a large area of hard standing for the car park, and a sewage works is located in the northeast of the parcel. A large plant nursery occupies the majority of the parcel. Although this constitutes appropriate

Land Parcel Ref:

P38

Parcel Type:

Green Belt Parcel

development within the Green Belt, its associated large areas of hardstanding, car park, and large metal buildings give the parcel a semi-developed character. RAF Cosford borders much of the northwest and southwest of the parcel, however this part of RAF Cosford is less urbanised than the area further north, and is comprised mainly of grass covered bunkers and the runway approximately 300m northwest of the parcel border. Taking account of the fact that nurseries are appropriate development within the Green Belt, the parcel remains relatively open, however it does not have strong characteristics of the countryside. The Green Belt plays a weak role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas within Albrighton/ Donington. In practice, there is very little intervisibility between the flat land within this parcel and these settlement areas, The Parcel contains a relatively high amount of development which weakens any rural character; therefore it does not make a important contribution to the wider rural setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

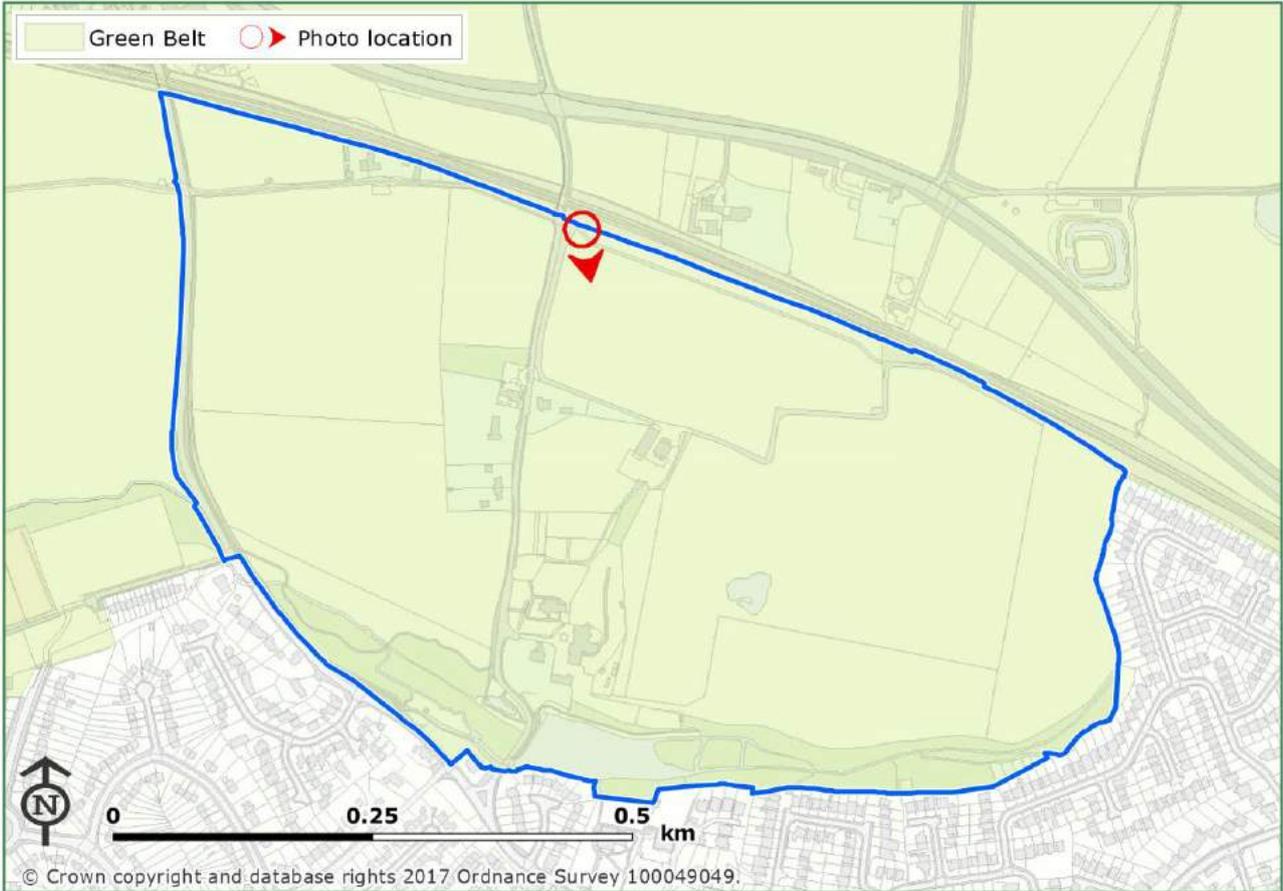
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P39

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P39

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the northern settlement boundary of Albrighton. The parcel is located between the settlements of Albrighton and Shifnal, to the northwest of the parcel. There is limited physical or visual relationship between the settlements, which are over 3km apart, and RAF Cosford is located between the settlements. The parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of the hamlet of Donington and a care home, including a large area of hard standing for the car park. In addition, the railway track runs adjacent to the parcel to the north, the development of RAF Cosford is located to the north east of the parcel, and the settlement of Albrighton is located to the south and east of the parcel. However vegetation and the embankment along the railway track, the vegetation along the boundary of RAF Cosford, and the woodland

Land Parcel Ref:

P39

Parcel Type:

Green Belt Parcel

within Donington and Albrighton local nature reserves in the south of the parcel all reduce the sense of encroachment felt within the parcel. The majority of the parcel contains the characteristics of countryside, has limited urbanising development, and is relatively open. The Green Belt plays a moderate role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Albrighton/ Donington. In practice, the parcel is located partially within the Donington Conservation Area with the rural character of the parcel playing a major role in its setting. The openness of the parcel is considered to contribute positively to the historic significance of Albrighton and to the special character and setting of the Donington Conservation Area.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P40

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P40

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate

Notes:

The parcel forms part of the gap between the settlements of Albrighton (approx. 100m east) and Shifnal (approx. 2.8km northwest). RAF Cosford located within the parcel and north of the parcel, lies between the two settlements and already adds to the perception of narrowing the gap between Shifnal and Albrighton, especially when viewed from the railway line travelling between Shifnal and Albrighton. The parcel does however play some role in preventing the reduction of the visual or physical distances between settlements. Loss of openness would be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Weak

Notes:

There has already been extensive urban encroachment into the parcel due to the on-going development at RAF Cosford. This includes large buildings, hangers and large areas of hard standing in the northwest and north of the parcel. In addition to this, there are grass covered bunkers located to the east and southeast of the parcel and a runway located across the centre of the parcel. This development is a historical anomaly which is washed over by the Green Belt. In addition to this, the A464 borders the parcel to the southeast and

Land Parcel Ref:

P40

Parcel Type:

Green Belt Parcel

the railway line borders the parcel to the north, both of which could also cause a sense of encroachment within the parcel. The Green Belt plays a weak role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas within Albrighton/ Donington. In practice, there is some limited intervisibility between the flat land within this parcel and the Donington Conservation Area. The Parcel contains a relatively high amount of development, including RAF Cosford, and has very little rural character; therefore it does not make a strong contribution to the rural setting, an important characteristic of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P41

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P41

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Beckbury. Beckbury is not a town being considered with regard to Purpose 2. However the parcel does lie between the settlements of Telford and Wolverhampton. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between the settlements. Loss of openness would not be perceived as reducing the gap between these settlements.

Whilst it is acknowledged that Beckbury is not a town being considered with regard to Purpose 2 it is noted that any new development that took place within the parcel could lead to the perception of narrowing the gap between Beckbury and the settlements of Shifnal and Albrighton, as well as the adjacent hamlet of Ryton. This has not however been taken into account in the assessment rating.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

With the exception of the hamlet of Ryton located along approximately 450m of the northern border of the parcel, and the settlement of Beckbury located along approximately 200m of the southern border of the

Land Parcel Ref:

P41

Parcel Type:

Green Belt Parcel

parcel, the parcel is almost entirely free of development and therefore there is little sense of encroachment. The Green Belt is therefore playing a strong role preventing encroachment of the open countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas within Albrighton/ Donington. In practice, the parcel has very little intervisibility with these historic settlement areas and does not contribute to the its setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

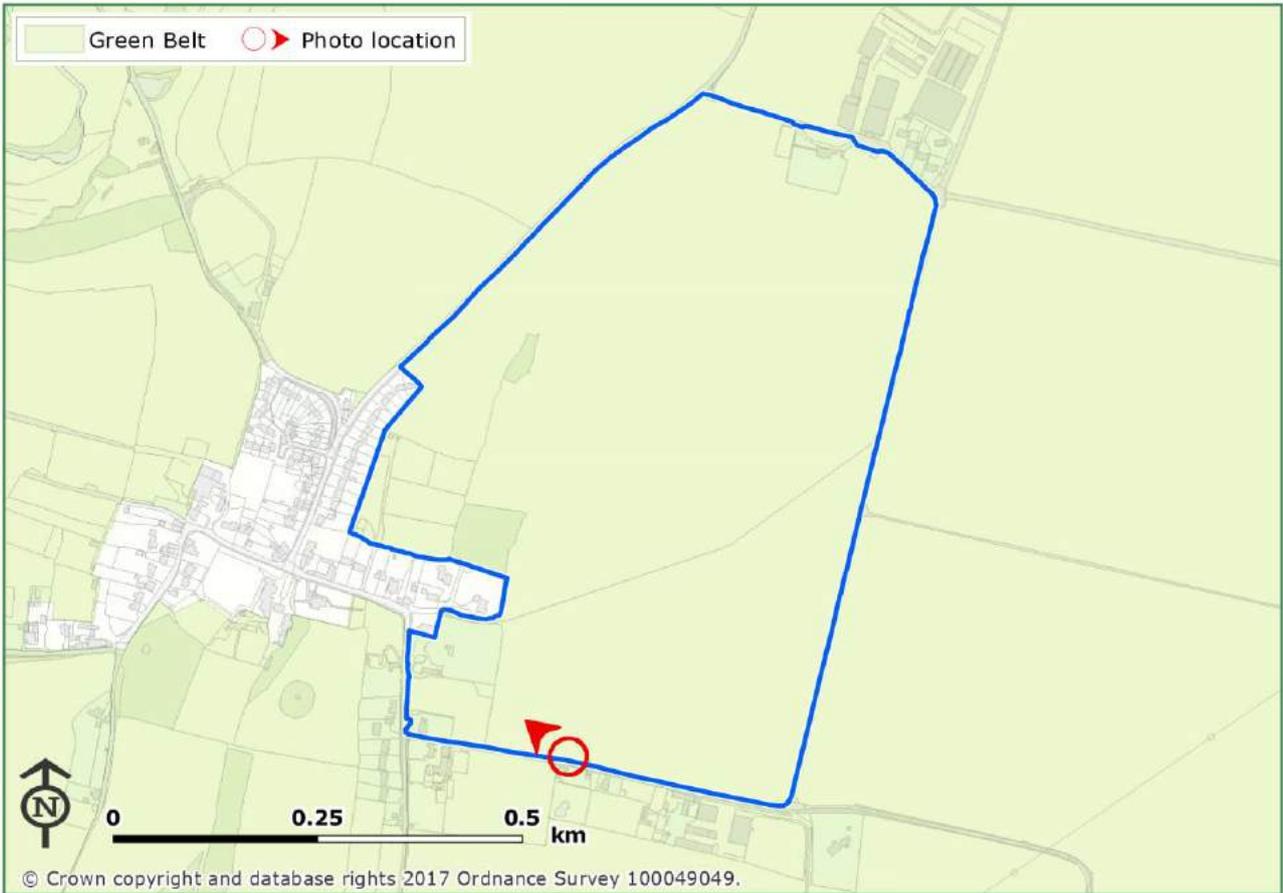
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P42

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Beckbury. Beckbury is not a town being considered with regard to Purpose 2. However the parcel does lie between the settlements of Telford and Wolverhampton. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between the settlements. Loss of openness would not be perceived as reducing the gap between these settlements.

Whilst it is acknowledged that Beckbury is not a town being considered with regard to Purpose 2, it is acknowledged that any new development that took place within the parcel could lead to the perception of narrowing the gap between Beckbury and Albrighton. This has not been taken into account in the assessment rating.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of clusters of houses located within the southwest of the parcel and along the south-western, southern and north-eastern edges of the parcel.

Land Parcel Ref: P42

Parcel Type:

Green Belt Parcel

Additionally the settlement of Beckbury borders the parcel to the west. However, the majority of the parcel contains the characteristics of countryside, has limited urbanising development, and is relatively open. The Green Belt plays a moderate role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas within Albrighton/ Donington. In practice, the parcel has very little intervisibility with these historic settlement areas and does not contribute to the its setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P43

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P43

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Beckbury. Beckbury is not a town being considered with regard to Purpose 2. However the parcel does lie between the settlements of Telford and Wolverhampton. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between the settlements. Loss of openness would not be perceived as reducing the gap between these settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of a cluster of houses located in the northeast of the parcel and the settlement of Beckbury which borders the parcel to the north. However, the majority of the parcel contains the characteristics of countryside, has limited urbanising development, and is open. The Green Belt plays a moderate role safeguarding the countryside from encroachment.

Land Parcel Ref:

P43

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of the historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P44

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P44

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Beckbury. Beckbury is not a town being considered with regard to Purpose 2. However the parcel does lie between the settlements of Telford and Wolverhampton. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between the settlements. Loss of openness would not be perceived as reducing the gap between these settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of a cluster of houses located to the east of the parcel, and the settlement of Beckbury and a cluster of houses bordering the parcel to the north. Additionally, a sewage works is located in the northeast of the parcel. However, the majority of the parcel contains the characteristics of countryside, has limited urbanising development, and is relatively open. The Green Belt plays a moderate role safeguarding the countryside from encroachment.

Land Parcel Ref:

P44

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of the historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

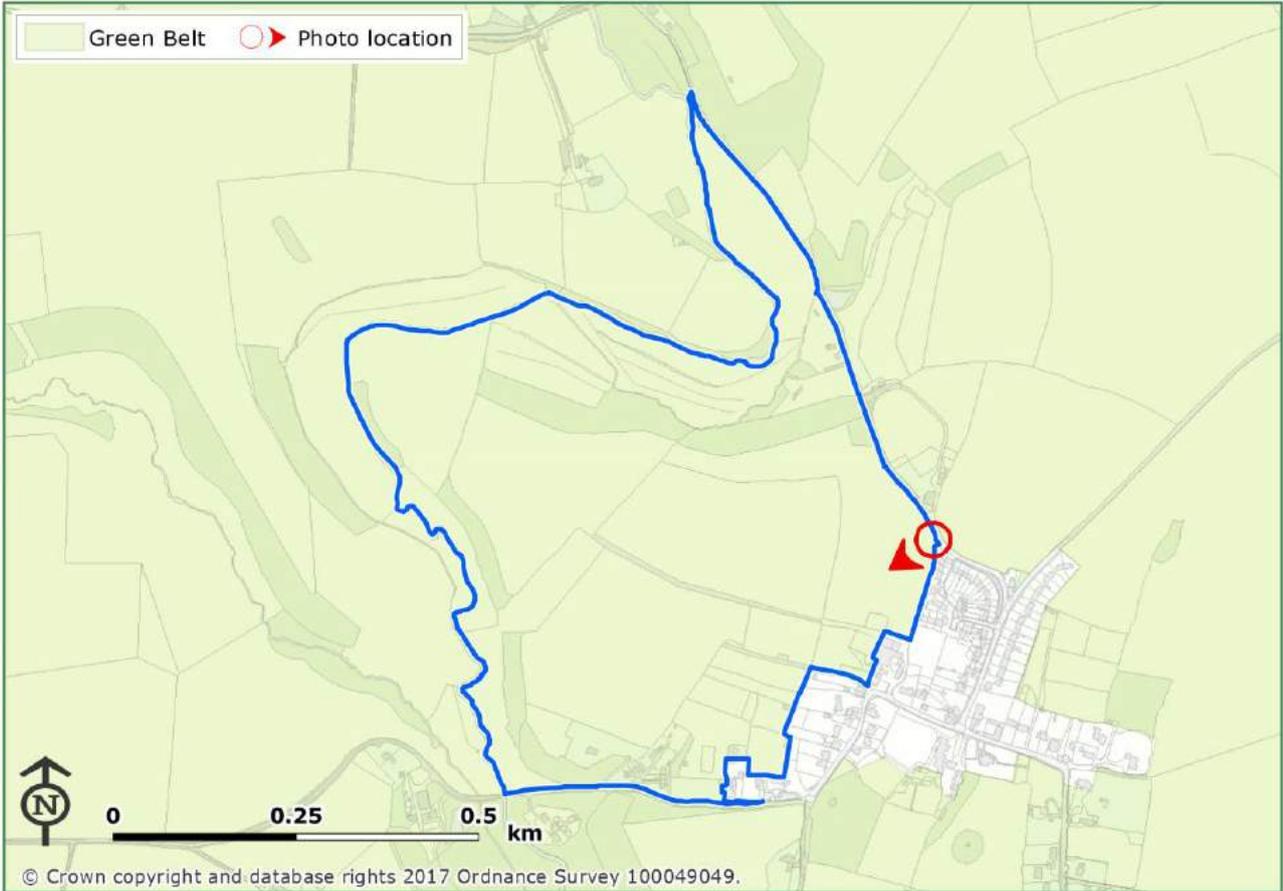
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P45

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P45

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Beckbury. Beckbury is not a town being considered with regard to Purpose 2. However the parcel does lie between the settlements of Telford and Wolverhampton. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between the settlements. Loss of openness would not be perceived as reducing the gap between these settlements

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of a cluster of houses located to the south of the parcel, and the settlement of Beckbury bordering the parcel to the east. However, the majority of the parcel contains the characteristics of countryside, has limited urbanising development, and is relatively open. The Green Belt plays a moderate role safeguarding the countryside from encroachment.

Land Parcel Ref:

P45

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of the historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

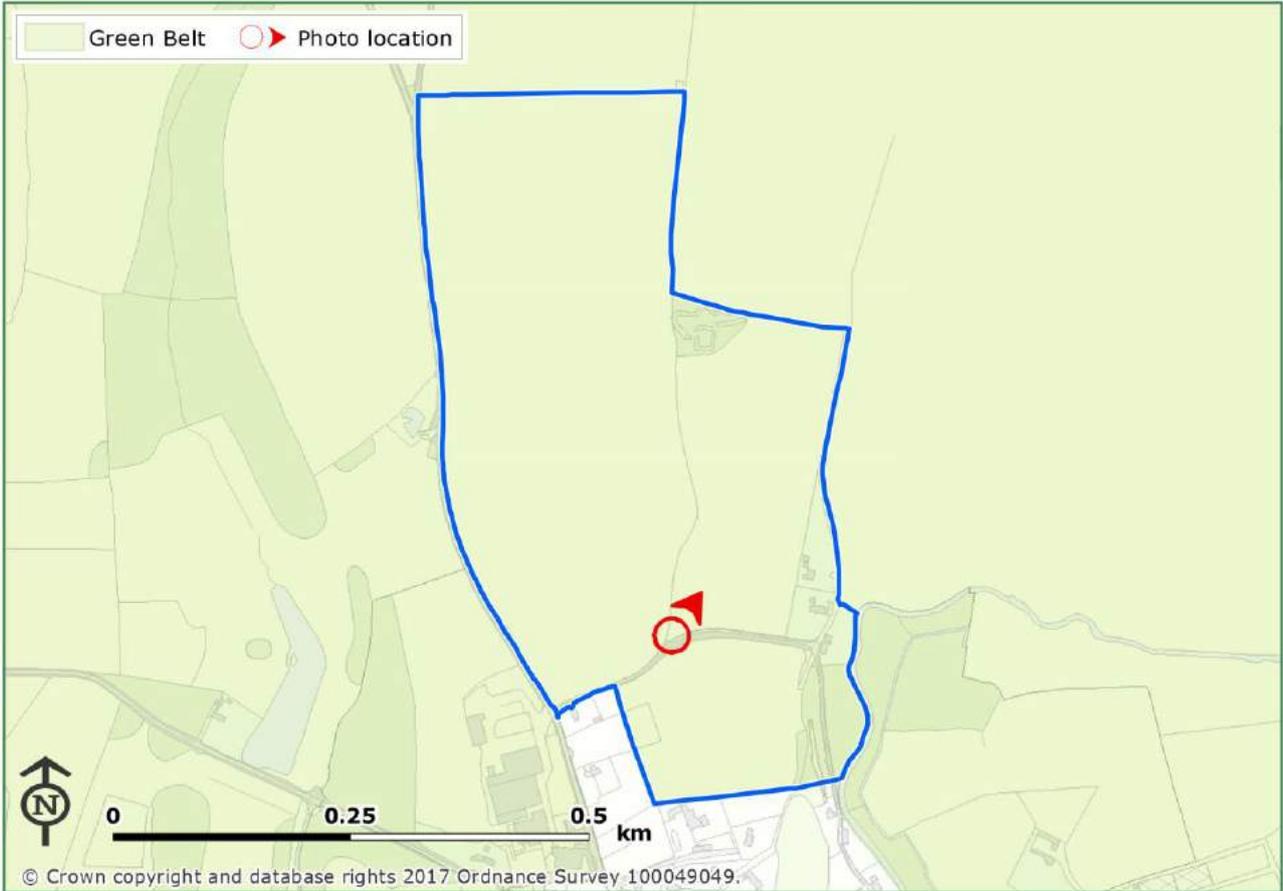
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P46

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P46

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Worfield. Worfield is not a town being considered with regard to Purpose 2. However the parcel does lie between the settlements of Bridgnorth and Albrighton. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between the settlements. Loss of openness would not be perceived as reducing the gap between these settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is a very limited sense of encroachment within the parcel as a result of a cluster of houses located to the east of the parcel, and the settlement of Worfield bordering the parcel to the south. However, the encroachment caused by the settlement is minimal as, with the exception of one hotel and one dwelling, the settlement edge does not extend to the borders of the parcel. Instead, fields, a cemetery (and woodland within the settlement boundary border the parcel). The land parcel contains the characteristics of countryside, has no or very little urbanising development, and is open. The Green Belt parcel is playing a

Land Parcel Ref:

P46

Parcel Type:

Green Belt Parcel

strong role preventing further encroachment of the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

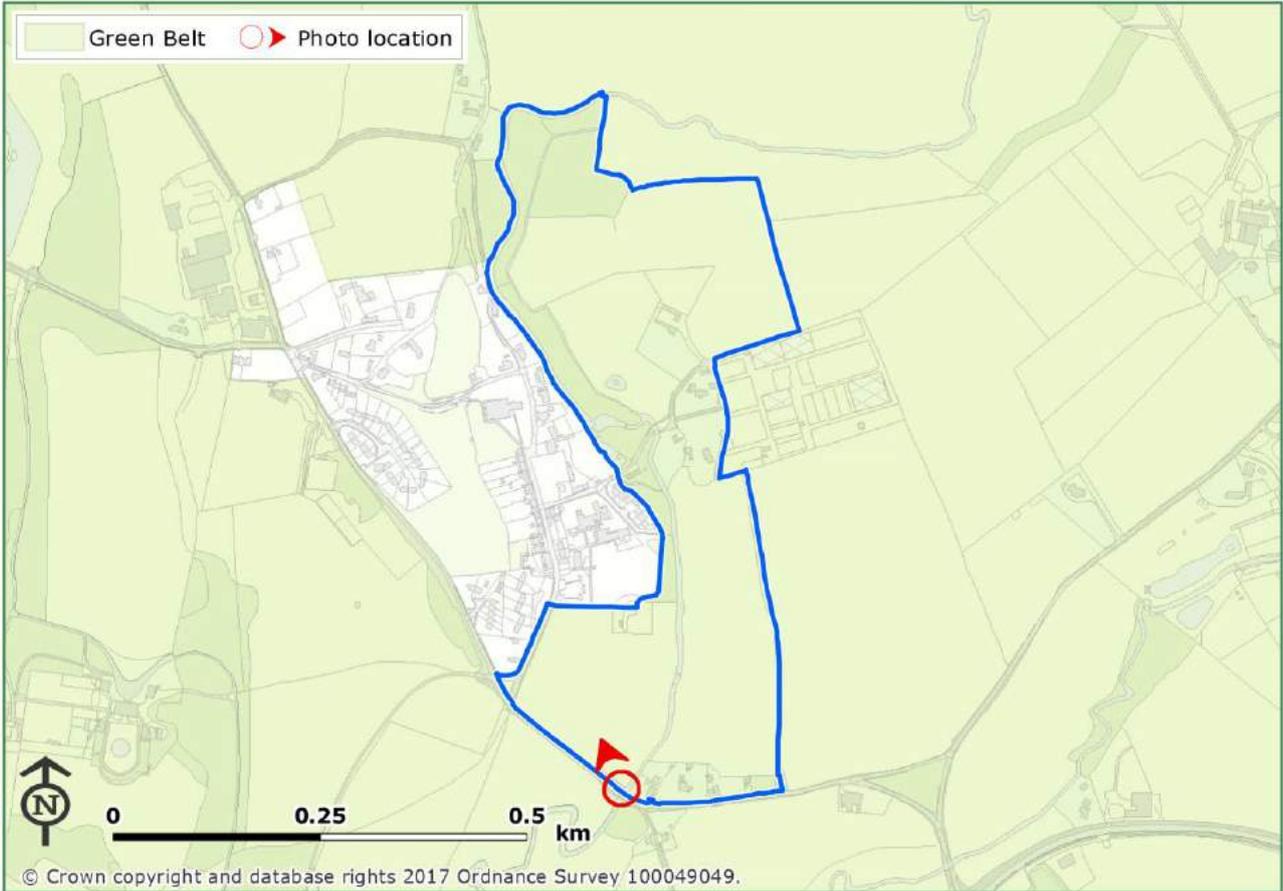
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P47

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Worfield. Worfield is not a town being considered with regard to Purpose 2. However the parcel does lie between the settlements of Bridgnorth and Albrighton. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between these settlements. Loss of openness would not be perceived as reducing the gap between these settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of a cluster of houses located to the south and centre of the parcel, and the settlement of Worfield bordering the parcel to the West. However, the encroachment caused by the settlement is minimal as a band of woodland within the parcel separates the majority of the parcel from the settlement edge. A nursery is located to the centre west of the parcel but this is considered to be an appropriate use within the Green Belt. The majority of the parcel contains the characteristics of countryside, has limited urbanising development, and is relatively open. The Green Belt

Land Parcel Ref:

P47

Parcel Type:

Green Belt Parcel

plays a moderate role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

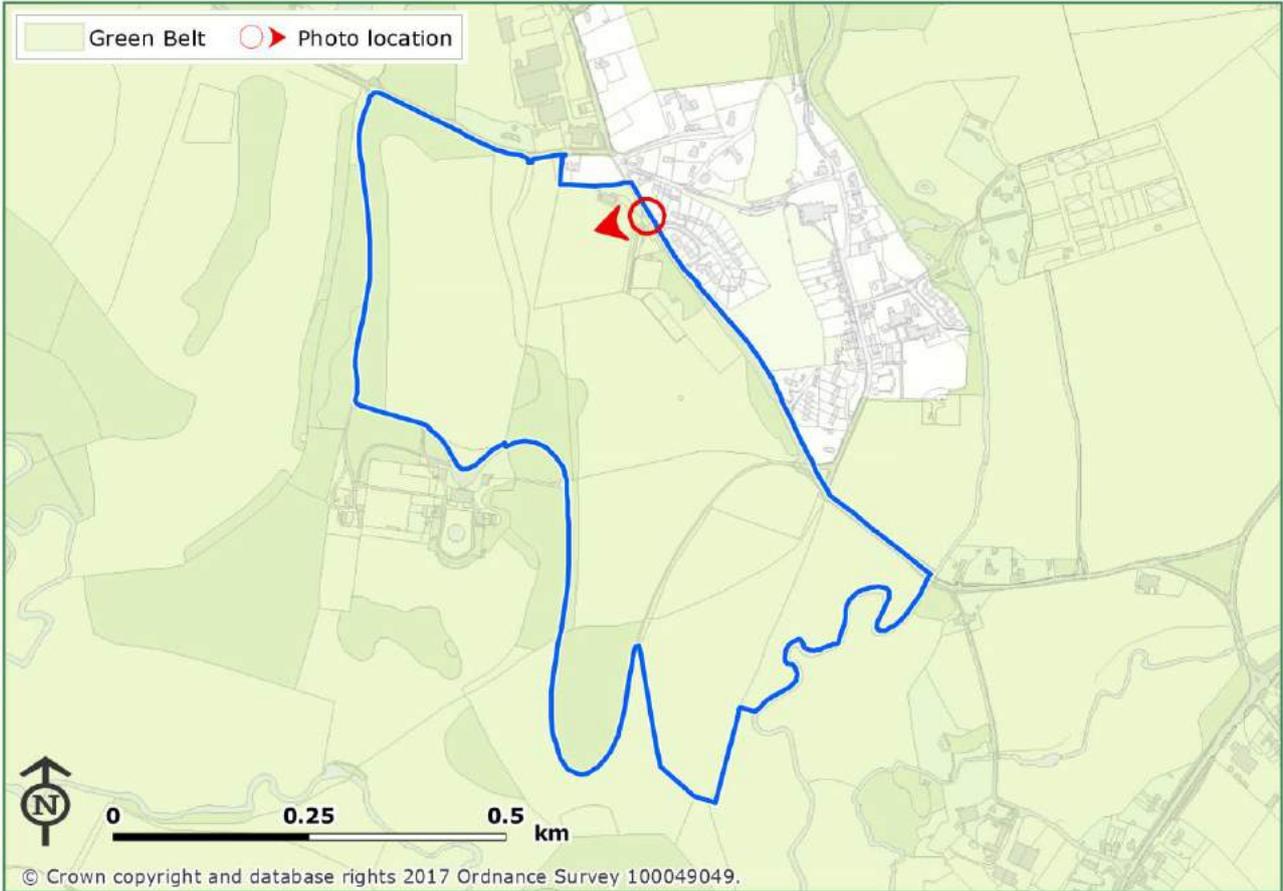
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P48

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Worfield. Worfield is not a town being considered with regard to Purpose 2. However the parcel does lie between the settlements of Bridgnorth and Albrighton. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between these settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is a very limited sense of encroachment within the parcel as a result of Worfield Cricket Club in the northeast of the parcel, including a larger area of hardstanding for the car park and tennis courts. However the majority of this parcel is designated as a registered park and garden and contains the characteristics of countryside, has no or very little urbanising development, and is open. The Green Belt parcel is playing a strong role preventing further encroachment of the countryside.

Land Parcel Ref:

P48

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

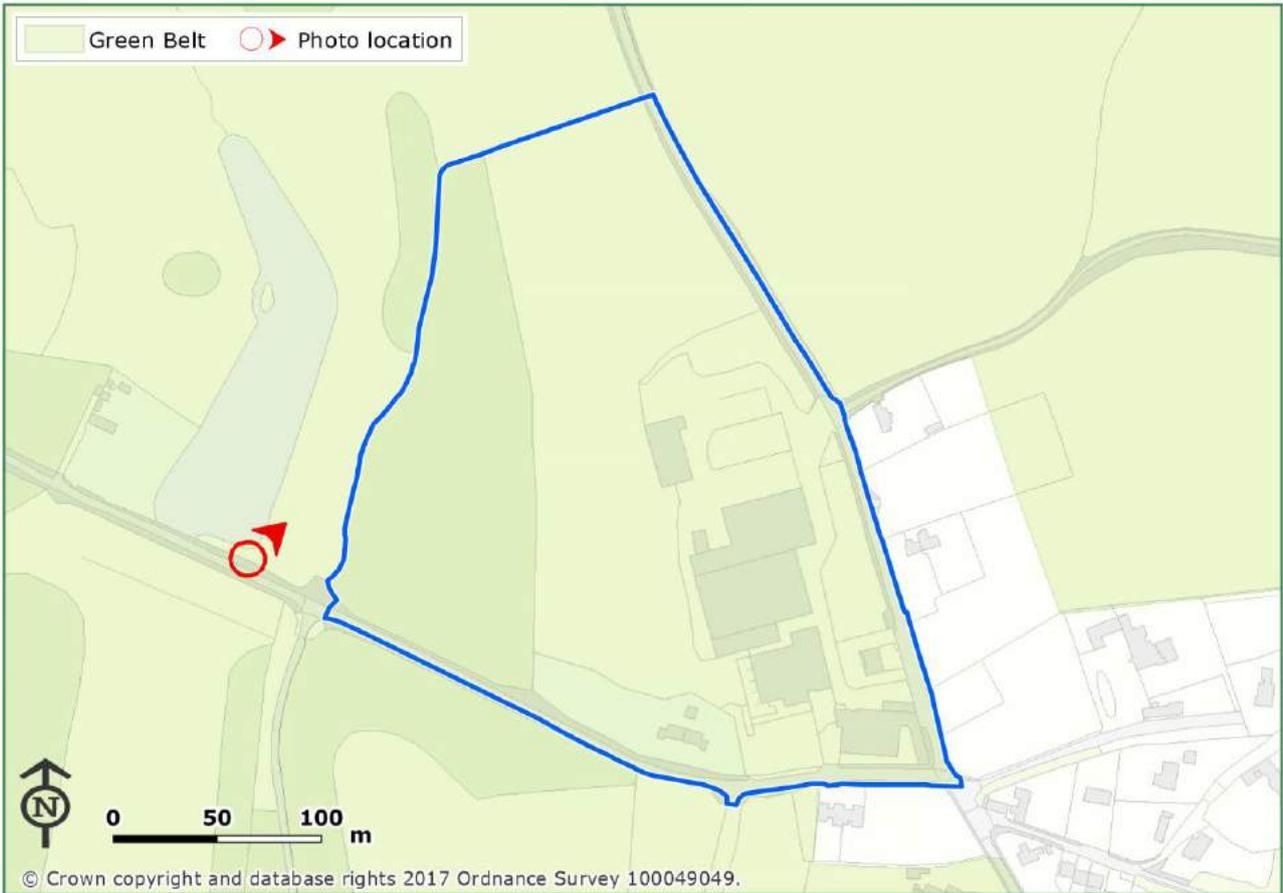
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P49

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Worfield. Worfield is not a town being considered with regard to Purpose 2. However the parcel does lie between the settlements of Bridgnorth and Albrighton. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between these settlements. Loss of openness would not be perceived as reducing the gap between these settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

This parcel contains the large buildings of Hallon Farm which occupy a large proportion of its area. Although these buildings are primarily used for agriculture, and so are deemed appropriate development within the Green Belt, their large size and somewhat industrial appearance reduces the sense of openness within this relatively small parcel. This in turn weakens the rural character of this parcel. Although, it should be noted that this parcel still displays characteristics of the countryside. The Green Belt plays a moderate role safeguarding the countryside from encroachment.

Land Parcel Ref:

P49

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

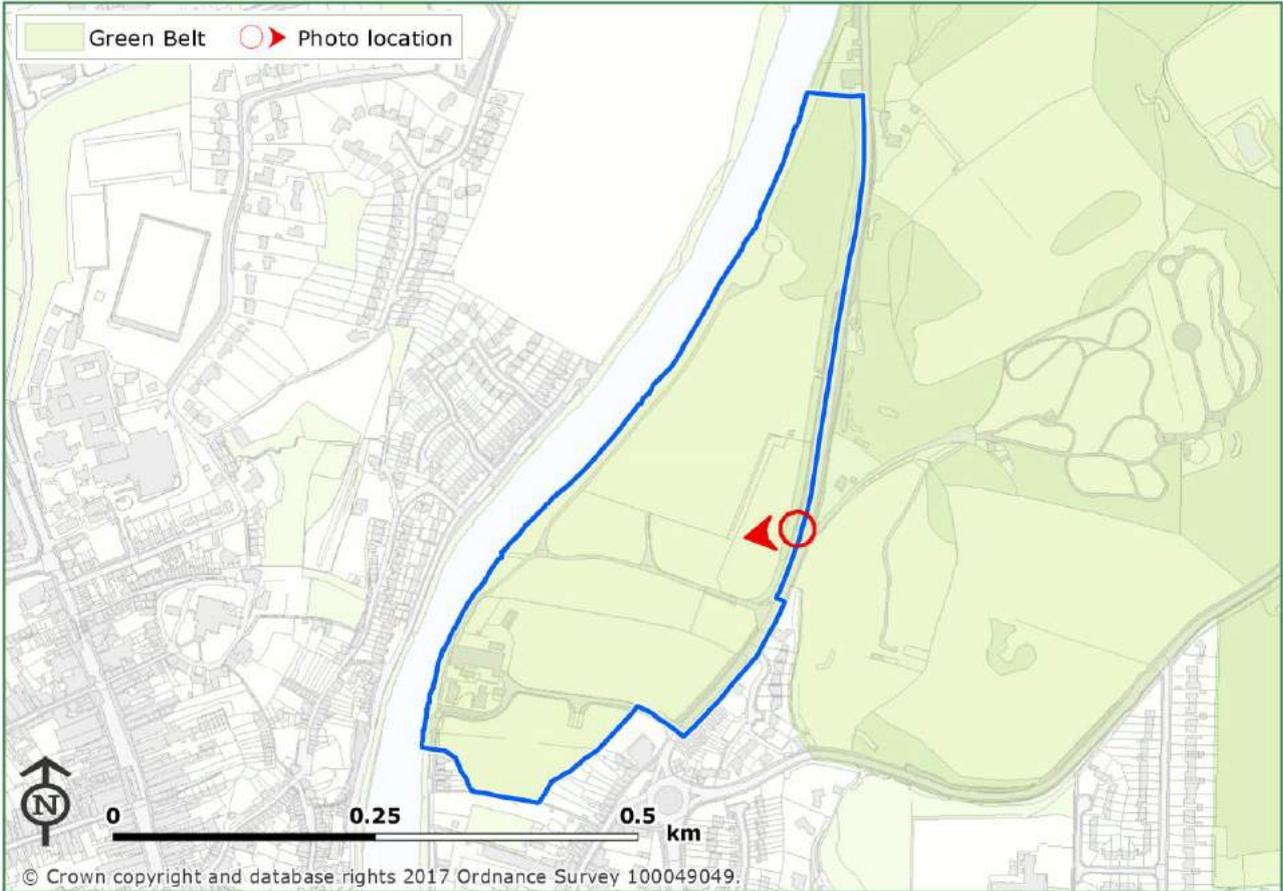
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P50

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is adjacent to the settlement of Bridgnorth. It does lie between the settlements of Bridgnorth and Telford both of which are considered towns with regard to Purpose 2. However, these settlements are over 10km apart. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between these settlements. Loss of openness would not be perceived as reducing the gap between Bridgnorth and Telford.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Weak

Notes:

There is a sense of encroachment within the parcel as a result of a cluster of properties including various dwellings, Malthouse (antique centre), a car garage, and Bridgnorth Canoe Club, as well as associated large areas of hard standing and a car park. Additionally, the urban area of the Bridgnorth encloses the south of the parcel and a large area of hardstanding for the Severn Park car park is located in the centre of the parcel. The majority of this parcel is occupied by Severn Park and is given over to recreational uses, with associated car parking, play area playing/sports field and rugby club. It is largely undeveloped and open, but it lacks

Land Parcel Ref: P50

Parcel Type: Green Belt Parcel

rural character or strong characteristics of the countryside. The parcel is considered to be playing a weak role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Bridgnorth. In practice, the parcel is located partially within the Bridgnorth Conservation Area, with the openness of the land playing an important role in its setting. The parcel is considered to contribute positively to the historic significance of Bridgnorth and to its special character. The far south of this parcel contains development including, a Malthouse (antique centre), a car garage, Bridgnorth Canoe Club, and a rugby club which have significantly reduced the sense of openness and does not make the same contribution to the setting of the historic town. This area is therefore considered to be playing a weaker role against Purpose 4.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

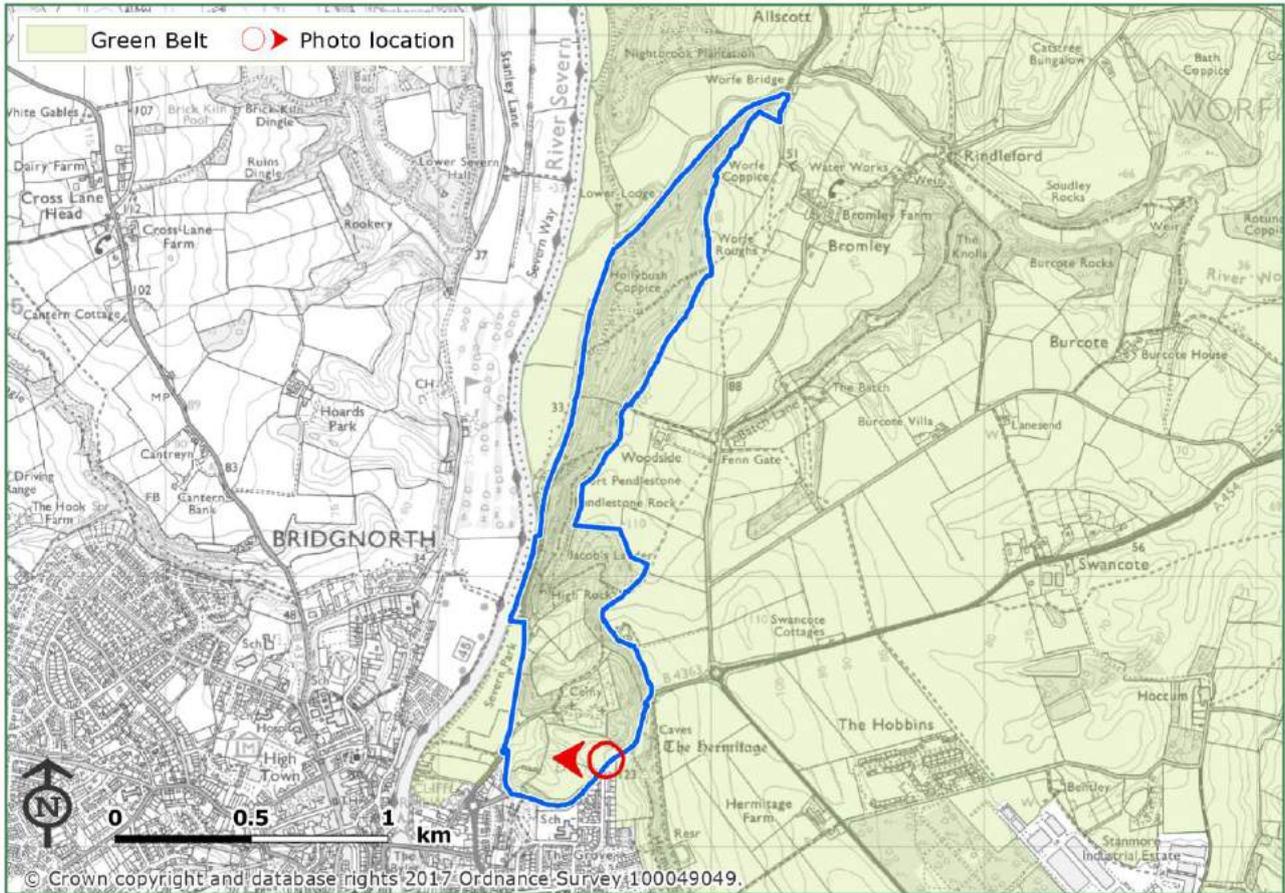
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P51

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is adjacent to the settlement of Bridgnorth. It does lie between the settlements of Bridgnorth and Telford both of which are considered towns with regard to Purpose 2. However, these settlements are over 10km apart from each other. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between the settlements. Loss of openness would not be perceived as reducing the gap between these settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

This parcel is almost entirely free of development, with the only built development comprising farm buildings and a cemetery, which are not considered to be urbanising influences. The land within the parcel is open with an abundance of mature woodland and displays many of the characteristics of countryside. However, the settlement of Bridgnorth borders the parcel to the south and is widely visible within the south of the parcel. This leads to a sense of encroachment. The Green Belt parcel is considered to be playing a moderate role

Land Parcel Ref:

P51

Parcel Type:

Green Belt Parcel

preventing encroachment of the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Bridgnorth. In practice, the parcel has excellent visibility with large areas of this historic settlement, particularly the distinctive wooded ridge of Jacob's Ladder and Pendlestone Rock. The openness of the land play a key role in the immediate setting of Bridgnorth and are considered to contribute positively to its historic significance and special character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P52

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is adjacent to the settlement of Bridgnorth. It does lie between the settlements of Bridgnorth and Telford both of which are considered towns with regard to Purpose 2. However, these settlements are over 10km apart from each other. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between these settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is little sense of encroachment due to the area being almost entirely free of development. The only built development includes farm buildings which are not considered to be urbanising influences. Adjacent land uses include fields and woodland. The B4363 / A454 roundabout (with street lights) lies adjacent to the south-east and exerts a slight sense of urban encroachment on the parcel. However the land parcel contains characteristics of countryside and is open. The Green Belt parcel is playing a strong role preventing

Land Parcel Ref:

P52

Parcel Type:

Green Belt Parcel

encroachment of the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Bridgnorth. In practice, this parcel is screened by from view by the distinctive wooded ridge of Jacob's Ladder and Pendlestone Rock, located within an adjacent parcel. The openness of the land does not play an important role in the immediate setting of this historic settlement, but does contribute to preserving the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

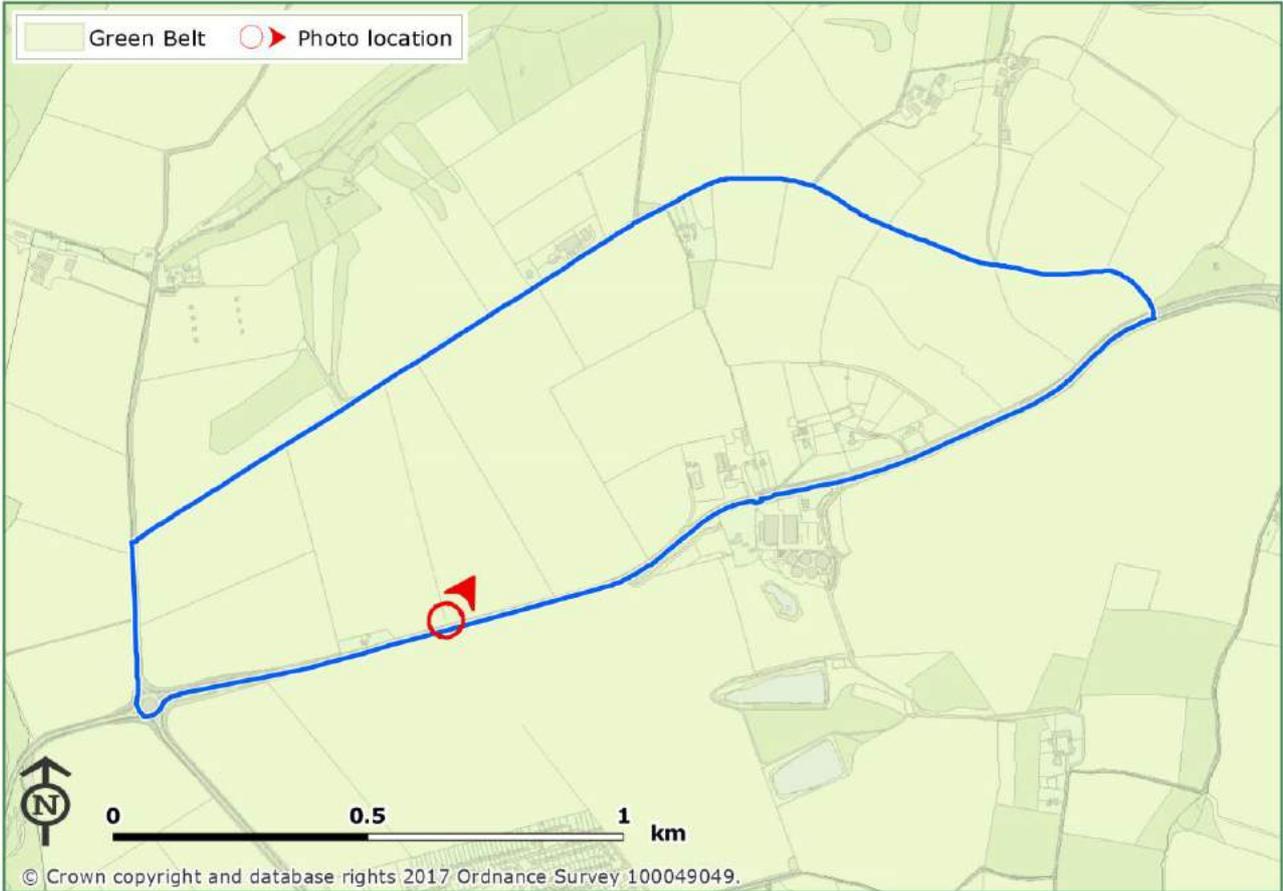
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P53

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P53

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located close to the settlement of Bridgnorth. The parcel lies between the settlements of Bridgnorth and Wombourne/Wolverhampton/Dudley. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is a limited sense of encroachment within the parcel as a result of the Swancote Health and Leisure Centre located along the southern boundary. Additionally, the B4363 / A454 roundabout (with street lights) is located in the southwest of the parcel and exerts a slight sense of urban encroachment. However the land parcel remains open, contains strong characteristics of countryside and is rural in character. It is considered to be playing a strong role in safeguarding the countryside from encroachment.

Land Parcel Ref:

P53

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

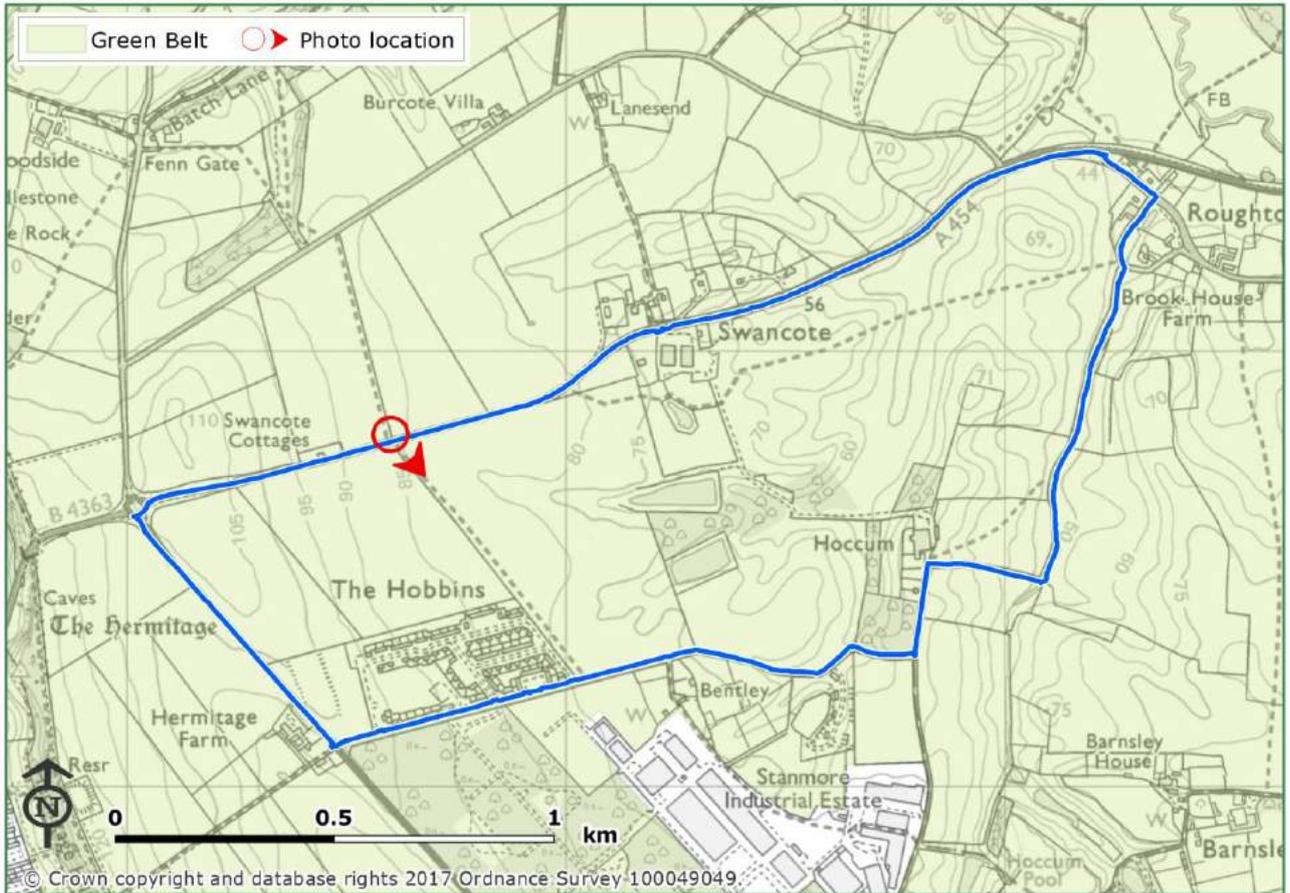
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P54

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P54

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located close to the settlement of Bridgnorth. It does lie between the settlements of Bridgnorth and Albrighton both of which are considered towns with regard to Purpose 2. However, these settlements are over 13km apart from each other. The parcel also lies between the settlements of Bridgnorth and Wombourne/Wolverhampton/Dudley. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between these settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of the hamlets of Hoccum, The Hobbins and part of the hamlet of Swancote which are located within the parcel. Additionally, the B4363 / A454 roundabout (with street lights) lies adjacent to the north-west and exerts a slight sense of urban encroachment on the parcel. However the parcel displays the characteristics of the countryside and is open.

Land Parcel Ref:

P54

Parcel Type:

Green Belt Parcel

The Green Belt plays a moderate role safeguarding the countryside from encroachment. The south-western corner of this parcel comprises a block of residential properties (The Hobbins) and a small pastoral field that lies adjacent to the west (contained on three sides by settlement, woodland and a road which provide a degree of separation between it and the wider parcel). This area is considered to be playing a weaker role against purpose 3.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

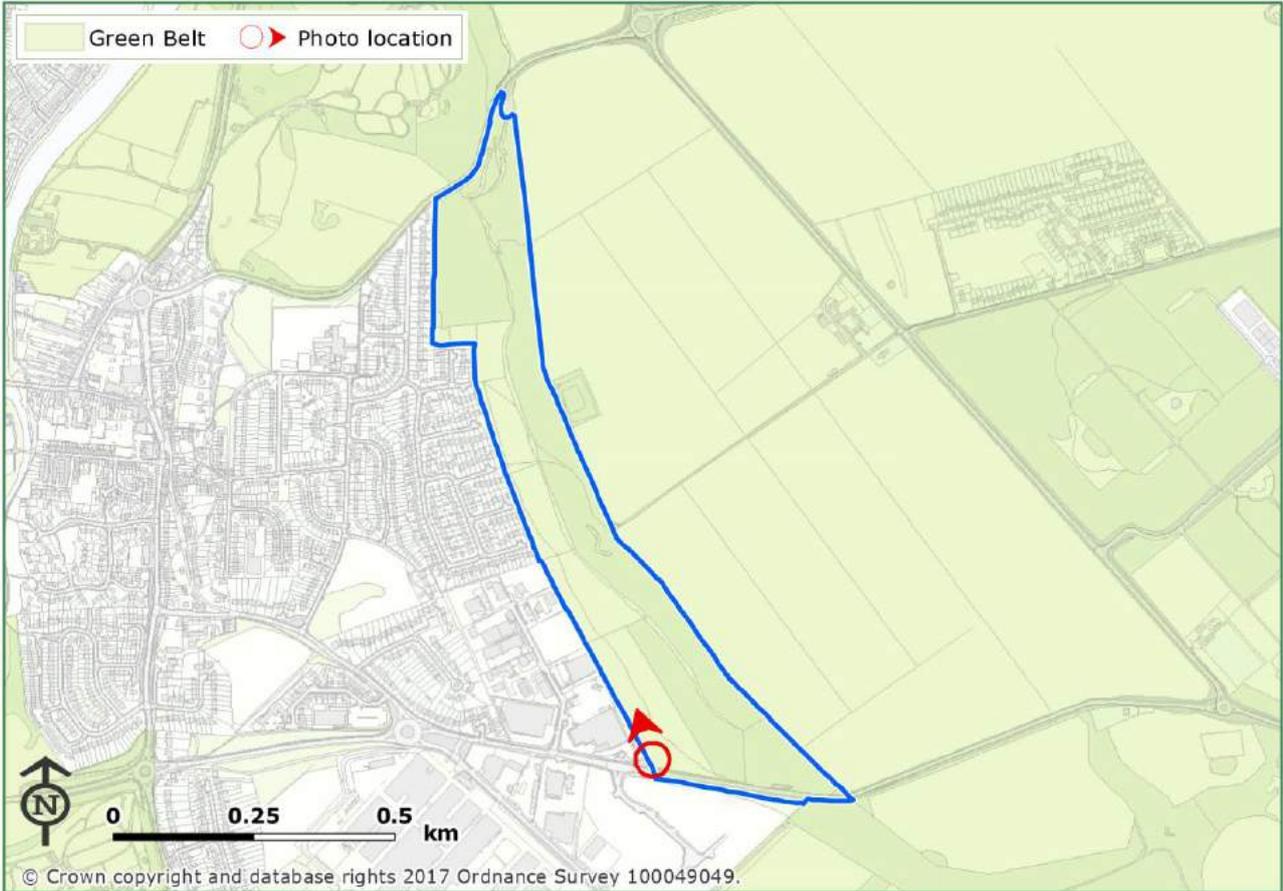
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P55

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located close to the settlement of Bridgnorth. It does lie between the settlements of Bridgnorth and Albrighton both of which are considered towns with regard to Purpose 2. However, these settlements are over 13km apart from each other and the parcel makes no contribution to preventing the merging or erosion of the visual or physical gap between them. The parcel also lies between the settlements of Bridgnorth and Wombourne/Wolverhampton/Dudley. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

It is also acknowledged that any new development that took place within the parcel could lead to the narrowing the gap between Bridgnorth and Stanmore Industrial Estate/The Hobbins. Stanmore Industrial Estate/The Hobbins is not however a town considered under Purpose 2 of this assessment.

Land Parcel Ref: P55

Parcel Type: Green Belt Parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Weak

Notes:

There is a strong sense of encroachment within this parcel as a result of the settlement edge of Bridgnorth, which includes large industrial buildings. The parcel comprises small pastoral fields and mature woodland, and contains no urban development. It displays some of the characteristics of the countryside, but is on the urban fringe and lacks a strong rural character. The Green Belt plays a weak role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Bridgnorth. In practice, the distinctive wooded ridgeline of Hermitage Hill Coppice, located within the parcel, has excellent visibility with large areas of this historic settlement. The openness of the land plays a key role in the immediate setting of Bridgnorth and is considered to contribute positively to its historic significance and special character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P56

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P56

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located close to the settlement of Bridgnorth. It does lie between the settlements of Bridgnorth and Albrighton both of which are considered towns with regard to Purpose 2. However, these settlements are over 13km apart from each other and the parcel makes very little contribution to preventing the merging or erosion of physical gap between them. The parcel also lies between the settlements of Bridgnorth and Wombourne/Wolverhampton/Dudley. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements. It is also acknowledged that any new development that took place within the parcel could lead to the narrowing the gap between Bridgnorth and Stanmore Industrial Estate/The Hobbins . Stanmore Industrial Estate /The Hobbins is not however a town considered under Purpose 2 of this assessment.

Land Parcel Ref: P56

Parcel Type: Green Belt Parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is little sense of encroachment due to the area being almost entirely free of development. The only built development includes farm buildings which are not considered to be urbanising influences. The B4363 / A454 roundabout (with street lights) lies adjacent to the north-east and exerts a slight sense of urban encroachment on the parcel. However, the land parcel contains strong characteristics of countryside, has no urbanising development, and is open. The Green Belt parcel is playing a strong role preventing encroachment of the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Bridgnorth. In practice, this parcel is screened by from view by the distinctive wooded ridgeline of Hermitage Hill Coppice, located within the adjacent parcel. The openness of the land does not play an important role in the immediate setting of this historic settlement, but contributes to preserving the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P57

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

The parcel is located approximately 750m east of the settlement of Bridgnorth and adjacent to the Stanmore Industrial Estate. The parcel lies between the settlements of Bridgnorth and Wombourne/Wolverhampton/Dudley. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between the settlements. Loss of openness would not be perceived as reducing the gap between these settlements.

It is also acknowledged that any new development that took place within the parcel could lead to the narrowing the gap between Bridgnorth and Stanmore Industrial Estate. Stanmore Industrial Estate is not however a town considered under Purpose 2 of this assessment.

Land Parcel Ref:

P57

Parcel Type:

Green Belt Parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

The parcel comprises Stanmore County Park. There is very little sense of encroachment despite being bordered to the north by the hamlet of The Hobbins and to the east by Stanmore Industrial Estate due to the woodland within the parcel which limits visibility. The parcel itself is entirely free of development, however the A454 runs along the western boundary. The Green Belt plays a strong role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

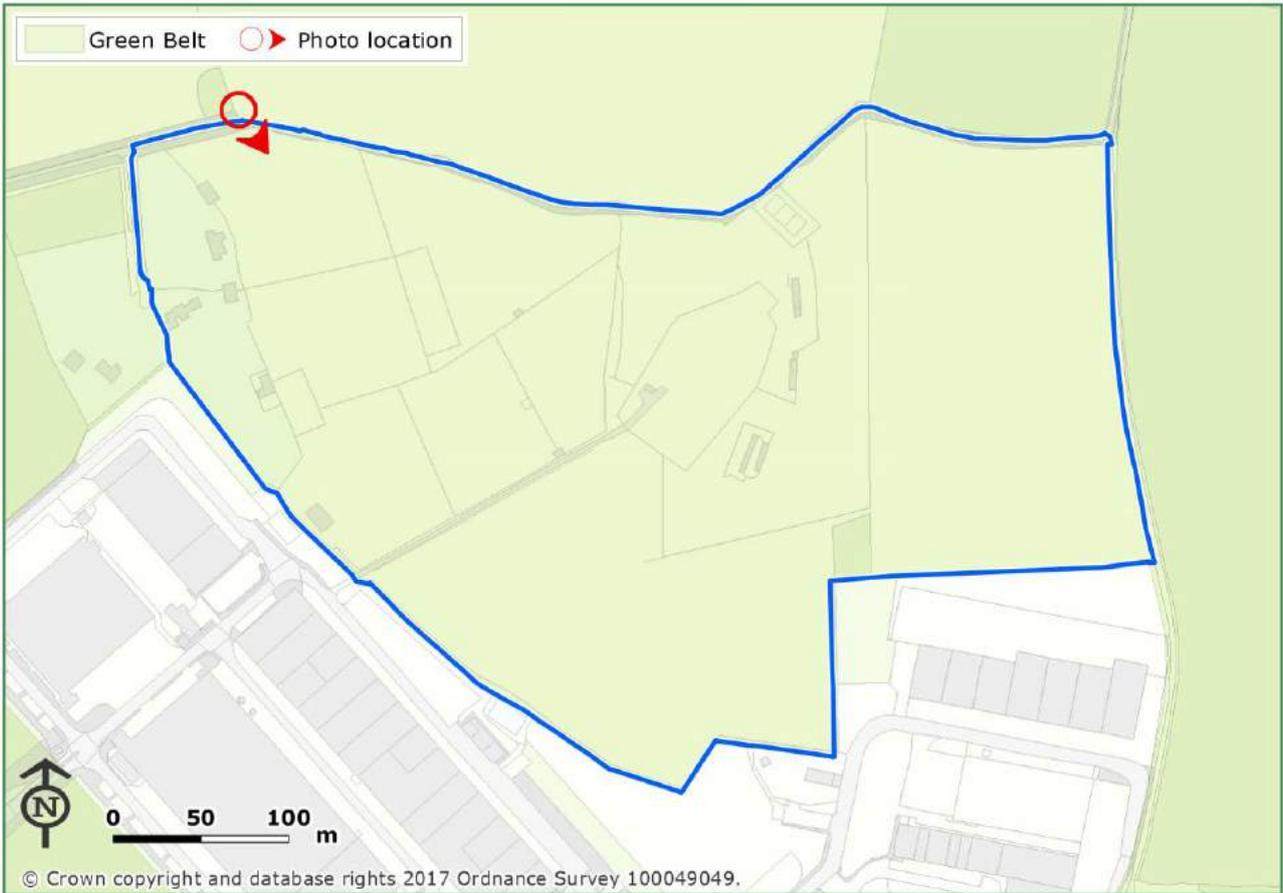
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P58

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P58

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

The parcel is located approximately 1.5km east of the settlement of Bridgnorth and adjacent to the Stanmore Industrial Estate. The parcel lies between the settlements of Bridgnorth and Wombourne/Wolverhampton/Dudley. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between these settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as it is bordered to the south and southwest by the Stanmore Industrial Estate. Additionally, a cluster of houses are located to the northwest of the parcel, including a large single dwelling with swimming pool and tennis court. The land parcel contains agricultural fields, paddocks and lines of trees; it has characteristics of countryside and is generally open. However, neighbouring development has reduced the sense of openness in parts and weakened its rural character. The

Land Parcel Ref:

P58

Parcel Type:

Green Belt Parcel

Green Belt designation within this parcel plays a moderate role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

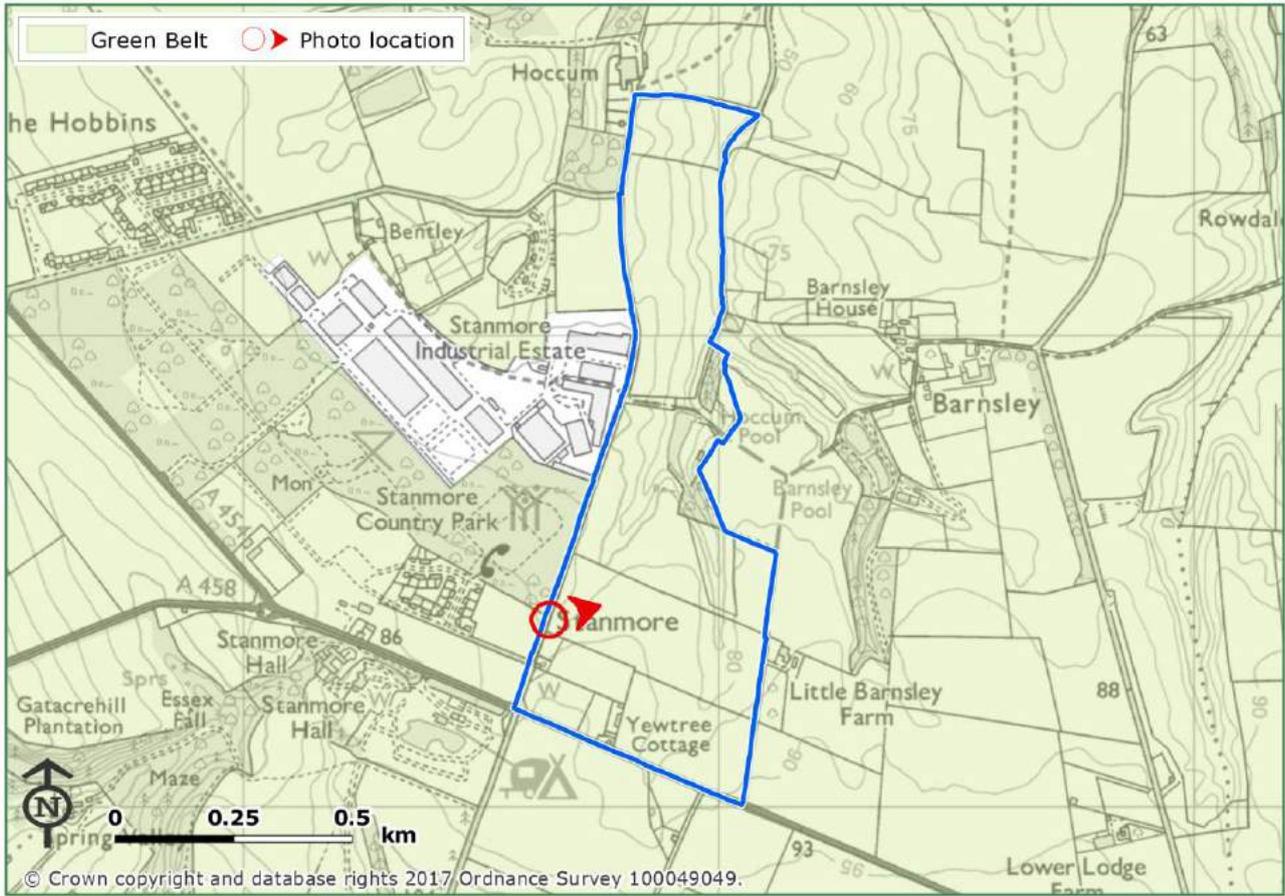
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P59

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P59

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

The parcel is located approximately 1.5km east of the settlement of Bridgnorth and adjacent to the Stanmore Industrial Estate. The parcel lies between the settlements of Bridgnorth and Wombourne/Wolverhampton/Dudley. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between these settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is some sense of encroachment within the parcel as a result of the Stanmore Industrial Estate which lies adjacent to part of the western border of the parcel and the hamlet of Hoccum located adjacent to the northeast of the parcel. A garden centre is also located within the south of the parcel (this is considered to be an urbanising influence) and a couple of dwellings. However the land parcel contains the characteristics of countryside, and is open. The Green Belt plays a strong role safeguarding the countryside from

Land Parcel Ref:

P59

Parcel Type:

Green Belt Parcel

encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P60

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P60

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

The parcel is located approximately 700m east of the settlement of Bridgnorth and adjacent to the Stanmore Industrial Estate. The parcel lies between the settlements of Bridgnorth and Wombourne/Wolverhampton/Dudley. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between these settlements. Loss of openness would not be perceived as reducing the gap between settlements.

It is acknowledged that any new development that took place within the parcel could lead to the narrowing the gap between Bridgnorth and Stanmore Industrial Estate. Stanmore Industrial Estate is not however a town considered under Purpose 2 of this assessment.

Land Parcel Ref: P60

Parcel Type: Green Belt Parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as it is bordered to the north by the Stanmore Industrial Estate. However, much of the parcel is sheltered from this by a thick band of woodland along the northern half of the parcel. In addition, the parcel contains the hamlet of Stanmore, a cluster of houses to the northeast of the parcel and a garden centre to the south. The remaining areas are wooded or in agricultural use. Overall the land parcel does contain the characteristics of countryside and is relatively open. The Green Belt plays a moderate role safeguarding the countryside from encroachment. The south-eastern corner of this parcel comprises the small hamlet of Stanmore, as well as a small pastoral field and horse paddock. The small pastoral field and horse paddock are contained by Stanmore and woodland to the north and woodland that encloses Stanmore Caravan Park to the south. This provides a degree of separation between it and the wider parcel. This area is considered to be playing a weaker role against purpose 3.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

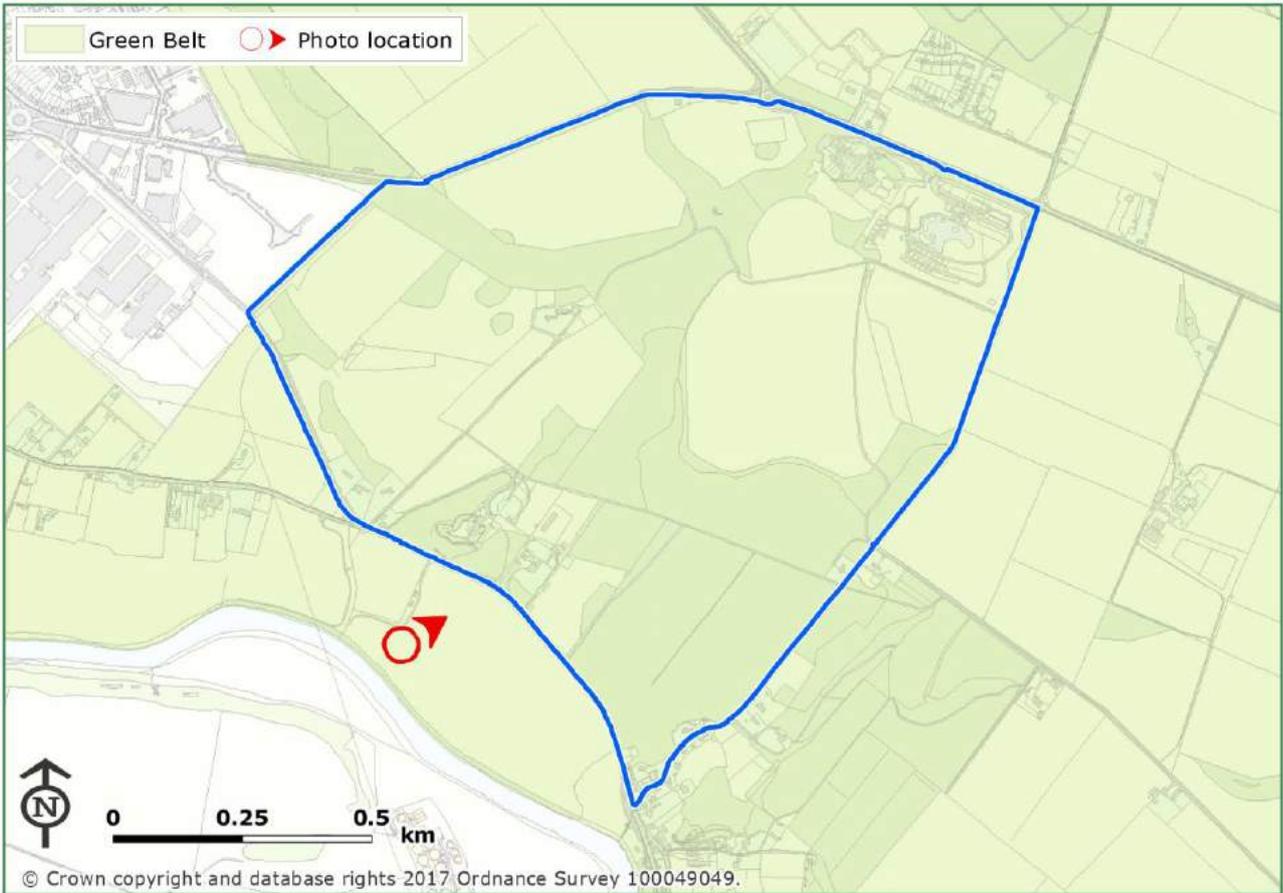
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P61

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P61

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is adjacent to the settlement of Bridgnorth. The parcel lies between the settlements of Bridgnorth and Stourbridge with the West Midlands conurbation beyond. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of the presence of Stanmore Touring Park to the north of the parcel and a few clusters of houses surrounded by Quatford Castle in the south of the parcel. Additionally, large industrial buildings (Bridgnorth Aluminium) within the urban area of Low Town (Bridgnorth), adjacent to the west, are visually prominent from the steep land in the far west of the parcel. However, these urbanising influences are limited with the parcel remaining relatively open and display many of the characteristics of the countryside. The Green Belt plays a moderate role safeguarding the countryside

Land Parcel Ref:

P61

Parcel Type:

Green Belt Parcel

from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Bridgnorth. In practice, the elevated land in the east of this parcel has some intervisibility with the historic settlement areas within Bridgnorth, however this is relatively limited. The openness of the land and its rural character do not play an important role in the immediate setting of this historic settlement, but contribute to preserving the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

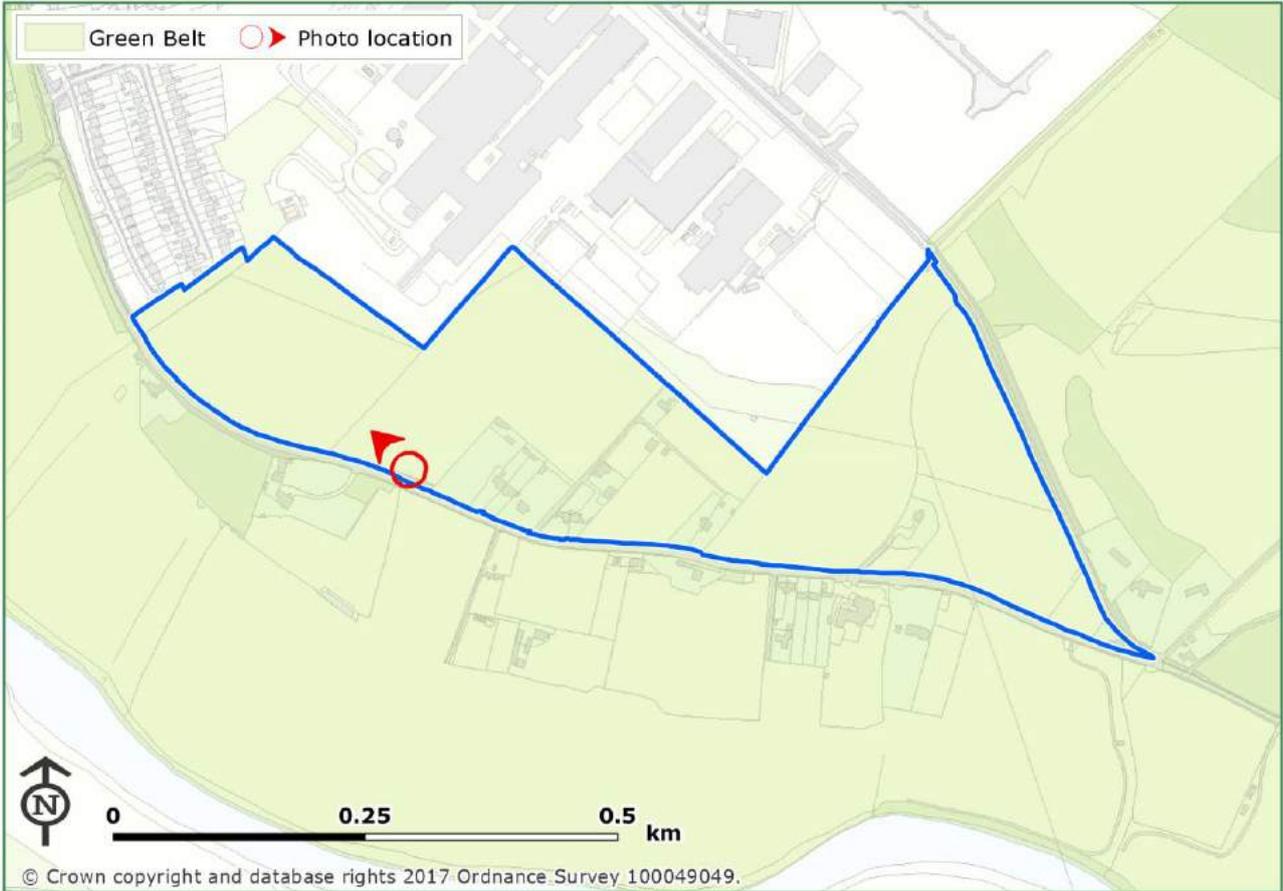
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P62

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is adjacent to the settlement of Bridgnorth. The parcel lies between the settlements of Bridgnorth and Highley which are considered under Purpose 2 in this assessment. However, these settlements are over 7km apart from each other. The parcel also lies between the settlements of Bridgnorth and Stourbridge & Kidderminster. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is a sense of encroachment within the parcel as a result of the visual prominence of the settlement edge of Low Town (Bridgnorth) and the large buildings located within an industrial estate adjacent to the northern border (Bridgnorth Aluminium). Additionally, part of the hamlet of Danesford is contained within the south of the parcel and the busy A442 runs along the southern border. The parcel contains a mix of small arable and pastoral fields, it displays some characteristics of the countryside and is relatively open, however

Land Parcel Ref:

P62

Parcel Type:

Green Belt Parcel

it lacks rural character. The Green Belt plays a moderate role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Bridgnorth. In practice, the undulating land within this parcel has very little intervisibility with the historic settlement areas within Bridgnorth. The openness of the land does not play an important role in the immediate setting of this historic settlement, but contributes marginally to preserving the wider setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P63

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P63

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is adjacent to the settlement of Bridgnorth. The parcel lies between the settlements of Bridgnorth and Highley which are considered under Purpose 2 in this assessment. However, these settlements are over 7km apart from each other. The parcel also lies between the settlements of Bridgnorth and Stourbridge/Kidderminster. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is a sense of encroachment within the parcel as a result of the visual prominence of settlement edge of Low Town (Bridgnorth) which includes large industrial buildings (Bridgnorth Aluminium) located adjacent to the north-eastern border, the A442 that defines part of the north eastern border, and the A458(Bridgnorth by pass) and River Severn Bridge passes through the north of the parcel. Additionally, part of the hamlet of Danesford and The Riverside Caravan Park are contained within the parcel. However, despite these

Land Parcel Ref:

P63

Parcel Type:

Green Belt Parcel

urbanising influences the parcel remains largely open comprising relatively large flat arable and pastoral fields, residential garden grounds and small paddocks. The parcel displays characteristics of the countryside and is generally rural in character, although this character is weaker in places, especially in the north. The Green Belt plays a moderate role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Bridgnorth. In practice, land within the far north of the parcel that forms a flat river terrace of Severn and has good intervisibility with the historic settlement areas within Bridgnorth. The openness of this land plays an important role in the immediate setting of Bridgnorth Conservation Area and contributes positively to the historic significance of the settlement. The Riverside Caravan Park and adjoining small pastoral field to the south have a reduced sense of openness and are largely screened from the Bridgnorth Conservation Area by the A458 (Bridgnorth by pass) River Severn Bridge. This area is considered to play a weaker role against purpose 4.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

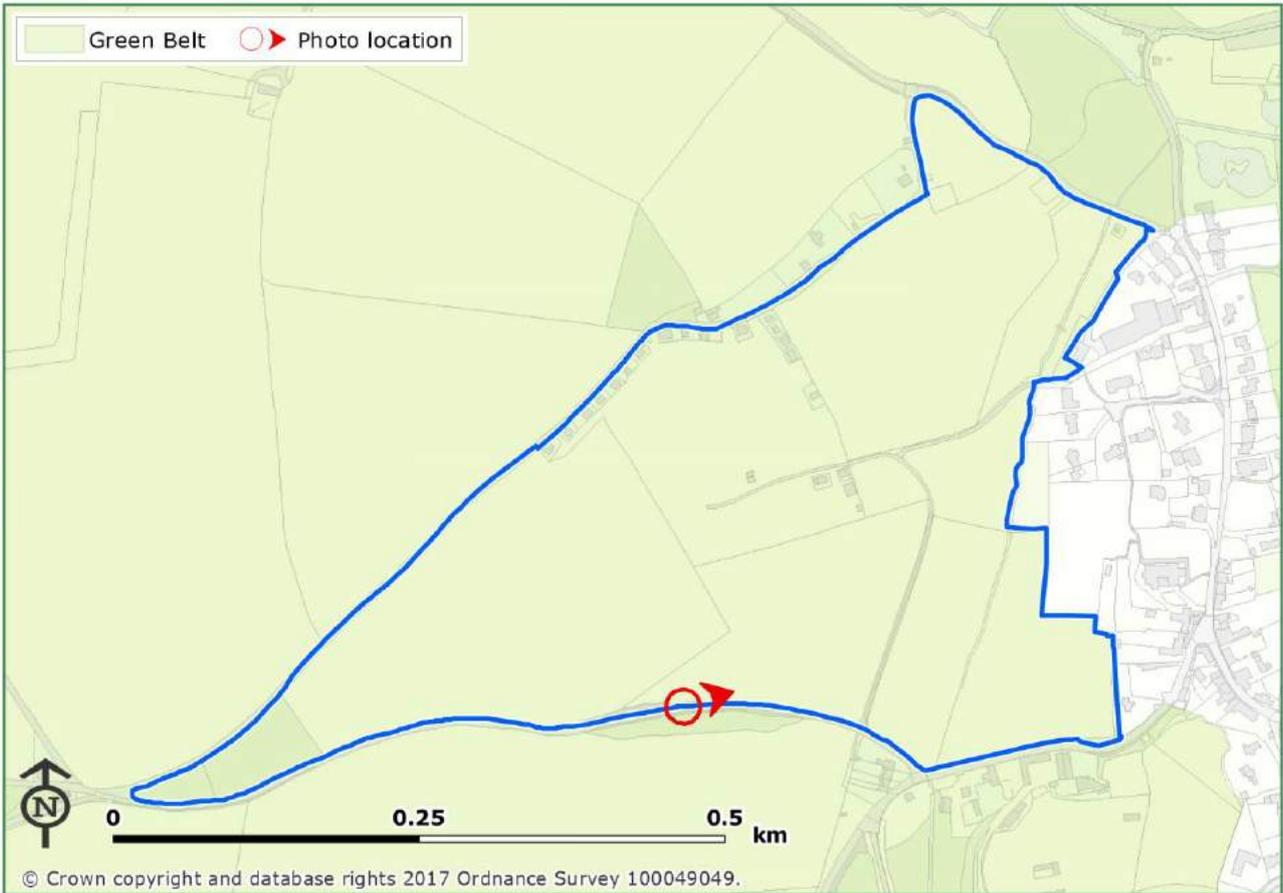
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P64

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Claverley. Claverley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Bridgnorth and Wombourne/Wolverhampton/Dudley. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between the settlements. Loss of openness would not be perceived as reducing the gap between these settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is some sense of encroachment within the parcel as a result of the cluster of houses along the northern and southern edge of the parcel. Additionally, a holiday chalet facility is located within the parcel and along the northern border. However, these urbanising influences are separated from the settlement by an area of Green Belt which performs more strongly against P3. The urbanising influences are limited and the parcel contains the characteristics of countryside and is open. The Green Belt plays a strong role safeguarding the

Land Parcel Ref:

P64

Parcel Type:

Green Belt Parcel

countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P65

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Claverley. Claverley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Bridgnorth and Wombourne/Wolverhampton/Dudley. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between these settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is a limited sense of encroachment within the parcel as a result of the settlement of Claverley bordering the southern and eastern edges of the parcel. Additionally a cluster of houses is located in the south-eastern corner of the parcel and a sewage treatment facility is located within the south-west of the parcel. The urbanising influences are however very limited and the parcel contains characteristics of countryside and is open. Overall the Green Belt designation within this parcel is playing a strong role

Land Parcel Ref:

P65

Parcel Type:

Green Belt Parcel

preventing further encroachment of the countryside. However, the south-west corner of this parcel comprises a small arable field; a school playing field; a collection of residential gardens; and a sewage treatment works. This area is contained by the settlement edge, the sewage treatment works itself and a woodland which provide a degree of separation between it and the wider parcel. Consequently this area is considered to be playing a weaker role against Purpose 3.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

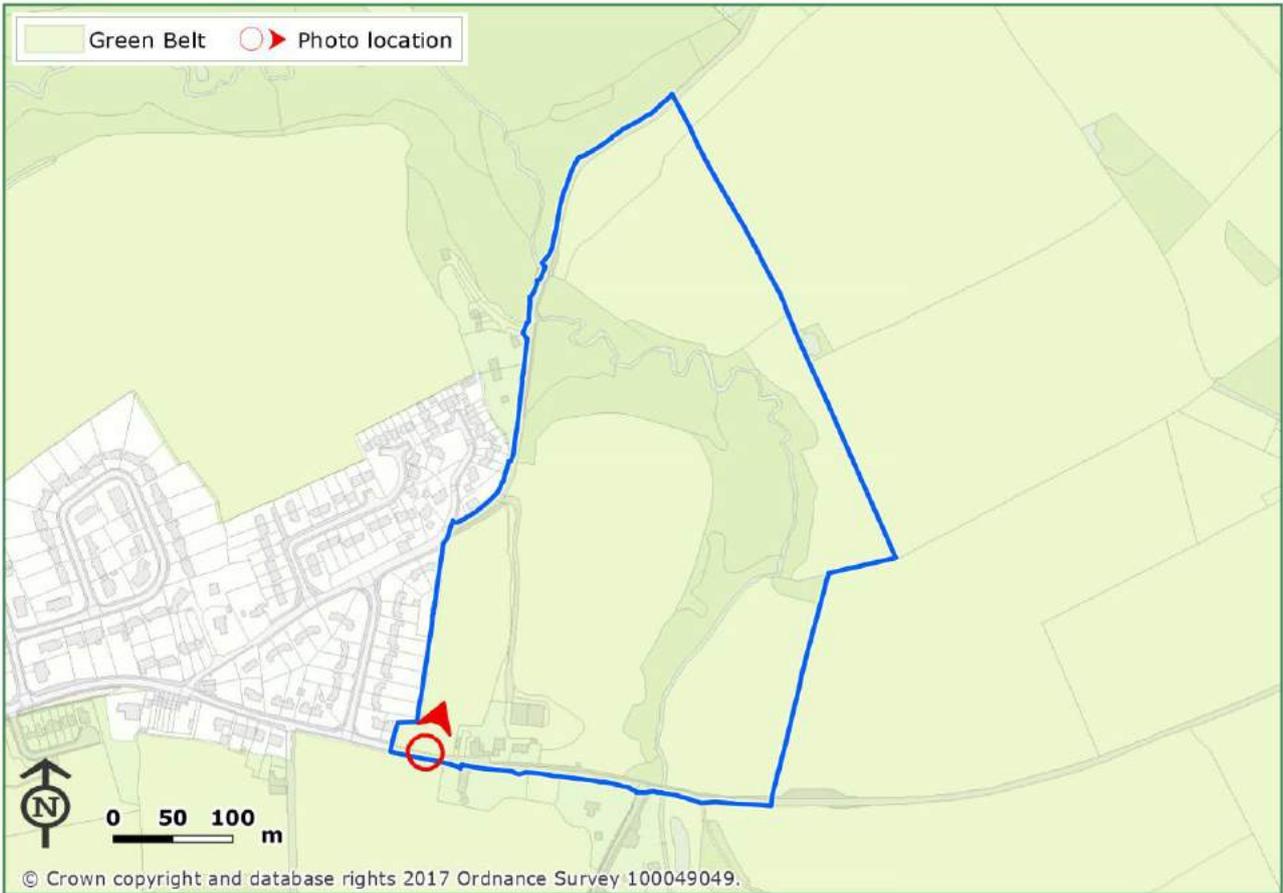
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P66

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P66

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Claverley. Claverley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Bridgnorth and Wombourne/Wolverhampton/Dudley. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between these settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is a limited sense of encroachment within the parcel as a result of the settlement of Claverley bordering part of the western edge of the parcel. Aside from this the parcel is almost free of urbanising development. There are only farm buildings within the parcel which are not considered to be an urbanising influence. The parcel contains the characteristics of countryside and is relatively open.

Land Parcel Ref:

P66

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

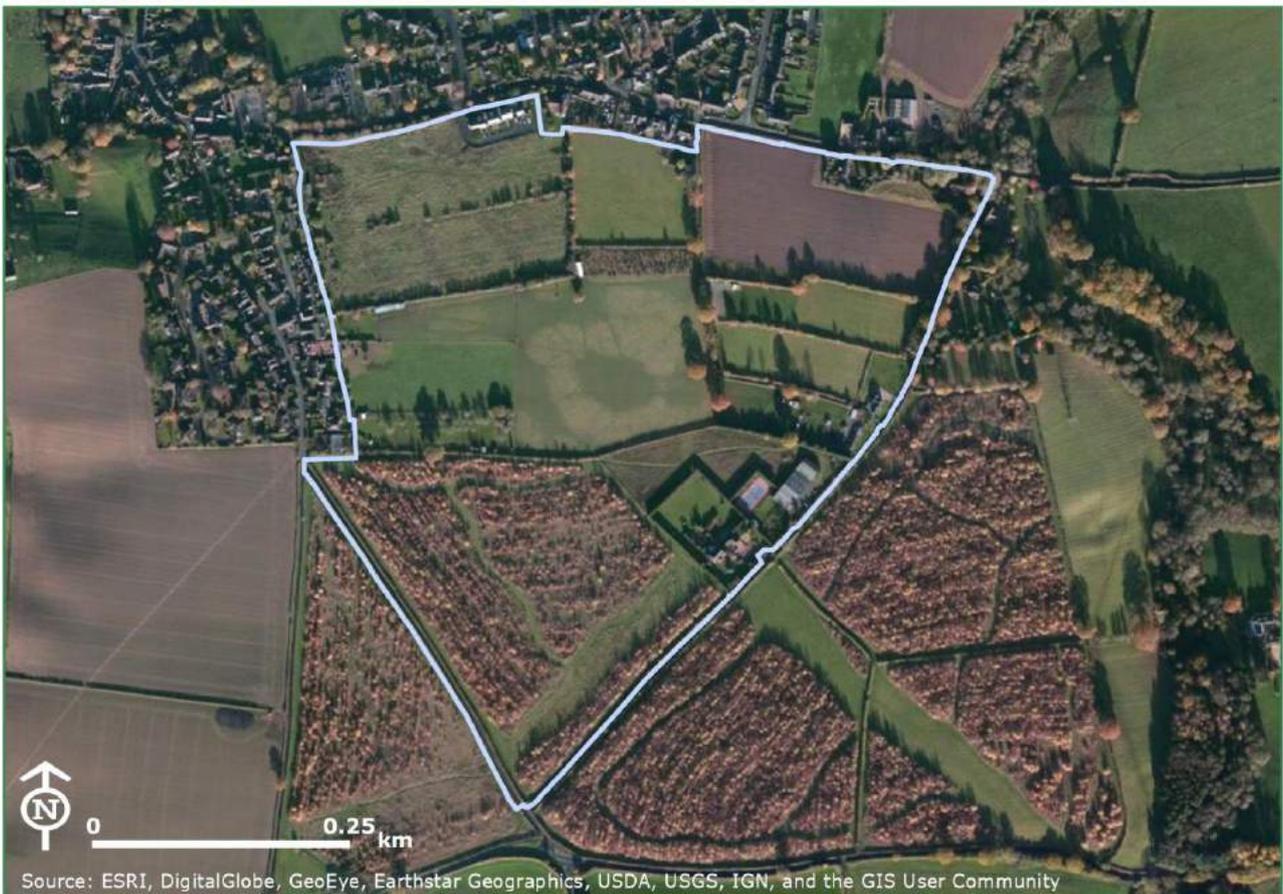
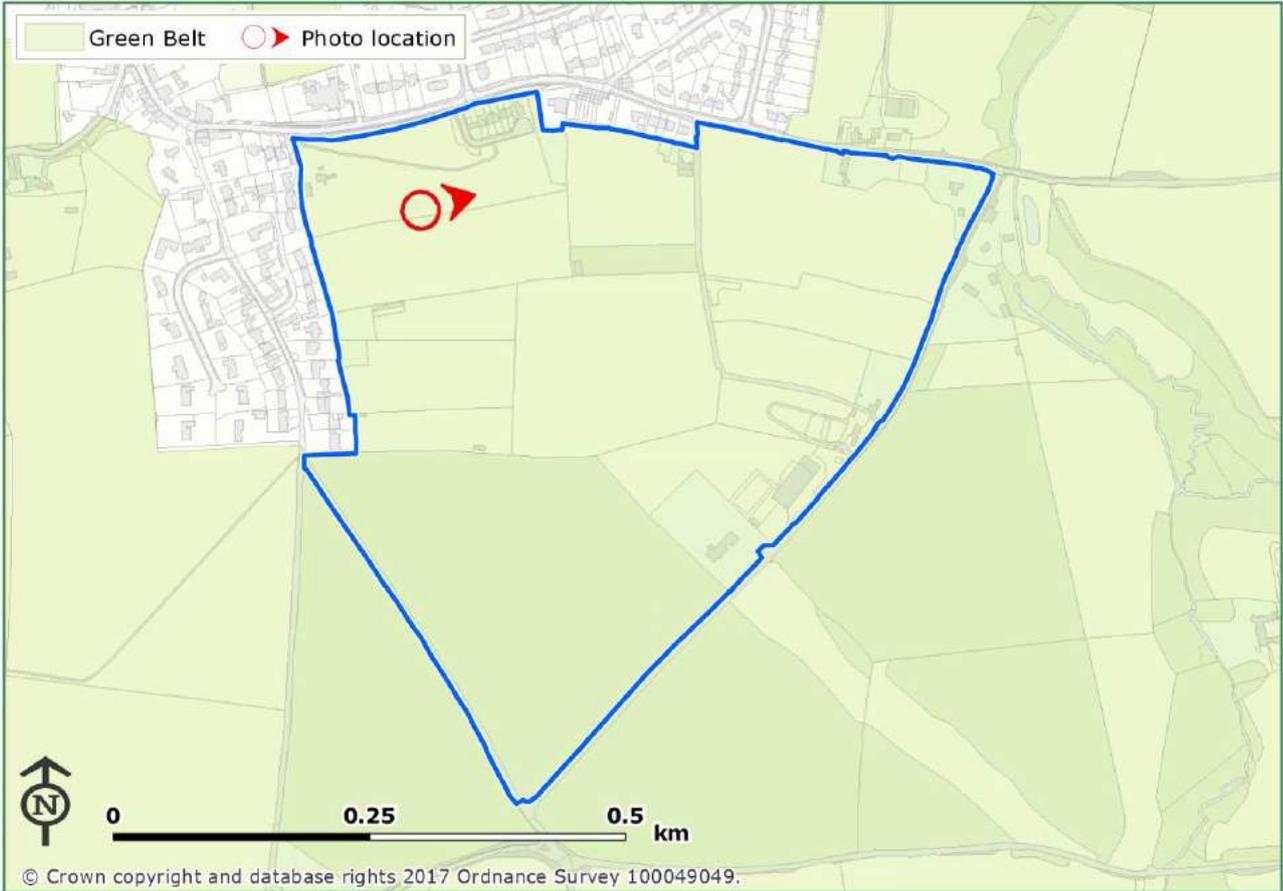
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P67

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Claverley. Claverley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Bridgnorth and Wombourne/Wolverhampton/Dudley. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between the settlements. Loss of openness would not be perceived as reducing the gap between these settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is a sense of encroachment within the parcel as a result of a newly constructed row of terrace houses located along the northern boundary (Boundary Close), and the visual influence of the settlement of Claverley that borders to the north and east. However despite these urbanising influences the parcel contains the characteristics of countryside and is open.

Land Parcel Ref:

P67

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

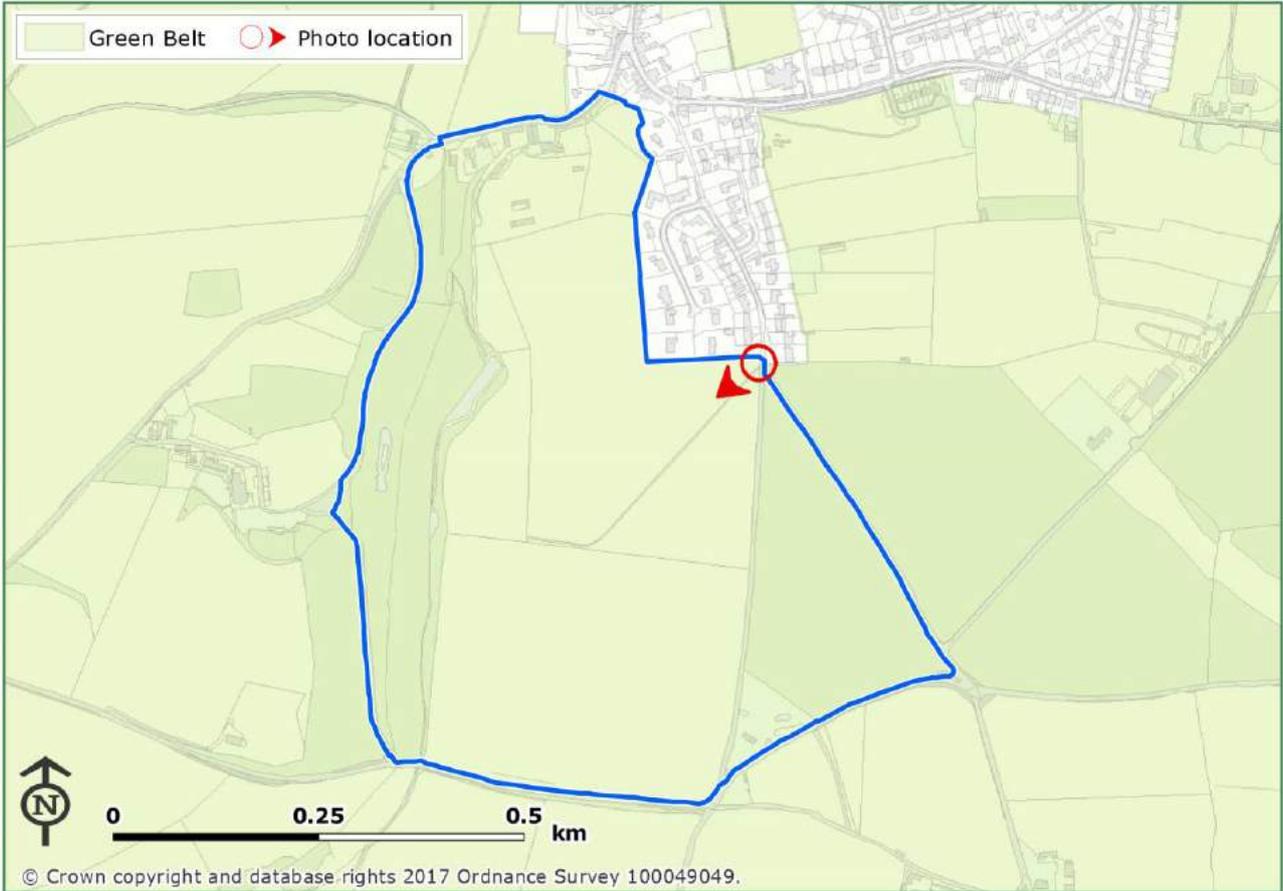
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P68

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Claverley. Claverley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Bridgnorth and Wombourne/Wolverhampton/Dudley. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the visual or physical gap between the settlements. Loss of openness would not be perceived as reducing the gap between these settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

There is some sense of encroachment within the parcel as a result of the settlement of Claverley bordering the northeast of the parcel and the cluster of houses located in the north of the parcel. The parcel does contain the characteristics of countryside and is open. The Green Belt parcel is playing a strong role preventing further encroachment of the countryside.

Land Parcel Ref:

P68

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P69

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Stourbridge and Dudley and the West Midlands conurbation beyond. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is a slight sense of encroachment within the parcel as a result of the visual prominence of settlement edge of Alveley that borders to the south-east. Additionally, a small cluster of houses within the hamlet of Turley green, the buildings and storeroom of a potato merchant, and a small sewage works are located in the parcel. The urbanising influences are, however, limited and the parcel displays many characteristics of countryside and is relatively open and rural. The Green Belt plays a moderate role safeguarding the

Land Parcel Ref:

P69

Parcel Type:

Green Belt Parcel

countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is very little to no intervisibility between this parcel and Highley. The openness of the land is not considered to contribute to the setting of this historic settlement.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

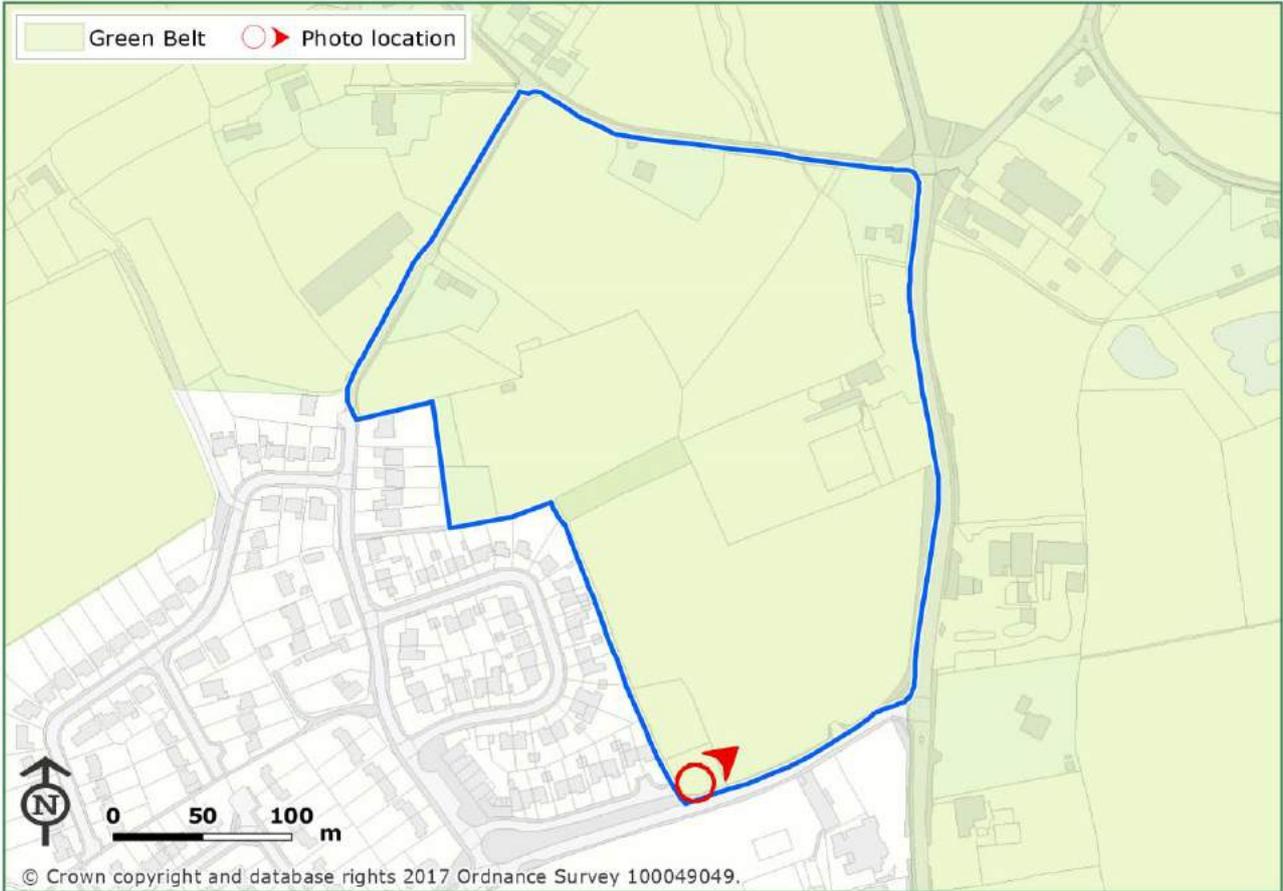
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P70

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P70

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Stourbridge and Dudley and the West Midlands conurbation beyond. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of the visual prominence of the settlement edge of Alveley bordering to the southwest. Additionally a pub with a large car park and a flood lit bowls green and allotments are located in the east of the parcel. There are also two large residential properties within the parcel. The urbanising influences are, however, limited and the parcel contains characteristics of the countryside and is relatively open. The Green Belt plays a moderate role safeguarding the countryside

Land Parcel Ref: P70

Parcel Type: Green Belt Parcel

from encroachment. The far south of this parcel comprises a single agricultural field contained on three sides by settlement and the A442 and is relatively disconnected to the wider countryside. This area of the parcel is considered to be playing a weaker role against Purpose 3.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is very little intervisibility between this parcel and the Highley Conservation Area. The openness of the land is not considered to contribute to the setting of this historic settlement.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

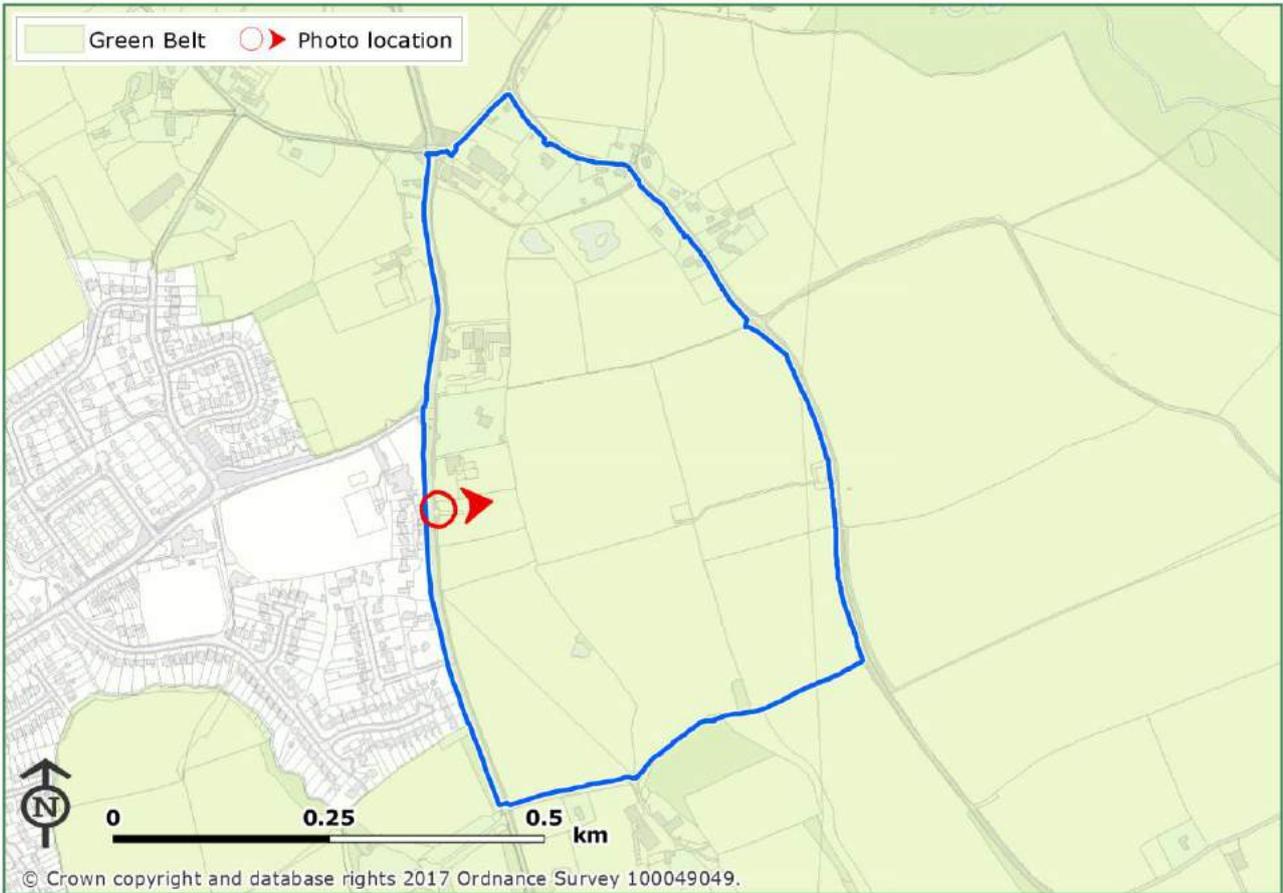
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P71

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P71

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Stourbridge and Dudley and the West Midlands conurbation beyond. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of the A442 and settlement of Alveley bordering the west of the parcel. Additionally, a garage and car washing facility including a large area of hardstanding is located in the east of the parcel, and a cluster of houses and industrial premises, within the hamlet of Birds Green, are located in the north of the parcel. The urbanising influences are however limited and the parcel does generally contain the characteristics of countryside and is relatively open. The Green Belt

Land Parcel Ref:

P71

Parcel Type:

Green Belt Parcel

plays a moderate role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is very little to no intervisibility between this parcel and Highley. The openness of the land is not considered to contribute to the setting of this historic settlement.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P72

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P72

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Stourbridge and Dudley and the West Midlands conurbation beyond. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is a sense of encroachment within the parcel as a result of two clusters of houses and an industrial development located within the parcel. Additionally, the settlement of Alveley borders the north and is visually prominent causing a sense of encroachment within the parcel. The parcel contains a field of pasture and large residential gardens, it displays some the characteristics of countryside and is relatively open, but lacks a strong rural character. The Green Belt plays a moderate role safeguarding the countryside from

Land Parcel Ref:

P72

Parcel Type:

Green Belt Parcel

encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed under Purpose 4. The openness of the land within this parcel is not considered to contribute to the setting of these historic settlements.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

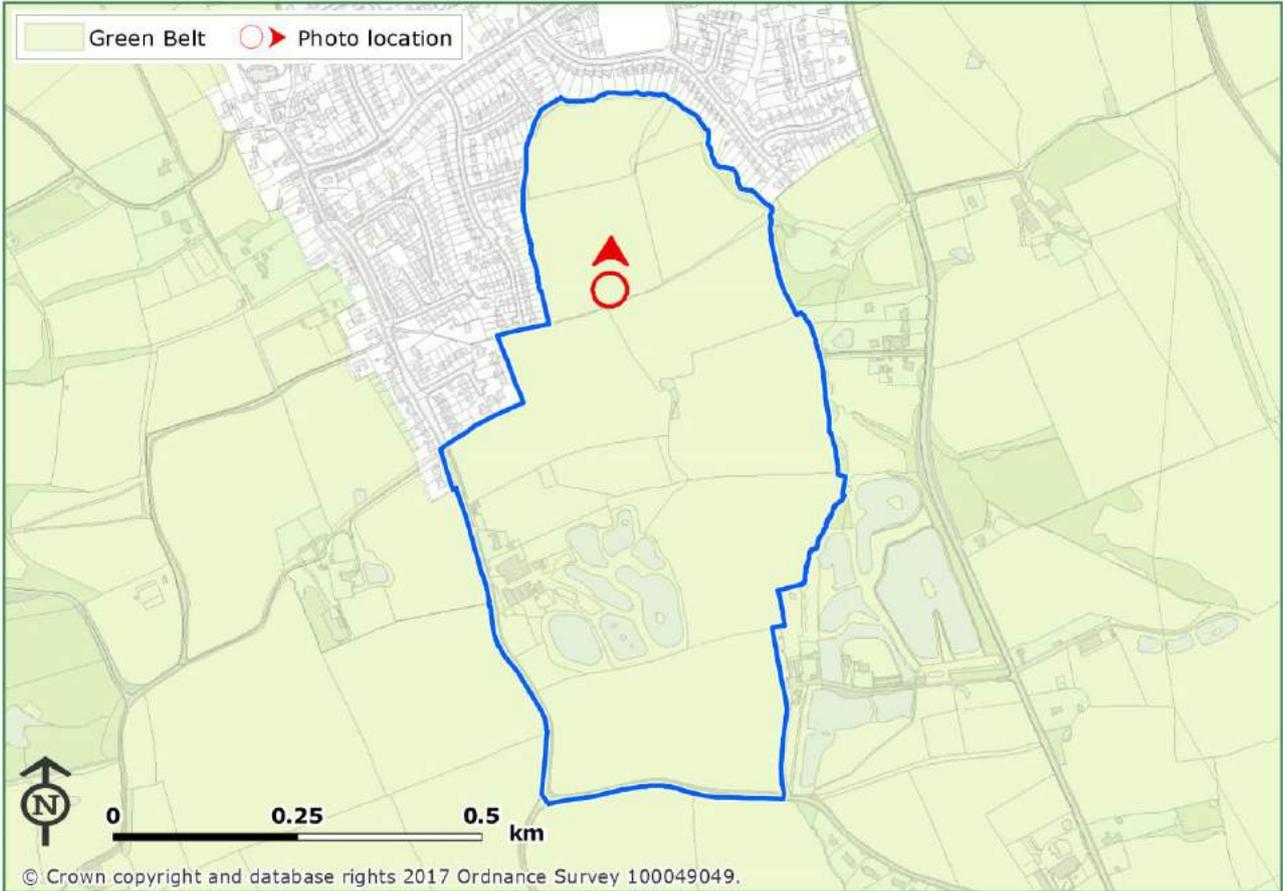
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P73

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P73

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Stourbridge West Midlands conurbation. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is a sense of encroachment within the parcel due to the visual prominence of the settlement edge of Alveley which encloses the northern part of the parcel and the Townsend Fishery located within the east of parcel. The remainder of the parcel consists of open agricultural fields with characteristics of countryside and is considered to be playing a moderate role against Purpose 3. The north of the parcel is enclosed by the settlement edge on three sides and is therefore considered to be playing a weaker role against Purpose 3.

Land Parcel Ref:

P73

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is very little intervisibility between this parcel and the Highley Conservation Area. The openness of the land is not considered to contribute to the setting of this historic settlement.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

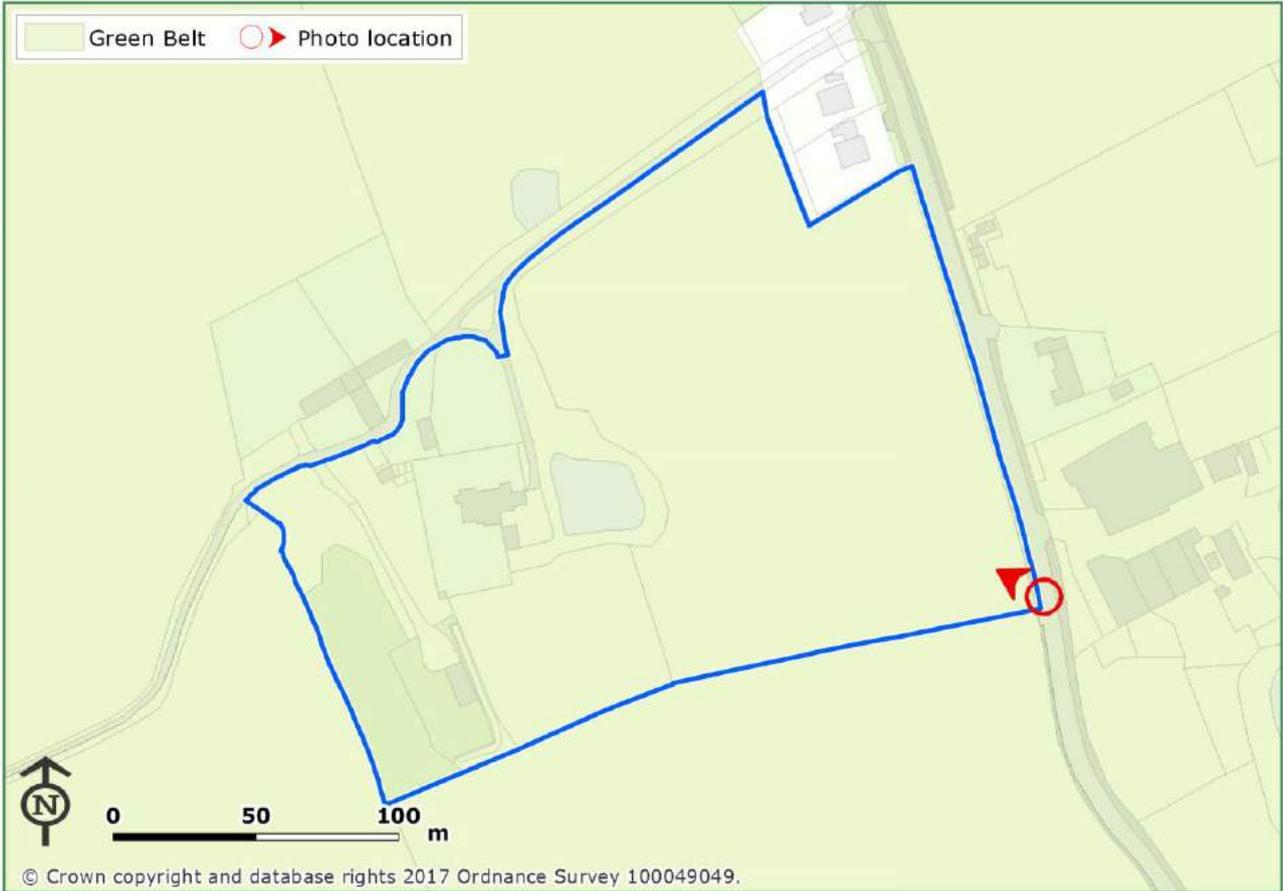
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P74

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P74

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Kidderminster/Stourbridge and West Midlands conurbation. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

The settlement of Alveley borders the very northeast of the parcel, and there is one large residential property linked to a complex of farm buildings (which are not considered to be an urbanising influence). The parcel is almost entirely free from development, is open and contains the characteristics of the countryside. The Green Belt parcel is playing a strong role preventing further encroachment of the countryside.

Land Parcel Ref:

P74

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: No Contribution

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is very little intervisibility between this parcel and the Highley Conservation Area. The openness of the land is not considered to contribute to the setting of this historic settlement

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P75

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P75

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Kidderminster/Stourbridge and West Midlands conurbation. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

The settlement of Alveley borders the east of the parcel and sections of residential gardens from properties within Alveley lie within it. The parcel also contains a collection of converted farm buildings. The parcel is free from other development, is open and contains the characteristics of the countryside. The Green Belt parcel is playing a strong role preventing further encroachment of the countryside.

Land Parcel Ref:

P75

Parcel Type:

Green Belt Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is some partial intervisibility between this parcel and the Highley Conservation Area. The openness of the land is not considered to contribute to the immediate setting of this historic settlement; however its rural character contributes to the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P76

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Kidderminster/Stourbridge and West Midlands conurbation. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

The parcel also has a relationship with the settlement of Highley approximately 800m West of the parcel and Alveley Industrial Estate, inset within the Green Belt. It is acknowledged that any new development that took place within the parcel could lead to perception of narrowing the gap between Alveley and Highley. However, the River Severn lies between Highley and Alveley and there is no direct road connecting the two settlements, therefore any perception of merging would be limited. As Alveley is not a Purpose 2 settlement, this has not been taken into account in the assessment ratings.

Land Parcel Ref:

P76

Parcel Type:

Green Belt Parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

There is some sense of encroachment within the parcel as a result of the settlement of Alveley which lies adjacent to the north-eastern border of the parcel and the Alveley industrial Estate along the north-western border of the parcel. Additionally, clusters of houses are located within the northeast section of the parcel. The urbanising influences are however limited and the parcel does contain the characteristics of countryside and is relatively open. The Green Belt plays a moderate role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is partial intervisibility between this parcel and the Highley Conservation Area. The openness of the land is not considered to play an important role in the immediate setting of this historic settlement, however contributes to the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P77

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located approximately 700m west of the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Kidderminster/Stourbridge and West Midlands conurbation. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

The parcel does however have a relationship with the settlement of Highley approximately 800m to the west and the Alveley Industrial Estate, inset within the Green Belt. It is acknowledged that any new development that took place within the parcel could lead to perception of narrowing the gap between Alveley and Highley. However, the River Severn lies between the two settlements and there is no direct road connecting Highley and Alveley. Therefore any perception of merging would be limited. Alveley is also not a Purpose 2 settlement and therefore this has not been taken into account in the assessment ratings.

Land Parcel Ref:

P77

Parcel Type:

Green Belt Parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate

Notes:

The parcel is entirely occupied by the Severn Valley Country Park which includes a car park and visitor centre. The Alveley Industrial Estate borders the north and east. The visitor centre and car park are visually prominent and give a sense of encroachment within the parcel, however urbanising influences are relatively limited with the parcel containing characteristics of countryside and is open. The Green Belt plays a moderate role safeguarding the countryside from encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is some partial intervisibility between this parcel and the Highley Conservation Area. The openness of the land is not considered to play an important role in the immediate setting of this historic settlement, parcel P77 does however contribute to the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

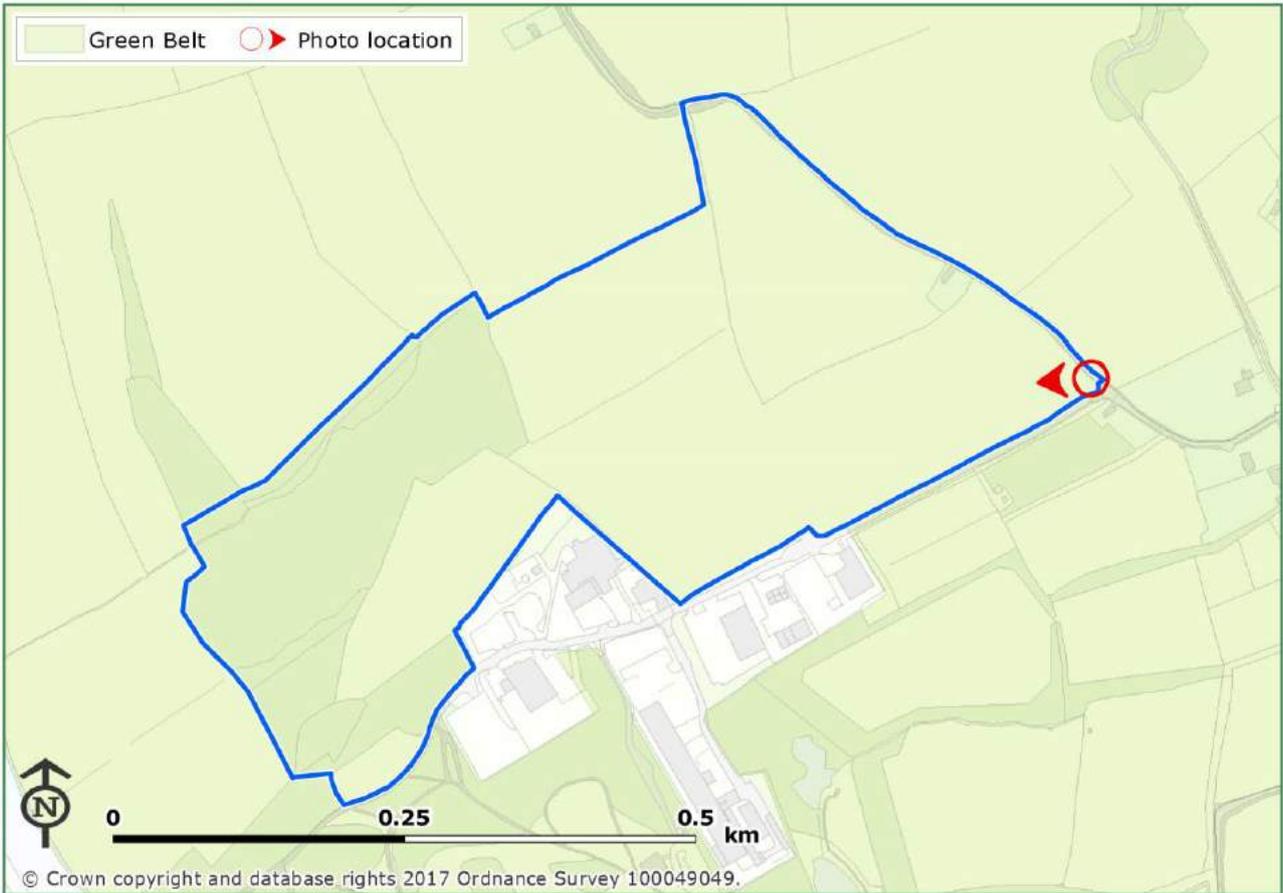
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P78

Parcel Type:

Green Belt Parcel





Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located approximately 700m west of the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Stourbridge/West Midlands conurbation. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements. The parcel also has a relationship with the settlement of Highley approximately 800m to the west and the Alveley Industrial Estate, inset within the Green Belt. It is acknowledged that any new development that took place within the parcel could lead to perception of narrowing the gap between Alveley and Highley. However, the River Severn lies between the two settlements and there is no direct road connecting Highley and Alveley. Therefore any perception of merging would be limited. Alveley is also not a Purpose 2 settlement and therefore this has not been taken into account in the assessment rating.

Land Parcel Ref:

P78

Parcel Type:

Green Belt Parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

The southern border of the parcel is partially adjacent to Alveley Industrial Estate, which causes a very slight sense of encroachment. However, the parcel itself is almost entirely free of development with just one isolated dwelling to the east, which is in keeping with the countryside. The parcel is open and displays characteristics of the countryside and is strongly rural. The Green Belt parcel is considered to be playing a strong role preventing further encroachment of the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is some partial intervisibility between this parcel and the Highley Conservation Area. The openness of the land is not considered to play an important role in the immediate setting of this historic settlement; however its rural character contributes to the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

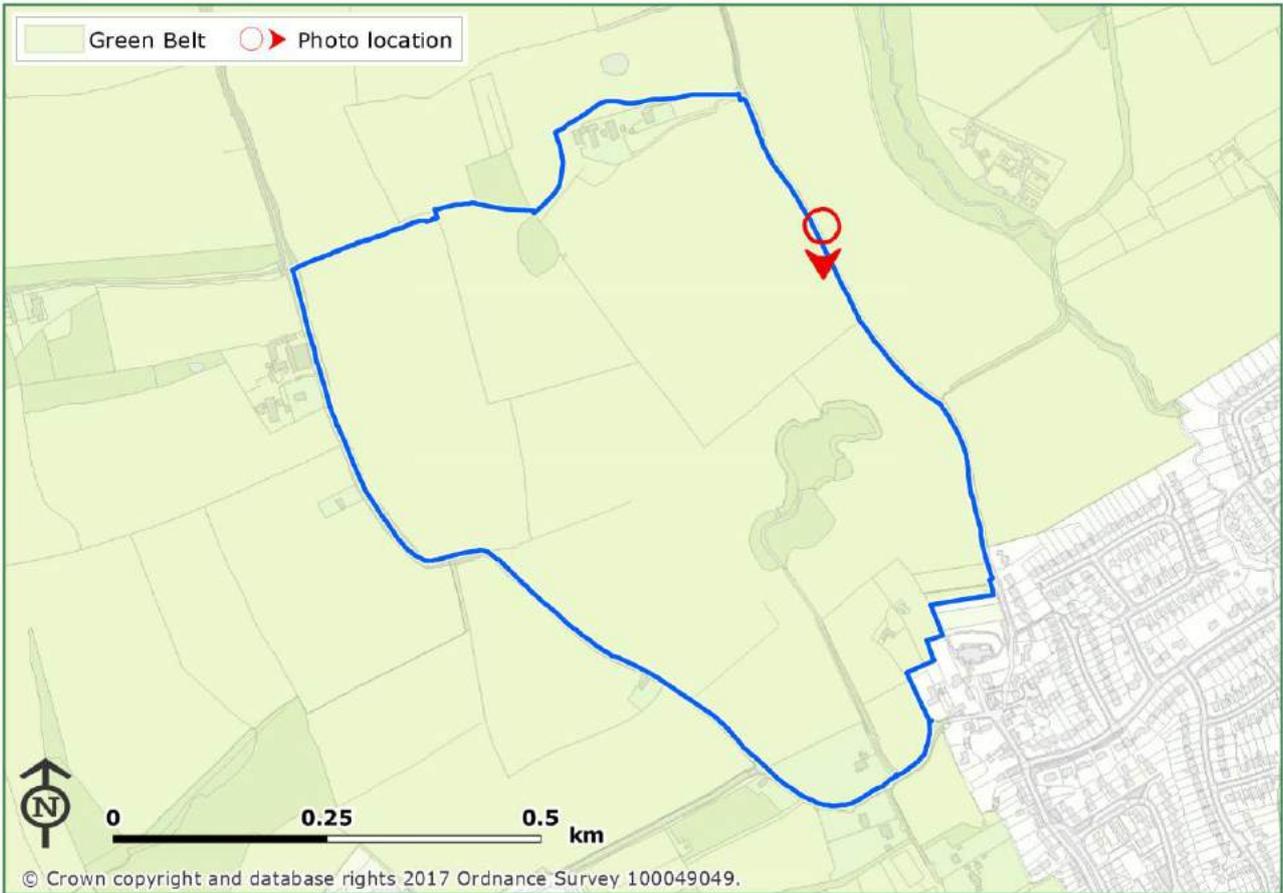
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

P79

Parcel Type:

Green Belt Parcel



Land Parcel Ref:

P79

Parcel Type:

Green Belt Parcel



Purpose 1 - To check the unrestricted sprawl of large built-up areas

Protection of open land from urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Ability of boundaries / features to contain development and prevent urban sprawl

Rating: No Contribution

Notes:

This parcel does not lie adjacent to a large built up area and therefore makes no contribution to Purpose 1.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak

Notes:

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Stourbridge/West Midlands conurbation. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements. The parcel does however have a relationship with the settlement of Highley approximately 1.5km to the west and the Alveley Industrial Estate, inset within the Green Belt. It is acknowledged that any new development that took place within the parcel could lead to perception of narrowing the gap between Alveley and Highley. However, the River Severn lies between the two settlements and there is no direct road connecting Highley and Alveley, therefore any perception of merging would be limited. Alveley is not a Purpose 2 settlement and therefore this has not been taken into account in the assessment rating.

Land Parcel Ref: P79

Parcel Type: Green Belt Parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong

Notes:

The south-eastern border of the parcel is adjacent to Alveley, which may causes a very slight sense of encroachment. However, the parcel itself is almost entirely free of development, apart from a farm and a single isolated dwelling (both in keeping with the countryside). The parcel is open, contains the characteristics of countryside and is rural. The Green Belt parcel is playing a strong role preventing further encroachment of the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak

Notes:

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is some partial intervisibility between this parcel and the Highley Conservation Area. The openness of the land is not considered to play an important role in the immediate setting of this historic settlement; however its rural character contributes to the wider rural setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

APPENDIX 2: Duty to Cooperate Responses

Shropshire Green Belt Assessment – Summary of Duty to Cooperate Responses

The following table provides a summary of the responses received from the Duty to Cooperate partners and LUC responses in relation to the Shropshire Green Belt Assessment Methodology.

Authority	Comments	LUC Response
Wyre Forest District Council	<p>Wyre Forest DC officers accept that the proposed methodology is in broad compliance with the agreed methodology. There are however two caveats to this statement.</p> <p>1) At a similar point of the process in the conduct of the Wyre Forest review of the Green Belt the consultants shared a map of the parcels to be considered. These were structured according to readily identified features on the ground and varied in size according to the character of the area and proximity to settlement. This was considered important in terms of achieving the necessary transparency in a topic area so potentially sensitive as this.</p> <p>2) In Wyre Forest we have found the inclusion of NPPF criterion 5 (regeneration) useful. Whilst this may be largely due to the nature of the WF area I would have thought that it could also be useful in the Shropshire Green Belt settlements many of which have a now-redundant industrial past.</p>	<p>1) A map of the proposed land parcels has been prepared but as the intention was to refine these parcels to consider local character, proximity to settlements and key sites and other issues, together with the suitability of boundaries on the ground, it was not considered appropriate to circulate and consult on initial land parcels. If Wyre Forest would like to see the proposed parcels then these can be made available.</p> <p>2) NPPF Criterion 5 is included in the review as it is important that all five of Green Belt purposes are included. Measuring accurately the extent to which individual parcels contribute to the process of recycling of derelict and other urban land is however problematic. While it would be possible to undertake a spatial analysis of the supply brownfield land relative Green Belt parcels (at conurbation, authority, settlement, Housing Market Area or Strategic Green Belt Areas scales), there are significant concerns about the validity of any judgements based on the results. This is because:</p> <ul style="list-style-type: none"> • It is not possible to identify and measure a causal link between the policy restraint in a particular Green Belt parcel and the recycling of urban land elsewhere, in part reflecting the complexity of the development process, the locational requirements of different types of development and variations in the property market over time.

Authority	Comments	LUC Response
	<p>3) The email seems to have been only sent to adjacent Districts/Counties/Unitaries. Have the Town and Parish Councils in Shropshire been consulted in the same way that they were in Wyre Forest (and as such might expect to be?).</p>	<ul style="list-style-type: none"> • Any assessment would be either overly simplistic or would be based on such significant assumptions such as to place the results in significant doubt. • While brownfield land does provide one measure of the supply of land for recycling, it does not take account of regeneration initiatives based on redevelopment or re-use of existing buildings and enhancement of existing urban areas. <p>As outlined in the method statement, similar issues have influenced Green Belt assessments elsewhere. Many do not assess individual parcels against purpose 5, and either do not rate them or rate them all equally, on the grounds that it is difficult to support arguments that one parcel of land makes a higher contribution to encouraging re-use of urban land than another. The Study will therefore acknowledge that Purpose 5 is important and should be afforded equal weight with Purposes 1-4 but that is not possible to assess the performance of Purpose 5 on a parcel-by-parcel assessment.</p> <p>3) This was discussed with Shropshire Council and the view was taken that as the Green Belt Assessment is a factual and technical assessment of the performance of the Green Belt it is not considered necessary to consult with the Parish and Town Councils or indeed members of the private development sector. The results of the assessment will be made publicly available on completion.</p>
<p>South Staffordshire Council</p>	<p>Thank you for inviting me to make comments on the Method Statement. As you know, LUC also did our Green Belt Review, so a number of my questions and comments relate to potential conflict issues.</p> <p>Para 2.10: It is noted that smaller parcels will be identified adjacent to built-up areas, whereas larger parcels will be identified in more remote locations. Should the methodology acknowledge that parcel/site size can affect the outcome, i.e. a much larger parcel is more likely to</p>	<p>Para 2.10: The identification of smaller parcels adjacent to the urban area and larger ones is an approach which LUC have used on many of our Green Belt assessments and which has been found to be sound when reviewed by a leading Green Belt barrister.</p>

Authority	Comments	LUC Response
	<p>be effected by encroachment simply because its size? Equally, a smaller site on the edge of a built-up area is much more likely to have a lesser impact/can mitigate strategic green belt function? The point being that you will have difficult comparing the 'scores of large parcels' against the 'scores of small parcels' if the Green Belt Review is going to inform strategic directions of growth in the Local Plan?</p> <p>Para 2.18: This, like a number of paragraphs, poses questions but doesn't actually say what method you will use, which is essential for the method statement.</p> <p>Para 2.24: This is inconsistent with the approach LUC took with our Green Belt review as there is no definition under NPPF. Our Green Belt Review was 'partial' and driven by an adopted Strategy saying where development should go. That said, I would be grateful if there could be a review of this to make sure that we are not conflicting. Please see our Method Statement attached.</p> <p>Para 2.41: This is inconsistent with the approach LUC took with our Green Belt Review. Developments commonly found in the countryside e.g. agricultural and forestry related development and historic</p>	<p>Smaller parcels are identified next to the urban edge as it is these areas where there is likely to be greater differentiation in the performance of the Green Belt. It therefore provides a means of identifying the differing characteristics and performance of the Green Belt along the urban edge. The areas of open countryside away from the settlements are likely to make a significant contribution to the Green Belt and there is unlikely to be significant variation in the performance of the Green Belt within these areas. Therefore there is no benefit to be gained from dividing these areas into smaller parcels. However, as outlined in para 2.11 of the methodology, if, as part of the detailed assessment process, it is observed that a parcel of land has very distinct attributes within different sections of the parcel (i.e. likely to perform differences against the Green Belt purposes), the parcel will be divided to reflect this.</p> <p>I understand the South Staffordshire Study was a partial review of the Green Belt around 15 of the 16 Main and Local Service Villages and the four free standing Strategic Employment Sites, so there was no need to identify broad areas.</p> <p>Para 2.18. The assessment will be based on a judgement made for the parcel overall – i.e. not the highest rating. As outlined above however, if it is necessary to sub-divide a parcel then this will be undertaken.</p> <p>Para 2.24 We believe that the approach proposed is consistent with the approach used in the South Staffordshire Study. In the South Staffordshire study the large built up area was defined as "the West Midlands urban area (Wolverhampton, Dudley, Walsall and Cannock)." For the Shropshire Green Belt Study, Telford and the West Midlands conurbation is considered as the 'large built up areas'. Telford was not included in the South Staffordshire Study as this urban area does not lie adjacent to any of the Green Belt in South Staffordshire.</p> <p>Para 2.41 The judgements for the South Staffordshire study were based on the presence of 'built development' in general and the openness of the parcel. Openness was assessed based on the presence of</p>

Authority	Comments	LUC Response
	<p>schools and churches are not considered urbanising influences. This is a marked difference for our Green Belt review which considered farmed building as urbanising.</p> <p>Para 2.40: How will the Review consider parcels where there is no encroachment within the parcel (e.g., consists of open fields) however there may be residential development adjacent to the parcel on a number of sides? In such instances, our Review deemed that limited encroachment had taken place due to the urbanising influence of the residential development, even though there was no development within the parcel. If there are instances where this is applicable, then clarification in the methodology on how such parcels will be considered may be needed.</p> <p><i>Following provision of LUC response Kelly Harris stated: "I'm happy with your proposed response to my comments, and I appreciate you taking time to minimise any conflict."</i></p>	<p>built development and other factors, such as topography and a land parcel's relationship with the wider countryside.</p> <p>Later Green Belt studies have sought to differentiate between development commonly found in the countryside, and urban development.</p> <p>LUC was advised in 2016 in connection with another study, that developments which are defined as 'appropriate uses' within the Green Belt within paras 89 and 90 of the NPPF should not be included as urbanising influences in a Green Belt Assessment.</p> <p>In the South Staffordshire study, farm buildings and isolated dwellings were not generally considered to have a significant urbanising influence due to the openness of the parcel ie. where the parcels still retained strong characteristics of open countryside.</p> <p>Para 2.40 The assessment will consider the encroachment of urbanising influences adjacent to any parcel under Purpose 3. It is acknowledged that this is not explicit in the methodology but further text will be added to make this clear.</p>
Rugby BC	Confirmed they have no comments to make.	
Worcestershire County Council	<p>I have read through the proposed methodology and have a few comments to make:</p> <p>The Wyre Forest green belt review is referred to in the methodology, but no further reference is made to this piece of work. Given that this is currently in progress it would have been helpful to see</p>	<p>The proposed methodology for the Shropshire Green Belt Assessment would appear broadly consistent with the draft Green Belt study methodology shared by Wyre Forest District Council. This is</p>

Authority	Comments	LUC Response
	<p>some comments on how the two studies will align, and their respective considerations of the issues given that they are considering the same greenbelt, in their respective areas and have a joint boundary. If there are significant differences in methodology it might be useful for these matters to be outlined and considered.</p> <p>The Greater Birmingham and Solihull LEP is also promoting a green belt review, to inform development. Whilst the methodology and approach to this is still being considered, it might be helpful in the context of this study to reference that this piece of work is expected to come forward, albeit with little detail as yet.</p> <p>Paragraphs 2.8 -2.11 refer to identifying parcels of land, and their characteristics. Little detail is provided to the reader as to what these characteristics are and the respective roles of natural vs man made characteristics. Boundaries are however, mentioned in slightly more detail with use of roads and railways seeming to be favoured. Greater explanation of the role of the natural landscape character and the characterisation would have been useful. Landscape character would also offer a series of recognised and pre-determined boundaries, which may have supported the study and addressed some of the issues outlined in 2.8-2.11. Also note that boundaries based on roads, railways etc. may cut across landscape types and areas which have a cohesive feel for the community.</p> <p>Paragraph 2.61 refers to Worcester County which should be corrected to Worcestershire County.</p> <p>We note that the document seems to have been sent to neighbouring district, unitary and county councils, but no mention is made of parish or town councils. It has been practice elsewhere to consult them on green belt reviews and in some of them may have an expectation that they will be consulted.</p> <p>We look forward to hearing more on this project as it progresses.</p>	<p>acknowledged by Wyre Forest District Council, who subject to detailed comments set out earlier in this table, describe it as broadly compliant. It is therefore anticipated that the methodologies will be consistent.</p> <p>Thank you, we will ensure that reference to the Greater Birmingham and Solihull LEP Green Belt Review is included in the draft and final report.</p> <p>Consideration of the landscape character types within Shropshire was undertaken as part of the process of identifying the land parcels. However it is important to note that Green Belt is not a landscape designation and therefore care has to be taken not to overemphasise the role of landscape character within a Green Belt Study. The methodology therefore places weight on identifying land parcels which have similar landscape characteristics but which have strong physical or man-made boundaries – i.e. roads or rivers etc. This is in line with the guidance set out by the Planning Officers Society which states that when identifying parcels “<i>to the greatest extent possible, each should have clearly defined boundaries using recognisable features</i>”. The NPPF also states that when defining boundaries, local planning authorities should: “<i>define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.</i>”</p> <p>Apologies, this will be corrected in the draft and final report.</p> <p>This was discussed with Shropshire Council and the view was taken that as the Green Belt Assessment is a factual and technical assessment of the performance of the Green Belt it is not considered necessary to consult with the Parish and Town Councils or indeed members of the private development sector. The results of the assessment will be made publicly available on completion.</p>

Authority	Comments	LUC Response
Telford and Wrekin	Vincent Mayer has stated via Phone (dated 11/01/2016) that they do not wish to comment. They will liaise with Council through normal Duty to Cooperate meetings.	
Staffordshire County	No comments to make at this stage. Would like to be kept informed if any potential changes are proposed by Council in future.	
City of Wolverhampton Council	No comments to make, but would wish to be involved in future duty to cooperate discussions referenced at the end of the statement.	
Dudley Metropolitan Council	No response	
Walsall Council	No response	
Birmingham City Council	No response	