Stanmore Village, Bridgnorth

Landscape and Visual Appraisal

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The Environmental Dimension Partnership Ltd

On behalf of:
Stanmore Consortium

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Section 1
Introduction, Purpose and Methodology

Introduction

1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by the Stanmore Consortium to undertake a Landscape and Visual Appraisal (LVA) to support representations to the emerging Shropshire Local Plan and relates to revised proposals for development of land at Stanmore Village, Bridgnorth ('the site'). The site falls within Shropshire County Council (SCC) Local Planning Authority (LPA).

1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham, Shrewsbury and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute([1]) specialising in the assessment of the effects of proposed development on the landscape.

1.3 This LVA is part of a suite of representation documents accompanying the proposed development summarised in **Section 4** of this LVA (illustrated on the Concept Masterplan at **Appendix EDP 1**). The report sets out the findings of both desk and field-based studies in respect of landscape and visual matters, which have been undertaken to assess the suitability of the site in relation to its potential for mixed use development.

1.4 A wider study area (hereafter referred to as the 'previous site boundary') as denoted by the blue outline on **Plan EDP 1** was the subject of the previous promotion but is included within this assessment for contextual background only. This report relates solely to the revised site area as defined on **Plan EDP 1**.

Purpose and Structure of this LVA

1.5 The purpose of this LVA is to identify the baseline conditions of the site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation. It then provides an assessment of the landscape and visual effects predicted to arise from development on the site with reference to the baseline analysis.

1.6 This report sets out the findings of the LVA for the site and the proposed scheme subject to the site promotion process. Specifically, EDP's work has included the following key items:

- A review of the planning documentary context for the site;

[1] LI Practice Number 1010

- A desktop study and web search of relevant background documents and maps. EDP's study has included reviews of aerial photographs, web searches, LPA publications and other landscape character assessments. We have also obtained where possible, information about relevant landscape designations such as National Parks, areas of Green Belt, Areas of Outstanding Natural Beauty (AONB) and Registered Parks and Gardens (RPG);

- A field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings. The field assessment was undertaken by a Chartered Landscape Architect in good weather conditions; and

- An analysis of the likely landscape and visual effects arising from the proposed scheme as set out in the promotion drawings, combined with informed professional judgements about the effects arising, based on their nature (positive or negative), magnitude and the sensitivity of the receiving environment.

Methodology Adopted for the Assessment

1.7 Owing to the limited scale of the proposal, and notwithstanding the requirement to undertake the LVA in line with the correct guidance as issued by the Landscape Institute, the methodology (provided in **Appendix EDP 2**), represents an abridged version of the full methodology used by EDP for larger and more complex and larger sites. Essentially, the appraisal identifies, describes and evaluates the effects at those landscape and visual receptors likely to be subject to an effect, based upon the proposals being considered and the context of the landscape and visual resource surrounding the site. The baseline section below provides the description of those receptors identified following the desktop appraisal and site visit, whilst the following section provides the appraisal.

1.8 The proposed development assessed by this LVA is not subject to an Environmental Impact Assessment (EIA). This LVA has, therefore, been undertaken in accordance with the principles embodied in 'Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013)' (GLVIA3) and other best practice guidance insofar as it is relevant to non-EIA schemes.

1.9 EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect on 23 March 2020 and 20 August 2020 in clear weather conditions.

Study Area

1.10 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:

- First, a broad 'study area' of 3km was adopted, allowing the geographical scope of the assessment to be defined based on the extent of views to/from the site, extent of landscape effects and the site's environmental planning context; and

- Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 1km from the site boundary, although occasional reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Plan EDP 1** by virtue of the redline line.

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Section 2
Landscape Appraisal of the Site and its Surroundings

2.1 As illustrated on **Plan EDP 1**, the site is located to the east of Bridgnorth, comprising several agricultural field parcels, with land falling to the east towards the A454. The site's western boundary is formed by Hermitage Hill Coppice which, as illustrated below in **Image EDP 2.1**.

2.2 The site itself is inherently visually and physically well contained in most areas due to a combination of undulating local topography and mature vegetation, with built adjacent the site to the east at Stanmore Industrial Estate and bounding the site at the Hobbins residential development. The site is further contained by the local road network, with the A458 forming the site's southern boundary and the A454 and Wolverhampton Road forming the northern boundary. As illustrated below, Hermitage Hill forms a local ridgeline which extends on a north-south axis along the eastern edge of Bridgnorth, providing screening for both the site and the settlement in local views.

Image EDP 2.1: In views from the A454, illustrating the local topography, regular field pattern and mature woodland containing the site.

2.3 The site itself comprises rectilinear, medium to large-scale agricultural fields (refer to **Image EDP 2.1**). As set out within the published landscape character assessments, and further illustrated within the supporting imagery below, a combination of local topography and mature tree cover result in limited views of the site from the north, west and south (**Images EDP 2.1** and **2.2**). The site benefits from the containment offered by Hermitage Hill Coppice to the west, Stanmore Country Park to the east and other surrounding woodland plantations to the north, south and further east, in addition to well-established

field boundaries that offer the basis for further reinforcement. However, where ground rises to the east, at High Grosvenor, glimpsed views are experienced by users of a rural land, although this is limited to occasional stretch of public footpath on the most elevated ground and where breaks in field boundary vegetation occur.

Image EDP 2.2: The site, seen here in the foreground, comprises arable fields, being enclosed by mature landscape features on all boundaries. Due to local topography and vegetation, views are enclosed by higher ground and well-wooded.

2.4 The site is bounded on all sides by mature vegetation, the more dense being the western boundary aligned with Hermitage Hill and eastern boundary comprising Stanmore Country Park. While the southern boundary is defined by the A458, mature woodland to the south contains views from the road and wraps around Stanmore Hall and the Touring Park.

2.5 Topographically, the site slopes from its western boundary with Hermitage Hill, at approximately 120m above Ordnance Datum (aOD), down to approximately 95m aOD at the A454 and 85-80m aOD at the Stanmore Industrial Estate and eastern boundaries.

2.6 There are three Public Right of Ways (PRoW) crossing through the site (illustrated on **Plan EDP 5**):

- PRoW Ref. 0151/59/1 extends from the A458 on the southern boundary of the site to Brook Lane and the Stanmore Business Park;

- PRoW Ref. 0151/68/1 extends from Brook Lane through Stanmore Business Park connecting to a bridleway route; and

- PRoW Ref. 0151/70/1 extends from the A454 through the site to footpath 0151/38A/1 which runs along the western boundary through Hermitage Hill Coppice.

2.7 Views back to the site from publicly accessible locations are very limited by mature vegetation and tree cover within the local context. From a sensory perspective, the site is consistent with its surrounding context, being relatively unremarkable within the landscape, although Hermitage Hill Coppice the most visually sensitive part of the site and can be seen in elevated views from the east as providing some contribution to the wooded context. The Stanmore Industrial Estate and land adjacent to The Hobbins is well screened by the intervening landform, woodland and field boundary vegetation, partly owing to the lower lying ground and the proximity of Stanmore Country Park.

2.8 The site does not form a prominent or important part of the appreciation of the wider landscape and is seen as having limited interest, being barely perceptible in many views from within the wider surrounding context. Views of it are generally only perceived by receptors passing along the local road network and from public footpaths through and in close proximity to the site.

Image EDP 2.3: View from a public footpath adjacent to Hermitage Hill (within the site) looking east. The view illustrates the undulating and wooded character of the 'enclosed lowlands heath' character area.

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Section 3
Policy Review and Findings of EDP Data Trawl

3.1 An appreciation of the 'weight' to be attributed to any landscape or visual effects arising from development starts with an understanding of the planning context within which any such development is to be tested for its acceptability. As illustrated on **Plan EDP 1**, the site lies within SCC LPA administrative boundary.

Planning Policy Baseline

National Policy

3.2 The National Planning Policy Framework (NPPF) includes planning policies and guidance requiring developers to respond to the natural environment and landscape character, integrating the development into its local surroundings.

3.3 Section 12 of the NPPF addresses the issue of good design and recommends that planning decisions should aim to ensure that developments respond to the local character and history. Specifically, in paragraph 127 it is stated that development should *"add to the overall quality of the area..., are visually attractive as a result of good architecture, layout and appropriate and effective landscaping..."* and *"be sympathetic to local character and history, including the surrounding built environment and landscape setting...".*

3.4 Section 15 of the NPPF addresses the natural environment. For landscape, this means *"recognising the intrinsic beauty of the countryside"* and balancing any 'harm' to the landscape resource with the benefits of the scheme in other respects. This balancing exercise is to be undertaken by the decision taker (in this case the LPA) and falls outside the remit of this report.

Local Policy

SCC Core Strategy Development Plan Development (Adopted February 2011) and SCC Site Allocations and Management of Development (Adopted December 2015)

3.5 The relevant planning policy at a local level is contained within the SCC's two key documents which make up the Shropshire Local Development Framework (LDF); titled the 'Core Strategy Development Plan Development' and the 'Site Allocations and Management of Development' which set out the Council's vision to 2026.

3.6 The relevant Core Policies referenced within the Core Strategy include Policy CS5: Countryside and Green Belt, Policy CS6: Sustainable Design and Development Principles and Policy CS17: Environmental Networks, as discussed further below.

Policy CS5: Countryside and Green Belt

3.7 The most important Strategic Policy is CS5: Countryside and the Green Belt. The policy requires new development to be controlled in accordance with national planning policy protecting the countryside and the Green Belt. The policy states (emphasis added):

"Subject to the further controls over development that apply to the Green Belt, development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits.

Open market residential conversions will only be considered where respect for the heritage asset (as also required by Policy CS17) and high standards of sustainability are achieved; a contribution to infrastructure requirements is made in accordance with Policy CS9; and, except where the buildings are listed, a financial contribution for the provision of affordable housing to be delivered off site is provided in accordance with Policy CS11. In all cases, development proposals should be consistent with the requirements of Policies CS6 and CS17."

3.8 The policy also sets out on page 66 that:

"Green Belt

Within the designated Green Belt in south-eastern Shropshire, there will be additional control of new development in line with government guidance in PPG2. Land within development boundaries in the settlements of Shifnal, Albrighton, Alveley, Beckbury, Claverley, and Worfield, and at the Alveley and Stanmore Industrial Estates is excluded from the Green Belt. Areas of safeguarded land are reserved for potential future development at Albrighton and Shifnal, while the military base and Royal Air Force Museum at Cosford is recognised as a major existing developed site within the Green Belt where limited defence related development will be permitted. The Green Belt boundary and all relevant policy areas are identified on the Proposals Map for the SAMDev DPD, which sets out the detailed approach to development in the Green Belt and any new site allocations required within the safeguarded land."

Policy CS6: Sustainable Design and Development Principles

3.9 Policy CS6: Sustainable Design and Development Principles is in place to ensure developments are high quality, using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change. Proposals should reflect published landscape character assessments, the Sustainable Design Supplementary Planning Document (SPD) and other guidance relating to the protection and conservation of landscape.

3.10 The policy text provides a number of design principles, stating that development should (emphasis added):

- *"Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate;*

- *Contributes to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities; and*

- *Is designed to a high quality, consistent with national good practice standards, including appropriate landscaping and car parking provision and taking account of site characteristics such as land stability and ground contamination."*

Policy CS17: Environmental Networks

3.11 Policy CS17: Environmental Networks aims to ensure that proposals identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources. Specifically, the policy requires proposals to:

- *"Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors;*

- *Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB, the Meres and Mosses and the World Heritage Sites at Pontcysyllte Aqueduct and Canal and Ironbridge Gorge;*

- *Does not have a significant adverse impact on Shropshire's environmental assets and does not create barriers or sever links between dependant sites; and*

- *Secures financial contributions, in accordance with Policies CS8 and CS9, towards the creation of new, and improvement to existing, environmental sites and corridors, the removal of barriers between sites, and provision for long term management and maintenance. Sites and corridors are identified in the LDF evidence base and will be regularly monitored and updated."*

3.12 The Site Allocations and Management of Development (SAMDev) Plan sets out proposals for the use of land and policies to guide future development for the plan period up to 2026. The SAMDev contains a number of policies relevant to the consideration of the site as a possible development site in landscape terms.

Policy MD6: Green Belt & Safeguarded Land

3.13 In the Green Belt the normal countryside Policies CS5 and MD7a and MD7b apply, with the Green Belt Policy MD6 providing an additional policy layer that reflects the extra protection afforded to Green Belts. Policy MD6 is consistent with, but does not repeat, the specific national policy on Green Belts that is set out in paragraphs 79 to 92 of the NPPF. Development proposed in the Green Belt must be able to demonstrate that it does not conflict with the purposes of the Green Belt. Further to these requirements the following development will be supported:

"i. Limited infill development in identified Community Hubs or Clusters that accords with Policy MD3 and can demonstrate that it is sympathetic to the character of the settlement and the settlement policy, and in all other respects meets the policy tests set out in the Local Plan; and

ii. Development on previously developed sites, which would not have a greater impact on the openness of the Green Belt than the existing development, providing the development is for employment or economic uses, defence uses, local community use or affordable housing; and the development enhances the site and its contribution to the landscape setting."

Policy MD12: Natural Environment

3.14 Policy MD12 ensures avoidance of harm to Shropshire's natural assets in accordance with Policies CS6, CS17 and the Natural Environment SPD. In relation to landscape character the policy states (emphasis added):

"Supporting proposals which <u>contribute positively to the special characteristics and local distinctiveness of an area</u>, particularly in the Shropshire Hills AONB, Nature Improvement Areas, Priority Areas for Action or areas and sites where development affects biodiversity or geodiversity interests at a landscape scale, including across administrative boundaries."

Policy S3: Bridgnorth

3.15 Policy S3 makes provision for housing and employment development in Bridgnorth over the period of 2006-2026. Specifically:

"Around 1,400 dwellings and around 13 hectares of employment land with 6.6 hectares to relocate the existing Livestock Market, will be delivered in Bridgnorth on a mix of windfall and allocated sites. Land is allocated for housing and employment development as set out in Schedules S3.1a and S3.1b below and identified on the Policies Map.

Retail development will be directed to the town centre where it will benefit from, and contribute to, the town's historic character. The Primary Shopping Frontage at High Street and Whitburn Street are protected for retail uses in accordance with Policies CS15 and MD10a and MD10b.

Existing employment land at Bridgnorth Aluminium campus, Faraday Drive, Stanmore Industrial Estate and Stanley Lane as shown on the Policies Map will be reserved for business and industrial uses. Development on these safeguarded employment sites will be for uses within classes B1, B2, B8 for offices, workshops, general industry or storage and distribution uses and appropriate sui generis uses."

Supplementary Planning Documents

3.16 A number of other supplementary documents are relevant to landscape and visual matters, as summarised below:

- The Shropshire Landscape Typology (adopted September 2006);
- Sustainable Design (Part 1) SPD (adopted July 2011);
- Shropshire Landscape and Visual Sensitivity Study Assessment prepared by Gillespie (2018);
- The Shropshire Historic Landscape Character Assessment (June 2007);
- Shropshire Green Infrastructure Strategy prepared by LUC (July 2020);
- Shropshire Green Belt Assessment prepared by LUC (September 2017); and
- Shropshire Green Belt Review Stage 2 prepared by LUC (November 2018).

Relevant Designations and Considerations

3.17 **Plan EDP 3** shows the environmental planning context of the site with regard to landscape and visual issues, planning or landscape designations that may impose various levels of constraint on new development and contribute to an understanding of the extent to which the landscape is valued, including the following:

- The site is not located within a nationally designated landscape, the closest being the Shropshire Hills AONB which lies approximately 12km to the west of the site;
- The majority of the site is located within the West Midlands Green Belt however, Stanmore Business Park is 'excluded' from the Green Belt; it has an inset boundary drawn around it to exclude it. As such, <u>not all the site falls within the Green Belt</u>;
- Hermitage Hill Coppice, designated as Ancient Semi-natural Woodland and Ancient Replanted Woodland forms the site's western boundary;
- A Scheduled Monument titled, 'The Hermitage' is located within the north-western part of the site. This designation is addressed in detail within the accompanying Archaeology and Heritage Statement (report ref: **edp5653_r008**);

- A Site of Special Scientific Interest (SSSI); 'Thatchers Wood and Westwood Covert' is located approximately 3km to the south-west of the site further details of which area contained in the Ecological Appraisal (report ref: **edp5653_r005**);

- Although there is public access through the site, there are relatively few routes in the wider network of PRoW within the local context that have views of the site. Mature woodland cover serves to limit views from many PRoWs although, given local topography some views from the east are possible;

- Davenport House (Grade II* listed) Registered Park and Garden (RPG) is situated approximately 1.7km to the north-east of the site. However, changes in landform restricts intervisibility with the site;

- There are no Listed Buildings within the site. The nearest being 'Stanmore Hall' Grade II listed, situated approximately 274m to the south-east and 'Swancote Farm House' Grade II listed located 280m to the north-east; and

- The site is not covered by any Conservation Area's (CA). There was not found to be any intervisibility between the site and the core of a conservation area, the nearest being the Bridgnorth CA approximately 630m to the west of the site.

3.18 While ecological and heritage designations are not landscape designations, they do on occasion serve to influence the value of the landscape, which is a consideration within this Landscape Appraisal, as advised by relevant sections of GLVIA. Where this is the case for the site, it is noted in the relevant discussion of landscape character.

Section 4
The Proposed Development

The Proposed Development

4.1 With reference to the revised proposals (see **Appendix EDP 1**), the scheme comprises the following:

- A reduced area of proposed development comprising residential and employment development;
- Access is taken from the existing A454;
- The proposed units are set back into the site from the western boundary, to enable the delivery of a 15m buffer to the Ancient Woodland;
- The proposals include a robust landscape framework, contributing to the well-treed character with green corridors to break up the development mass and create multifunctional public open spaces; and
- Existing trees and hedgerows are retained where possible and boundaries are reinforced with new native hedging where necessary.

Architectural Design Evolution

4.2 The revised layout acknowledged the importance of the site to the wider Green Infrastructure (GI) network, and allows for large areas of GI, supported by large landscape corridors, within the centre of the site and on an east-west axis through the site to provide a generous contribution to the wider aims of key strategic GI corridors.

4.3 In addition to embedding open space into the central areas of the site, new tree planting along the site boundaries has been implemented to contribute to the well-treed character of the local context, as well as providing some softening to local views from the east.

Designed, or Embedded, Mitigation

4.4 The following landscape and visual mitigation measures have been taken into account in the subsequent identification of environmental effects, where they are discussed in relation to the different receptors identified:

- Retain and enhance valuable landscape features within the site; largely those that contribute to the local landscape character;

- Additional tree planting within the site, particularly through green corridors, to reflect the well-treed nature of the surrounding context and filter views of built form;

- Set back development into the site from the western boundary, to enable the delivery of a 15m buffer to the Ancient Woodland; and

- Conserve and enhance the existing biodiversity on-site through the addition of new landscape features as described above.

Section 5
Landscape and Visual Appraisal

Introduction

5.1 The assessment of effects on landscape and visual amenity is aided through consideration of a series of viewpoints. The viewpoints have been selected to be representative of the visual sensitivities of the study area and publicly accessible locations in the general vicinity of the site from which clear views of the development may be obtained. The viewpoint locations are shown on **Plan EDP 6**.

5.2 As can be seen on **Plan EDP 6**, supported by **Photoviewpoints EDP 1** to **11**, in many areas around the site. views of the development would be either completely or partially screened by hedges, trees and buildings.

5.3 Representative viewpoints (or Photoviewpoints) are presented in **Table EDP 5.1**.

Table EDP 5.1: Selected Representative Viewpoints.

No.	Location	Grid Reference	Distance and Direction from Site	Reason for Selection
1	View from the A454 at the entrance to Stanmore Country Park looking south towards the A458	373843, 292696	192°; within the site	Road users on the A454
2	View from the A454 at the entrance to Stanmore Country Park looking north across the Site	373843, 292696	295°; within the site	Road users on the A454
3	View from footpath (Ref. 0151/70/1) looking south-east across the Site	372974, 292747	100°; within the site	Users of a public footpath
4	View from footpath (Ref. 0151/70/1) looking north across the Site	372974, 292747	355°; within the site	Users of a public footpath
5	View from footpath (Ref. 0151/70/1) looking south-east across the site	373196, 292903	110°; within the site	Users of a public footpath
6	View from A454 looking west across the Site	373145, 293467	270°; within the site	Road users on the A454
7	View from footpath (Ref. 0151/59/1) looking towards 'The Hobbins' residential area and the site	373606, 293785	183°; within the site	Users of a public footpath
8	View from BOAT (Ref. 0118/UN1/2) looking west towards the Site	376999, 293392	272°; 2.2km	Users of a public byway open for all traffic
9	View from a minor road leading to Roughton looking west towards the Site	375846, 293372	268°; 1.1km	Road users on a minor road

No.	Location	Grid Reference	Distance and Direction from Site	Reason for Selection
10	View from a minor road off A458 (opposite Old Lodge Farm) looking north-west towards the Site	376150, 291555	308°; 1.1km	Road users on a minor road
11	View from bridleway (Ref. 0151/72/1) looking north-west towards the Site	375055, 292027	293°; 1.8km	Users of a public bridleway

Technical Productions

5.4 To aid the assessment, a Zone of Theoretical Visibility (ZTV) diagram was produced as part of the process of defining the LVA study area. A site visit was then carried out on 23 March 2020 and on 20 August 2020 by a Chartered Landscape Architect from EDP's Landscape team. Through this exercise the main visual receptors predicted to have actual visibility to the site were identified and the Zone of Primary Visibility (ZPV) was established, as illustrated on **Plan EDP 6**. The locations of the Photoviewpoints are also shown on **Plan EDP 6**, while the views themselves are shown in **Photoviewpoints EDP 1** to **11**.

Effects upon the Landscape Resource

5.5 Effects upon the landscape resource are concerned with those effects upon landscape fabric, landscape character and landscape designations at a national, regional or local level. For the proposed development at the site, and in response to the small scale of the proposals and planning policy, the following receptors have been identified as having the potential to experience effects:

- The landscape fabric, including trees, hedgerows and agricultural land in the immediate vicinity of the site; and
- The 'Enclosed Lowland Heath' Landscape Character Type (LCT).

Effects upon Landscape Character

5.6 At the National level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England[2] (NE). The site and its surroundings fall within NCA 66: Mid Severn Sandstone Plateau. While the NCA is broadly representative of the site's landscape context, it is far too generic to reliably inform an assessment of the suitability of the proposals in landscape terms. Of much greater use are the more localised, county-specific assessments described below.

[2] https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles

The Shropshire Landscape Typology (2006)

5.7 The most recent assessment of local landscape character was undertaken in 2006 as part of The Shropshire Landscape Typology published by Shropshire County Council. The assessment identifies 27 different LCT.

5.8 The site falls within the 'Enclosed Lowland Heath' LCT illustrated on **Plan EDP 4**. Also, crucially the site lies adjacent to the Wooded River Gorge LCT, which contributes to the wider well-wooded character and enclosed nature of some views, particularly to the north and south.

5.9 The Enclosed Lowland Heath is a gently rolling lowland landscapes that occur throughout northern and eastern Shropshire, in areas with predominantly sandy, impoverished soils. The relevant descriptions within the LCA include (inter alia):

- *"Undulating lowland;*
- *Impoverished, freely draining soils;*
- *Planned woodland character; and*
- *Dispersed settlement pattern."*

5.10 The assessment goes on to describe this LCT as typically comprising (my emphasis added)*:*

- *"Enclosed Lowland Heaths are* ***gently rolling lowland topography*** *that occur throughout northern and eastern Shropshire…".* Bridgnorth is bordered and divided by the Severn Valley, which splits the town into High Town on the right bank and low town on the left. In the wider landscape landform is elevated to the south-west of Bridgnorth along the Jack Mytton Way, to the south-east at Gags Hill and Upper Farmcote and along Hermitage Hill falling away towards the A454;

- *"****Medium to large-scale agricultural landscape****, which has evolved from extensive areas of open heathland and 'waste' (common rough pasture)."* Characteristically, there is a *"…****pattern of rectilinear fields*** *with thorn hedges, straight roads and scattered brick farmsteads."*;

- Landscape fabric in the surrounding area comprises of: *"Regular plantation woodlands form the most significant woodland component. Hedgerow trees are generally fairly sparse, although in some places linear bands of trees along water courses also make an important contribution. This pattern of tree cover creates a* ***mixture of framed and lightly filtered views****";*

- Historically, the area to the east of Bridgnorth (comprising the site) once formed the core of the medieval royal forest of Morfe, although by the 14th century grazing pressures had significantly reduced the browse available for the king's deer. By the

18th century there was enclosure of these areas which gave rise to the characteristic pattern of geometric fields, plantation woodland and straight enclosure roads;

- Intensive 20th century agriculture land use within the site, replaced traditional mixed farming practices results in the enlargement of many fields. However, arable prevails, with fields bisected by a hedgerow with regular trees; the site boundaries are relatively well vegetated (and should be retained and strengthened); and

- Visually, in the wider landscape the pattern of tree cover creates a mixture of framed and lightly filtered views.

5.11 The site is consistent with some of the broad characteristics noted within the character assessments above. It does not represent, in a perceptual or physical sense, a landscape of any great importance or character. It is therefore considered of compatible value to the majority of the local landscape, i.e. there is nothing to suggest the local landscape is worthy of any particular sensitivity or protection, apart from as an area of undeveloped and inaccessible land.

5.12 The assessment does not include any identified 'Actions' for the LCA and does not really take account of the need for development within green field sites, and do not, therefore, provide a great deal of landscape guidance in this respect

Shropshire Landscape and Visual Sensitivity Study (2018)

5.13 In relation to landscape sensitivity, SCC have produced the Shropshire Landscape and Visual Sensitivity Assessment (LVSS) Bridgnorth (May, 2018) defined as follows:

"The conclusions of this study when considered alongside the other information being gathered as part of the Strategic Land Availability Assessment (SLAA) will enable Shropshire Council to determine which areas warrant further planning appraisal and ultimately inform spatial development options for the Local Plan and provide a sound basis for decision making in the determination of planning applications. This is consistent with the National Planning Policy Framework (NPPF) which is clear that planning should recognise the 'intrinsic character and beauty of the countryside' and allocate land with the least environmental or amenity value."

5.14 The assessment provides a more detailed understanding of the local landscape whilst also linking back to the key landscape characteristics and valued attribute information provided in the published LCT, as discussed above.

5.15 The settlement of Bridgnorth has been divided into seven parcels for the purpose of the assessment. The site falls into parcel 02BDG-E (Parcel E) illustrated below at **Image EDP 5.1**.

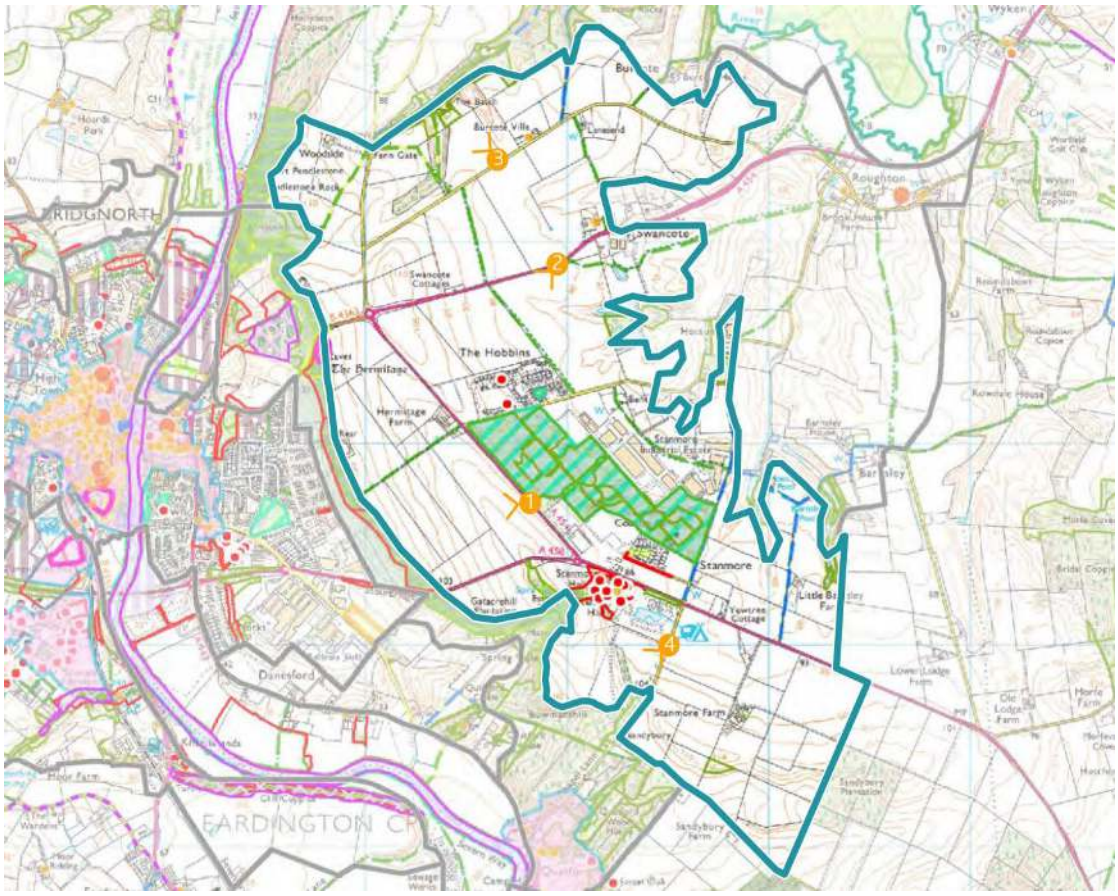

Image EDP 5.1: Extract from the LVSS (2018) illustrating the extent of parcel 02BDG-E (shown in blue) in which the site is located.

5.16 Parcel E is described generally as located to the east of Bridgnorth: *"A458 and A454 bisect the parcel and the area is further connected by minor and local roads and PRoW. The area is characterised by an upland plateau which extends into a rolling to flat topography and an area of increasing undulation to the north and east of distinctive drumlin formation. Hermitage Hill Coppice forms a distinctive western boundary connecting to well managed hedgerows and occasional hedgerow trees. Agriculture is a mixture of intensive arable and pasture with strongly regular field patterns."*

5.17 The study defines parcel 02BDG-E as having a 'medium' landscape character sensitivity and a 'medium' visual sensitivity to residential and employment development. In summarising the landscape character sensitivity, the report cites (my emphasis added):

*"**Landscape Sensitivity: Medium***

*This is an intact farming landscape with a robust network of hedgerows and connections to outlying woodland. The parcel contains **pockets of residential and industrial development that could to accommodate adjacent development with appropriate planting to aid integration**. Overall the sensitivity of the landscape to change arising from new housing and employment is medium."*

5.18 In summarising the visual sensitivity, the report states (my emphasis added):

*"**Visual Sensitivity: Medium***

*This area has a typically rural character with a robust network of hedgerows and rolling landform, **benefitting from the scenic quality and screening properties of woodland in Stanmore Country Park** and in the adjacent parcel D. The relative number of people within this sensitivity parcel is high. The often **elevated and open aspect** means that some views experienced are of particular sensitivity to change, however **overall throughout the parcel, there is a medium sensitivity** to change arising from housing and employment."*

5.19 The positive features of relevance to the site and its context include *"strongly defined hedgerow boundaries and distinct woodland blocks, leading into areas of well-defined undulations to the parcel boundaries".*

5.20 The negative features of the character area of relevance to the site and its context include *"…this is a landscape of activity due to high frequency of road use"* and *"…settlement edges of The Hobbins are more abrupt….".*

5.21 In visual terms, the assessment notes the following which illustrate the site containment:

- *"Views within this traditional farmland landscape, have no association with the Shropshire Hills AONB;*
- *The gently rolling landscape further limits views at lower levels;*
- *Development on this higher ground would be particularly noticeable;*
- *new development would be better screened at lower levels, than in a more open, elevated landscape; and*
- *The relative number of people likely to experience the view is concentrated along major roads, at The Hobbins where access and presence of receptors is constant and within the country park."*

5.22 With reference to the site, and the LVSS it is apparent that it fulfils the criteria of being within a parcel that *"…contains pockets of residential and industrial development that could to accommodate adjacent development with appropriate planting to aid integration"* and as was borne out by the appraisal, could be brought forward without being visually intrusive development by locating development on the lower levels. On this basis, there is scope to develop the site in accordance with the sensitivity assessment as published.

5.23 The proposed development would be seen within the context of pockets of residential and industrial development and in close proximity the A454 and A458, being consistent with some of the features noted within the character assessments. The existing character of the site, in a perceptual or physical sense, would be changed to become residential

built context. However, key views to the Hermitage Hill ridge would be retained and the Ancient Woodland buffered.

5.24 The proposed development is relatively small in relation to the Enclosed Lowland Heath LCT and, due to local topography and the retention of the existing mature features at the site boundary, with the loss amounting to an area of arable land and few mature landscape features to facilitate access, would not have a material effect on the key elements of the landscape fabric. Although there will be localised excavation and slight alteration within the site, there would be retention of existing landscape features where possible and proposed new landscaping. Beyond the boundary features of the site, quiet enjoyment of the countryside would remain possible from PRoW within the local context due to very little intervisibility with the proposed development.

5.25 It is also the case that in the wider landscape there are very few, publicly accessible locations where the change in usage of this area of landscape would be apparent. In this context, they would generally only be experienced by receptors within or immediately surrounding the site boundaries.

The Site Itself

5.26 Focusing on the site itself, a change of landscape character is inevitable following a change in land use, but it should not be seen as a detriment to the enjoyment and appreciation of the wider landscape. The site would be changed from an open agricultural field, requiring the loss of the internal farmland and its boundary features where access is required, to become a new 'Garden Village' settlement, adopting similar characteristics to those found within the site's immediate context.

5.27 Whilst there are some higher quality elements within the site, namely the mature landscape features at the site boundaries, the existing residential development at the Hobbins and proximity to the A454, A458 and Stanmore Industrial Estate, means perceptually the site is impacted by the adjacent built form and transport infrastructure.

5.28 In accordance with EDP's Landscape and Visual Assessment Methodology (provided at **Appendix EDP 2**) and the findings of the LVSS, the site is considered overall to be of medium sensitivity (this relates to the character of the site itself and also the near surroundings or context, i.e. the areas where landscape character effects are most likely) to residential and employment development.

5.29 Unsurprisingly, adverse effects within the site would largely relate to the 'perceptual and sensory' dimensions of landscape character. The gradual conversion of any 'greenfield' site to a development site would yield such an outcome and this is not a reflection on the quality of the proposals, but of the process which requires an assumption to be made that most people would see the perceptual and sensory change from greenfield to development as 'adverse'. On completion of the proposals, the magnitude of change to the character of the site and its context would be high, due to the addition of elements that may conflict with the characteristics of the site itself, but not necessarily its immediate setting owing to the nature of built form to the east.

5.30 In the long term, the magnitude of change to the site and its context would reduce to medium, due to the partial loss/alteration to one or more key receptors/characteristics and the addition of elements that are evident, but do not necessarily conflict with the key characteristics of the existing landscape. Given the reduced overall site area, the retention of existing boundary features and the maturation of new landscape proposals buffering the existing landscape elements, including some beneficial effects through the addition of new tree planting, the magnitude of change in the long term is likely to reduce to medium, yielding a **moderate**/**minor** adverse effect, particularly upon the perceptual and sensory characteristics, to the character of the site and its immediate context.

5.31 With regard to the 'landscape fabric and habitats' dimensions of landscape character, the existing landscape elements with the potential to be adversely impacted by the proposals include hedgerows and hedgerow trees, and the existing agricultural field parcel itself. The planting of new landscape features throughout the site, including some larger tree planting, would give rise to beneficial effects, enabling a further contribution to the well-treed context of the wider landscape. The valuable boundary hedgerows and trees would be retained, buffered, strengthened and better managed, with additional planting measures to mitigate against any loss due to access requirements. The magnitude of change to the landscape fabric of the site, in regard to the mitigation proposed, would be low, given the addition of elements not uncharacteristic within the existing landscape. Therefore, the effects on the landscape fabric of the site is assessed as **minor** and beneficial.

5.32 Importantly, the landscape of the site and its near surroundings are not designated at either a national or local level for landscape, which confirms the general reduced value and sensitivity in landscape terms, as described in detail above. This does not in turn indicate that development is acceptable in landscape terms, but that subject to addressing the appropriate detail of the scheme, there are no 'in principle' landscape constraints to development at the site.

Summary of Effects: Landscape Receptors

5.33 A summary of effects on landscape receptors is provided in **Table EDP 5.2**.

Table EDP 5.2: Summary of Long-term Landscape Effects.

Receptor	Sensitivity	Scale of Change	Nature of Effect	Overall Effect
Enclosed Lowland Heath LCT	Medium	Medium	Adverse	**Moderate**/**Minor**
The character of the site and its context	Medium	Medium	Adverse	**Moderate**/**Minor**
Landscape fabric of the site	Medium	Low	Beneficial	**Minor**

Effects on Visual Amenity

5.34 Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity. Effects upon these receptors are derived

through the changes to the views experienced and through this the change to the overall visual amenity of the study area, as brought about by the proposals. Assuming a study area of 1km, the following receptors are considered within the assessment:

- Users of PRoW within the immediate vicinity of the site;
- Users of the surrounding road network; and
- Residents of properties aligning the A362.

General Visibility

5.35 As a consequence of intervening vegetation and local topography, it was found that only very limited intervisibility between the site and publicly accessible areas (visual receptors) was available, as represented by **Photoviewpoints EDP 1** to **11**. In most cases, it was found the receptors with views of the site are in close proximity, or immediately adjacent, to the site. However, receptors on high ground to the south of the site, illustrated in Photoviewpoint EDP 1, represent the only receptor group with medium distance views of the site. These Photoviewpoints do not represent the only areas from which there would be an effect, rather they provide a representative assessment, which is used as a benchmark to understand the wider potential effects as discussed below. The locations of the Photoviewpoints are shown on **Plan EDP 6**, while the Photoviewpoints are illustrated at **Photoviewpoints EDP 1** to **11** at the rear of this document.

Visual Effects

5.36 Based upon the views illustrated in **Photoviewpoints EDP 1** to **11**, this section provides a review of the potential visual effects that may arise from the proposals. Views of the site from publicly accessible viewpoints beyond 2-3km would in all instances be minimal, and in many cases barely perceptible.

Road Users (including Pedestrians)

5.37 Views from main road corridors in close proximity to the site include the A454 and A458, illustrated by **Photoviewpoint EDP 1**, **2** and **6**. For the most part, the A454 is a well-treed busy vehicular corridor which provides access between Bridgnorth and Wolverhampton.

5.38 From at short section of the overall route, where the A454 passes adjacent to the site and where breaks in vegetation occur, open views into the site are possible. Whilst the site comprises of agricultural fields the immediate surrounding landscape is considered to be ‘urban fringe’ in character comprising A-roads, road signage, Stanmore Industrial Estate and existing residential properties. With a large area of the proposed built form occupying the lower lying landscape, receptors would only experience the development when in very close proximity and would still be set within the existing wooded context. As such, the magnitude of change for vehicle receptors to the east would be no greater than medium in both the short and long term, giving rise to a minor adverse effect on these low sensitivity receptors.

5.39 Users of main vehicular routes, including roadside pedestrians are likely to be travelling to a destination, work, shopping or entertainment centres, and not doing to take in the view so, in combination with a low susceptibility to the change proposed, their sensitivity is low.

5.40 The site is generally screened from views from minor roads in the surrounding rural landscape owing to the undulating local topography and mature intervening vegetation and woodland within Stanmore Country Park (refer to **Photoviewpoint EDP 10** and **11**). Transient, glimpsed views would be possible from minor roads in close proximity to the site during construction. On completion, the proposed development would be a barely perceptible element of transient views on minor roads, if seen at all on medium sensitivity minor road users.

PRoW Users

5.41 The greatest potential for effects on PRoW users is largely limited to a PRoW running through the site and along the western boundary of the site, through Hermitage Hill Coppice. As illustrated in **Photoviewpoint EDP 3**, **4** and **5** from the lower lying ground (**Photoviewpoint EDP 5**) views are contained by woodland within Stanmore Country Park. From the higher ground views are more open, across the immediate farmland and illustrate the extensive nature of the wooded landscape.

5.42 The proposal would give rise to a high magnitude on this PRoW (**Photoviewpoint EDP 3**) change during the short-term. This represents the worst-case scenario and is experienced owing to the location 'within the site' where it is expected that there would be major alteration to key characteristics of the baseline. In the long-term, the proposed landscape strategy and mitigation planting will have matured providing some visual screening and softening the appearance of built form, integrating the development into the landscape.

5.43 In the wider landscape, there are surprisingly few PRoW with clear open views of the site. As shown in **Photoviewpoint EDP 8**, some glimpsed views of the elevated western boundary and Hermitage Hill ridge are possible from PRoW on elevated ground near Woundale hamlet and High Grosvenor Farm. The majority of the site is screened by woodland within Stanmore Country Park, however Hermitage Hill Coppice forms part of the mid-ground skyline with prominent hills in the background. Views of construction activities and proposed built form within the site, would be limited to very minor glimpsed views of taller elements within the scheme only. As such, on account of the change proposed, the change to the view would be minimal.

5.44 In views from the north and south, the site itself cannot be seen due to local topography and intervening woodland. The landscape is perceived as being mature and provides some visual screening to existing built form such as Stanmore Industrial Estate. Views of construction activities, if available at all, would be limited to very minor glimpsed views of taller elements within the scheme only. On completion, views of the site would be barely perceptible, if seen at all.

Private Receptors

5.45 A small number of residential properties with views into the site is limited to those at the Hobbins residential development, Swancote Farmhouse. From these properties, although field boundary vegetation at the edges of the site would provide some visual screening, short distance views would be possible, particularly from upper storey windows. At Stanmore Hall and the Caravan Park the enclosed nature of boundary treatments, appear to enclose views from ground level to the immediate property extents, the site is not considered to visible from a main view from the house.

5.46 Owing to the areas of residential and industrial development in the immediate context, the change to the view resulting from the proposed development would not be considered out of character with the current baseline context. However, the proposed development would be considered to be clearly noticeable in these short-distance views although, residential visual amenity would not be fundamentally altered.

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Section 6
Discussion and Opinion

The Development Proposed

6.1 This report has reviewed the findings of a LVA of the revised proposals at Stanmore Village, Bridgnorth which represent a reduced overall site area. This report has assessed the likely landscape and visual effects arising from the development, and a number of key conclusions of which can be considered in two general respects, each of which is discussed in turn below, and as follows:

- In terms of the potential effects on the character of the landscape; and
- Effects on visual amenity, including views from local roads, footpaths and surrounding dwellings.

Summary of Landscape and Visual Effects

6.2 The landscape appraisal has considered the available published Landscape Character Assessments (at national and local scales), the Council's sensitivity assessment, EDP's own assessment of the character of the site and its landscape context, and a review of the landscape designations of a local, regional and national scale.

6.3 At the site level, whilst the effects would be high in the short-term due to the fundamental change of land use, they would be lessened due to the reduced overall site area but it is an important consideration that the changes being broadly in character with the neighbouring residential and industrial land uses (to the east).

6.4 At a local level effects are considered upon the Enclosed Lowland Heath LCT; the assessment finding that although there would be direct changes to the site at an elevated level, the wider LCA effects would be to a limited proportion of the character area, and the location and nature of the proposals with respect to the key characteristics of this character area and the existing and adjoining urbanised areas.

6.5 Potential visual effects have been considered upon a range of receptors local to the site, including users of local roads, cycle routes, footpaths, bridleways and those living in residential areas bordering the site to the east. The appraisal has been aided through the use of site visits and a range of assessment viewpoints as presented at **Photoviewpoints EDP 1-11**.

6.6 The assessment finds that visual effects at an elevated level are restricted to a very limited number of locations, and in very close proximity. It is only certain receptors on adjacent roads, residents with immediate views, and those using a sections of the PRoW which passes through/or adjacent to the site, where elevated effects are likely.

6.7 Where effects are predicted along this PRoW, it needs to be borne in mind that in the wider context of the route taken between the existing urban area and the wider countryside, the change to the route will be experienced in an area already the subject of a transitional experience from an urban to rural character.

Conclusion

6.8 This Landscape and Visual Appraisal provides an appraisal of the landscape and visual matters relevant to the development of the site for the purposes of allocation within the Local Plan Review. It demonstrates that there will be no notable long-term effects as a result of the reduced scale of the proposals in combination with mitigation, and that the site could be accommodated into its context without elevated effects upon either the baseline landscape or visual resource, when considering in its broader context.

6.9 The proposals will result in some change and effect to receptors within a very close range (which is inevitable for any greenfield development location), but this change will be experienced within a location where residential and industrial development has desensitised these receptors, and a main road network provides some urbanised features contributing to an 'urban fringe' context which appreciably affects the baseline and thus level of effect.

Appendix EDP 1
Concept Masterplan

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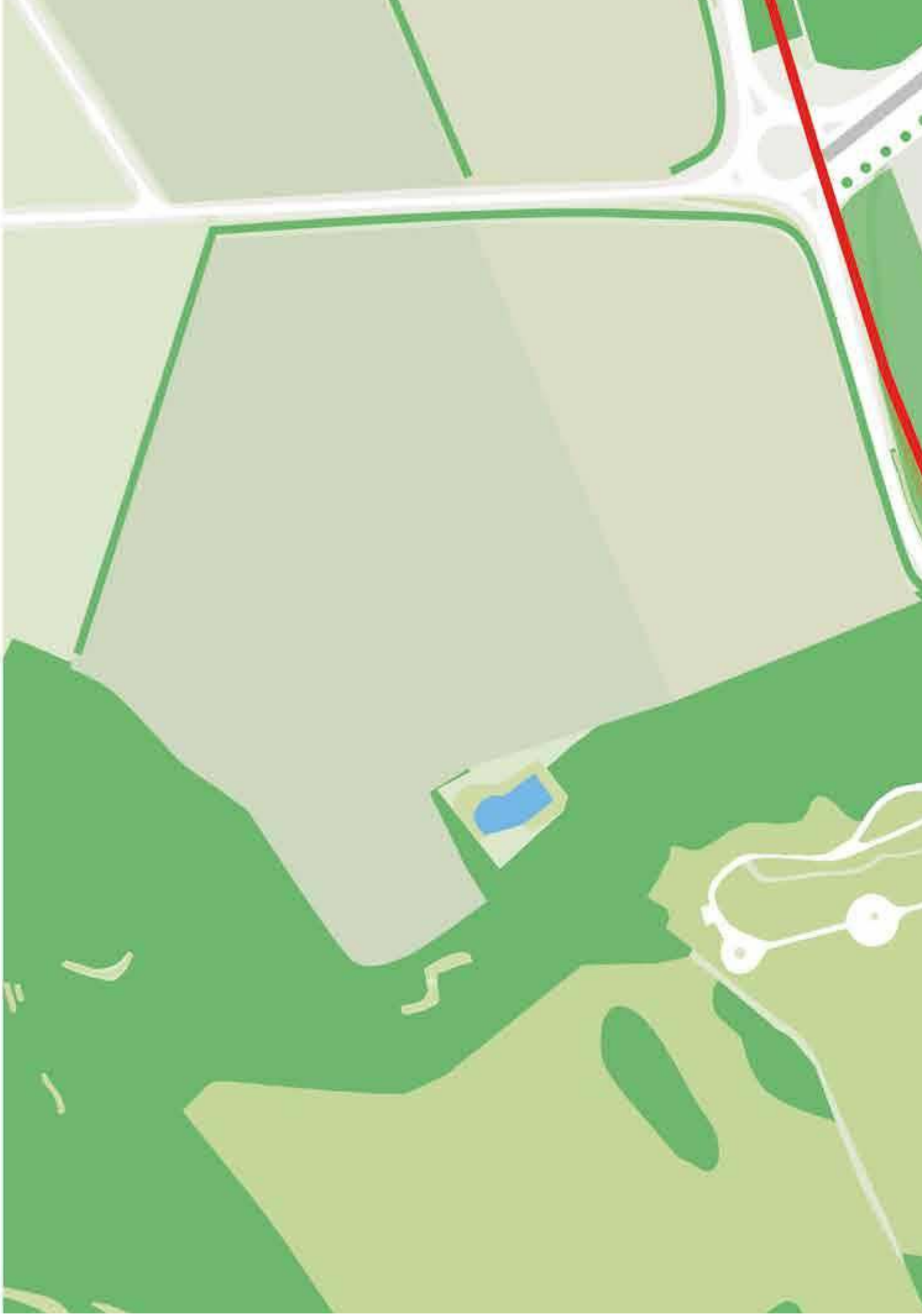

Appendix EDP 2
Methodology: Thresholds and Definitions of Terminology used in this Appraisal

A2.1 Landscape and Visual Assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the perception of the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.

Table EDP A2.1: Defining the Sensitivity of The Landscape Baseline.

EDP assessment terminology and definitions	
Landscape Baseline - Overall Sensitivity	
Very High	***Value***: Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
	Susceptibility: Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.
High	***Value***: Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.
	Susceptibility: Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	***Value***: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	Susceptibility: Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	***Value***: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	Susceptibility: Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	***Value***: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.
	Susceptibility: Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

Table EDP A2.2: Defining the Sensitivity of The Visual Baseline.

Visual Baseline - Overall Sensitivity	
Very High	***Value/Susceptibility***: View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
	Examples: May include views from residential properties; National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; Open Access Land.
High	***Value/Susceptibility***: View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.
	Examples: May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.
Medium	***Value/Susceptibility***: View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
	Examples: May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.
Low	***Value/Susceptibility***: View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
	Examples: May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.
Very Low	***Value/Susceptibility***: View may be affected by many landscape detractors and unlikely to be valued.
	Examples: May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little of no importance.

Magnitude of Change

A2.2 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of Change;
- Geographical Extent; and
- Duration and reversibility/Proportion.

A2.3 **Table EDP A2.3** below provides an indication of the criteria by which the geographical extent of the area will be affected within this assessment.

Table EDP A2.3: Geographical Extent Criteria.

Landscape Receptors	Visual Receptor Criteria
Large scale effects influencing several landscape types or character areas	Direct views at close range with changes over a wide horizontal and vertical extent.
Effects at the scale of the landscape type or character areas within which the proposal lies	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent
Effects within the immediate landscape setting of the site	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Effects at the site level (within the development site itself)	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Effects only experienced on parts of the site at a very localised level	Long range views with a negligible part of the view affected.

A2.4 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out in **Table EDP A2.4** below.

Table EDP A2.4: Factors Influencing Judgements on Magnitude of Change.

Duration	Reversibility
Long Term (20+ years)	Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension, hydrocarbons
Medium to long term (10 to 20 years)	Permanent with possible conversion to original state e.g. agricultural buildings, retail units;
Medium term (5 to 10 years)	Partially reversible to a different state e.g. mineral workings;
Short term (1 – 5 years)	Reversible after decommissioning to a similar original state e.g. renewable energy development;
Temporary (less than 12 months)	Quickly reversible e.g. temporary structures.

Table EDP A2.5: Defining the Magnitude of Change to The Landscape and Visual Baseline.

Magnitude of Change	
(Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
Very High	***Landscape***: Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or integrate with the baseline.
	Visual: Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.
High	***Landscape:*** Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements.
	Visual: Additions are clearly noticeable and part of the view would be fundamentally altered.

Magnitude of Change	
Medium	***Landscape:*** Partial loss/alteration to one or more key receptors/characteristics; addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.
Low	***Landscape:*** Minor loss or alteration to one or more key landscape receptors/-characteristics; additional elements may not be uncharacteristic within existing landscape.
	Visual: Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	***Landscape:*** Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
	Visual: Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
Imperceptible	*In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.*

Predicted Effects

A2.5 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.6**.

Table EDP A2.6: Determining the Predicted Levels of Effects to The Landscape and Visual Baseline.

Overall Sensitivity	Overall Magnitude of Change				
	Very High	**High**	**Medium**	**Low**	**Very Low**
Very High	Substantial	Major	Major/-Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/-Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/-Negligible	Negligible	Negligible/ None

Table EDP A2.7: Definition of Effects.

Definition of Effects	
Substantial	Effects that are in complete variance to the baseline landscape resource or visual amenity.
Major or Major/Moderate	Effects that result in noticeable alterations to much (*Major effect*) or some (*Moderate/Major effect*) of the key characteristics of the landscape resource or aspects of visual amenity.
Moderate	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.
Minor or Minor/Negligible	Effects that result in slight alterations to some (*Minor effect*) or a few (*Minor/Negligible*) of the key characteristics of the landscape resource or aspects of visual amenity.
Negligible or Negligible/None	Effects that result in barely perceptible alterations to a few (*Negligible effect*) or some (*Negligible/None effect*) of the key characteristics of the landscape resource or aspects of visual amenity.
None	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

A2.6 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large scale man-made objects are typically considered to be adverse, unless otherwise stated, as they are not usually actively promoted as part of published landscape strategies.

A2.7 Visual effects are more subjective as peoples' perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst case scenario. Effects can be moderated by maturation of landscape strategies.

A2.8 The timescale of each effect is also important and effects are generally assessed at time stamps in the whole development life cycle: temporary (at a mid-point in construction), short-term (completion at year 1), medium-term (typically 15 years), medium- to long-term (15+ years). In some cases, the operational phase of a scheme could be considered 'temporary'.

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Appendix EDP 3
Extracts from Shropshire Landscape and Visual Sensitivity Assessment Bridgnorth (2018)

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Appendix 3
Bridgnorth Assessment

Part 1: Settlement Context

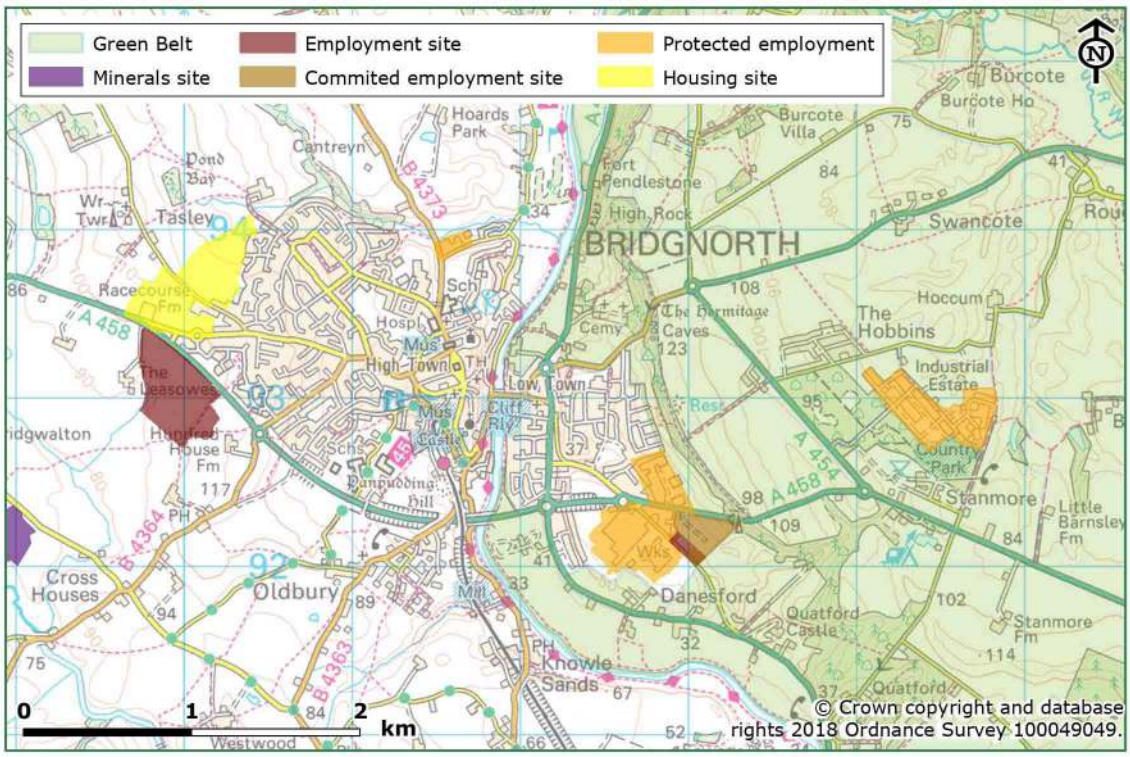

Figure A3.1 Bridgnorth Settlement Context

The town of Bridgnorth is on the western edge of the Shropshire Green Belt. The River Severn divides Bridgnorth, with part of the town, known as High Town, elevated above the River to the west and to the East of the River the area known as Low town. The eastern part of the town is nearly completely enclosed by Green Belt which continues along the eastern side of the River Severn to the North and South of the town.

The population of Bridgnorth is estimated to be around 13,030 persons living in approximately 6,189 dwellings[1]. The historical growth of the town from its medieval origins continued through the industrial revolution, with further post war development including Council housing, and expansion with peripheral housing estates during the 1960's and 1970's. There have also been relatively large residential developments in Low Town during the 1990's utilising brownfield sites previously in industrial use and recent estate development to the West of the town in Tasley Parish. All this residential development is contained within constraints of a by-pass built during the 1980s to the south of the town. Bridgnorth itself retains its central medieval street pattern and many old buildings, which together with the topography, have resulted in a unique town with a distinctive character which has a large Conservation Area.

Bridgnorth, as the third largest town in Shropshire, acts as a key service centre not just for the town, but for a sizeable area of eastern Shropshire. Located at the junction of the A458 and the A442, it also accessible to Telford, Shrewsbury, Kidderminster, Wolverhampton and the Black Country. However, in part due to strong environmental constraints such as flood plain and topography there are now limited remaining infill opportunities within the built form, or more broadly within the Bridgnorth by-pass.

[1] Shropshire Council (2017), Hierarchy of Settlements

Shropshire Council has identified Bridgnorth as a proposed 'Principal Centre' settlement within its Preferred Scale and Distribution of Development consultation document (2017), (informed by its Hierarchy of Settlements Assessment[2)], as it offers significant employment opportunities and provides a range of services and facilities which serve the settlement's resident communities and surrounding rural hinterlands. Principal centres comprise the larger market towns within Shropshire settlements and are considered to present the best opportunities to deliver high levels of growth outside Shrewsbury[3.]

Shropshire Council's Preferred Scale and Distribution of Development consultation document (2017)[4], proposes an 'urban focus' for development, with around 24.5% of the total growth in Shropshire in the period to 2036 to occur in the five 'Principal Centres' which include Bridgnorth. As the second largest principal centre in Shropshire, it is expected that Bridgnorth will contribute towards the strategic growth objectives in the east of the County.

The Preferred Scale and Distribution of Development consultation document (2017) proposes that in Bridgnorth around 1,500 homes and a minimum of 16ha of employment land should be delivered in the period up to 2036, including at sites already allocated outside the Green Belt. Taking into account existing planning permissions, allocations and other approvals, there is a need to identify sites for around a further 912 dwellings as well as the employment land required to deliver net floorspace requirements.

The previous consultation identified that, notwithstanding the preferred level of employment growth, the location of Bridgnorth and other strategic objectives may drive a need for additional employment land. This potential was highlighted by the Inspectors Report on the Examination into the SAMDev Plan (2015)[5] which indicates that 'to accommodate the long-term future of the town, it is necessary to open up new areas'. Green Belt constraints (including the lack of any identified safeguarded land for development) and the role of Green Belt review to consider opportunities to support the balanced and sustainable growth of the town are recognised. Key concerns for Bridgnorth include the need to provide more affordable housing and to achieve a better balance between housing and employment by stimulating additional local employment opportunities. Thus the need and scope for Green Belt release to provide for future development to the east of Bridgnorth will need to be considered as part of Local Plan Review.

Bridgnorth benefits from an existing Town Plan[6] (endorsed December 2011) which identifies key issues and recommended actions for a range of topic areas.

[2] Shropshire Council (2017), Hierarchy of Settlements

[3] Shropshire Council (2017), Preferred Scale and Distribution of Development consultation document

[4] Shropshire Council (2017), Preferred Scale and Distribution of Development consultation document

[5] The Planning Inspectorate (2014), Shropshire Council Site Allocations and Management of Development Local Plan, Inspector's Report

[6] Bridgnorth Town Plan (2011) Available at: bridgnorthtownplan.com

Part 2: Parcels - Assessment of Harm on the Green Belt

The map and aerial show the location and extent of all the parcels around Bridgnorth that were considered in the Stage 1 Green Belt Assessment (2017) (outlined purple and blue on Figures A3.2 and A3.3). The parcels outlined in purple are those around Bridgnorth that are being considered in further detail as part of the assessment of harm. This assesses the harm to the Green Belt as a consequence of releasing land for development.

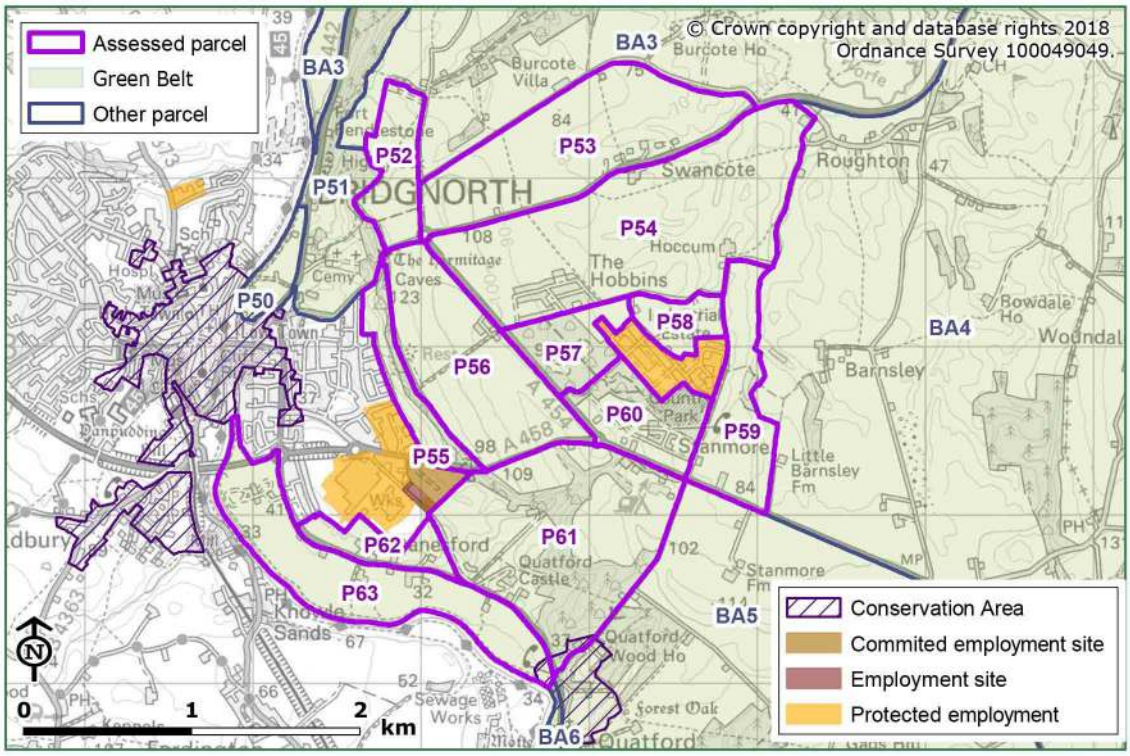

Figure A3.2: Green Belt Parcels Surrounding Bridgnorth

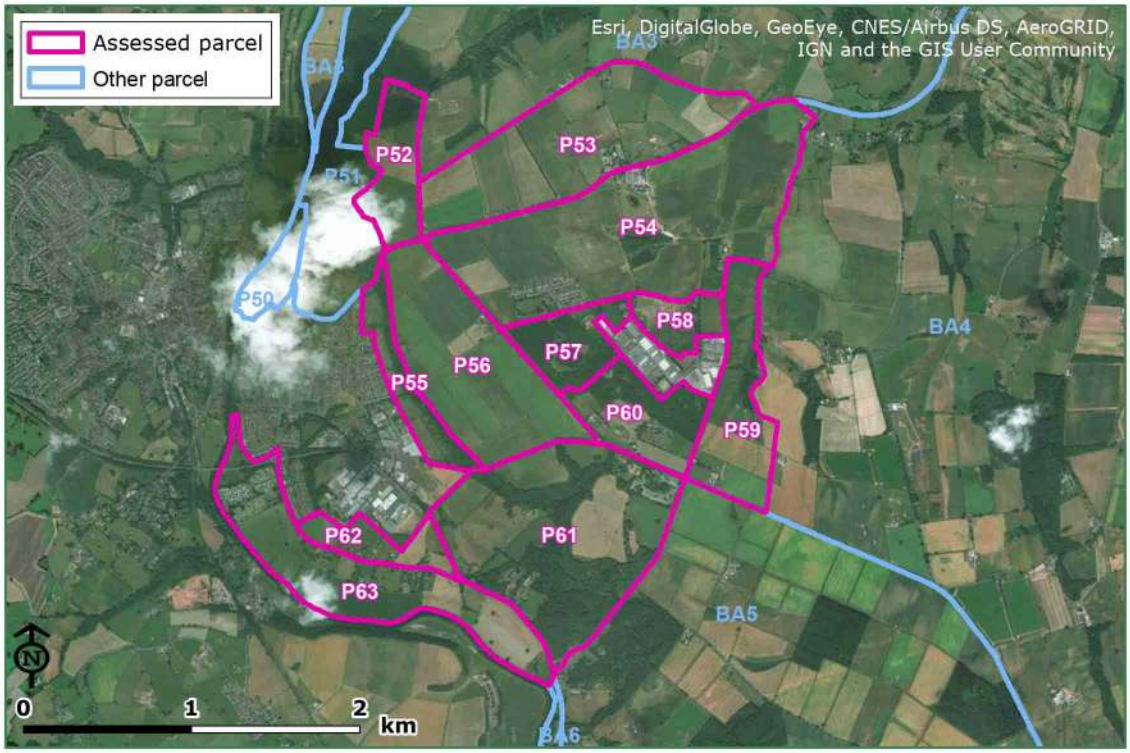

Figure A3.3: Aerial view of Green Belt Parcels Surrounding Bridgnorth

Parcel P52

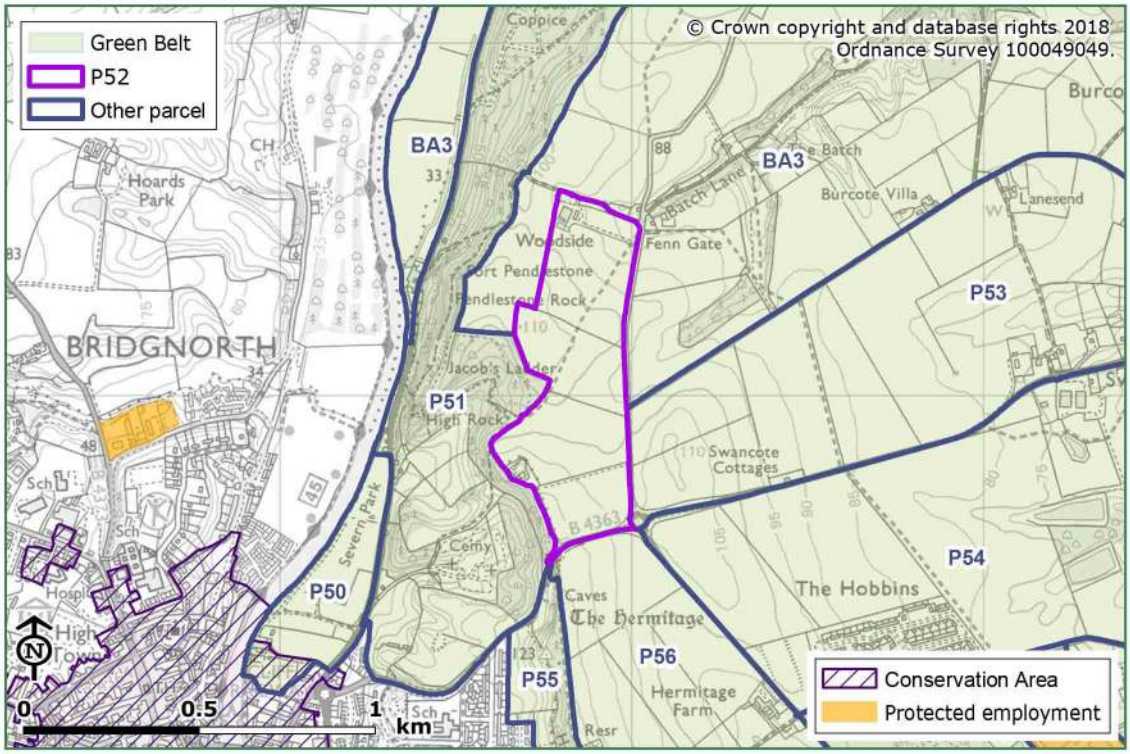

Figure A3.4: Parcel P52

Figure A3.5: Rolling farmland sloping eastwards within parcel P52, the ancient woodland of Hermitage Hill Coppice seen in the background: view west from the eastern boundary of the parcel

Relationship to settlement/countryside

Parcel P52 comprises undulating agricultural land adjacent the east of the 'High Rock/Pendlestone Rock/Jacobs Ladder escarpment' and 'Hermitage Hill Coppice' ancient woodland. These visually and physically separate the parcel from the urban area of Bridgnorth to the west. The parcel is bound to the north by a farm access track, to the east by a rural lane and to the south by the B4363, beyond which lies agricultural land with the parcel forming part of a wide area of open countryside set to the east of Bridgnorth.

The conclusions on the contribution of parcel P52 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below. No sub-parcels within P52 were identified that would have a lower level of harm.

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

No Contribution

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

Weak

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 the settlements.

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

Strong

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 encroachment of the countryside.

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

Weak

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.

Alternative Green Belt Boundaries

The southern section of the western boundary of the parcel is defined by a band of ancient woodland which is a strong and readily recognisable boundary. The southern boundary is defined by the B4365 and the eastern and northern boundaries are defined by a farm access track and rural lane. These alternative Green Belt boundaries are readily recognisable and clearly defined physical features but are not strong boundaries. As the parcel does not lie adjacent to any settlement edge (or non-Green Belt land), any alternative Green Belt boundary would need to be defined taking into account the coherence of a new boundary. The release of P52 in isolation from the release of P50 and P51 would not create a coherent Green Belt boundary.

Harm to Green Belt Resulting from Release

This parcel is open, comprising agricultural landcover. The only development present within the parcel are farm buildings which accord with the NPPF's appropriate uses of Green Belt land. Releasing this parcel from the Green Belt would lead to a significant level of encroachment on the countryside and weaken the contribution of neighbouring areas with regard to Purpose 3. It is considered that the release of this parcel from the Green Belt would lead to a **High** level of harm to the Green Belt in this local area.

Parcel P53

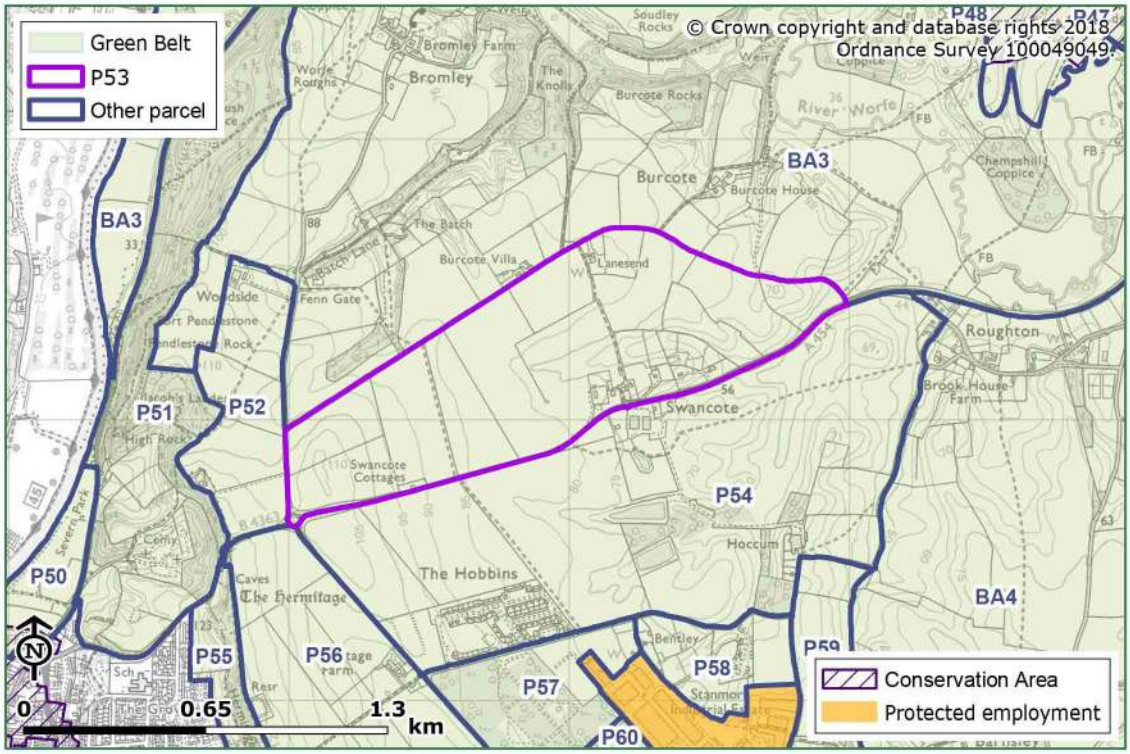

Figure A3.6: Parcel P53

Figure A3.7: Open farmland within parcel P53, view east from public footpath off the A454

Relationship to settlement/countryside

Parcel P53 comprises undulating and gently sloping agricultural land to the east of the 'High Rock /Jacobs Ladder escarpment' and 'Hermitage Hill Coppice' ancient woodland. These, along with parcel P52, visually and physically separate the parcel from the urban areas of Bridgnorth to the west. The parcel is bound to the south by the A454 and to the north, east and west by country lanes. The parcel contains a limited amount of built development, including the Swancote Health and Leisure Centre, however this has little urbanising influence and the parcel remains predominately open and forms part of the wider countryside to the east of Bridgnorth.

The conclusions on the contribution of parcel P53 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below. No sub-parcels within P53 were identified that would have a lower level of harm.

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

No Contribution

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

Weak

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

Strong

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 limited 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.

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

No Contribution

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.

Alternative Green Belt Boundaries

The southern boundary of the parcel is defined by the A454 and the northern, eastern and western boundaries of the parcel are defined by country lanes. These are readily recognisable and clearly defined physical features. As the parcel does not lie adjacent to any settlement edge (or non-Green Belt land) any alternative Green Belt boundary would need to be defined taking into account the coherence of a new boundary in association with any neighbouring areas of land proposed for release.

Harm to Green Belt Resulting from Release

This parcel is open and predominantly comprises agricultural landcover. The only built development present within the parcel includes a small number of detached houses and the relatively small Swancote Health and Leisure Centre. Releasing this parcel from the Green Belt would lead to a significant level of encroachment on the countryside and would weaken the role neighbouring areas contribute to Purpose 3. It is considered that the release of this parcel from the Green Belt would lead to a **High** level of harm to the Green Belt in this local area.

Parcel P54

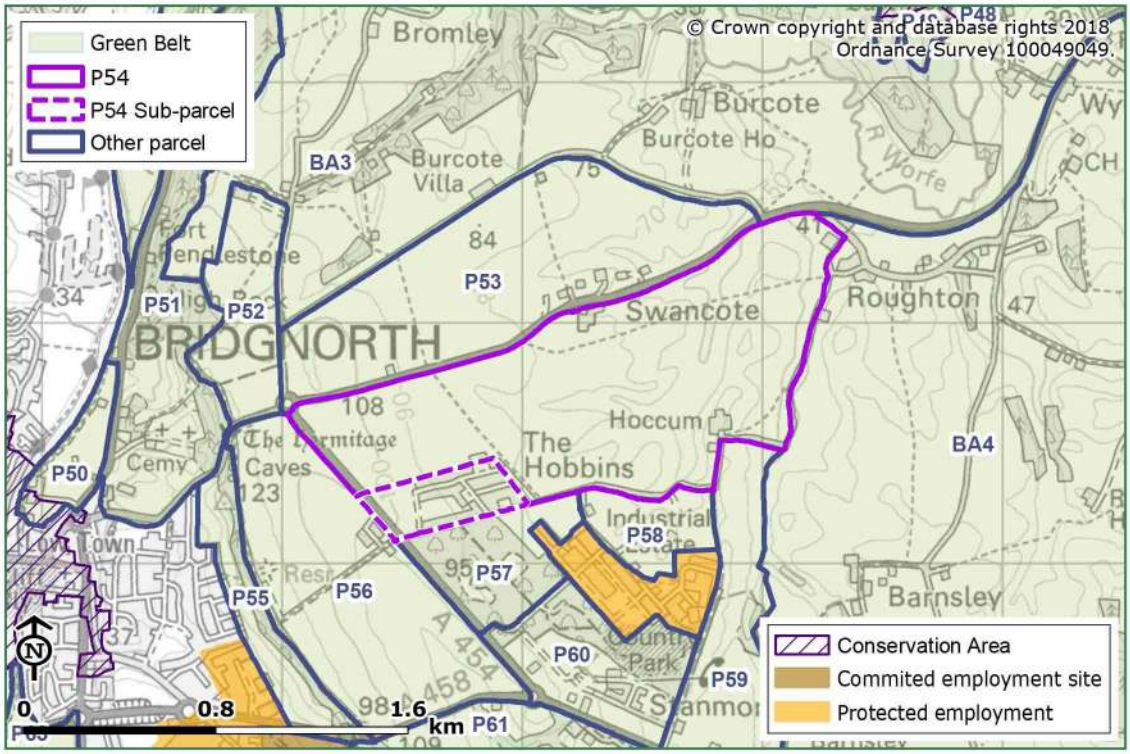

Figure A3.8: Parcel P54

Figure A3.9: Small field to the west of The Hobbins forming sub-parcel P54, view southwest from the north-western edge of The Hobbins.

Relationship to settlement/countryside

Parcel P54 comprises undulating agricultural land to the east of Bridgnorth. Intervening rising land and the 'Hermitage Hill Coppice' ancient woodland, located to the west of the parcel, visually and physically separate it from the urban areas of Bridgnorth. The parcel is bound to the north and west by the A454 and to the south and east by country lanes. A block of residential properties (The Hobbins) is located in the southwest of the parcel and woodland within Stanmore Country Park and Stanmore Industrial Estate are located in neighbouring land to the southwest of the parcel, whilst these are an urbanising influence they provide a degree of separation between the parcel and the wider countryside to the south. The southwest corner of the parcel is enclosed by The Hobbins and woodland within Stanmore Country Park and does not have a strong relationship with wider countryside that surrounds.

The conclusions about the performance of Parcel P54 are set out in the descriptions below. This includes the identification of a sub-parcel within Parcel P54 (delineated on Figure A3.8 in a purple hatch line) which the assessment concludes would have a lower level of harm associated with its release.

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

No contribution

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

Weak

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 the settlements.

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

Moderate

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. However the parcel displays the characteristics of the countryside and is open. 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 (including the Hobbins) is considered to be playing a weaker role against Purpose 3.

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

No Contribution

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.

Alternative Green Belt Boundaries

The A454 defines the northern and western edges and rural lanes define the southern and western edges of the parcel. These features would form readily recognisable alternative Green Belt boundaries, but are not particularly strong. As the parcel does not lie adjacent to any settlement edge (or non-Green Belt land) any alternative Green Belt boundary would need to be defined taking into account the coherence of a new boundary in association with any neighbouring areas of land proposed for release.

Harm to Green Belt Resulting from Release

Although this parcel contains a block of residential development, it is open, predominantly comprises agricultural land, and is strongly associated with the wider countryside to the east of Bridgnorth. Releasing this large parcel from the Green Belt would lead to a significant level of encroachment on the countryside and a weakening of the contribution of neighbouring land to Purpose 3. It is considered that the release of this parcel from the Green Belt would lead to a **High** level of harm to the Green Belt in this local area.

A sub-parcel has been identified within Parcel P54 that would lead to a lower level of overall harm to the Green Belt if it was to be released. Sub-parcel P54 comprises a block of residential development (The Hobbins) and a small field to the west. This sub-parcel does not have a strong connection to the wider countryside. Releasing this sub-parcel from the Green Belt would have a limited sense of encroachment on the countryside and would not affect the integrity of neighbouring Green Belt land. It is considered that the release of this parcel from the Green Belt would lead to a **Moderate** level of harm to the Green Belt in this local area.

Parcel P55

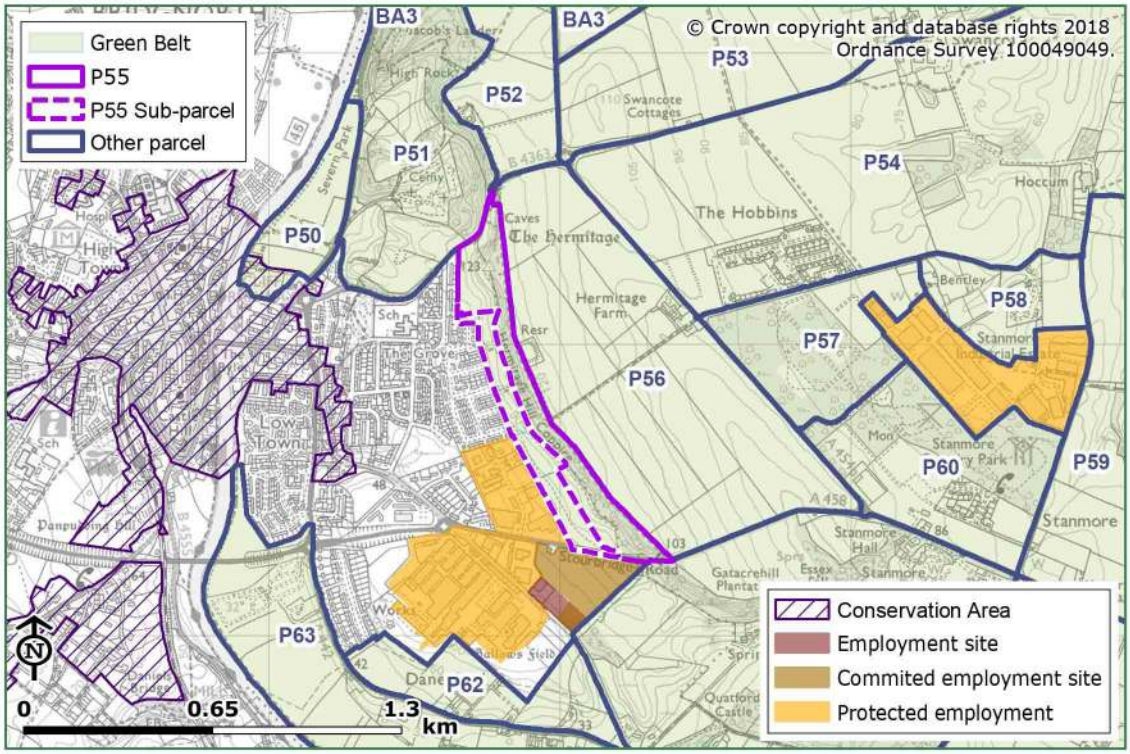

Figure A3.10: Parcel P55

Figure A3.11: Steep western sloping farmland within sub-parcel P55, view southwest from the edge of Hermitage Hill Coppice.

Relationship to settlement/countryside

The western and southern edge of the parcel adjoins the urban edge of Bridgnorth. The northern edge is bound by the B4363 with woodland beyond. The eastern side of the parcel comprises the ancient woodland of 'Hermitage Hill Coppice' which provides a strong degree of separation between the west of the parcel and the wider countryside to the east. The western side of the parcel is more closely associated with the urban area of Bridgnorth than the countryside.

The conclusions about the performance of Parcel P56 are set out in the descriptions below. This includes the identification of a sub-parcel within Parcel P56 (delineated on Figure A3.10in a purple hatch line) which the assessment concludes would have a lower level of harm associated with its release.

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

No contribution

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

Weak

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.

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

Weak

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

Strong

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.

Alternative Green Belt Boundaries

The existing settlement edge on the western boundary of the parcel does not constitute a strong Green Belt boundary. A new Green Belt boundary to the west of 'Hermitage Hill Coppice' designated ancient woodland would represent a stronger and alternative Green Belt boundary.

Harm to Green Belt Resulting from Release

This parcel is undeveloped, however the settlement edge of Bridgnorth exerts a sense of urban encroachment across the western part of the parcel. The ancient woodland band on the elevated ridge within the eastern part of the parcel plays a key role in separating the west from the wider countryside to the east. The release of the eastern part of the parcel would lead to encroachment on the countryside to the east and a weakening of the neighbouring area of Green Belt land. Additionally, this distinctive wooded ridgeline plays an important role in the immediate setting of the historic area of Bridgnorth. Releasing the whole of Parcel P55 would significantly compromise the role this Green Belt land is playing with regard to Purpose 4. The release of this parcel from the Green Belt would lead to a **High** level of harm to the Green Belt in this local area.

A sub-parcel has been identified within Parcel P55 that would lead to a lower level of overall harm to the Green Belt if it was released. Sub-parcel P55 comprises the western part of the parcel, which includes sloping pastoral fields that rise to the east towards the woodland. The settlement edge of Bridgnorth exerts a strong sense of encroachment within the sub-parcel. The openness of the land within the sub-parcel does not play a key role in the setting of the historic settlement area located within Bridgnorth, as it is largely out of sight. Releasing Sub-parcel P55 would not significantly compromise the role this Green Belt land is playing with regard to Purpose 4 and, due to the presence of the wooded ridgeline to the east, would not lead to a sense of encroachment on neighbouring areas of open Green Belt land. Releasing Sub-parcel P55 from the Green Belt would lead to a **Low-Moderate** level of harm to the Green Belt in this local area.

Parcel P56

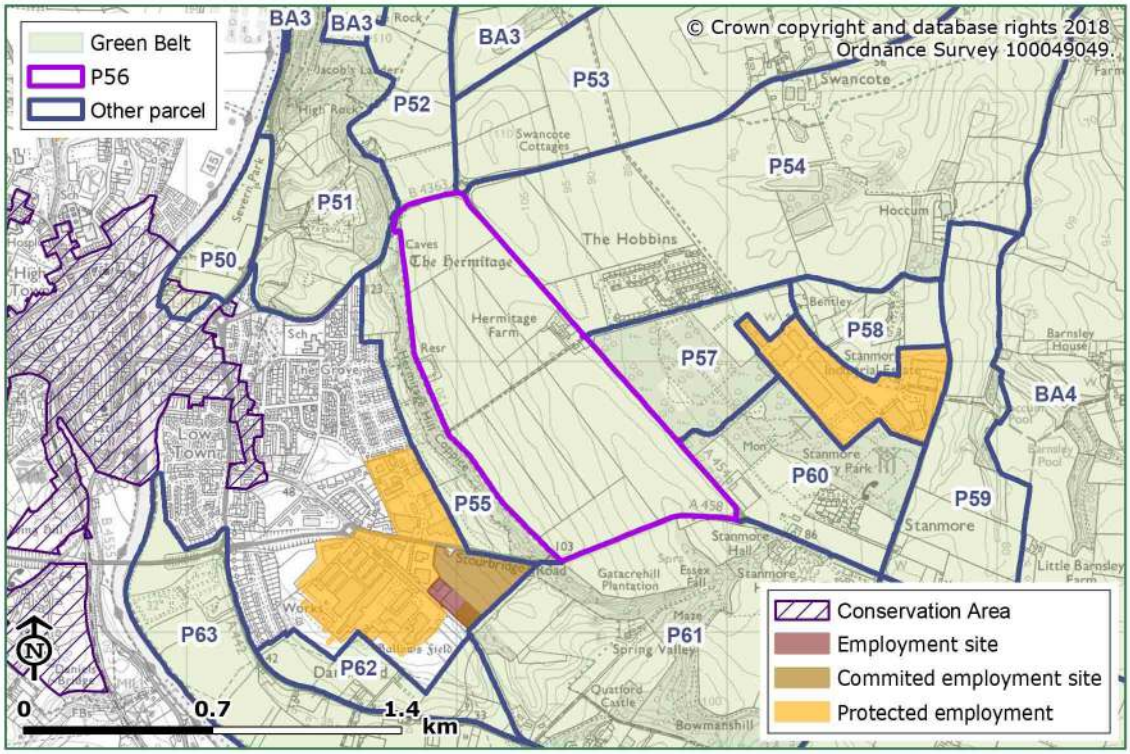

Figure A3.12: Parcel P56

Figure A3.13: Open farmland within Parcel P56 sloping down to east, view northeast from a public footpath along western edge of the parcel.

Relationship to settlement/countryside

Parcel P56 comprises sloping agricultural land located to the east of Bridgnorth. 'Hermitage Hill Coppice' ancient woodland is located along the western boundary of the parcel and visually and physically separates it from the urban area of Bridgnorth. The parcel is open and contains no built development apart from Hermitage Farm which is an 'appropriate use' of land within the Green Belt. The parcel is bounded to the north and northeast by the B4363 and A454 respectively which provide little separation between the parcel and the neighbouring areas of agricultural land. Woodland within Stanmore Country Park and the Stanmore Industrial Estate are located in neighbouring land to the southeast of the parcel and provide a degree of separation from the wider countryside to the east. However, despite this separation, the parcel forms part of a wide area of open countryside set to the east of Bridgnorth.

The conclusions about the performance of Parcel P36 are set out in the descriptions below. No sub-parcels were identified that would have a lower level of harm.

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

No contribution

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

Weak

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.

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

Strong

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

Weak

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.

Alternative Green Belt Boundaries

The ancient woodland band along the western edge of the parcel would form a strong and durable boundary feature. Roads along the northern, southern and eastern edges of the parcel would form readily recognisable and clearly defined Green Belt boundaries but would not constitute strong boundary features. There are no stronger alternative boundary features. As the parcel does not lie adjacent to any settlement edge (or non-Green Belt land), any alternative Green Belt boundary would need to be defined taking into account the coherence of a new boundary in association with any neighbouring areas of land proposed for release.

Harm to Green Belt Resulting from Release

Parcel P56 is open in character and undeveloped, comprising agricultural landcover. Releasing this parcel from the Green Belt would lead to encroachment on the countryside and a weakening of the neighbouring areas of Green Belt land with regard to Purpose 3. The parcel is partially contained to the west and southeast by the Stanmore Industrial Estate and Stanmore Country Park which would reduce the sense of encroachment on the wider countryside and level of harm to the Green Belt. Nevertheless, due to the open and sloping landform within the parcel, releasing this parcel from the Green Belt would lead to a **Moderate-High** level of harm to the Green Belt in this local area.

Parcel P57

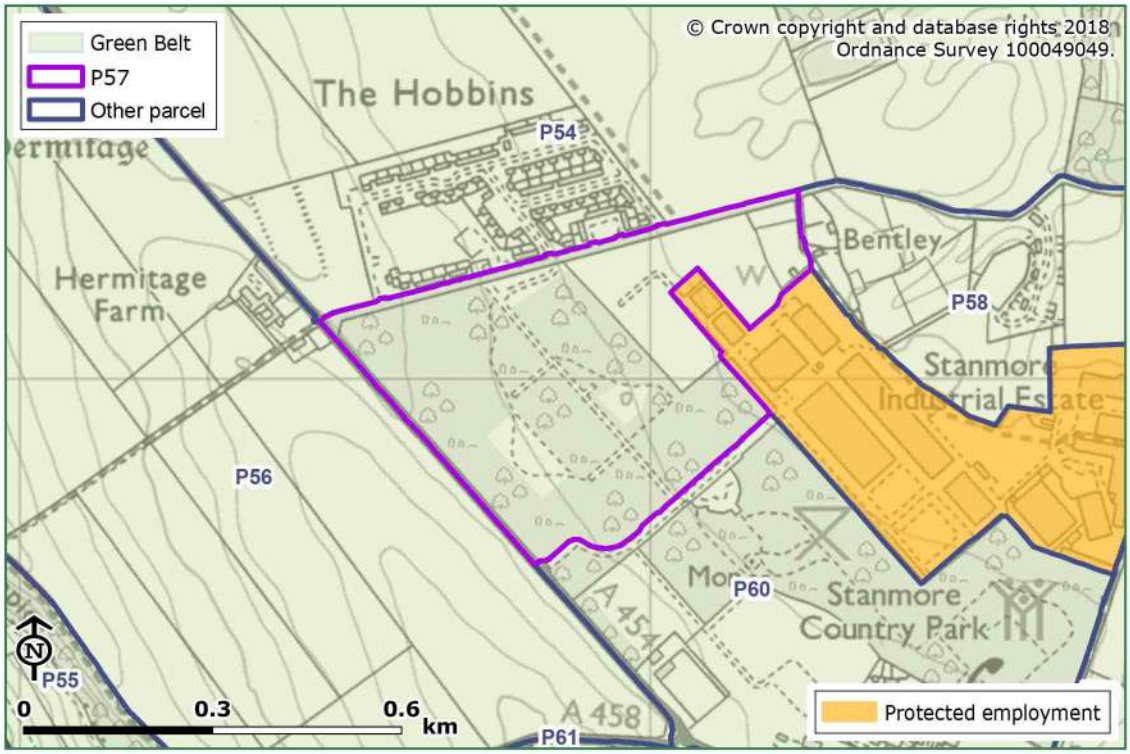

Figure A3.14: Parcel P57

Figure A3.15: Woodland within Stanmore Country Park in parcel P57, view east from the western edge of parcel P56

Relationship to settlement/countryside

Parcel P57 is located adjacent to the northwest of Stanmore Industrial Estate and is bound to the southwest by the A454 and the north and south by minor roads. In addition, a block of residential properties (The Hobbins) are located adjacent to the north of the parcel, and woodland within Stanmore Country Park adjoins the southeast of the parcel. These features provide a degree of containment of the parcel from the surrounding wider countryside. However due to the presence of woodland there is a limited sense of urban encroachment within the parcel.

The conclusions about the performance of Parcel P57 are set out in the descriptions below. No sub-parcels were identified that would have a lower level of harm.

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

No contribution

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

Weak

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.

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

Strong

The parcel comprises Stanmore Country 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

No Contribution

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.

Alternative Green Belt Boundaries

The roads surrounding the parcel would form a more consistent and readily recognisable alternative Green Belt boundary than the existing urban edge of Stanmore Industrial Estate which is inset in the Green Belt.

Harm to Green Belt Resulting from Release

Parcel P57 contains no built development and is open in character with an abundance of woodland. The parcel is contained by development to the north (the Hobbins) and the east (Stanmore Industrial Estate). Its containment by development provides separation from the wider countryside to the north and east. Releasing this parcel from the Green Belt would lead to encroachment on the countryside within the parcel itself, but its relative containment by existing development would minimise harm to the wider Green Belt. The roads surrounding the parcel would also form a more consistent and readily recognisable alternative Green Belt boundary than the existing urban edge of Stanmore Industrial Estate. The release of this parcel from the Green Belt would lead to a **Moderate** level of harm to the Green Belt in this local area.

Parcel P58

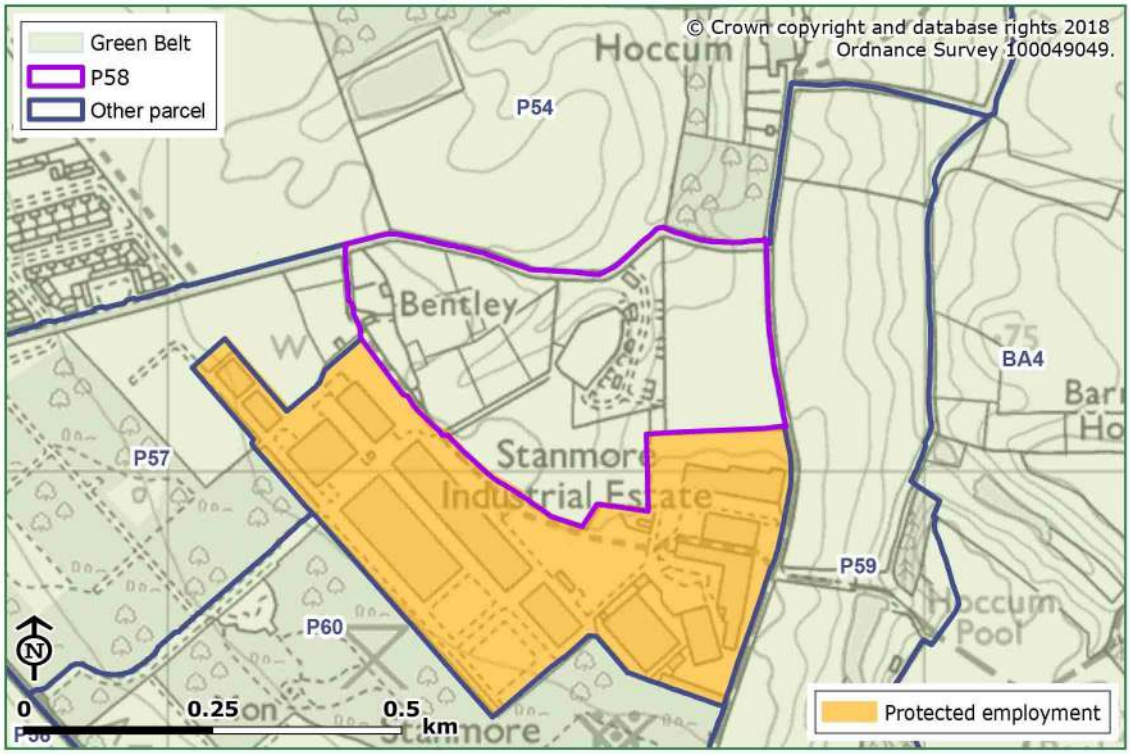

Figure A3.16: Parcel P58

Figure A3.17: Horse paddocks within parcel P58, view southeast from northern edge of the parcel, with Stanmore Industrial Estate in the background.

Relationship to settlement/countryside

Parcel P58 is located adjacent to the north of Stanmore Industrial Estate, which is located to the south of the parcel. This area encompassing Stanmore Industrial Estate is largely developed with modern industrial buildings and associated service areas and is inset within the Green Belt. The northern and north-eastern edges of the parcel are bound by country lanes, and a block of woodland adjoins the northeast of the parcel. The east of the parcel is bound by hedgerows and a plantation of young deciduous trees. These features provide minimal separation between the parcel and the wider countryside to the north and east. Although partly contained by development, the parcel is open and forms part of the wider countryside.

The conclusions about the performance of Parcel P58 are set out in the descriptions below. No sub-parcels were identified that would have a lower level of harm.

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

No contribution

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

Weak

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

Moderate

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 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

No Contribution

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.

Alternative Green Belt Boundaries

The road along the northern and boundary of the parcel would form a more consistent and readily recognisable Green Belt boundary than the existing urban edge of Stanmore Industrial Estate. The eastern edge of the parcel is bound by hedgerows and farm track which does not constitute a strong boundary.

Harm to Green Belt Resulting from Release

The southern and western part of Parcel P58 is contained by the adjacent Stanmore Industrial Estate which exerts a sense of encroachment within parts of the parcel. Land within the parcel contains agricultural fields, paddocks and lines of trees and is open constituting part of the wider countryside to the northeast of Stanmore industrial Estate. Releasing this parcel from the Green Belt could lead to encroachment on the countryside within the parcel itself but its relative containment would limit the harm to the wider Green Belt. Due to the containment by existing development to the south and west the release of this parcel from the Green Belt would lead to a **Moderate** level of harm to the Green Belt in this local area.

Parcel P59

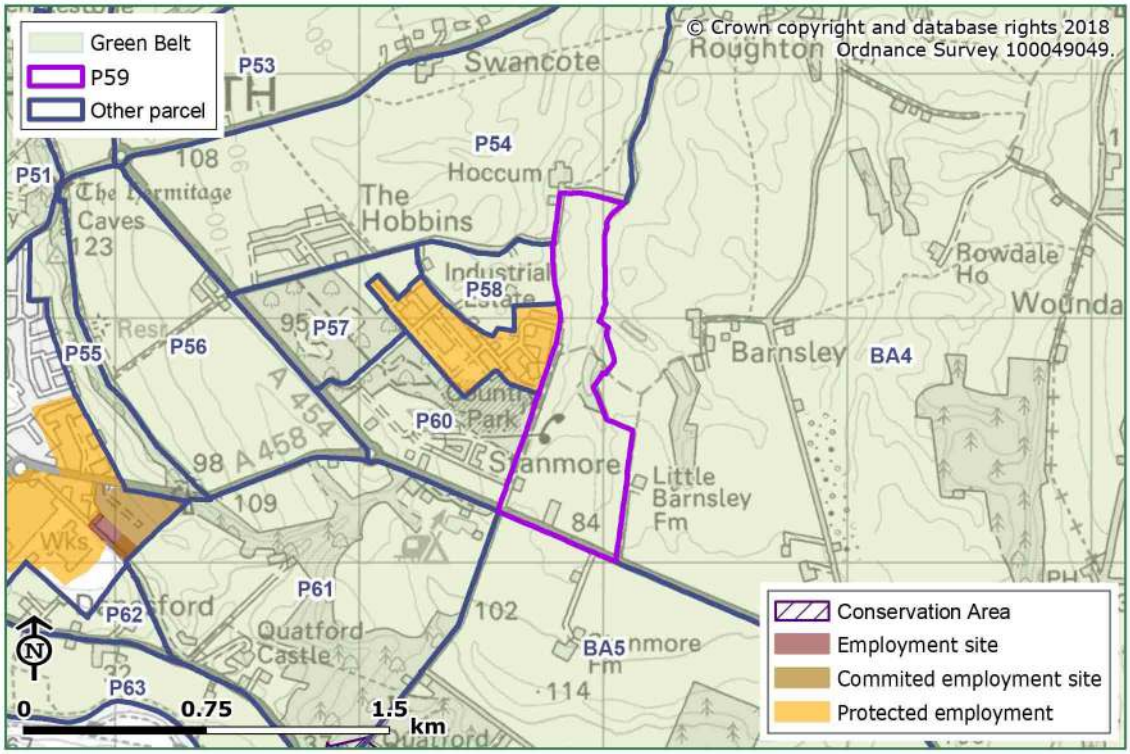

Figure A3.18: Parcel P59

Figure A3.19: Rolling farmland within parcel P59,view southeast from the northern edge of the parcel.

Relationship to settlement/countryside

Part of the western edge of parcel P59 adjoins Stanmore Industrial Estate which is inset in the Green Belt and exerts a level of urban encroachment in the parcel. However this is limited with the parcel comprising open rolling agricultural land which is strongly associated with the wider countryside to the east.

The conclusions about the performance of Parcel P59 are set out in the descriptions below. No sub-parcels were identified that would have a lower level of harm.

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

No contribution

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

Weak

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

Strong

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 a. 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 encroachment.

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

No Contribution

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.

Alternative Green Belt Boundaries

The roads bounding the north and south of the parcel and the woodland block to the east of the parcel would form readily recognisable Green Belt boundaries. However, the majority of the parcel is bound by hedgerows and tracks, which would not form durable boundaries any stronger than the existing urban edge of Stanmore Industrial Estate.

Harm to Green Belt Resulting from Release

There is a limited sense of existing encroachment within parts of the parcel as a result of the adjacent Stanmore Industrial Estate. However, the parcel is open, comprising agricultural land and has a strong connection with the wider countryside. Releasing this parcel from the Green Belt would lead to significant encroachment on the countryside and a weakening of the contribution neighbouring areas of Green Belt make to Purpose 3. The release of this parcel from the Green Belt would lead to a **High** level of harm to the Green Belt in this local area.

Parcel P60

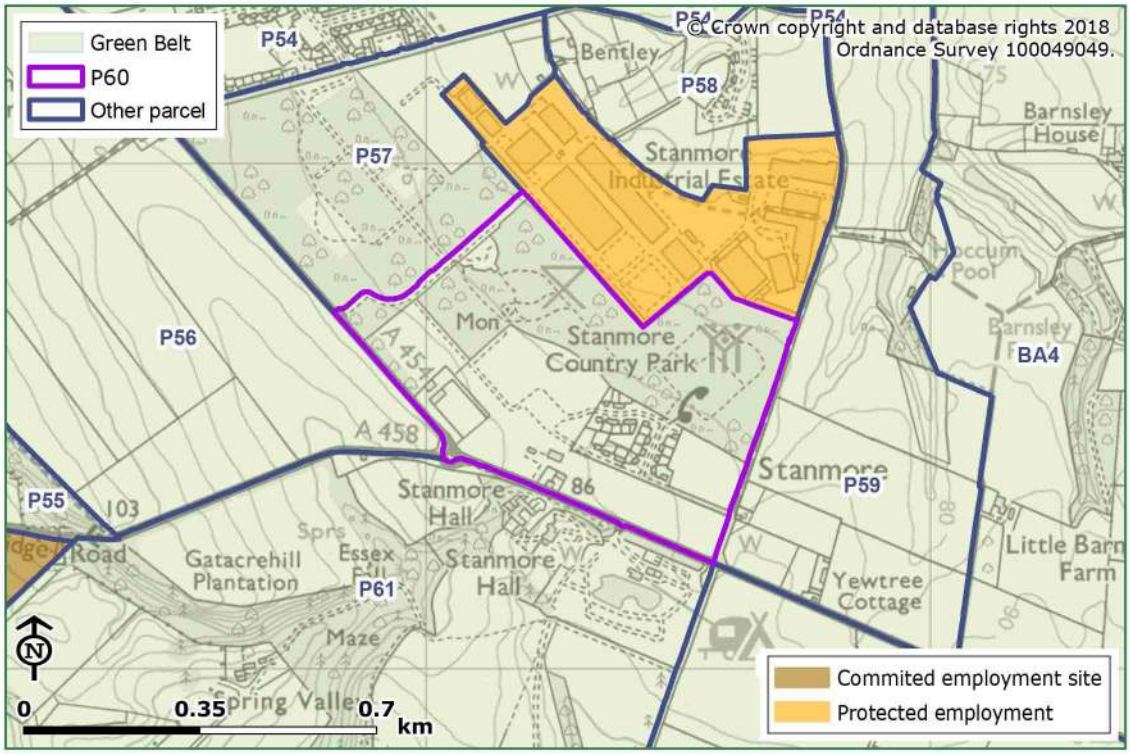

Figure A3.20: Parcel P60

Figure A3.21: Horse paddock along the eastern edge of P60, view east from the eastern edge of Russell Close.

Relationship to settlement/countryside

Parcel P60 is located adjacent to the south of Stanmore Industrial Estate which is inset in the Green Belt. Woodland within Stanmore County Park is located in the north of the parcel and a plant nursery is located in the southwest. The west of the parcel also contains the small hamlet of Stanmore which consists of a housing estate of military origin. The parcel is bound by the A458 to the south, the A454 to the southwest, and a minor access road to the northwest. The industrial estate to the north, and Stanmore Hall caravan park, set within mature woodland to the south, provide a degree of containment and separate the parcel from the wider countryside to the north and south. On balance the parcel has a closer association with development located within it and existing development to the north and south, than the wider countryside.

The conclusions about the performance of Parcel P60 are set out in the descriptions below. No sub-parcels were identified that would have a lower level of harm.

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

No contribution

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

Weak

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.

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

Moderate

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

No Contribution

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.

Alternative Green Belt Boundaries

The roads bounding the south and northwest of the parcel would form alternative Green Belt boundaries that are more readily recognisable and stronger than the existing urban edge of Stanmore Industrial Estate. The east of the parcel is defined by a minor access road, hedgerows and a woodland edge with no potential stronger alternative Green Belt boundaries.

Harm to Green Belt Resulting from Release

Parcel P60 contains residential development and is contained by development to the north and south. Much of the parcel comprises woodland and agricultural land and is relatively open. Releasing this parcel from the Green Belt would lead to some encroachment on the countryside. However its containment to the north and south and extent of existing development within the parcel mean the release of this parcel from the Green Belt would lead to a **Moderate** level of harm to the Green Belt in this local area.

Parcel P61

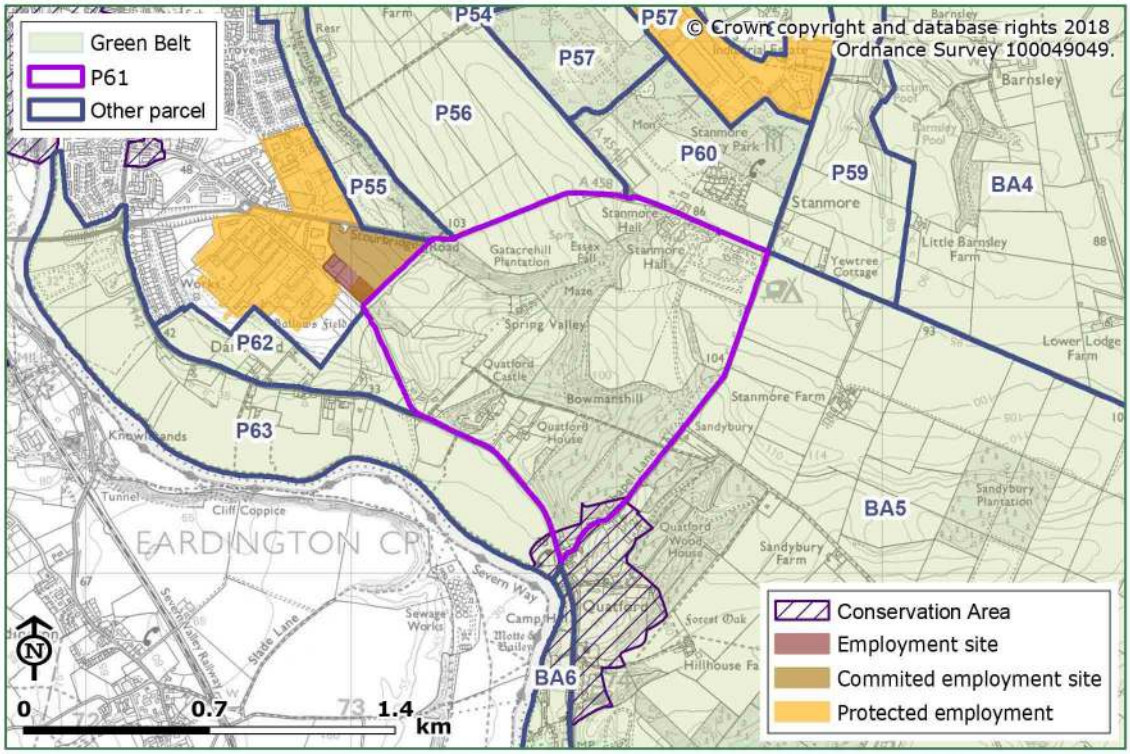

Figure A3.22: Parcel P61

Figure A3.23: Rolling farmland and woodland within parcel P61, view west.

Relationship to settlement/countryside

Parcel P61 adjoins the southeast of the urban area of Bridgnorth and comprises land which slopes down to the west forming part of the eastern valley side of the River Severn. The landcover is predominantly agricultural land and mature woodland some of which is designated as ancient woodland. Stanmore Hall Caravan Park is located in the northeast of the parcel. Large industrial buildings on the fringe of Bridgnorth overlook parts of the parcel and provide a sense of encroachment along the western edge of the parcel. The north of the parcel is bounded by the A458, the south of the parcel is bounded by the A442 and a minor road, and the east of the parcel is bounded by a country lane. Quatford Wood House Woodland also adjoins the southeast of the parcel. The parcel is largely undeveloped and open and on balance is more closely associated with the wider countryside to the east, than the urban area of Bridgnorth.

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

No contribution

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

Weak

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

Moderate

There is some sense of encroachment within the parcel as a result of the presence of Stanmore Hall Caravan 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 from encroachment.

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

Weak

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.

Alternative Green Belt Boundaries

The roads bounding the parcel would form readily recognisable Green Belt boundaries and would form stronger boundaries than the current urban edge along the industrial sites to the west.

Harm to Green Belt Resulting from Release

Parcel P61 contains some development, including a caravan park in the northeast of the parcel and a few clusters of houses and Quatford Castle in the south of the parcel. Large industrial buildings within the urban area of Bridgnorth are also visible in the far west of the parcel. These features exert a slight sense of urban encroachment within parts of the parcel; however the majority of the parcel is open and comprises rolling agricultural land and woodland (some designated as ancient woodland). Releasing this parcel from the Green Belt would lead to significant encroachment on a large area of countryside and a weakening of neighbouring Green Belt land in relation to Purpose 3. The release of this parcel from the Green Belt would lead to a **Moderate - High** level of harm to the Green Belt in this local area.

Parcel P62

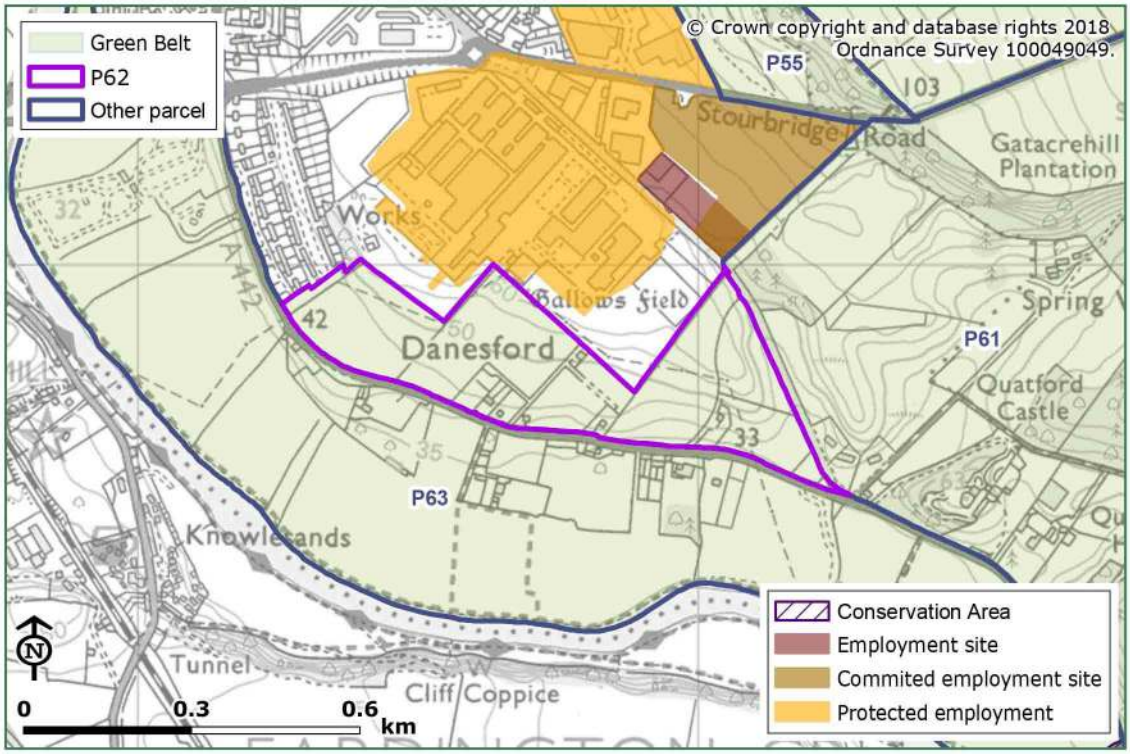

Figure A3.24: Parcel P62

Figure A3.25: View of parcel P62 looking north from the A442.

Relationship to settlement/countryside

Parcel P62 is located on the southern eastern edge of Bridgnorth and comprises sloping agricultural land and part of the hamlet of Danesford. The parcel adjoins agricultural land to the south and west, however the A442 to the south and slope of the land with woodland to the west, separate the parcel from the wider countryside. The adjoining industrial and residential development to the north and west has a substantial urbanising influence on the character of the parcel. The parcel has a closer association with the settlement edge then the wider countryside.

The conclusions about the performance of Parcel P62 are set out in the descriptions below. No sub-parcels were identified that would have a lower level of harm.

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

No contribution

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

Weak

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

Moderate

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 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

Weak

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.

Alternative Green Belt Boundaries

The roads bounding the parcel to the south and east would constitute a more consistent and readily recognisable Green Belt boundary than the existing urban edge along the industrial sites to the north.

Harm to Green Belt Resulting from Release

The visually prominent residential and industrial buildings adjoining the parcel have a strong influence on the parcel. The parcel is predominantly open and contains a mix of small arable, pastoral fields and residential properties forming part of the hamlet of Danesford. Releasing this parcel from the Green Belt would lead to some encroachment on the countryside. However the roads bounding the parcel to the south and east would constitute a more consistent and readily recognisable Green Belt boundary than the existing urban edge along the industrial sites to the north and the parcels containment by development to the north, and to a more limited extent to the south by further properties in Danesford mean the release of this parcel from the Green Belt would lead to a **Low-Moderate** level of harm to the Green Belt in this local area.

Parcel P63

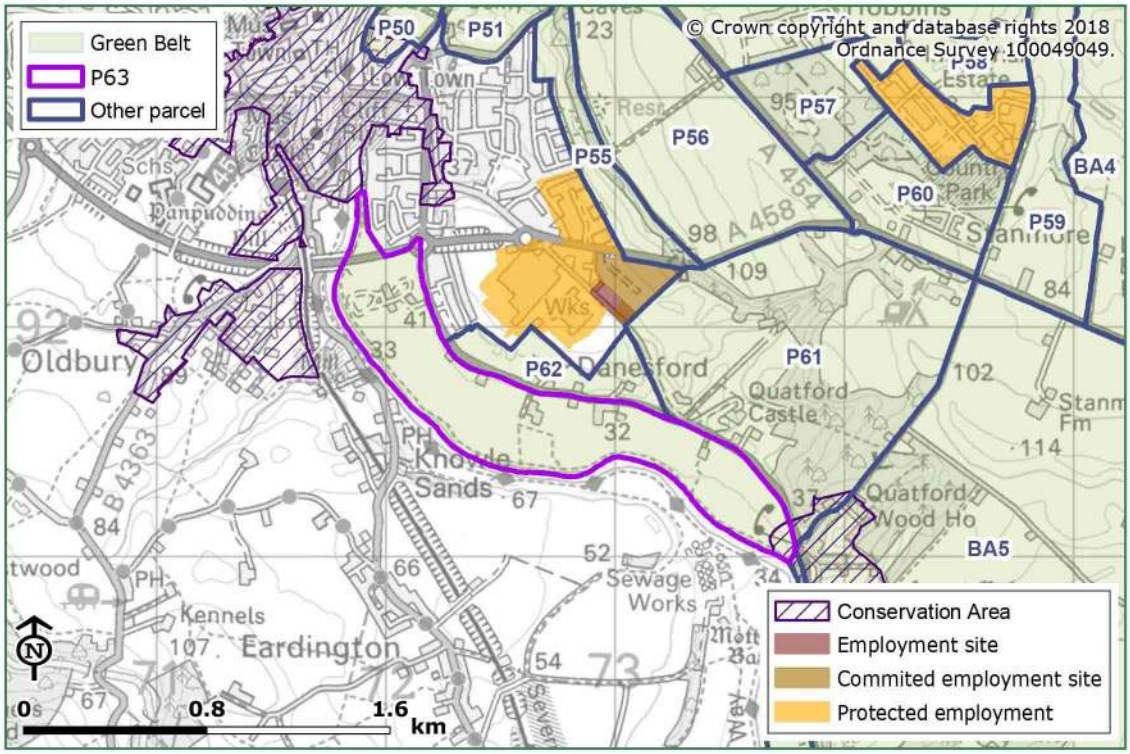

Figure A3.26: Parcel P63

Figure A3.27: Flat floodplain within parcel P63 with Caravan Park seen in the background, view north from the western edge of the parcel.

Relationship to settlement/countryside

Parcel P63 adjoins the southern edge of Bridgnorth and consists predominantly of agricultural land forming part of the River Severn floodplain. Part of the hamlet of Danesford and the Riverside Caravan Park are also contained within the parcel. The parcel is bounded along the western and southern edges by the River Severn, to the north by the settlement edge and to the east by the A442. These provide containment of the parcel from the surrounding countryside. The north of the parcel is crossed by the A458. The parcel is however predominantly agricultural land and has a closer association with the surrounding countryside than the built up area.

The conclusions about the performance of Parcel P63 are set out in the descriptions below. No sub-parcels were identified that would have a lower level of harm.

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

No contribution

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

Weak

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

Moderate

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 bypass) 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 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

Strong

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 bypass) 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.

Alternative Green Belt Boundaries

The existing Green Belt boundary comprises the River Severn to the south of the parcel and the existing settlement edge of Bridgnorth to the north. Release of parcel P63 would lead to the creation of a new Green Belt boundary along the A442, which whilst readily recognisable would not constitute as strong a Green Belt boundary as the River Severn.

Harm to Green Belt Resulting from Release

Parcel P63 contains a limited amount of built development, including the A458 and caravan park in the north of the parcel and part of the hamlet of Danesford in the south of the parcel. However, the parcel is open and predominantly comprises agricultural land. The land in the far north of the parcel contributes to the setting of the historic areas within Bridgnorth, although the caravan park in the north of the parcel limits this. Releasing this parcel from the Green Belt would have some impact on the setting of the historic town and lead to encroachment on the countryside. It is considered that the release of this parcel from the Green Belt would lead to a **Moderate-High** level of harm to the Green Belt in this local area.

Conclusion

Figure A3.28 below shows the level of harm associated with the release of parcels/sub-parcels considered within the assessment around Bridgnorth.

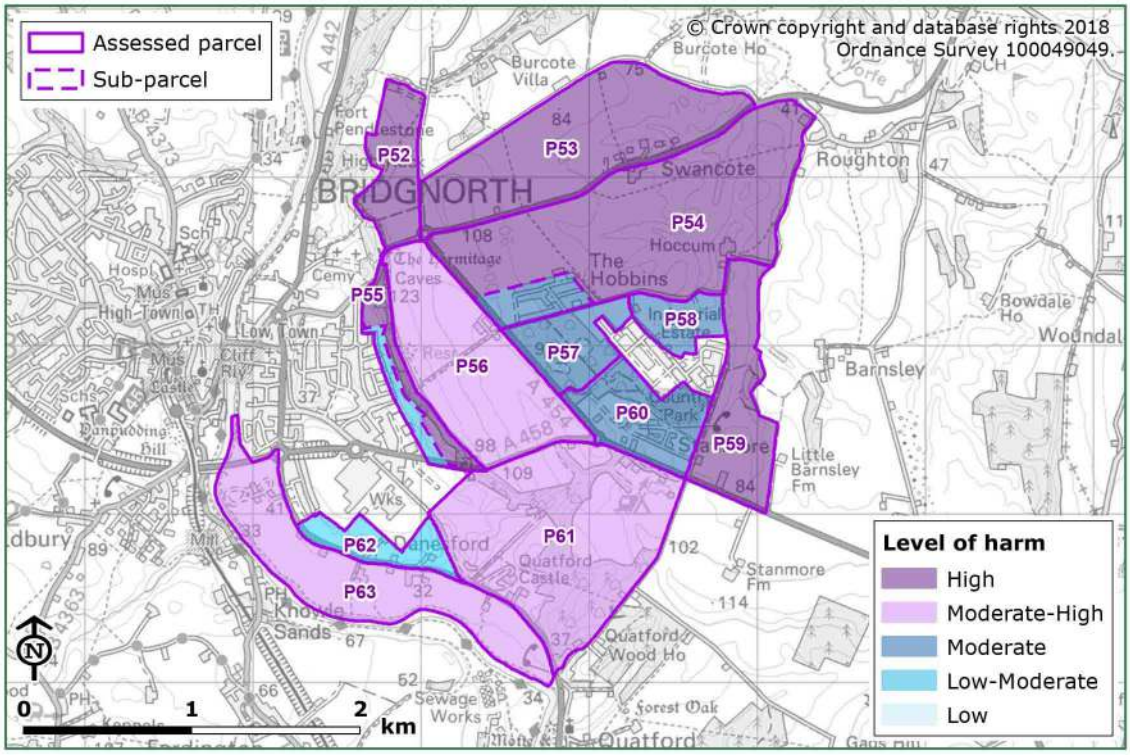

Figure A3.28: Individual Harm from Release of Parcels Surrounding Bridgnorth

The parcel assessment summarised on Figure A3.28above indicates that the release of Green Belt land for development could result in a 'high' level of harm to the Green Belt in the far northeast and east(parcels P52, P53, P54, P59), as well as land (designated as ancient woodland) which forms the eastern extent of parcel P55. The release of land for development to the south of Bridgnorth (parcel P61 and P63) and to the east of Bridgnorth to the west of the A454 (Parcel P56) could result in a 'moderate-high' level of harm. In comparison, the release of land for development to the west, north and south of Stanmore Industrial Estate (parcels P57, P58 andP60), as well as the smaller sub-parcel P54 could result in a 'moderate' level of harm. Releasing the Green Belt land directly adjoining the south of Bridgnorth (Parcel P62 and sub-parcel P55) could result in a 'low-moderate' level of harm.

Part 3: Opportunity Areas – Assessment of Harm on the Green Belt

The assessment of the harm that could be caused by releasing Green Belt land for development has been tested through the identification of three distinct Opportunity Areas around Bridgnorth and by the identification of three further Sub-Opportunity Areas. The findings of these assessments are set out below.

Opportunity Area Bn-1

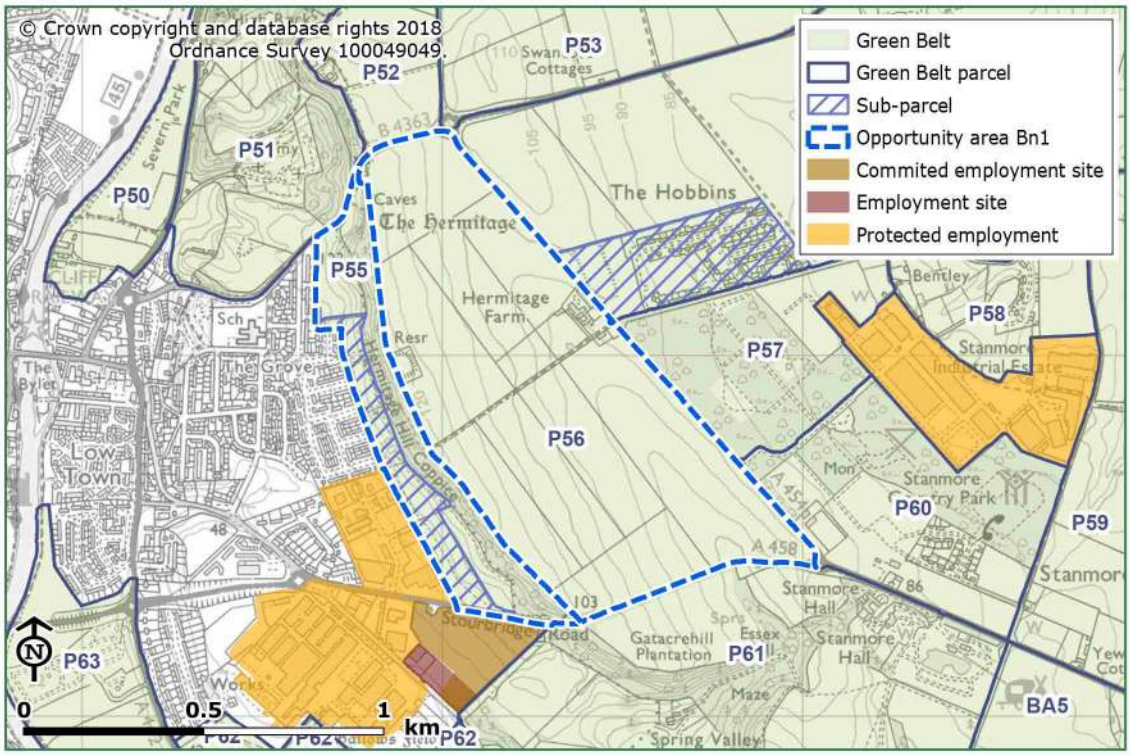

Figure A3.29: Opportunity Area Bn-1

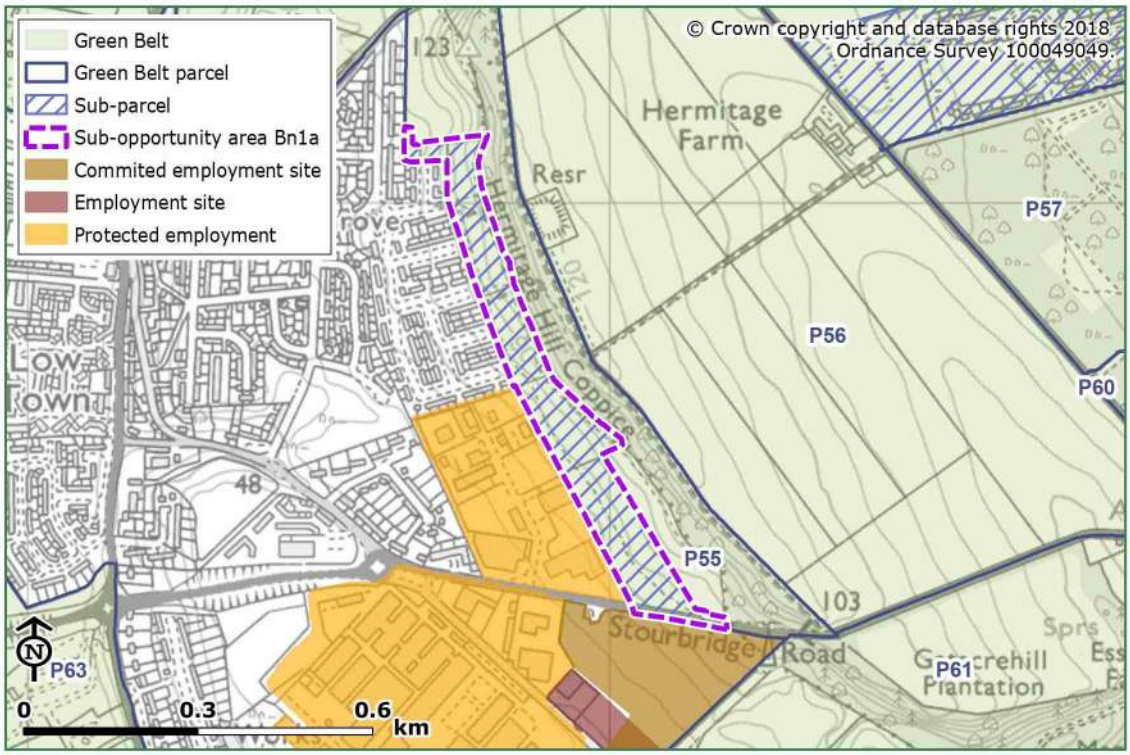

Figure A3.30: Sub Opportunity Area Bn-1a

Description of Opportunity Area Bn-1

Opportunity Area Bn-1 comprises the entire areas of parcels P56 and P55 to identify a potential direction for growth across the eastern boundary of Bridgnorth.

Sub-opportunity Area Bn-1a

A sub-opportunity area has been identified that would lead to a lower level of overall harm to the Green Belt. Sub-opportunity Area Bn-1a comprises the release of sub-parcel P55.

Summary of Assessment of Harm for Individual Parcels

The individual release of parcel P55 would have a **High** level of harm on the Green Belt. The individual release of parcel P56 would have a **Moderate-High** level of harm on the Green Belt.

Assessment of Harm for sub-parcels

The release of Sub-parcel P55 would have a **Low-Moderate** level of harm on the Green Belt.

Assessment of harm

Removal of Opportunity Area Bn-1

The removal of Bn-1 would result in development being sited beyond the current settlement edge of Bridgnorth on open agricultural land to the east of the distinctive band of ancient woodland of 'Hermitage Hill Coppice'. The land within parcel P56 slopes down to the east with the western areas of the parcel being more elevated and visually prominent than the surrounding land. Development within this parcel would be visible from neighbouring areas of Green Belt land, particularly to the north and northeast and would encroach on these areas of open countryside. The presence of established woodland within Stanmore Country Park and Stanmore Industrial Estate provide a degree of visual separation between parcel P56 and the wider countryside to the southeast, therefore the sense of encroachment resulting from this Green Belt release is likely to be lower. This woodland within P55 plays a key role in the setting of the historic settlement area within Bridgnorth therefore the release of Opportunity Area Bn-1 could significantly weaken the role of the Green Belt with regard to Purpose 4. The release of Opportunity Area Bn-1 would lead to a **High** level of harm to the Green Belt in this local area.

High Harm

No mitigation measures have been identified, as release of the opportunity area would have a high level of harm on the Green Belt.

Removal of Sub-opportunity Area Bn-1a

Sub-parcel P55 consists of a narrow strip of sloping grazing land set between Hermitage Hill Coppice woodland to east and the urban edge of Bridgnorth to the west. The adjoining settlement has a strong influence on the sub-parcel and woodland separates the land from the wider countryside to the east. The openness of the land does not play a key role in the setting of the historic town of Bridgnorth. Releasing Sub-opportunity Area Bn-1a would lead to a **Low-Moderate** level of harm to the integrity of the Green Belt in this local area.

Low-Moderate Harm

The following section sets out the mitigation measures that could be considered in order to minimise the degree of harm to the Green Belt associated with the release of Bn-1a.

Mitigation Measures

- Trees within 'Hermitage Hill Coppice' along the eastern edge of the Sub-parcel P55 should be retained and protected against any construction activity in accordance with best practice. These trees play a key role in preserving the setting of the historic town of Bridgnorth.

- Development within Sub-opportunity Area Bn-1a should be restricted to appropriate small scale and low density residential development of up to two storeys, or single storey employment development to minimise encroachment on neighbouring Green Belt land.
- Where possible, existing hedgerows along the road bounding south of the sub-parcel should be retained and enhanced to create coherent new Green Belt boundaries.

Opportunity Area Bn-2

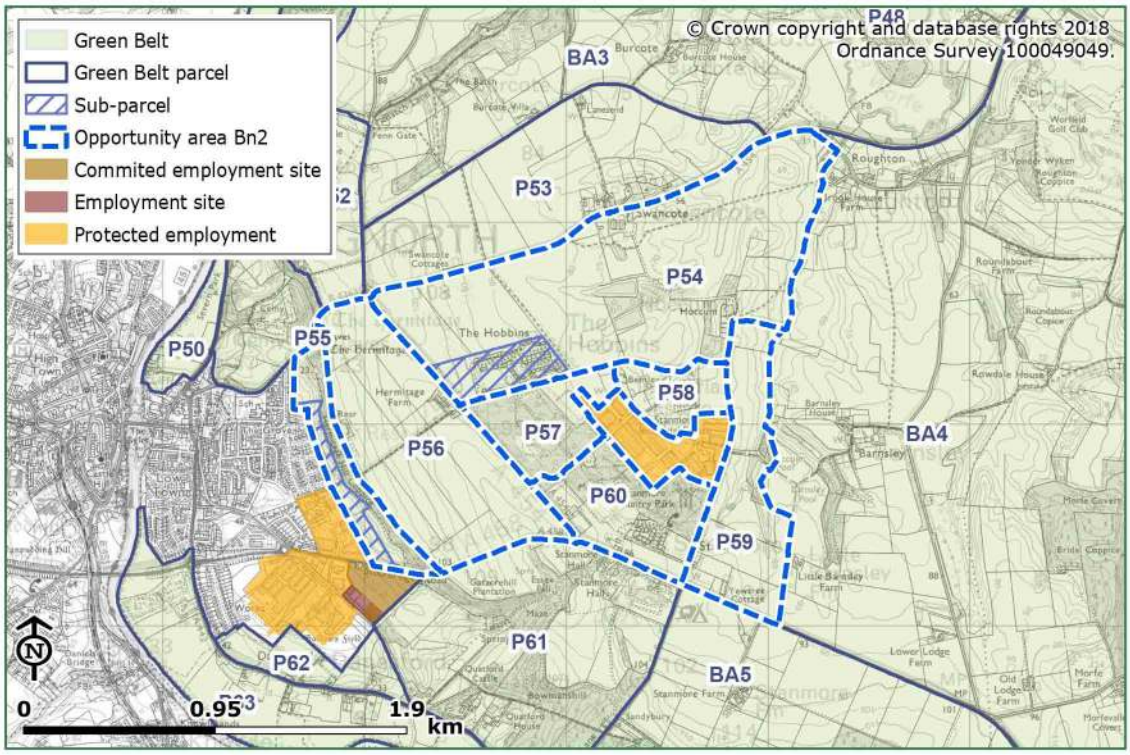

Figure A3.31: Opportunity Area Bn-2

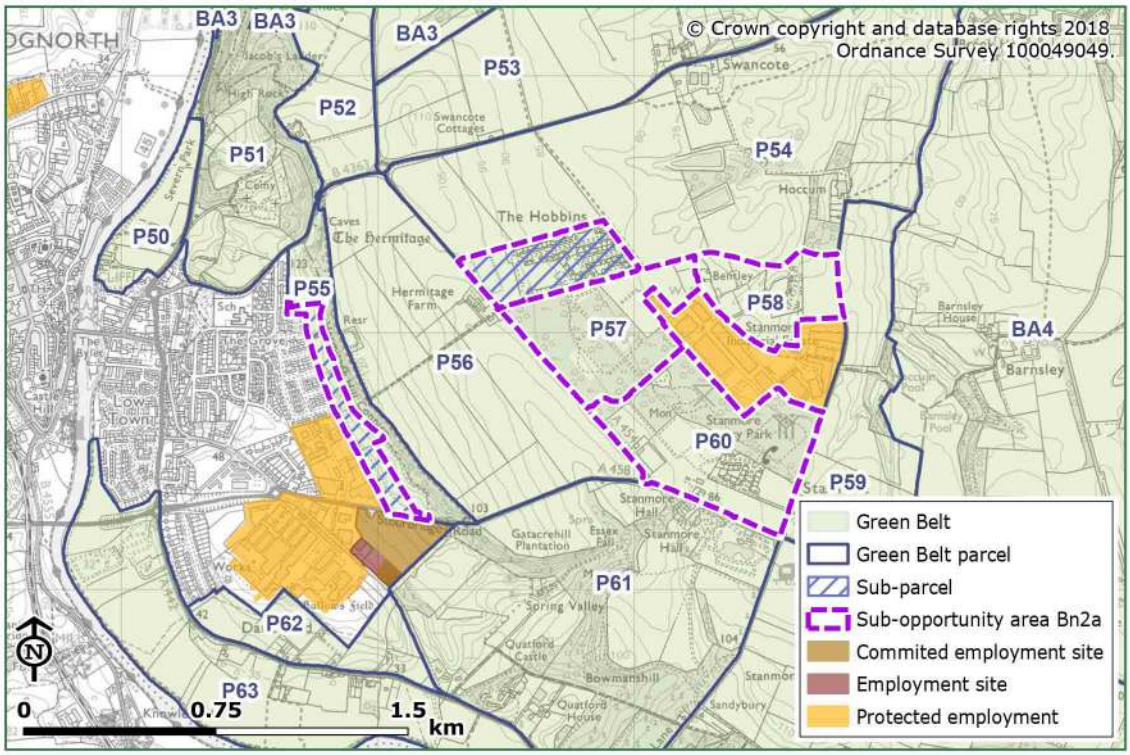

Figure A3.32: Sub-opportunity Area Bn-2a

Description of Opportunity Area Bn-2

Opportunity Area Bn-2 comprises the entire area of parcels P54, P55, P56, P57, P58, P59 and P60 to identify a potential direction for growth across the eastern boundary of Bridgnorth.

Sub-opportunity Area Bn-2a

One sub-opportunity area has been identified that would lead to a lower level of overall harm to the Green Belt. Sub-opportunity Area Bn-2a comprises the release of parcels P57, P58 and P60, as well as sub-parcels P54 and P55.

Summary of Assessment of Harm for Individual Parcels

The individual release of parcels P54, P55 and P59 would have a **High** level of harm on the Green Belt. The individual release of parcel P56 would have a **Moderate-High** level of harm on the Green Belt. The individual release of parcels P57, P58 and P60 could have a **Moderate** level of harm on the Green Belt.

Assessment of Harm for sub-parcels

The individual release of parcels P57, P58 and P60, and Sub-parcel P54 would have a **Moderate** level of harm on the Green Belt. The individual release of Sub-parcel P55 could have a **Low-Moderate** level of harm on the Green Belt.

Assessment of harm

Removal of Opportunity Area Bn-2

Parcels P54, P56, P58 and P59 form part of a wide area of open countryside located to the east of Bridgnorth. Releasing the entirety of these parcels from the Green Belt would constitute significant encroachment on the countryside. There is no separation between these parcels and the adjoining areas of open countryside and their release is likely to weaken the contribution of neighbouring Green Belt land to Purpose 3. The 'Hermitage Hill Coppice' woodland along eastern edge of parcel P55 also plays a key role in the setting of the historic town of Bridgnorth,.

The release of the Opportunity Area Ab2 would lead to a **High** level of harm to the Green Belt in this local area.

High Harm

No mitigation measures have been identified, as release of the opportunity area would have a high level of harm on the Green Belt

Removal of Sub-opportunity Area Bn-2a

The sub-parcel P55 is located along the settlement edge of Bridgnorth and is not part of the wider countryside and does not play a key role in the setting of Bridgnorth. Sub-parcel P54 is partly contained by development and does not have a strong connection to the wider countryside. ParcelsP57 P58 and P60 are also partly enclosed by development and P60 contains the hamlet of Stanmore. The partial containment of these areas limits the harm of their release on the wider Green Belt. Removal of the sub-opportunity area could however lead to a degree of encroachment on P56 in relation to Purpose 3. As Stanmore is not a town considered under Purpose 2, release of the sub-opportunity area would not have any effect in relation to Purpose 2 – preventing the merging of towns.

Releasing Sub-opportunity Area Bn-2a from the Green Belt would lead to a **Moderate** level of harm to the Green Belt in this local area.

Moderate Harm

The following section sets out the mitigation measures that could be considered in order to minimise the degree of harm to the Green Belt associated with the release of *Bn-2*a.

Mitigation Measures

- Trees within Hermitage Hill Coppice along the eastern edge of the Sub-parcel P55 should be retained and protected against any construction activity in accordance with best practice. These trees play a key role in preserving the setting of the historic settlement area within Bridgnorth.

- Hedgerows and tree belts along the boundaries of parcels P57 and P60 should be retained and enhanced, to limit the potential harm to P56 in relation to Purpose 3.
- The hedgerows that line the boundaries of P58 and sub-parcel P54 should retained and enhanced, with any gaps strengthened and new hedgerows/trees planted.
- Development within Sub-opportunity Area Bn-2a should be restricted to appropriate small scale and low density residential development of up to two storeys, or single storey employment development, to minimise encroachment on neighbouring Green Belt land.

Opportunity Area Bn-3

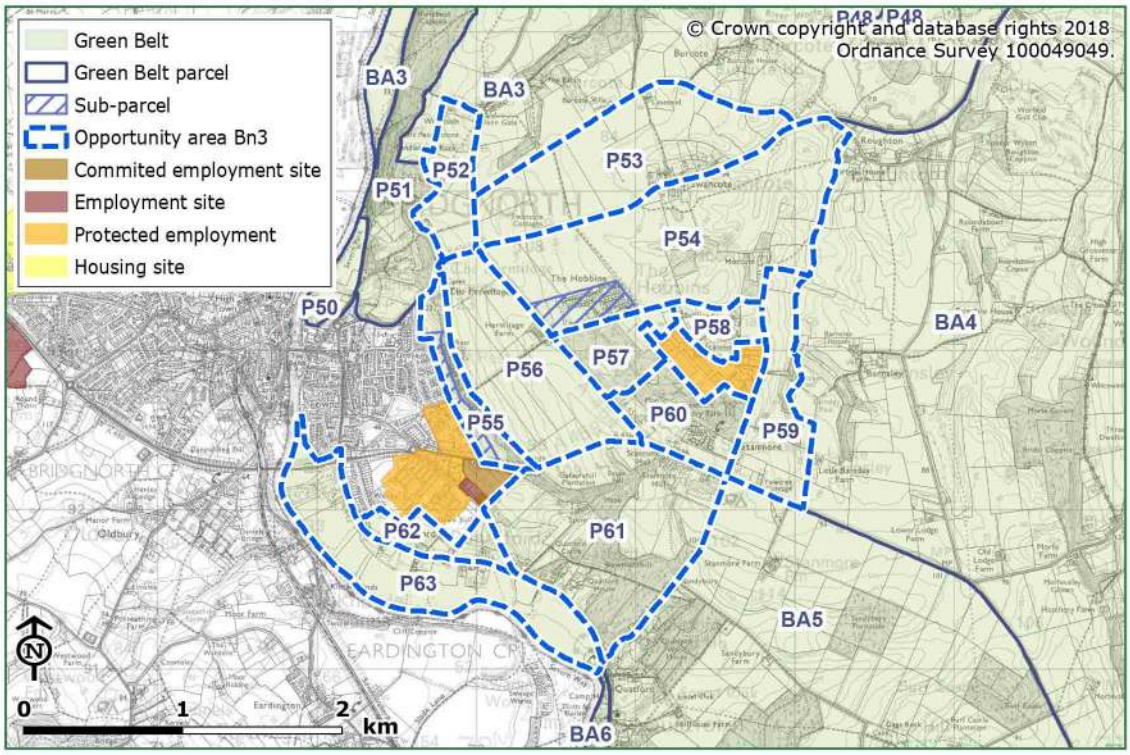

Figure A3.33: Opportunity Area Bn-3

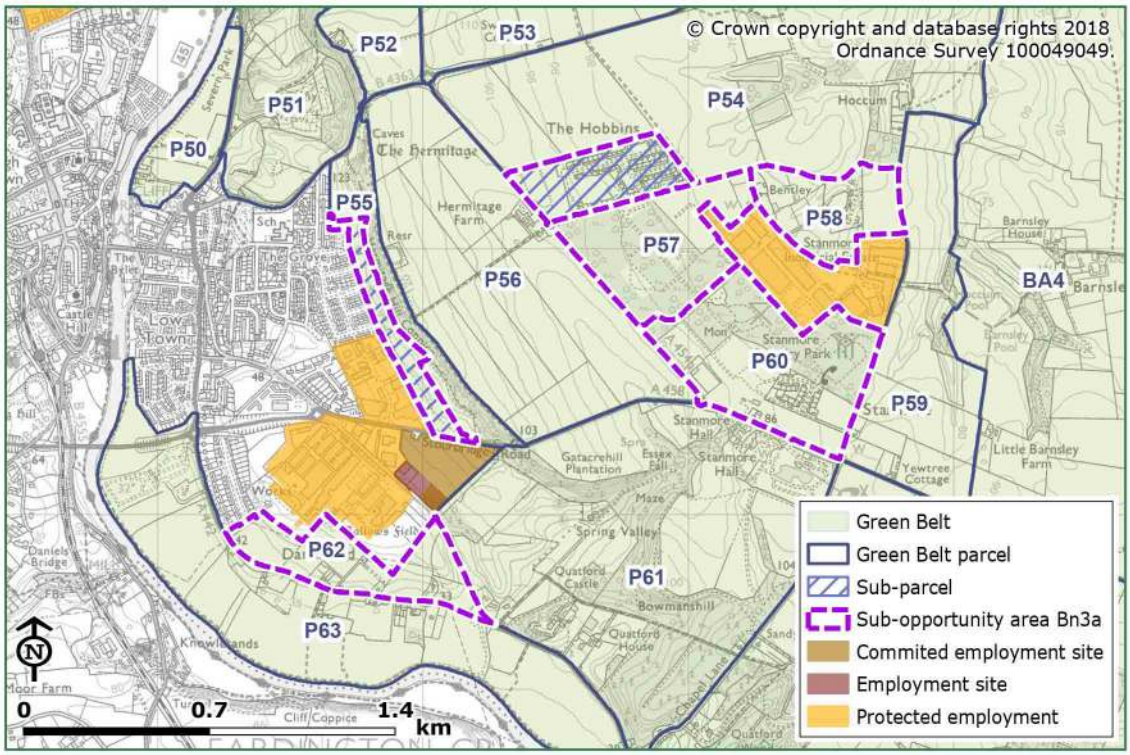

Figure A3.34: Sub-opportunity Area Bn-3a

Description of Opportunity Area Bn-3

Opportunity Area Bn-3 comprises the entire area of parcels P52, P53, P54, P55, P56, P57, P58, P59, P60, P61, P62 and P63 to identify a potential direction for growth across the eastern, north eastern and south eastern boundary of Bridgnorth.

Sub-opportunity Area Bn-3a

A sub-opportunity area has been identified that would lead to a lower level of overall harm to the Green Belt. Sub-opportunity Area Bn-3a comprises the release of parcels P57, P58, P60 and P62, and the release of sub-parcels P54 and P55.

Summary of Assessment of Harm for Individual Parcels

The individual release of parcels P52, P53, P54, P55, P59 and would have a **High** level of harm on the Green Belt. The individual release of parcels P56, P61 and P63 would have a **Moderate-high** level of harm on the Green Belt. The individual release of parcels P57, P58 and P60 would have a **Moderate** level of harm on the Green Belt. The individual release of Parcel P62 would lead to a **Low-Moderate** level of harm to the Green Belt in the local area.

Assessment of Harm for sub-parcels

The individual release of parcels P57, P58 and P60, and sub-parcels P54 would have a **Moderate** level of harm and P61 a **Moderate-high** level of harm on the Green Belt. The individual release of sub-parcels P55 and P62 would lead to a **Low-Moderate** level of harm to the Green Belt in the local area.

Assessment of harm

Removal of Opportunity Area Bn-3

Parcels P52, P53, P54, P56, P58, P59 and P61 form part of a wide area of open countryside located to the east of Bridgnorth. Releasing these parcels from the Green Belt would constitute significant encroachment on the countryside. There is no separation between these parcels and the adjoining areas of open countryside and their release is likely to weaken the contribution of neighbouring Green Belt land to Purpose 3. Furthermore, the 'Hermitage Hill Coppice' ancient woodland along the eastern edge of parcel P55 plays a key role in the setting of the historic town of Bridgnorth.

The release of the Opportunity Area Bn-3 would lead to a **High** level of harm to the Green Belt in this local area.

High Harm

No mitigation measures have been identified, as release of the opportunity area would have a high level of harm on the Green Belt

Removal of Sub-opportunity Area Bn-3a

Sub-parcel P55 is located along the settlement edge of Bridgnorth and is not part of the wider countryside and does not play a key role in the setting of Bridgnorth. Sub-parcel P54 is partly contained by development and does not have a strong connection to the wider countryside. Parcel P57, P58 and P60 are also partly enclosed by development and P60 contains the hamlet of Stanmore. Parcel P62 adjoins the industrial and residential settlement edge of Bridgnorth and is partly separated from open land to the south by the A442 and properties along the road. The partial containment of these areas limits the harm of their release on the wider Green Belt. Removal of the sub-opportunity area would however lead to a degree of encroachment on P56 in relation to Purpose 3. As Stanmore is not a town considered under Purpose 2, release of the Sub-opportunity area would have no effect in relation to Purpose 2 – preventing the merging of towns.

Releasing Sub-opportunity Area Bn-3a from the Green Belt will lead to a **Moderate** level of harm to the Green Belt in this local area.

Moderate Harm

The following section sets out the mitigation measures that could be considered in order to minimise the degree of harm to the Green Belt associated with the release of Bn-3a.

Mitigation Measures

- Trees within Hermitage Hill Coppice along the eastern edge of the Sub-parcel P55 should be retained and protected against any construction activity in accordance with best practice. These trees play a key role in preserving the setting of the historic settlement area within Bridgnorth.
- Hedgerows and tree belts along the boundaries of parcels P57 and P60 should be retained and enhanced to limit the potential harm to P56 in relation to Purpose 3.
- The hedgerows that line the boundaries of P58 and sub-parcel P54 should be retained and enhanced, with any gaps strengthened and new hedgerows/trees planted.
- Hedgerows and trees along either side of the A442 and Old Worcester Road along the southern and eastern boundary of parcel P62 should retained and enhanced, with any gaps strengthened and new hedgerows/trees planted.
- Development within Sub-opportunity Area Bn-3a should be restricted to appropriate small scale and low density residential development of up to two storeys, or single storey employment development to minimise encroachment on neighbouring Green Belt land.

Part 4: Conclusions for Bridgnorth

The assessment has reviewed the potential harm to the Green Belt of releasing for development, individual parcels or sub-parcels identified in this Green Belt Review. This has subsequently informed the identification of three opportunity areas; and three sub-opportunity areas around the settlement of Bridgnorth.

The findings of the assessment of harm likely to result from releasing the opportunity areas or sub-opportunity areas for development are summarised in **Table A3.1**.

Table A3.1: Assessment of Harm for Opportunity Areas within Bridgnorth

Opportunity Area Reference	Area (ha)	Rating
Bn-1	100.6	High
Bn-1a	7.2	Low-Moderate
Bn-2	369.1	High
Bn-2a	93.4	Moderate
Bn-3	704.2	High
Bn-3a	110.6	Moderate

The consideration of the release of Green Belt land around Bridgnorth, set out in detail in the preceding sections and summarised in the table above, highlights the various potential Green Belt impacts arising from the possible release of land for development to meet the future needs of the settlement of Bridgnorth. The assessment in this Green Belt Review has shown that, 7.2ha of land (within opportunity area Bn-1a) could be released from the Green Belt for development with only low-moderate harm to the Green Belt, and up to 110.6ha of land could be released with moderate harm (under opportunity area Bn-3a).

Whilst development on Green Belt land may inevitably lead to some degree of encroachment into the countryside within the Green Belt, the strategic function of the West Midlands Green Belt will not be affected by such small scale releases of land in Bridgnorth. At both a strategic level and local level, there will be no harm to the role played by the West Midlands Green Belt in checking the unrestricted sprawl of the large built areas, preventing the merging of neighbouring towns, or preserving the setting and special character of historic towns.

Appendix EDP 4
Representative Photoviewpoints

(edp5653_d007a 26 August 2020 VP/VP)

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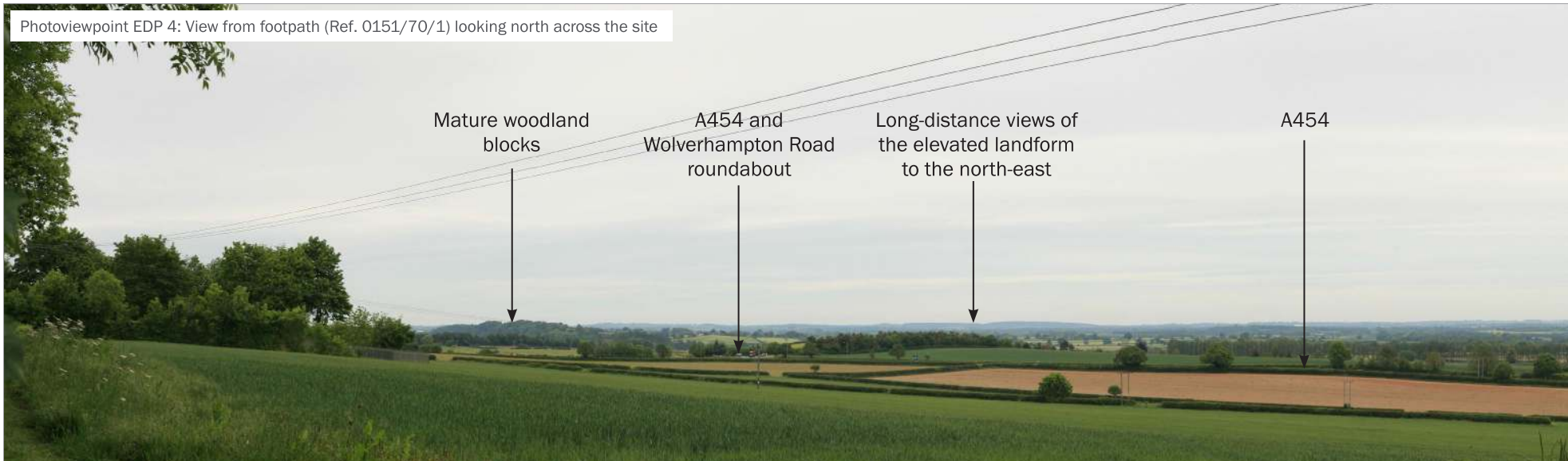
Photoviewpoint EDP 1: View from the A454 at the entrance to Stanmore Country Park looking south towards the A458

Photoviewpoint EDP 2: View from the A454 at the entrance to Stanmore Country Park looking north across the site

Photoviewpoint EDP 3: View from footpath (Ref. 0151/70/1) looking south-east across the site

Photoviewpoint EDP 4: View from footpath (Ref. 0151/70/1) looking north across the site



Photoviewpoint EDP 5: View from footpath (Ref. 0151/70/1) looking south-east across the site

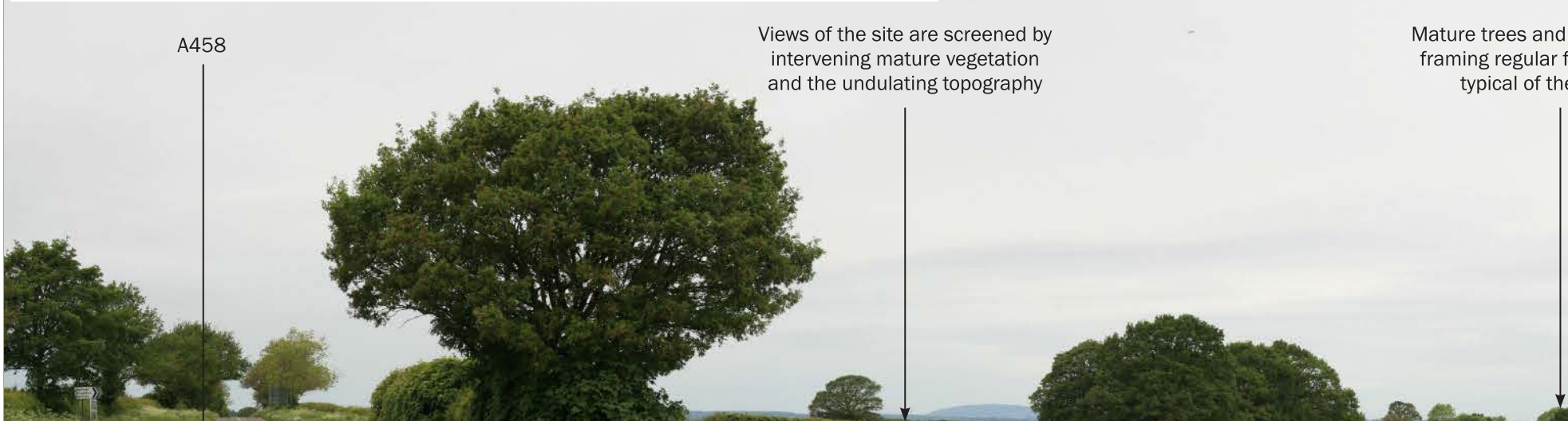
Photoviewpoint EDP 6: View from A454 looking west across the site

Photoviewpoint EDP 7: View from footpath (Ref. 0151/59/1) looking towards 'The Hobbins' residential area and the site

Photoviewpoint EDP 8: View from BOAT (Ref. 0118/UN1/2) looking west towards the site

Photoviewpoint EDP 9: View from a minor road leading to Roughton looking west towards the site

Photoviewpoint EDP 10: View from a minor road off the A458 (opposite Old Lodge Farm) looking north-west towards the site



Photoviewpoint EDP 11: View from bridleway (Ref. 0151/72/1) looking north-west towards the Site

Plans

Plan EDP 1 Site Location and Site Boundaries
(edp5653_d001c 08 September RB/VP)

Plan EDP 2 Site Character and Local Context
(edp5653_d002c 08 September RB/VP)

Plan EDP 3 Relevant Planning Designations and Considerations
(edp5653_d003c 08 September RB/VP)

Plan EDP 4 Published Landscape Character Assessments
(edp5653_d004c 08 September RB/VP)

Plan EDP 5 Visual Receptors
(edp5653_d005c 08 September 2020 RB/VP)

Plan EDP 6 Findings of Visual Appraisal
(edp5653_d006a 08 September 2020 RB/VP)

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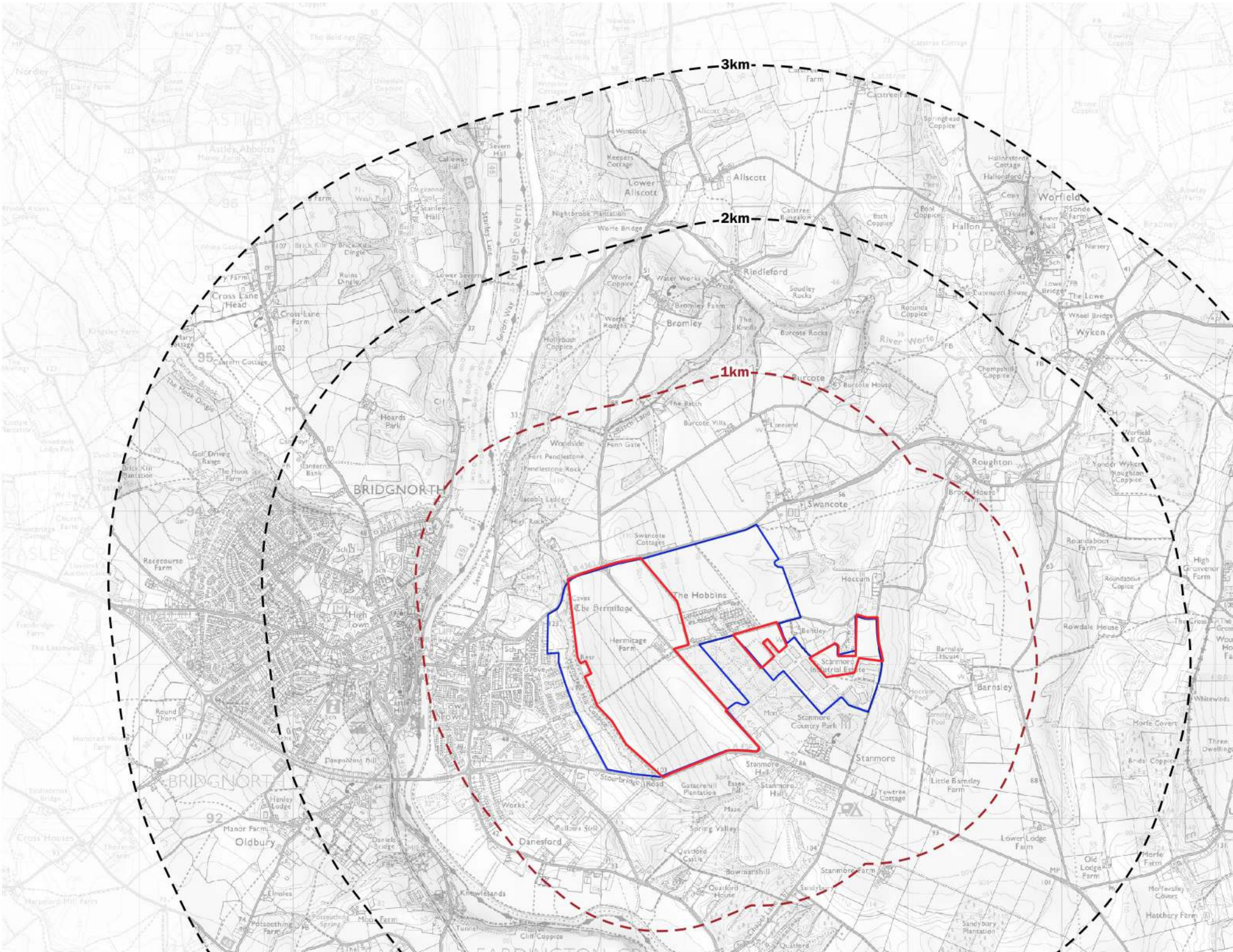
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The Hermitage
Hermitage Farm
Bentley
Stanmore Industrial Estate
Stanmore Country Park
Stanmore
Barnsley
Hoccum
Danesford
Oldbury
Hallon
Wykin
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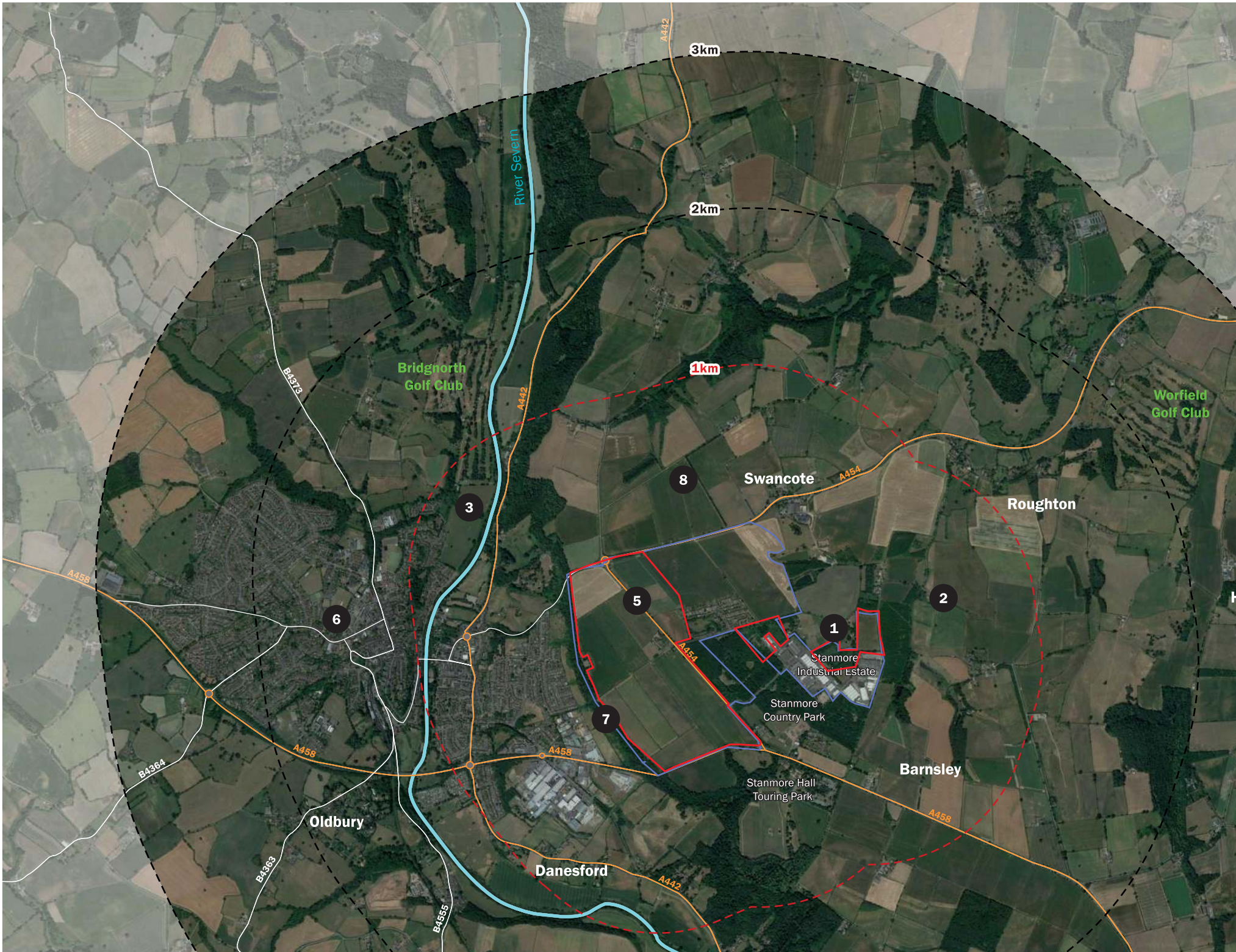
River Worfe
Stanley Lane
Severn Way
Stourbridge Road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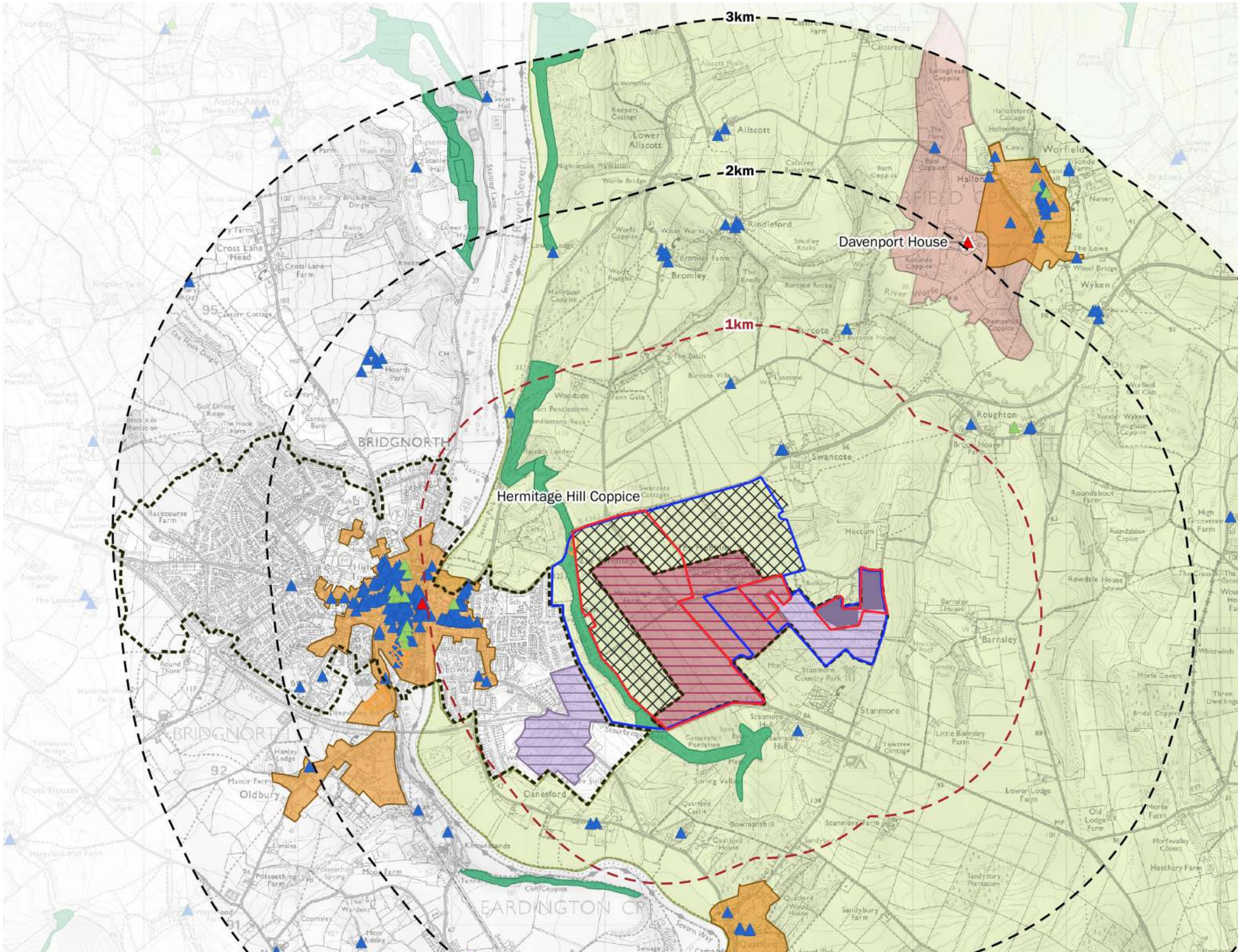
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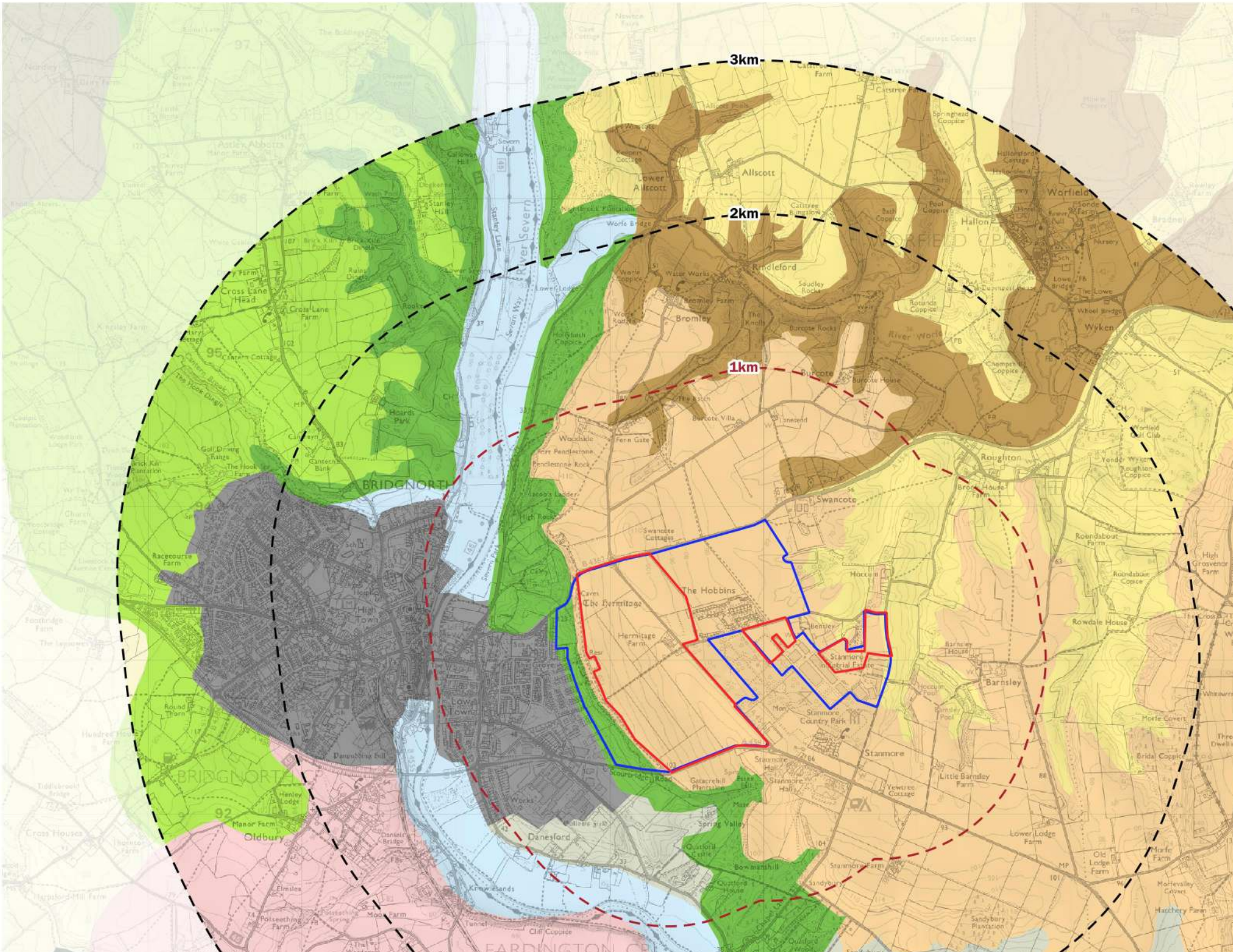
Stanmore
Barnsley
EARDINGTON CP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The Hermitage
Hermitage Farm
Stanmore
Barnsley
Stanmore Country Park
Little Barnsley Farm
Rowdale House
Roundabout Farm
Roundabout Copse
High Grosvenor Farm
Morfe Covert
Bridal Coppice
Lower Lodge Farm
Old Lodge Farm
Morfe Farm
Morfevalley Covert
Hatchery Farm
Sandybury Plantation
Stanmore Farm
Sandybury
Quatford Castle
Quatford House
Bowmanshill
Spring Valley
Danesford
Knowesands
Oldbury
Manor Farm
Henley Lodge
Danesford Bridge
Elmsles
Potseething Farm
Moor Farm
Tunnel
Cliff Coppice
Works
Courtbridge Road
Getacre Hill Plantation
Stanmore Hall
Yewtree Cottage
Lower Town
High Town
BRIDGNORTH
Racecourse Farm
Round Thorn
Danesbury Hill
Hoards Park
Cross Lane Head
Cross Lane Farm
Cantern Cottage
Cantern Bank
Golf Driving Range
The Hook Farm
Brick Kiln Plantation
Ruins Dingle
Brick Kiln Dingle
Wash Pool
Dingkenne
Stanley Hill
Galloway Hill
Severn Hall
Stanley Lane
Severn Way
River Severn
Worfe Bridge
Lower Lodge
Holly Bush Coppice
Woodside
Fern Gate
Pendlestone Rock
Jacob's Ladder
High Rock
Swancote Cottages
Caves
Cellars
Burcote Villas
Burcote House
Burcote Rocks
Saudley Rocks
Worfe Coppice
Water Works
Bromley Farm
The Knolls
Rotunda Coppice
Champion Coppice
Wheel Bridge
Lower Bridge
The Lowe
Worfield Golf Club
Yendor
Wykin Coppice
Roughton Coppice
Brook House Farm
Hoccum
Hoccum Pool
Barnsley House
Barnsley Pool
Morfe Covert
Whitewater
Three Dwellings
Cross Houses
Footbridge Farm
The Leasowes
Hundred House
Tiddlebrook Bridge
Hampton Grange Farm
Kingsley Farm
Knights Alders
Astley Abbotts
Bridgnorth Golf Course
Nordley
Dairy Farm
Newton Farm
Newton Farm Cottages
Castree Cottages
Castree Farm
Castree
Springhead Coppice
Hallonford Cottage
Hallonford
Sonder Farm
Knowl Pool
Nursery
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Bath Coppice
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Alcots
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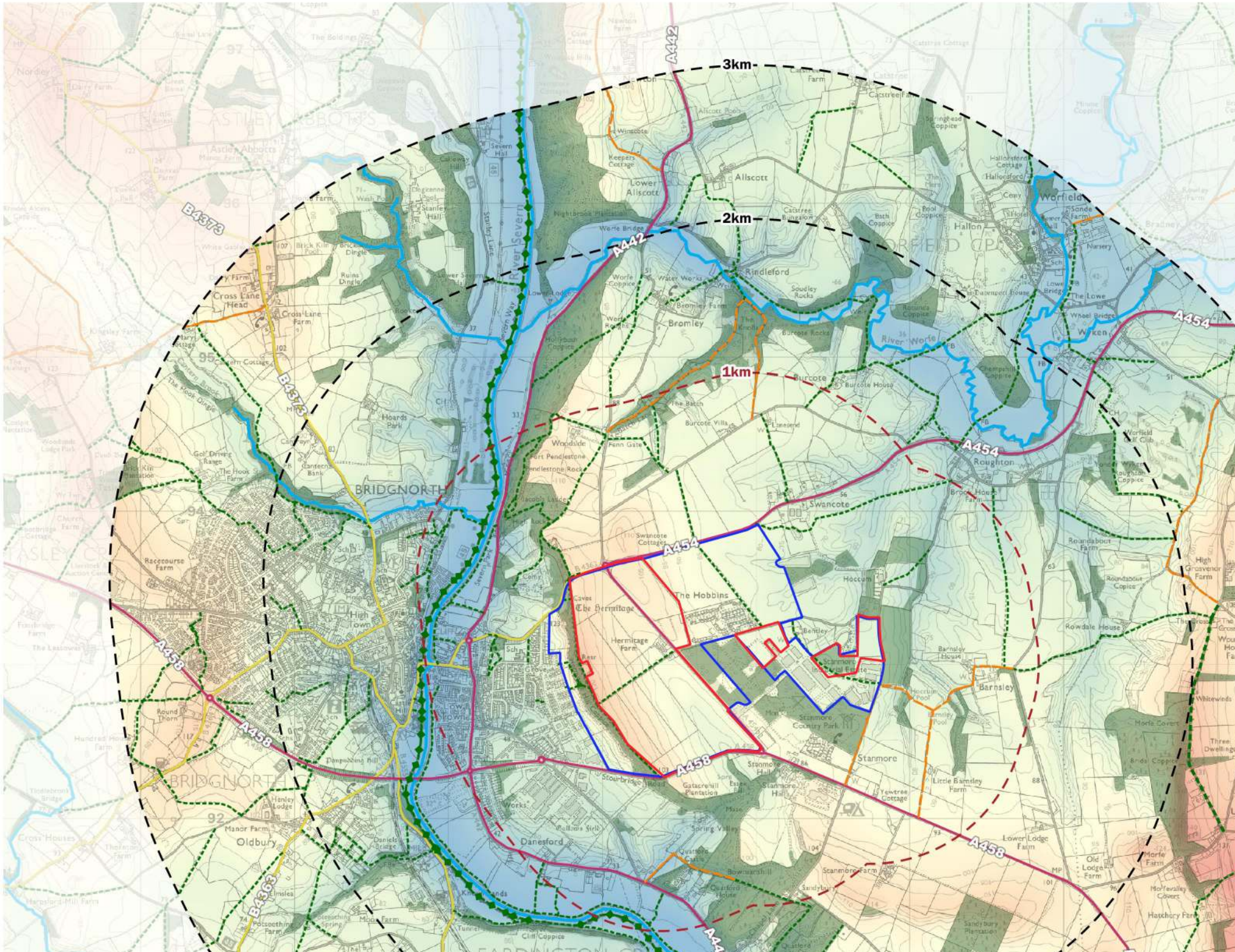
Ruins Dingle
Wash Pool
Brick Kiln Dingle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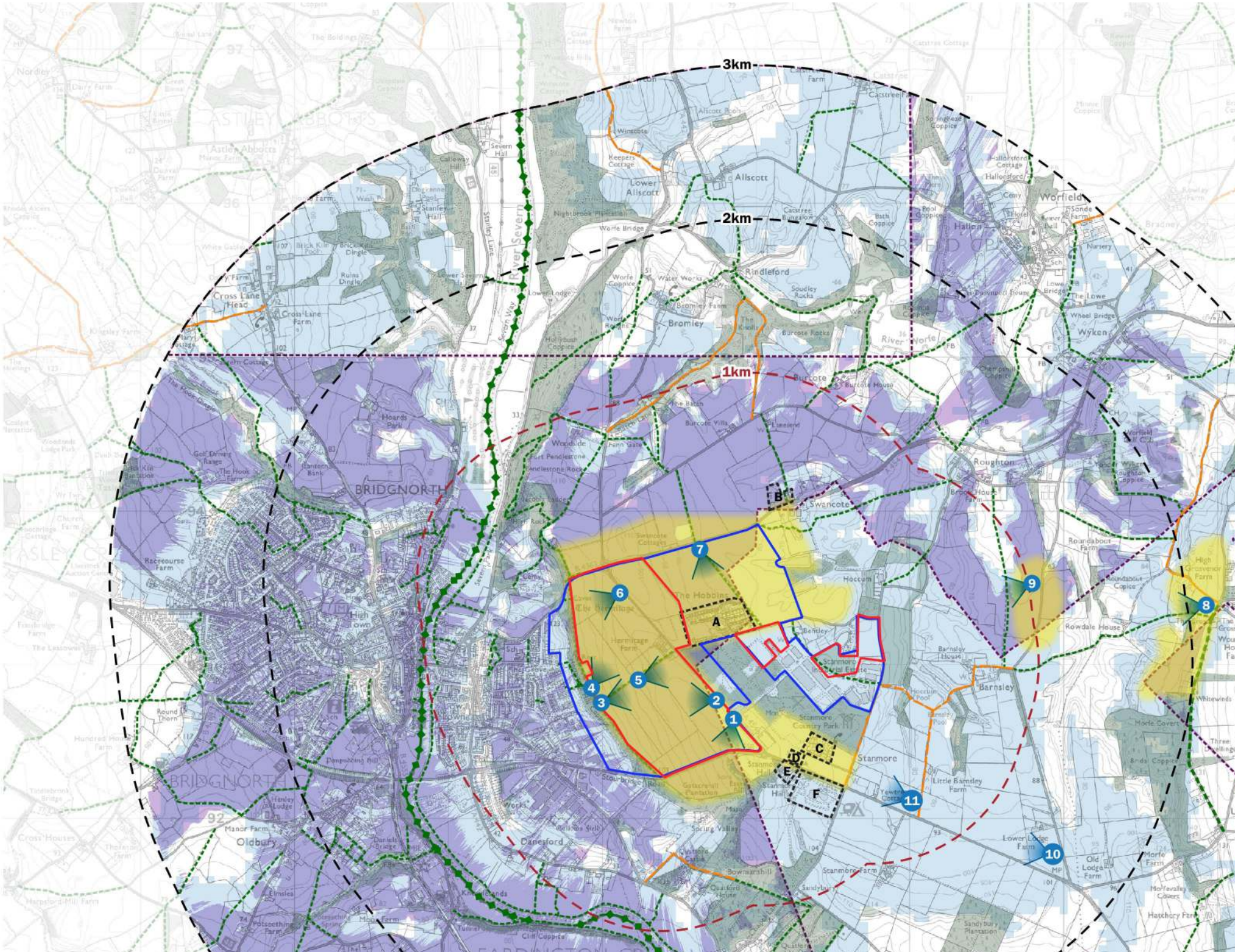
Sandybury
Stanmore Country Park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Burcote
Hoccum
Bentley
Stanmore Industrial Estate
Stanmore Country Park
The Hobbins
Hermitage Farm
Cross Lane Head
Cross Lane Farm
Stanley Hall
Severn Hall
River Severn
Stanley Lane
Severn Way
Worfe Bridge
Worfe Coppice
Water Works
Lower Lodge
Bromley Farm
Soudley Rocks
Burcote Rocks
Hallon
Hallonford
Hallonford Cottage
Cemy
Sonde Farm
Nursery
The Lowe
Wheel Bridge
Roundabout Farm
Roundabout Coppice
Rowdale House
High Grosvenor Farm
Whitewinds
Morfe Covert
Three Stallings
Little Barnsley Farm
Lower Lodge Farm
Old Lodge Farm
Morfe Farm
Morfevalley Covert
Hatchery Farm
Stanmore Farm
Sandybury
Sandybury Plantation
Bowmanshill
Quarford House
Spring Valley
Watmore Cottage
Stourbridge Road
Gatacre Hill Plantation
Cliff Coppice
Moor Farm
Potsoething Farm
Elmsles
Kingslands
Tunnel
Daniels Bridge
Daniels Hill
Hollies Hill
Manor Farm
Henley Lodge
Pempetching Hill
Round Thorn
Hundred House Farm
Tindlebrook Bridge
Cross Houses
Thickenbrook Farm
Harpsford Mill Farm
Fassbridge Farm
The Leasowes
Coalpit Plantation
Woodside Lodge Park
Golf Driving Range
The Hook Farm
Brick Kiln Plantation
Lantern Bank
Racecourse Farm
Hoards Park
Woodside
Fort Pendlestone
Pendlestone Rock
Cliff Hermitage
Cemy
High Town
Sch
Lanesend
Burcote Villa
Burcote House
The Batch
Fenn Gate
Swancote Cottages
Worfield Golf Club
Wyken Coppice
Roughton Coppice
Broughton House
Hockley Pool
Barnsley Pool
Barnsley House
Whitewinds
Morfe Covert
Brids Coppice
Hatchery Farm
Sandybury Plantation
Hatchery Farm
Yewtree Cottage
Stanmore Hall
Stanmore Farm
Sandybury

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