Stanmore Village, Bridgnorth
Green Belt Position Note
edp5653_r004c

1. Introduction

1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Stanmore Consortium ('the Consortium') to prepare a Green Belt Position Note, appraising the Green Belt function of Land situated at Stanmore Village, Bridgnorth, Shropshire ('the site') to inform site promotion and allocation within the Local Plan Review.

1.2 This Position Note has been informed by a desk-based review of available data, policy, landscape character publications and mapping. A site visit was undertaken by an experienced Chartered Landscape Architect in May 2019. The site visit was undertaken in 'springtime' in clear and dry weather conditions, allowing for an appreciation of its potential visibility.

1.3 The Consortium is promoting Land at Stanmore Village, Bridgnorth to be allocated in the review of the Local Plan. The site is situated close to the settlement of Bridgnorth. The majority of the site is currently managed as arable land, bisected by the A454 and connected by minor roads.

1.4 The majority of the site is located within the West Midlands Green Belt (GB); however, Stanmore Business Park is 'inset' in the Green Belt; it is not within the Green Belt, but has an inset boundary drawn around it to exclude it. As such, not all the site is within the Green Belt.

1.5 This review has been informed by the baseline findings of a Landscape and Visual Appraisal (report ref. **edp5653_r002**) of the site and should be referred to for supporting plans and review of landscape character.

2. Site Location and Description

2.1 The Site comprises three separate parcels of land (west, central and east) as shown on **Appendix EDP 3** and is located approximately 940m east of Bridgnorth town centre. It is within the Local Planning Authority of Shropshire Council. The Site as a whole is centred approximately at Ordnance Survey Grid Reference SO 744 929. The site is situated within the administrative boundary of Shropshire County Council (SCC).

2.2 The western parcel comprises predominantly arable farmland with a woodland belt (Hermitage Hill Coppice) running north to south adjacent to the western boundary. The central parcel comprises an area of scrub, scattered trees and grassland. The eastern parcel

is located to the north-east of Stanmore Industrial Park and comprises of woodland, amenity grassland and hard standing.

2.3 A wider site (hereafter referred to as the 'previous site boundary'), encompassing the three land parcels described above in addition to land to the west of Hermitage Hill Coppice and Stanmore Country Park (which lies to the south of the central and western parcels) was initially proposed by the Client for allocation (this is shown by the blue line on **Appendix EDP 3**).

2.4 A review of the Green Belt assessment for the previous site boundary has been used to inform this current report written for the three parcels within the previous site boundary. The three parcels will be hereafter referred to as the site. This report relates solely to the revised site area which is depicted by the redline on **Appendix EDP 3**. This plan also illustrates the coverage of the current West Midlands Green Belt which extends to the eastern edge of Bridgnorth.

3. The Purpose of This Position Note

3.1 The purpose of this Position Note is to appraise the extent to which the site performs in terms of the five purposes of the Green Belt, as stated in paragraph 134 of the revised National Planning Policy Framework (NPPF)2019.

3.2 Subsequently, this Position Note provides technical evidence to the Local Planning Authority (LPA) (SCC) that the removal of the site from the Green Belt and its development would be appropriate. The following matters are considered in this Position Note:

- An appraisal of the site's contribution to the function of the Green Belt; and
- Consideration of compensatory provision, as set out in NPPF 2019, paragraph 138.

4. Background to the Green Belt Designation

4.1 The West Midlands Metropolitan Green Belt was conceived to control urban form, and the purposes of a Green Belt around urban areas were set out in 1955 by the Ministry of Housing and Local Government as being:

- To check the further growth of a large built up area;
- To prevent neighbouring towns from merging into one another; and
- To preserve the special character of a town.

4.2 The West Midlands Metropolitan Green Belt is a statutory Green Belt environmental and planning policy that regulates the rural space within the West Midlands region of England. The land area taken up by the belt is 224,954 hectares (ha), which is 0.5% of the total land area of England (as calculated in 2010). The vast coverage of the belt completely envelops the county.

4.3 The Government formerly set out its policies and principles towards Green Belts in England and Wales in Planning Policy Guidance Note 2: Green Belts, but this planning guidance was superseded by the NPPF in March 2012, and has been subsequently superseded with the revised NPPF (July 2018), and most recently by the Revised NPPF 2019.

4.4 There is now more detailed guidance in the National Planning Policy Guidance (NPPG) introduced on 22 July 2019, that deals with 'compensatory provision', introduced in the NPPF in July 2018 and remains in the NPPF 2019, in paragraph 138. Paragraph 138 states: *"Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land."* Planning Authorities are strongly urged to follow the Revised NPPF's detailed advice when considering whether to permit additional development in the Green Belt.

4.5 'Openness' and 'permanence' are essential characteristics of the Green Belt and they contribute to the fundamental aim of the Green Belt policy, to prevent urban sprawl by keeping land permanently open. The NPPF requires land to demonstrate that it meets one or more of five 'tests' of Green Belt designation, which are set out at Revised NPPF 2019, paragraph 134 as follows:

1. *"To check the unrestricted sprawl of large built-up areas;*

2. *To prevent neighbouring towns merging into one another;*

3. *To assist in safeguarding the countryside from encroachment;*

4. *To preserve the setting and special character of historic towns; and*

5. *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land."*

4.6 The Revised NPPF, paragraph 136 (2019) says that: *"… once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period."*

4.7 Provisionally, this Position Note considers the extent to which the site fulfils the aforementioned five Green Belt purposes, in Revised NPPF (2019). In doing so, EDP have been minded to ensure that any revision to the Green Belt provision would ensure that the LPA (SCC) would: *"satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period",* as well as, ensuring any new boundaries are: "*defined clearly, using physical features that are readily recognisable and likely to be permanent*" (Revised NPPF, 2019, paragraph 139).

5. Current Green Belt Assessment Undertaken by the Local Planning Authority

5.1 At the time of writing this Position Note, the LPA (SCC) have commissioned Land Use Consultants (LUC) to undertake a Green Belt Assessment of Green Belt Land within its administrative area. The Green Belt Assessment is entitled: *'Shropshire Green Belt Assessment (2017)'* and was published in September 2017. The methodology was prepared by an independent specialist LUC) on behalf of SCC.

5.2 The Shropshire Green Belt Assessment (SGBA) does not provide an overall judgement on the suitability of potential of Land in the Green Belt for development; however, following this assessment, Shropshire commissioned LUC to prepare the *'Shropshire Green Belt Review: Stage 2 (2018)'*. The Stage 2 Green Belt Study draws on the findings of the Stage 1 Assessment and the contribution of parcels to the GB purposes but, also considers the harm of removing parcels and opportunity areas from the GB, taking into account the impact on the integrity of the remaining GB Land and the strength of the remaining Green Belt boundaries.

5.3 As confirmed at paragraph 1.10 of the aforementioned SGBA this Green Belt Assessment is intended to inform the review of the Local Plan:

"There is an important difference between a Green Belt Assessment which is to assess the relative performance of the Green Belt, and a Green Belt Review which considers what adjustments could be made to the Green Belt."

5.4 With the presence of a Green Belt Assessment methodology, EDP advocates, the appraisal of the site in line with the methodology adopted by SCC.

5.5 In Chapter 2, paragraph 2.34 of the SGBA (2017), identifies the following main purposes of the Green Belt relative to this Principal Centre (which accords to paragraph 134 of the Revised NPPF (Feb 2019)):

1. *"To check the unrestricted sprawl of large built-up areas;*

2. *To prevent neighbouring towns merging into one another;*

3. *To assist in safeguarding the countryside from encroachment;*

4. *To preserve the setting and special character of historic towns; and*

5. *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land."*

5.6 Chapter 3 of the SGBA (2017), details the review methodology, see **Appendix EDP 4** for an extract. SCC states the following:

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

5.7 The SGBA identifies a total of 85 discrete land parcels in the study area, including six broad areas. Land parcels are distinct from adjacent land because, they contain land of the same or very similar land use or character and are bounded by recognisable features. Two types of land parcel are identified:

- *"Areas adjacent to built-up areas; and*
- *Broad areas of Green Belt that may be more remote from large built up areas and main settlements."*

5.8 Chapter 3 of the SGBA (2017), details the set of assessment criteria that was applied for each Green Belt purpose with a description of the rationale for the assessment criteria and ratings, see **Appendix EDP 4** for the relevant tables. The study acknowledges that Purpose 5 should be afforded equal weight with Purposes 1 - 4, but it is not possible to assess the performance of Purpose 5 through parcel-to-parcel assessment. With regards to the site, it does not contain brownfield land and therefore is assumed to make no contribution to Purpose 5. There is very limited brownfield land in Bridgnorth (due to its individual character, heritage and the manner in which the settlement has evolved, as well as a tightly defined settlement boundary therefore, there is unlikely to be any site of equivalent size which would have a contribution to Purpose 5.

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

a) The NPPF Green Belt Purpose;

b) The key issue(s) considered;

c) The assessment criteria used;

d) The ratings that were applied to each criterion."

5.9 The ratings that were applied to each criterion are presented graphically in the tables in **Appendix EDP 4** (using four shades of green/yellow):

Table EDP 5.1: Parcel Ratings

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

5.10 The site falls into four land parcels (i.e. areas adjacent to built-up areas):

- P54 – the site occupies the western extent of this land parcel between A454 and the western edge of the Hobbins residential development;
- P56 – the western parcel of the site falls within this parcel and forms the majority of the site quantum;
- P57 – the centre parcel of the site falls within this parcel (now referenced within the Local Plan as Site STC002); and
- P58a protected employment – the remaining part of the site occupies the land within the south-western extent.

5.11 The SGBA (2017) finds that the site (i.e. land parcels 54, 56, 57 and 58a) do not perform strongly against Green Belt Purposes 1a, 1b, 2 and 4. It is only when tested against Purpose 3 that two parcels within the site are deemed to perform strongly in Green Belt terms. Arguably, to achieve a strong performance, a high score across all the criteria would be required.

Image EDP 5.1: Extract from SGBA (2017, page 117) Illustrating the Parcels Assessed

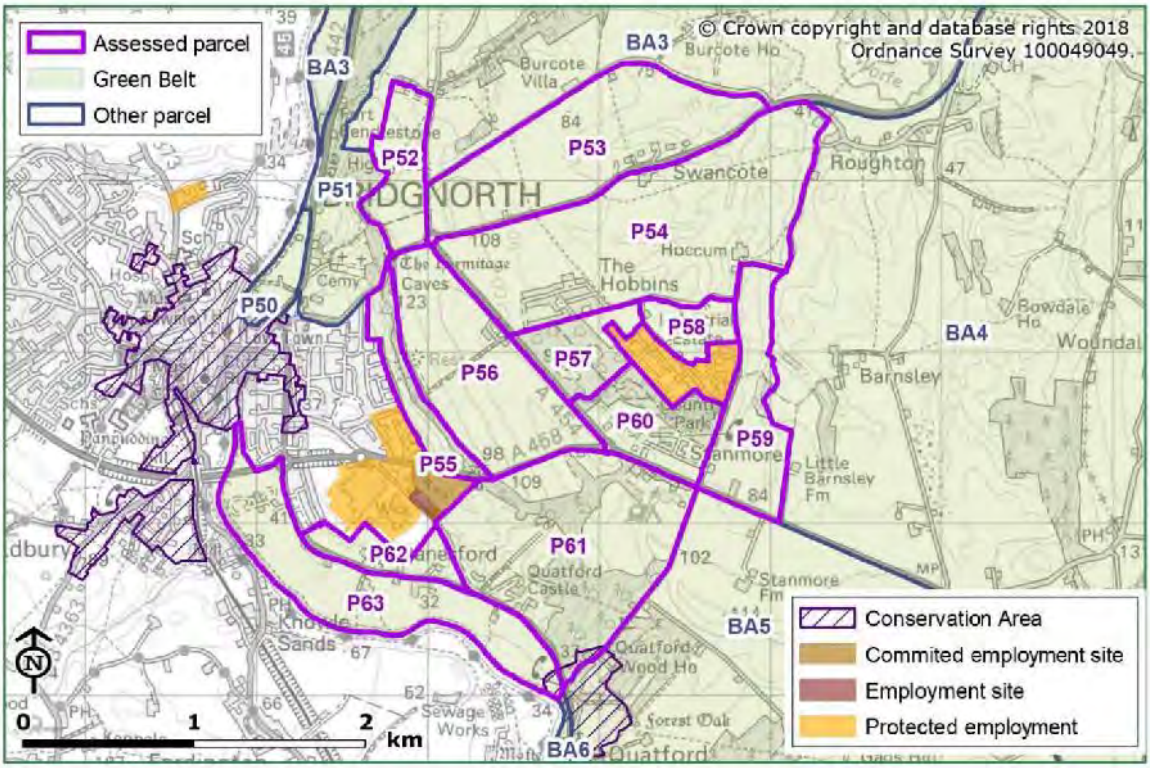


Figure A3.2: Green Belt Parcels Surrounding Bridgnorth

Table EDP 5.2: Extract from Assessment Ratings for Parcels in Green Belt Area around the Bridgnorth Area

Bridgnorth Area					
Parcel Ref	**Purpose 1a** To check the unrestricted sprawl of large built-up areas. *Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?*	**Purpose 1b** To check the unrestricted sprawl of large built-up areas. *Does the parcel protect open land from the potential for urban sprawl to occur?*	**Purpose 2** To prevent neighbouring towns from merging into one another.	**Purpose 3** To assist in safeguarding the countryside from encroachment.	**Purpose 4** To preserve the setting and special character of historic towns.
P54	No contribution	No contribution	Weak	Moderate	No Contribution
P56	No contribution	No contribution	Weak	Strong	Weak
P57	No contribution	No contribution	Weak	Strong	No Contribution
P58a	No contribution	No contribution	Weak	Moderate	No Contribution

5.12 In assessing Purpose 3 of the Green Belt, LUC has considered the *"significance of existing urbanising influences and sense of openness"*. LUC has tested this using two criteria:

1. *"Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?; and*

2. *Has the parcel already been affected by encroachment of urbanised built development?"*

5.13 If a parcel contains the characteristics of countryside, has no or very little urbanising development and is open, then it scores highly against this single purpose.

5.14 The methodology goes on to define what constitutes 'urbanising influences' in the commentary section. However, the methodology does not clearly define the characteristics of the countryside stating only that this is: *"…land/scenery which is rural in character, i.e. a relatively open natural, semi-natural or farmed landscape".* The assessment does not take into account how each parcel performs against site character and does not assess whether the parcel is fully representative of the locally defined landscape character.

5.15 In order to fully and robustly test Purpose 3, it is necessary to take a landscape character led approach. This will determine whether the parcel contains the characteristics of local landscape character and is therefore 'representative' of the countryside locally. Therefore, a further analysis of this promotion site is justified to determine how it performs against Purpose 3 of the Green Belt.

6. EDP's Green Belt Review

6.1 As noted above, EDP has undertaken a review of the Council's own evidence base assessment of performance of Land within the Green Belt that covers the County. It was found that the methodology used for the Council's evidence base falls short of testing all five purposes and consequently, doesn't provide sufficient detail to consider overall performance.

6.2 Consequently, EDP has undertaken a further, focussed appraisal of the extent to which the site performs against Purpose 3 of the Green Belt, as listed in the NPPF, paragraph 80. It has been undertaken by a Chartered Landscape Architect, and follows a bespoke methodology and assessment criteria prepared by EDP (see **Appendix EDP 1**) designed to examine this purpose in further detail. The key differences between this and the Council's Green Belt Assessment methodology is to consider, whether or not the site should be removed from the Green Belt, and examination of countryside encroachment using a landscape and visual approach.

6.3 The detailed findings are presented in the Green Belt Assessment Table (**Appendix EDP 2**). This assessment does not include consideration of the potential of the site to address all

NPPF paragraphs relating to the Green Belt, this instead forms part of the relevant supporting planning statements.

7. Summary of the Performance of the Parcels in Terms of Purpose 3 of the Green Belt

7.1 The following section summarises the detailed findings of the EDP tests and considers this in light of the findings presented by the SGBA.

Performance of Promotion Site Against EDP Green Belt Tests

7.2 Considering the promotion site and the main functions of the Green Belt in slightly more depth, the findings are given below.

Purpose 3: To Assist in Safeguarding the Countryside from Encroachment

7.3 As noted previously in this review, there is a difference between the SGBA approach and the EDP approach for this test and the two can't be compared directly. However, the observations made in the SGBA relating to Parcels 54, 56, 57 and 58a and the spatial coverage of development can be examined further to understand what the impact is of the different development types on openness.

7.4 In relation to Parcel 54, several considerations are made with regard to the SGBA:

- The SGBA creates a sub-parcel, within Parcel 54 which covers The Hobbins residential development and a small area of land to the west and thus concludes that this area has a lower level of harm associated with its release from the Green Belt. EDP observes that the presence of The Hobbins, which overlooks the wider Parcel 54 to the north and east, weakens the landscape character and visual amenity of views from the PRoW. Therefore, the reduced site area which comprises only land to the west of the A454 and to the north of the Hobbins is considered to perform poorly;

- The wider parcel is open but displays weak landscape characteristics in the form of hedgerow loss and fragmented hedgerow and it does not have a strong connection to the wider countryside;

- There is some sense of encroachment to the east as a result of the hamlets of Hoccum, The Hobbins and part of the hamlet of Swancote which are located within the parcel; and

- EDP considers parcel P54 performs poorly (weak) against Purpose 3 of the Green Belt.

7.5 In relation to Parcel 56, several considerations are made with regard to the SGBA:

- EDP agrees that the western part of the parcel is more elevated and visually prominent than the surrounding land; however, the presence of established woodland within Stanmore Country Park and Stanmore Industrial Estate provides a degree of visual separation between Parcel 56 and the wider countryside to the south-east. Therefore, there will be less sense of encroachment resulting from Green Belt release in this area;

- The observation that the landscape character of this parcel has been weakened by the visual and sensory presence of the A454 and the impact of intensive agricultural regimes on the existing landscape fabric; and

- EDP considers parcel P56 performs moderately well (moderate) against Purpose 3 of the Green Belt.

7.6 In relation to Parcel 57 and 58a, several considerations are made with regard to the SGBA:

- The SGBA concludes that Parcels 57 and 58a play a strong role in safeguarding the countryside from encroachment. Parcel 58a is already identified as protected for employment land. Parcel 57 does not form part of the wider countryside, whilst the parcel contains some of Stanmore Country Park, it is also enclosed by existing development which limits the harm of its release on the wider Green Belt. The reduced site area which falls within this parcel comprises only a small area of land which is nestled behind the existing woodland, adjacent to the Hobbins and Stanmore Industrial Estate units and adjacent to Parcel 58a. On this basis, EDP considers that Parcel 57 performs moderately well against Purpose 3;

- The parcel comprises Stanmore Country Park. At a Local level, the parcel lies within the Enclosed Lowland Heaths Landscape Character Type (LCT), with the adjacent Wooded River Gorge LCT to the west and the Sandstone Estatelands LCT to the east, as defined by the Shropshire Landscape Character Assessment; and

- This parcel does not form part of the wider area of open countryside, therefore, while the parcel comprises woodland which is characteristic of the Enclosed Lowland Heaths, it is also enclosed by development; the A454, The Hobbin's residential development and Stanmore Industrial Estate. The mature woodland is greatly contained by this urbanising character and therefore is only moderately representative of the key characteristics of the countryside.

8. Summary and Conclusions

8.1 EDP has been commissioned by Stanmore Consortium to prepare a Green Belt Position Note that examines the performance of the site against the purposes of the West Midlands Green Belt, as illustrated on **Appendix EDP 2**.

8.2 The Council has commissioned several evidence base studies, the most recent being the Shropshire Landscape and Visual Sensitivity Study (LVSS) Assessment (2018) after the Shropshire Green Belt Assessment (2017), which has formed a basis of comparison in this Review. The study concludes that the parcels of land that include the site – Parcels 54, 56, part of 57 (Site Ref STC002) and 58a – make no contribution or a weak performance against Purpose 1, 2 and 4 of the NPPF Green Belt functions, whereas Parcels 56 and 57 make a 'strong' contribution to Purpose 3 and Parcels 54 and 58a (which is already protected for employment land) make a 'moderate' contribution to Purpose 3 of the NPPF, paragraph 80. The methodology used for the Council's evidence base falls short of a thorough testing of Purpose 3. Following a review of this evidence base, EDP have concluded that the depth of testing is too limited, and the considerations are not sufficient to examine overall performance against all five purposes.

8.3 Consequently, EDP has undertaken a further, focussed appraisal of the extent to which the site performs against the purposes of the Green Belt, as listed in the NPPF, paragraph 134. It has been undertaken by a Chartered Landscape Architect and follows a bespoke methodology and assessment criteria prepared by EDP (see **Appendix EDP 1**) designed to examine the purposes in further detail.

8.4 The findings of this review (see **Appendix EDP 1**) conclude that, given the reduced size of the site in reality, the function of the site relative to Green Belt Purpose 3 actually diminishes in certain areas due to the effect of limited representation of key characteristics of the countryside, urbanising features and recreational access to the wider Green Belt. EDP considers that Parcels 56 and 57 make no more than a 'moderate' contribution to Green Belt Purpose 3, not a 'strong' contribution. The site can readily provide defensible, durable boundaries to the west, south, east and through delivery of Public Open Space and new planting, could reinforce the defensible boundary and buffer to land separating this proposed development from the wider Green Belt to the east. These factors ensure that the site is an isolated parcel of Land with functioning Green Belt buffers.

8.5 EDP has reviewed and considered the conclusions of the Shropshire Green Belt Review: Stage 2 (2018) assessment. EDP has concluded that there is an 'opportunity area' missing from the study which would consider the promotion site as a 'whole'. This scenario would combine Parcels 55, 56, the western part of 54, 57 and 58a and is not currently considered in the Stage 2 assessment.

8.6 This is relevant to the proposal for a new residential and mixed-use development, as it signifies that, in landscape and visual terms, development can be accommodated in this location without harming the spatial function of the Green Belt or, undermining the individual integrity of other large built up areas that benefit from the buffer provided by the Green Belt.

8.7 To conclude, given the foregoing, EDP finds that the 'overall' site performs poorly (weak) against all the NPPF's Green Belt purposes (relative to Green Belt Purpose 1, 2, 4 and 5 with Purpose 3 scoring moderately rather than strongly) and makes a limited contribution to the

fundamental purpose of Green Belt, which is to keep land between settlements permanently open. As such, when coupled with the need to deliver new housing growth at the most sustainable locations in the district it should be considered for release from the Green Belt as part of the Local Plan partial review process.

Appendix EDP 1
Green Belt Review Criteria and Methodology

Review Criteria

A1.1 As noted in the NPPF, paragraph 80, the Green Belt serves five purposes. For each NPPF purpose, criteria have been determined that allow for a more comprehensive analysis to be undertaken, in landscape and visual terms, of the contribution the site makes to the function of the Green Belt in this location. The criteria for each purpose is described in more detail below.

Purpose 1: To Check the Unrestricted Sprawl of Large Built-up Areas

A1.2 The site may be an area of open land between two settlements (contiguous), or it may be a continuous buffer to the wider countryside, or it may be an indent into a settlement.

A1.3 Sprawl may also be discouraged by defensible boundaries to existing settlements that are either natural (e.g. topography, woodland or water course) or man-made features (e.g. as a main road, main railway line, or settlement edge). These may be within the site or share a boundary with it. Sites that do not contain defensible boundaries may contribute towards greater openness.

Purpose 2: To Prevent Neighbouring Towns Merging into One Another

A1.4 This is a test that keeps in check the pattern of settlement growth and whether any built form is contained within the site or if the site is able to prohibit further development. Commonly this is ribbon development but may also be piecemeal development in isolated areas or along settlement edges. The consideration is whether or not the settlement growth could lead to merging with another town.

A1.5 A site may have already been compromised by some form of development, in which case it is relevant to consider the extent to which that development has eroded the sense of openness, this being whether or not there is a sense that the site within the GB is still open and absent of development.

A1.6 The wording of the NPPF refers to 'towns', but in the context of this assessment study area, the Green Belt affects a considerably smaller geographical scale, in which it is more relevant to consider the potential for merging of neighbouring settlement edges as well as distinct settlement areas that might be defined as towns. In essence, the purpose seeks to avoid coalescence of built form. This can be perceived in either plan view or 'on the ground' by intervening natural or man-made features.

A1.7 The interpretation of 'merging', in terms of geographic distances, differs according to the study area. Whilst a review of distinct towns might need to account for distances over several kilometres, when considering gaps between smaller settlements, the range can be much smaller with distances reducing to as little as 100m in some cases. It is of note that susceptibility to 'merging' depends on distance between two settlements, and each situation needs to be reviewed in relation to the local landscape and visual context.

Purpose 3: To Assist in Safeguarding the Countryside from Encroachment

A1.8 In terms of Green Belt, the 'countryside' is the landscape outside of the current development limits, and which is generally defined by key characteristics such as hedgerow networks, varying field patterns, presence/absence of woodland, downland character, topographical features or open space and access to it, etc. Countryside is likely to be undeveloped land that is typically rural and often managed for agriculture or forestry, or simply kept as an open natural or semi-natural landscape. It may however contain man-made features such as historic landmarks, properties, mineral extraction or larger areas of settlement that are washed over by the Green Belt.

A1.9 This assessment is based on the key landscape characteristics of the site and its surroundings, as well as the visual context as described above in **Section 2**. Consideration is also given to the extent of recreational access provided to the Green Belt through the site.

A1.10 Sites that are highly representative of the key landscape characteristics, and exhibit them in good condition, make a stronger contribution towards safeguarding the countryside than land that is less representative of the landscape character area or contains features that are in poorer condition. This allows a relative and qualitative 'value' element to be applied to landscapes.

A1.11 The matter of 'encroachment' is also a judgement that considers whether or not development (such as built form along the edge or within it, pylons and high voltage overhead cables, sub-stations, quarrying and urbanising features such as street lighting, road signs, road infrastructure, etc.) is found in the site or influences it, and also the degree to which it has preserved the key characteristics or severed them from the wider countryside. A site that has limited or no urbanising influences has a stronger role in safeguarding countryside.

A1.12 Finally, encroachment can also be prohibited by the presence or absence of particular natural or man-made features that separate existing settlement edges from the wider countryside. Typically, it is large man-made features such as dual carriageways, or motorways whereas natural features might include woodland, large water bodies, such as lakes and rivers or deep, steeply sloped valleys. Such features may border a site or be contained wholly or partially within it.

A1.13 However, natural features in particular, including woodland, rivers or ridgelines, may suffer a loss of their integrity as prominent features within the landscape if development is progressed upon, or near, them. These features should therefore be safeguarded where possible or integrated sensitively into design proposals.

Purpose 4: To Preserve the Setting and Special Character of Historic Towns

A1.14 The subject of setting and special character in the context of historic towns should be examined on a site by site basis, by specialist heritage consultants. However, the conservation area local heritage designation allows the assessment to acknowledge that historic cores exist.

Purpose 5: to Assist in Urban Regeneration, by Encouraging the Recycling of Derelict and Other Urban Land

A1.15 The consultation exercise considers sites that are greenfield but also whether or not they can be 'recycled' or redeveloped such as brownfield land within the Green Belt.

Methodology

A1.16 EDP has developed a methodology for Green Belt Reviews, which is based on landscape and visual assessment methodology with regard to the purposes of the Green Belt and our experience of Green Belt reviews.

A1.17 The site is scored against the criteria for each purpose as shown in **Appendix EDP 2**, with criteria weighted as a Score of 1 (limited), 2 (moderate) or 3 (strong) to reflect the contribution the site makes towards meeting the purposes of the Green Belt. Occasionally, scores are spread if part of the site makes differing performances. This ensures that, whilst the NPPF does not require all five purposes, or tests, to be met simultaneously, the extent to which a site contributes to the criterion of a specific purpose will better inform the decision for it to be removed from the Green Belt or retained within it.

NPPF Chapter 13 Para 134 Green Belt Purpose	Criteria	Application of Criteria to Site and Criteria Score
Purpose 1 **To check the unrestricted sprawl of large built-up areas**	The boundary shared between a large built-up area and the Green Belt has a role in directing growth. Planned growth is not 'unrestricted'.	What is the geographical relationship between an existing settlement and a site? a. Yes, the site is adjacent to a large built-up area (Score: 3); b. The site is in close proximity to a large built-up area (Score: 2); and c. No, the site is not adjacent to a large built-up area (Score: 1).
	The Green Belt may lie between settlements or between a settlement and the wider countryside.	a. The site forms a contiguous buffer between two distinct settlements (Score: 3); b. The site is surrounded by two or more settlement edges and represents infill (Score: 2); and c. The site forms part of a continuous buffer to countryside (Score: 1).
	Where a site is adjacent to or in close proximity to a built-up area (may or may not be defined as a large built up area), does the boundary prevent sprawl? • Defensible boundaries have a role in limiting unrestricted sprawl as they create the boundaries between settlements and the Green Belt; • Such boundaries can be permanent, such as roads, steep topography, woodland or require additional reinforcement such as	Does the site have a defensible boundary that can prevent sprawl from the adjacent built-up area? a. The site does not have a defensible boundary and therefore could not keep sprawl in check (Score: 3); b. The site has a defensible boundary/boundaries, which would need additional reinforcement (Score: 2); and c. The site has a defensible boundary/boundaries, which do not require additional reinforcement (Score: 1).

NPPF Chapter 13 Para 134 Green Belt Purpose	Criteria	Application of Criteria to Site and Criteria Score
	hedgerows, tree belts, streams. Fences do not form defensible boundaries; and • Incomplete or low boundaries may result in part/all of a site making a greater contribution to the openness of the Green Belt.	
Purpose 2 **To prevent neighbouring towns merging into one another**	• Creates a clear, recognisable distinction between urban fringes; and • Ribbon development or isolated pockets of development may be contained.	a. The site is free of development and associated influences (Score: 3); b. There is an absence of development within the site, but it is overlooked by adjacent/nearby development which may affect openness or open views (Score: 2); and c. No, the site contains some development of one or more types (Score: 1).
	• Prevent loss or noticeable reduction in distance between towns/settlement edges; this may also be affected by agricultural land use or topography: a larger distance or more prominent topographical change would be better capable of accommodating change than a narrow gap; and • The gaps may contain different elements, be it natural (e.g. topography, woodland,	Given the distance between the whole of the site and next nearest settlement edge, what is the effect of the perceived and actual intervisibility on potential for coalescence? a. Immediate and clear intervisibility with next nearest settlement edge (Score: 3); b. Partial intervisibility with next nearest settlement edges (Score: 2); and c. Limited or no intervisibility with next nearest settlement edges (Score: 1).

NPPF Chapter 13 Para 134 Green Belt Purpose	Criteria	Application of Criteria to Site and Criteria Score
	agricultural land or large open spaces) or man-made features, which prevent merging.	
Purpose 3 **To assist in safeguarding the countryside from encroachment**	• The countryside comprises 'key characteristics' which define the landscape and the way it is perceived, both visually and physically.	To what extent does the site represent the key characteristics of the countryside? a. The site is strongly representative of the key characteristics and clearly connects with off-site key characteristics. (Score: 3); b. The site comprises some representative key characteristics but there are few connections with off-site characteristics (Score: 2); and c. The site comprises little or no key characteristics and there is limited or no connection with off-site characteristics (Score: 1).
	• Encroachment: features such as settlement edge, speed signage and street lighting affect the extent to which the countryside changes from rural to urban.	To what extent is the site urbanised, either by on-site or off-site features? a. There are no urbanising features within the site or directly influencing it (Score: 3); b. There are several off-site urbanising features affecting the site (Score: 2); and c. There are many off-site urbanising features affecting the site, which reduces its representativeness of the countryside (Score: 1).

NPPF Chapter 13 Para 134 Green Belt Purpose	Criteria	Application of Criteria to Site and Criteria Score
	• Recreation: public access to the Green Belt is an indicator of its function; and • What is the experiential quality of the access?	a. There is a strong pattern of rights of way, cycling routes and informal access to the Green Belt (Score: 3); b. There are at least one or more PRoW providing access (Score: 2); and c. There are no PRoW, cycling or other publicly accessible recreation routes to the Green Belt (Score: 1).
Purpose 4 **To preserve the setting and special character of historic towns**	• In the absence of professional judgement on historic setting and special historic character on a site-by-site basis by heritage consultants, the criteria considers the proximity of the site to a Conservation Area (CA) which relates to the historic character of a settlement and whether or not its openness is a consideration; and • Where professional judgement is obtained from a heritage consultant, additional considerations are made.	What is the spatial and visual relationship between the site and the historic core of the nearest towns? a. The site is partially or wholly within the historic character area of the town/CA (Score: 3); b. The site shares a boundary with or has clear Intervisibility with the historical character area/CA (Score: 2); and c. The site does not share a boundary with the town/CA and/or there is no intervisibility with its historic core/CA (Score: 1).
Purpose 5 **To assist in urban regeneration, by**	• By association with the Green Belt designation, would assist in urban	a. The site is greenfield in the Green Belt (Score: 3); b. The site is wholly or partially brownfield in the Green Belt (Score: 2); and c. The site is partially not in the Green Belt (Score: 1).

NPPF Chapter 13 Para 134 Green Belt Purpose	Criteria	Application of Criteria to Site and Criteria Score
encouraging the recycling of derelict and other urban land	regeneration by directing development away from it.	

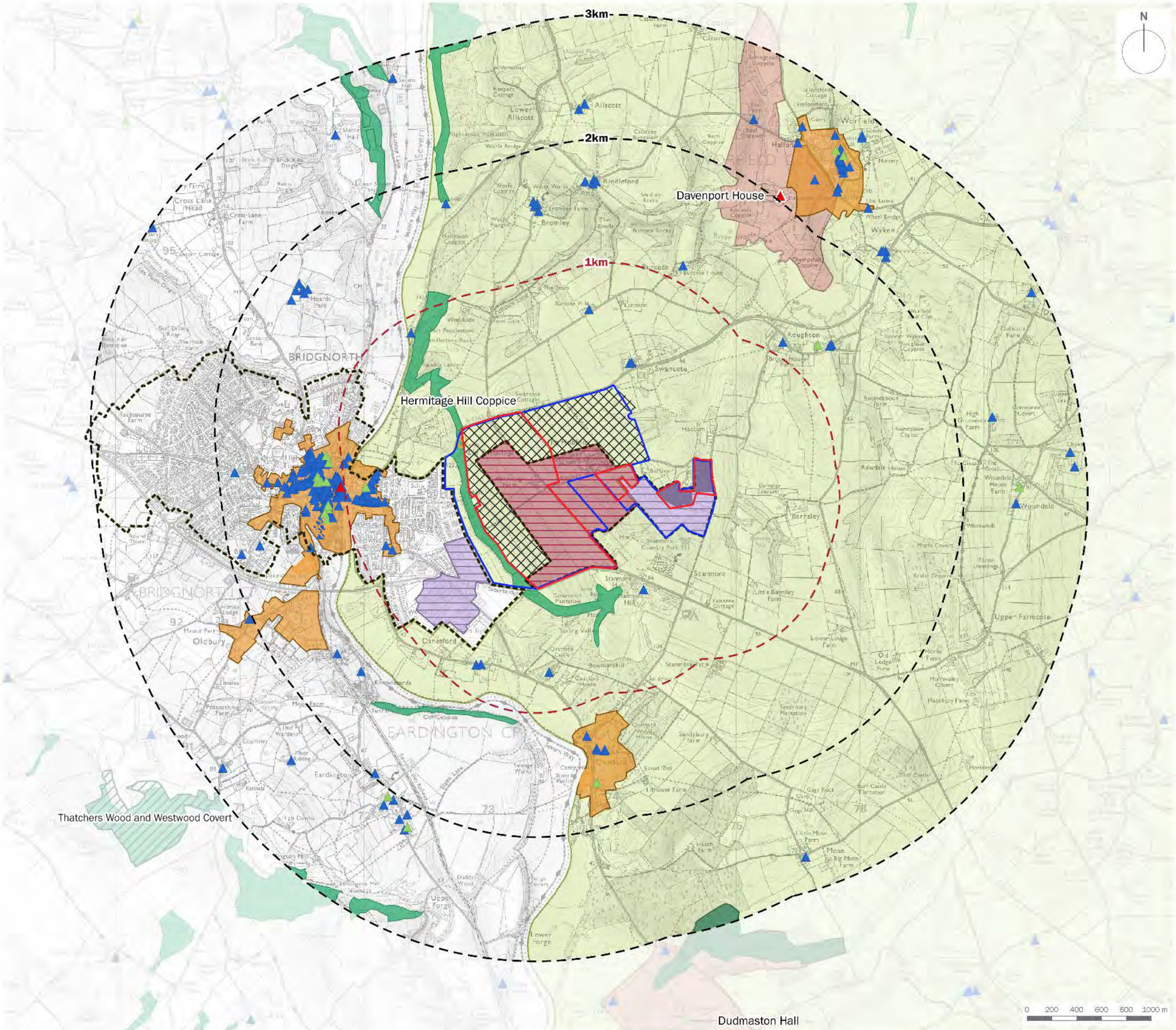
Appendix EDP 2
Detailed Analysis

Application of Criteria			
Purpose 3: To assist in safeguarding the countryside from encroachment			
Parcel Ref	**Specific Questions**	**Assessment**	**Rating**
P54	*How representative are the key characteristics of the countryside?*	At a local level, the parcel lies within the Enclosed Lowland Heaths Landscape Character Type (LCT), with the adjacent Wooded River Gorge LCT to the west and the Sandstone Estatelands LCT to the east, as defined by the Shropshire Landscape Character Assessment. Following a field survey by EDP, the landscape was found to broadly correlate with the key characteristics of these LCTs in terms of agricultural land. However, the quality and condition of the landscape character has been adversely impacted by the presence of traffic, residential development, raw domestic curtilage and the loss of internal hedgerows structure. There are few key characteristic landscape elements within this parcel.	**Weak** (Score: 1)
	What is the influence of urbanising features?	Landscape detractors have clearly affected the representation of positive characteristics within the parcel. The result of The Hobbins residential development resulting in a raw urban edge, the containment of the A454 and the loss of internal hedgerows structure has changed the landscape of this parcel considerably. This is reflected in the Shropshire Landscape Visual Sensitivity Study (LVSS) Assessment (2018) this is a landscape of high activity and there is a need to 'reconstruct' the landscape.	**Weak** (Score: 1)
	Is there recreational access to the wider Green Belt?	There exists a network of PRoW within the wider Green Belt. There is one public right of way which crosses the parcel that connects with the wider network.	**Moderate** (Score: 2)

Application of Criteria			
Purpose 3: To assist in safeguarding the countryside from encroachment			
Parcel Ref	**Specific Questions**	**Assessment**	**Rating**
P56	*How representative are the key characteristics of the countryside?*	At a local level, the parcel lies within the Enclosed Lowland Heaths Landscape Character Type (LCT), with the adjacent Wooded River Gorge LCT to the west and the Sandstone Estatelands LCT to the east, as defined by the Shropshire Landscape Character Assessment. However, at the smaller grain of the site itself there are, inevitably, local characteristics that influence the character itself, and as a result its representation differs from that of the Enclosed Lowland Heaths. The hedgerows have come under pressure from agricultural management so that the condition is comprised. The existing road network surrounds the parcel to the north, east and south, which detracts from the rural tranquillity and exerts an urbanising influence across the site.	**Moderate** (Score: 2)
	What is the influence of urbanising features?	This parcel is perceived as open agricultural land but is separated from the wider countryside by the existing road network. Key urbanising influences are the A454 and A458 and noise, traffic movement and lighting associated with these routes; overhead cables running alongside A454, HGV traffic entering the Industrial Estate and recreational users entering the Stanmore Country Park. This does not lessen across the site due to continued intervisibility with the road across the whole parcel.	**Moderate** (Score: 2)
	Is there recreational access to the wider Green Belt?	There exists a network of PRoW within the wider Green Belt. There is one public right of way which crosses the parcel that connects with the wider network.	**Moderate** (Score: 2)
P57 (and P58a)	*How representative are the key characteristics of the countryside?*	The parcel comprises Stanmore Country Park. At a local level, the parcel lies within the Enclosed Lowland Heaths Landscape Character Type (LCT), with the adjacent Wooded River Gorge LCT to the west and the Sandstone Estatelands LCT to the east, as defined by the Shropshire Landscape Character Assessment. This parcel does not form part of the wider area of open countryside, therefore while the parcel comprises woodland which is characteristic of the Enclosed Lowland Heaths, it is also enclosed by	**Moderate** (Score: 2)

Application of Criteria			
Purpose 3: To assist in safeguarding the countryside from encroachment			
Parcel Ref	**Specific Questions**	**Assessment**	**Rating**
		development; the A454, The Hobbin's residential development and Stanmore Industrial Estate. The mature woodland is greatly contained by this urbanising character and therefore is only moderately representative of the key characteristics of the countryside.	
	What is the influence of urbanising features?	Key urbanising influences are the A454 and A458 and noise, traffic movement and lighting associated with these routes; overhead cables running alongside A454, the Stanmore Industrial Estate with associated business units, the machinery and HGV traffic entering the Industrial Estate and recreational users (pedestrians and cyclists) using Stanmore Country Park.	**Weak** (Score: 1)
	Is there recreational access to the wider Green Belt?	There is public access which crosses the parcel that connects with the wider network.	**Moderate** (Score: 2)

Appendix EDP 3
Relevant Planning Designations and Considerations
(edp5653_d003c 08 September 2020/RB/VP/GY)



Site Boundary

Previous Site Boundary

Range Rings (at 1km intervals)

1km Detailed Study Area

Landscape Considerations

Birmingham Green Belt

Ecological Designations

Sites of Special Scientific Interest (SSSI)

Ancient Semi-natural Woodland

Historical Designations

Scheduled Monuments

Registered Parks and Gardens

Listed Building: Grade I

Listed Building: Grade II*

Listed Building: Grade II

Conservation Area

Shropshire Council Preferred Site's Consultation Document

Development Boundary

Proposed Safeguarded Land for development beyond 2036

Proposed Employment Site

Protected Employment Site

Mixed Use

client

Stanmore Consortium

project title

Stanmore Village, Bridgnorth

drawing title

Plan EDP 3: Relevant Planning Designations and Considerations

date	08 SEPTEMBER 2020	drawn by	RB
drawing number	edp5653_d003c	checked	VP
scale	1:30,000 @ A3	QA	GY

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Appendix EDP 4
Extract from Shropshire County Council Green Belt Review
(SCCGBR, 2017)

Appendix 3
Bridgnorth Assessment

Part 1: Settlement Context

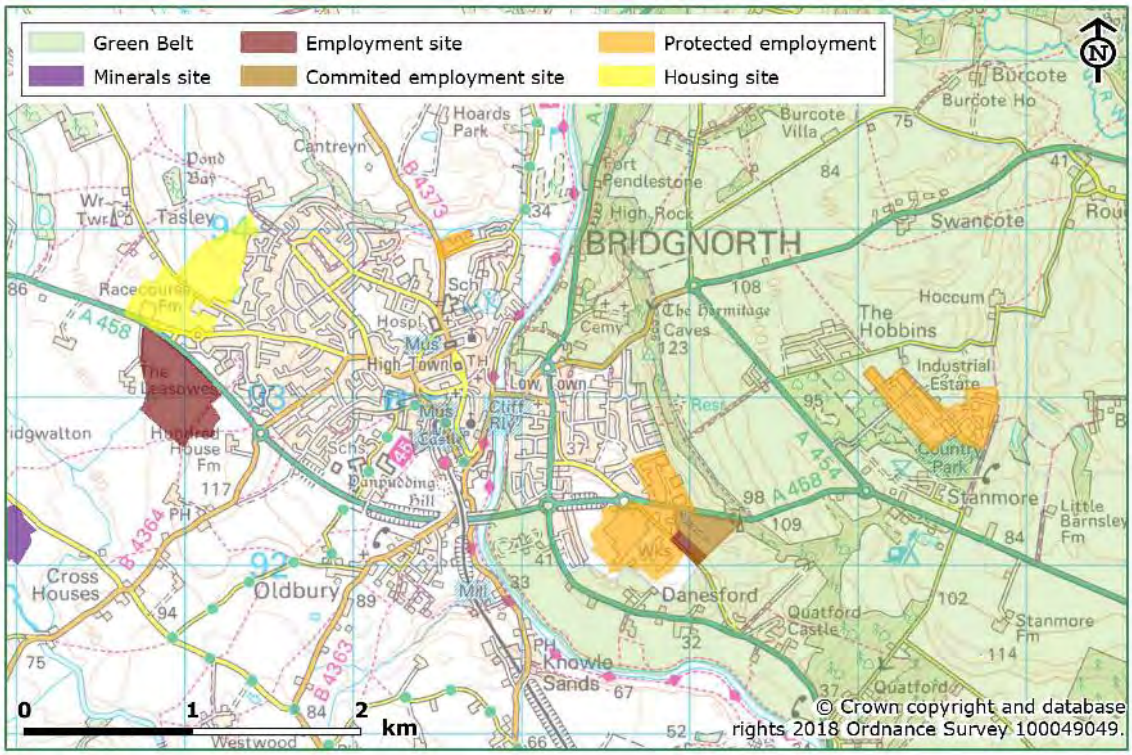


Figure A3.1 Bridgnorth Settlement Context

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.

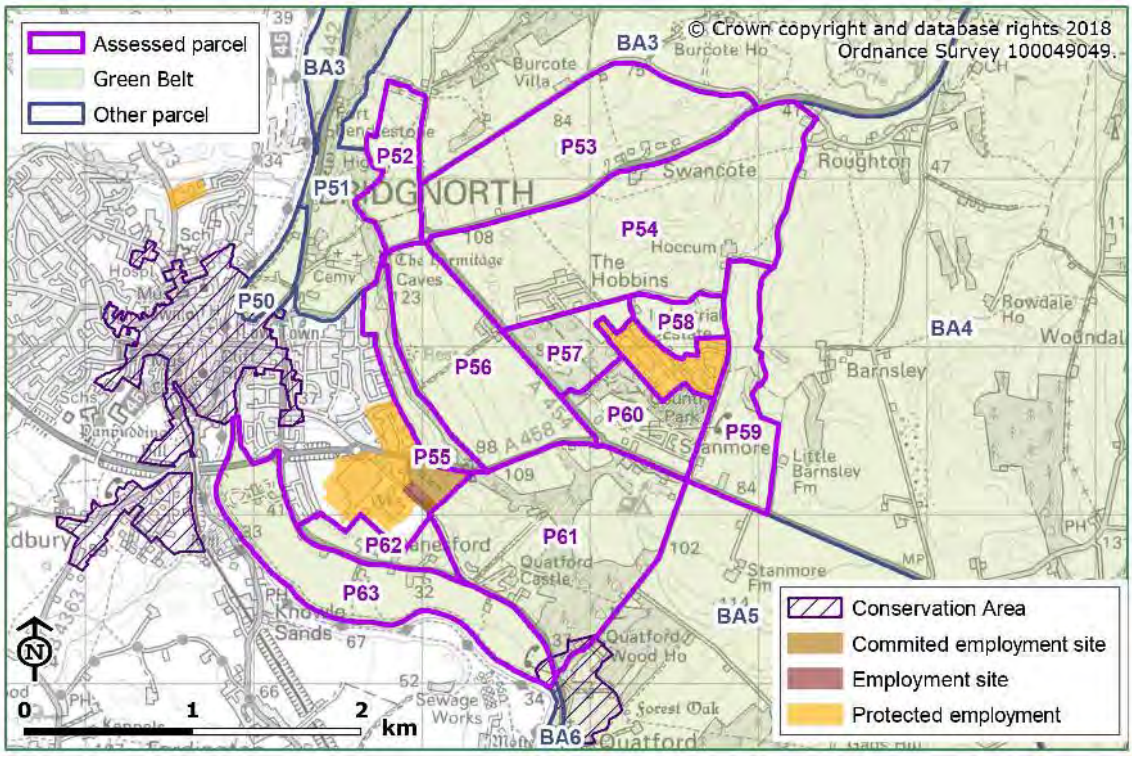


Figure A3.2: Green Belt Parcels Surrounding Bridgnorth

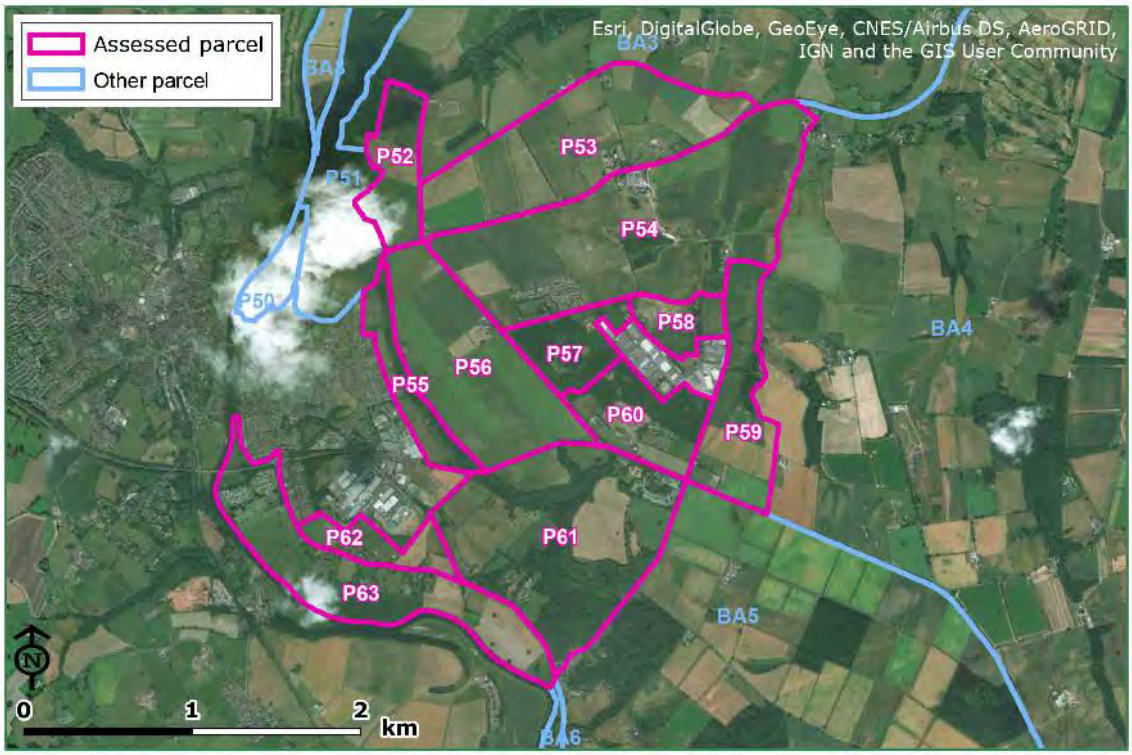


Figure A3.3: Aerial view of Green Belt Parcels Surrounding Bridgnorth

Parcel P52

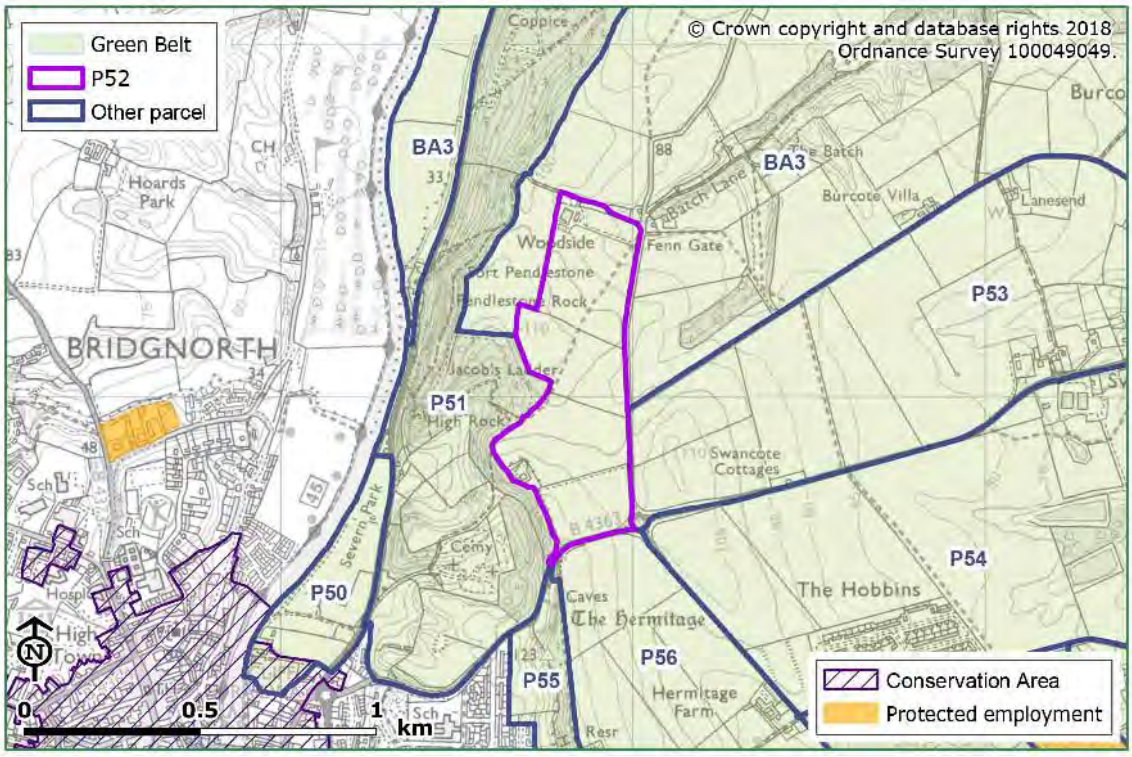


Figure A3.4: Parcel P52

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

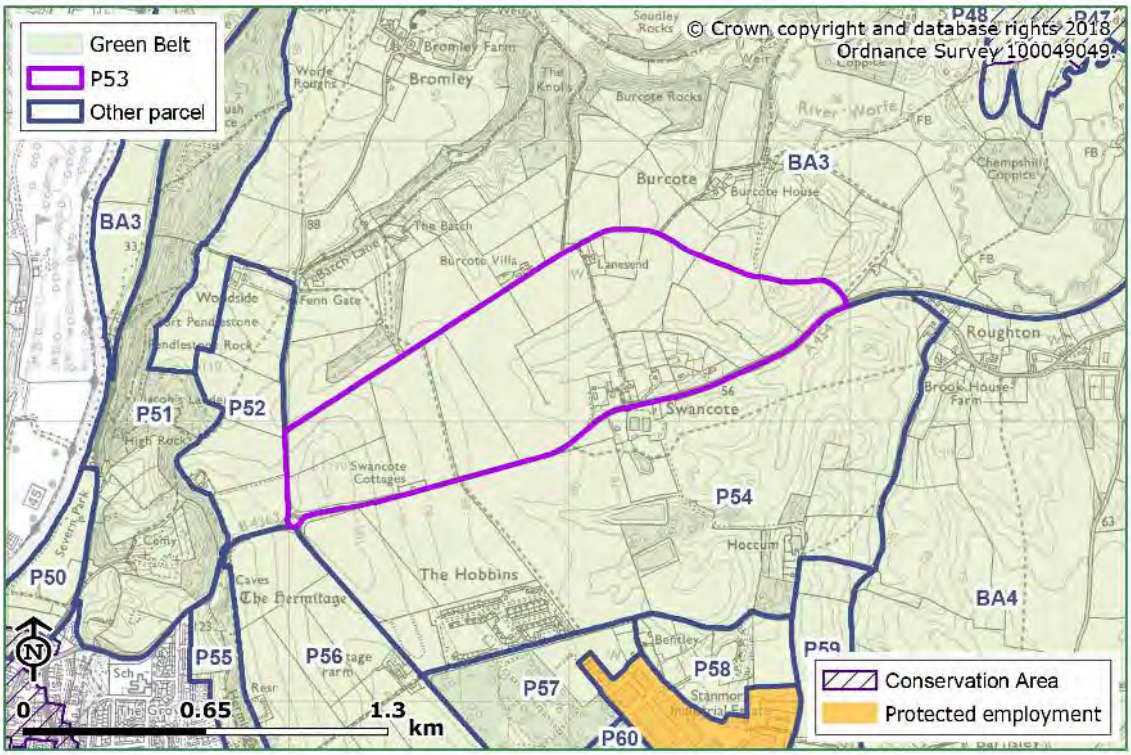


Figure A3.6: Parcel P53

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

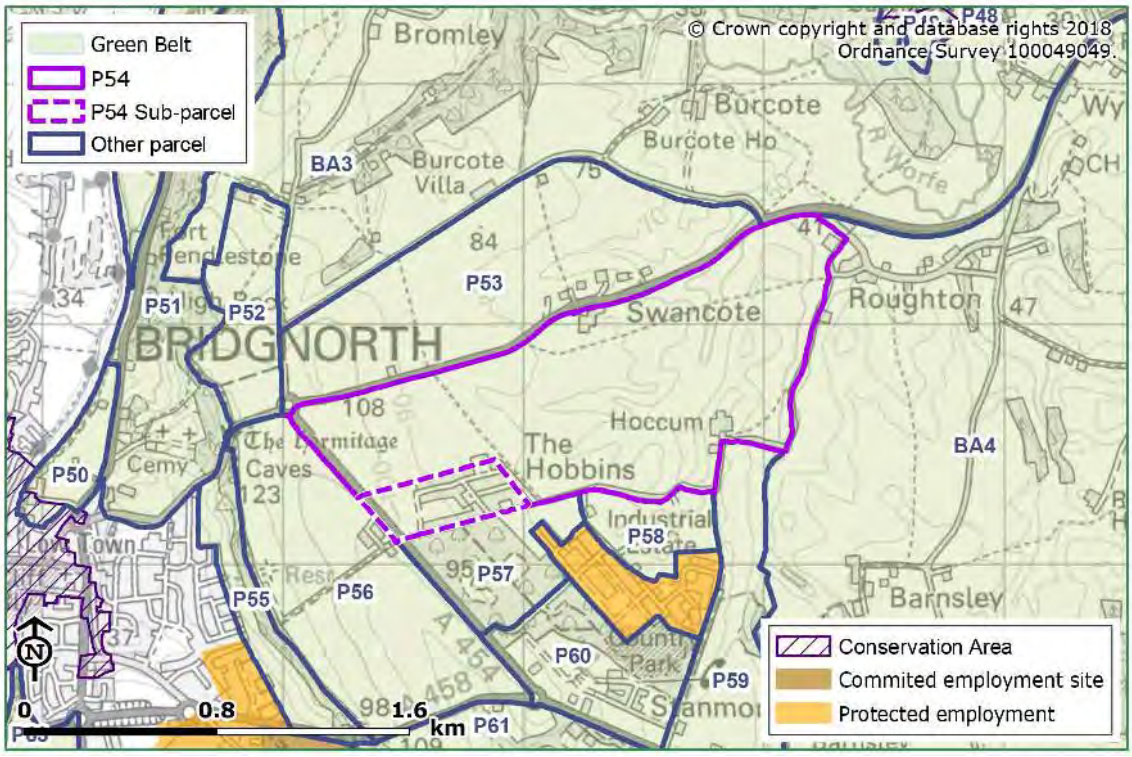


Figure A3.8: Parcel P54

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

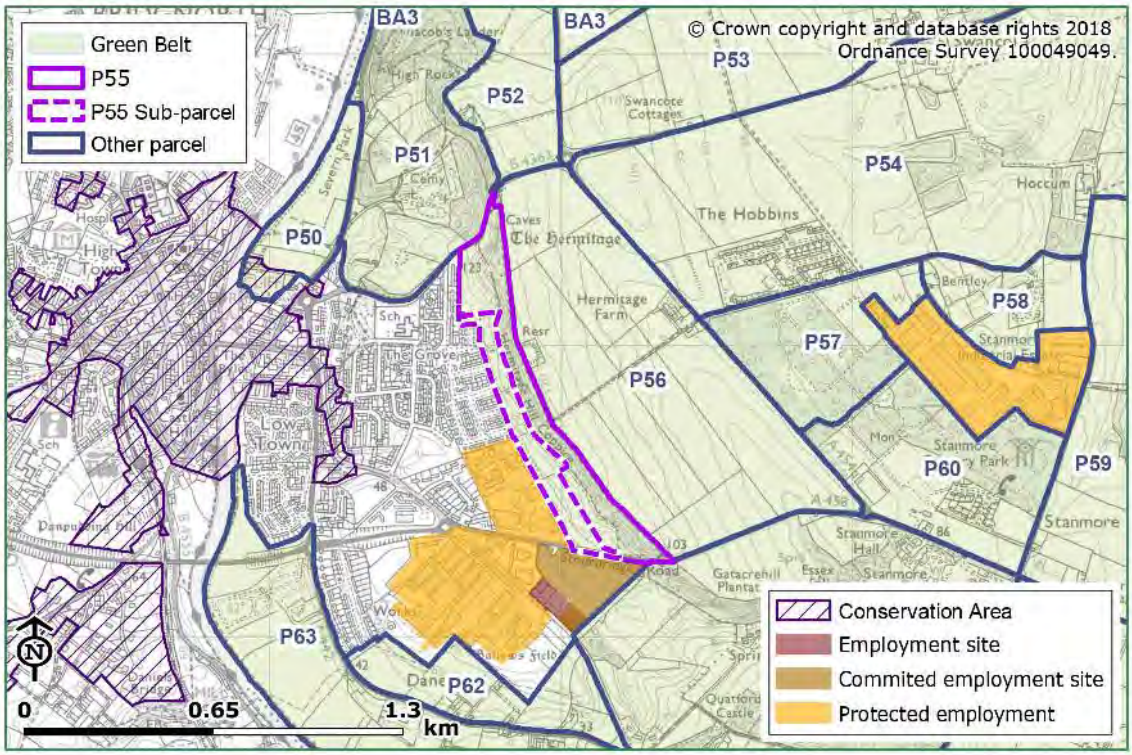


Figure A3.10: Parcel P55

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

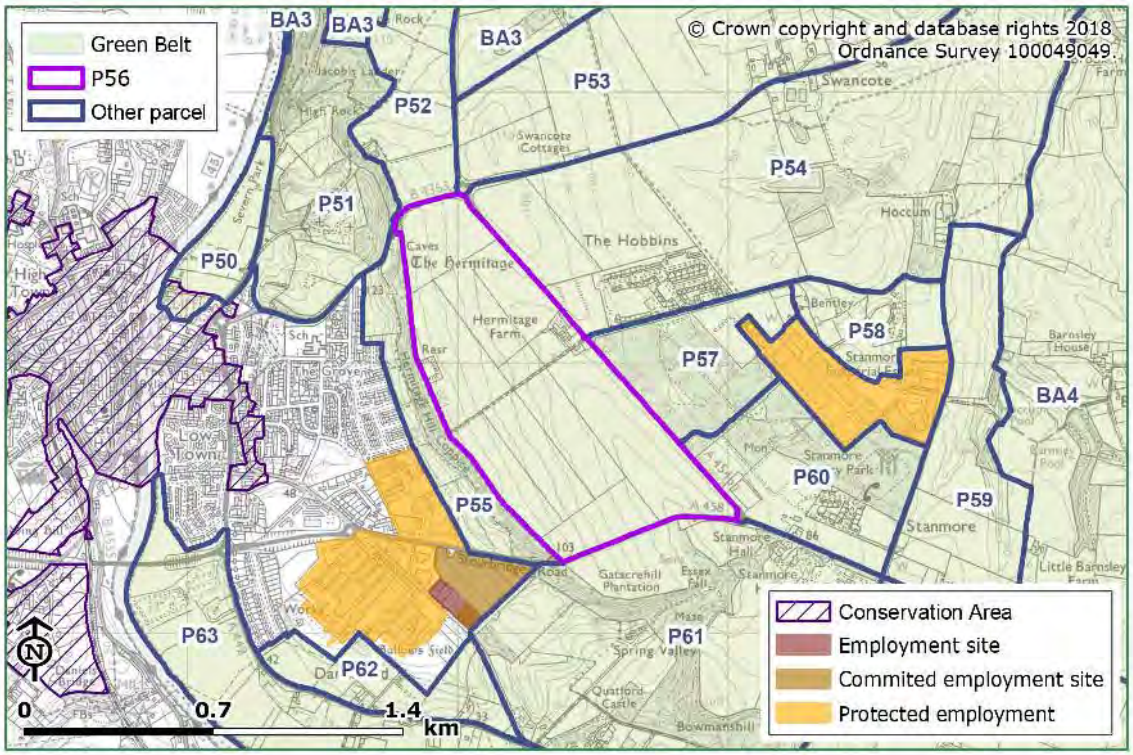


Figure A3.12: Parcel P56

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

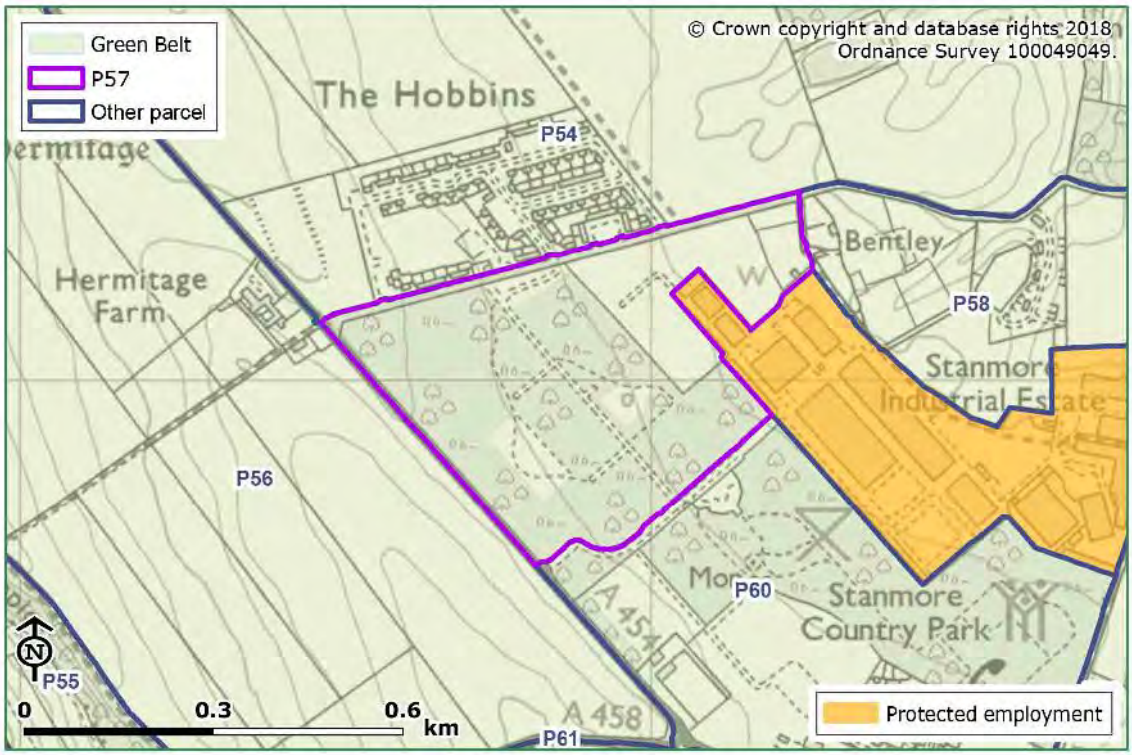


Figure A3.14: Parcel P57

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

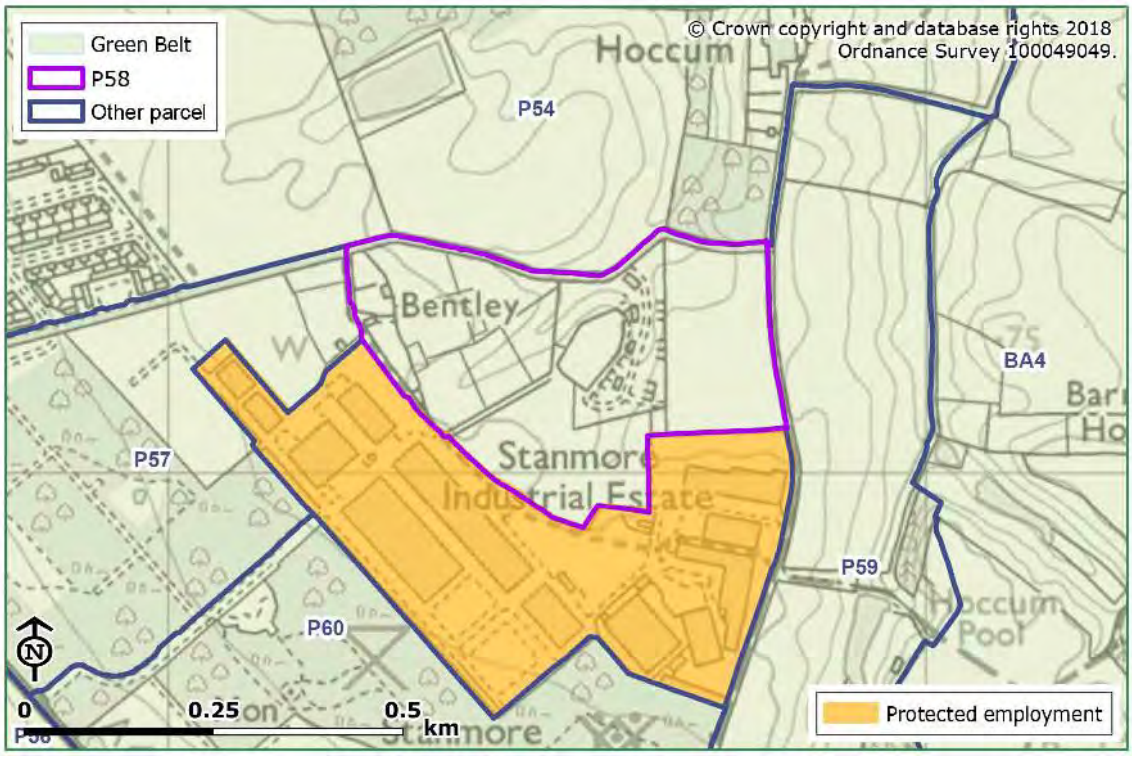


Figure A3.16: Parcel P58

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

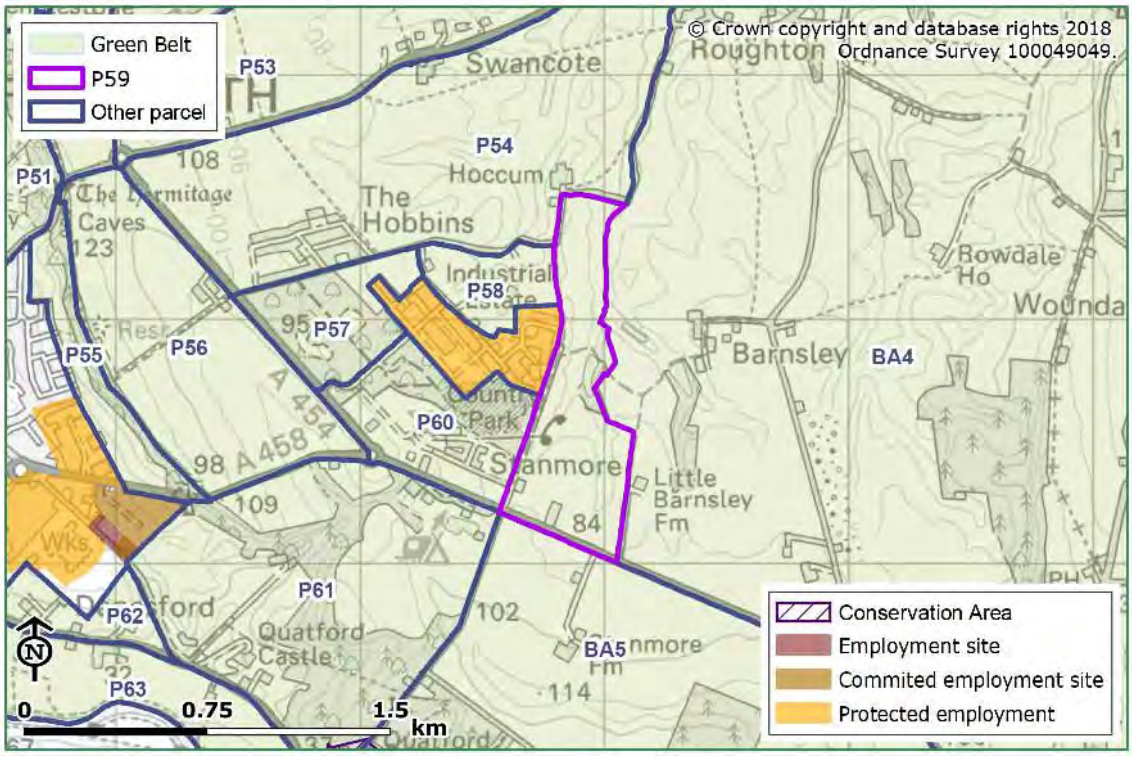


Figure A3.18: Parcel P59

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

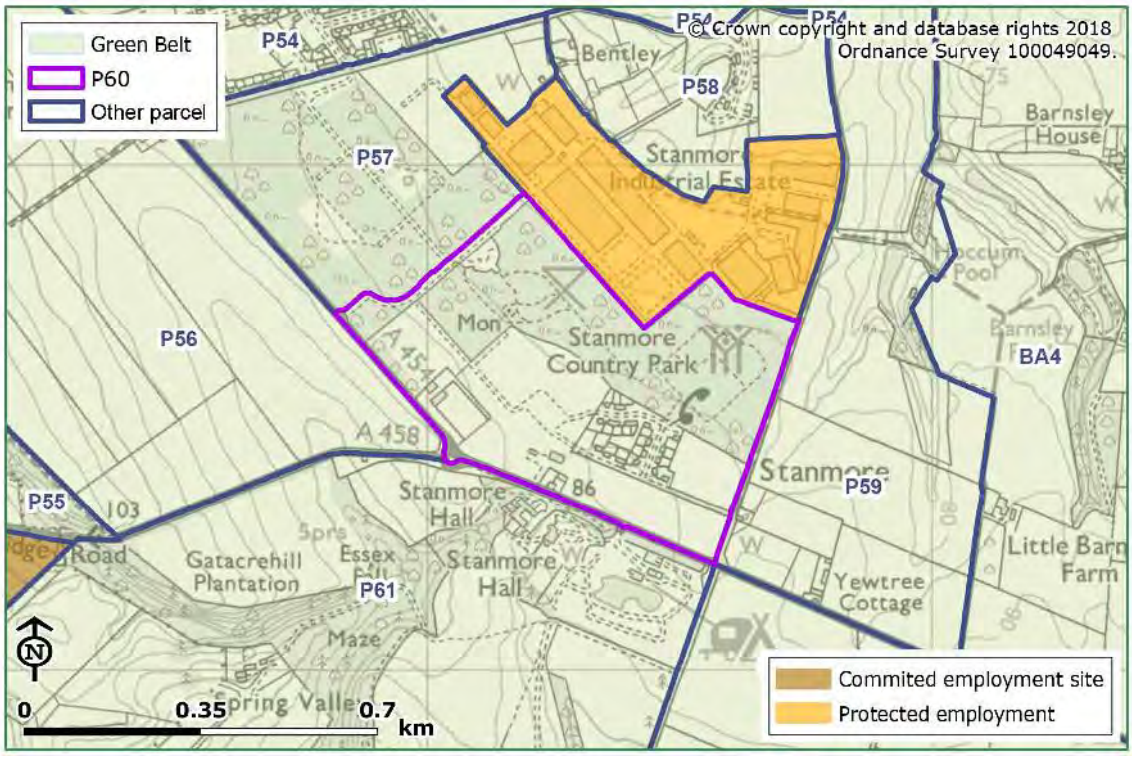


Figure A3.20: Parcel P60

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

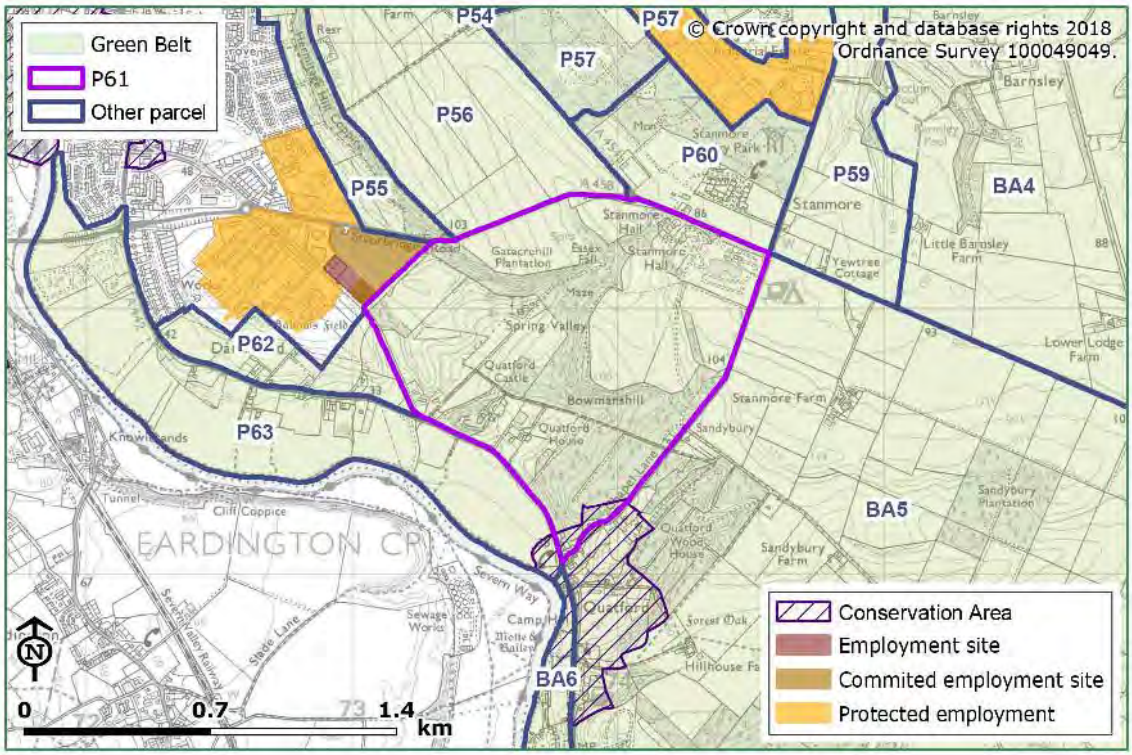


Figure A3.22: Parcel P61

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

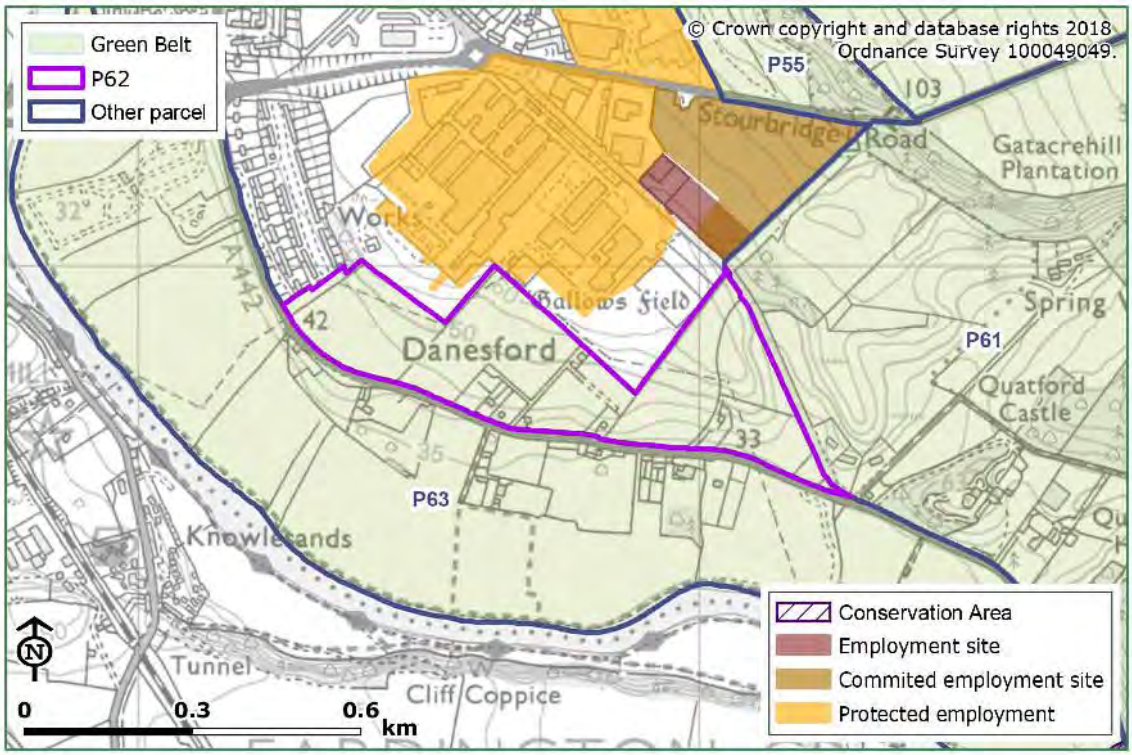


Figure A3.24: Parcel P62

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

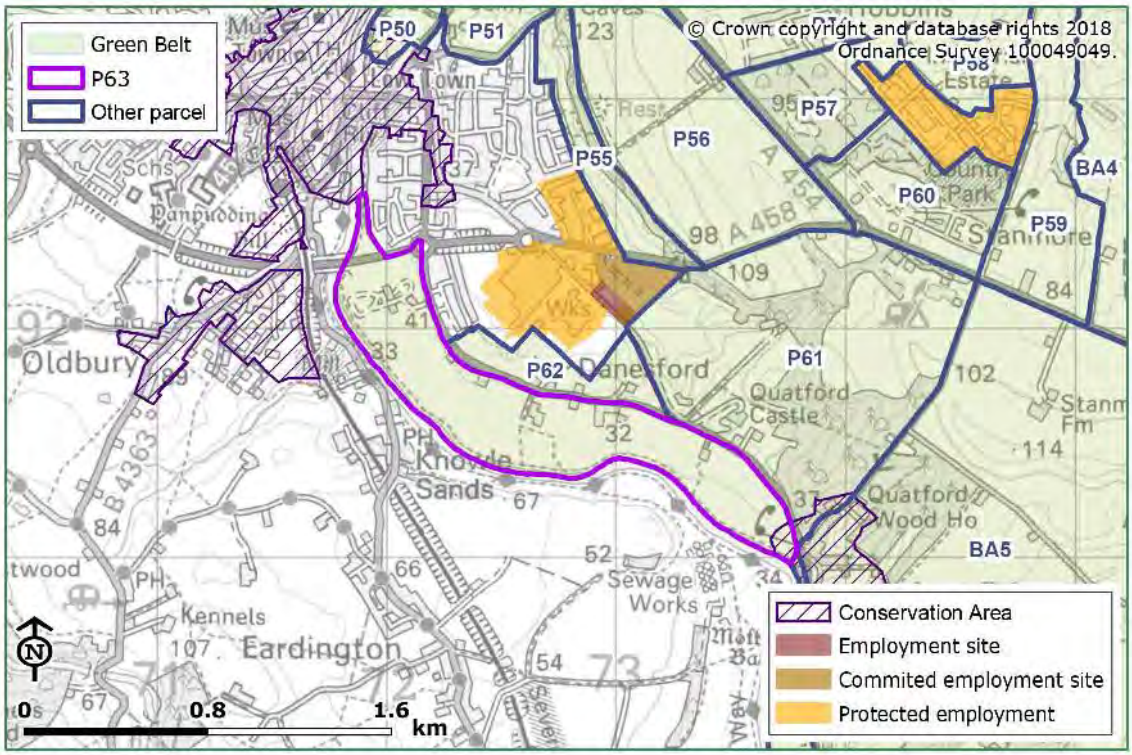


Figure A3.26: Parcel P63

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.

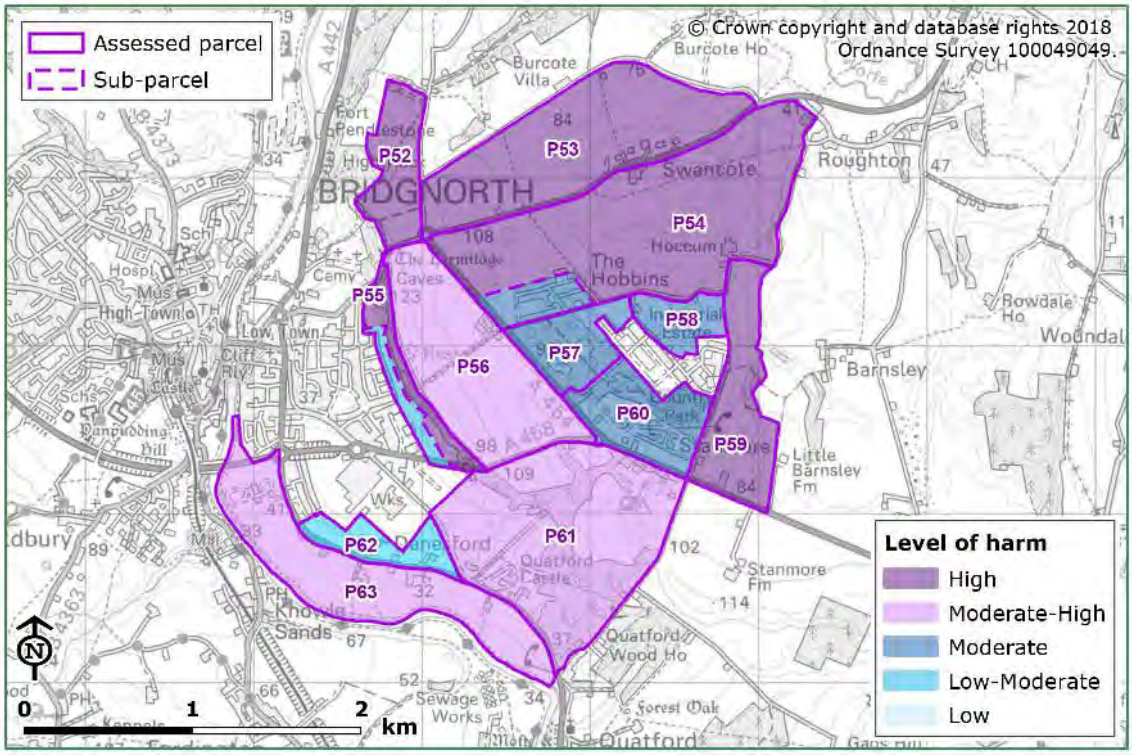


Figure A3.28: Individual Harm from Release of Parcels Surrounding Bridgnorth

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

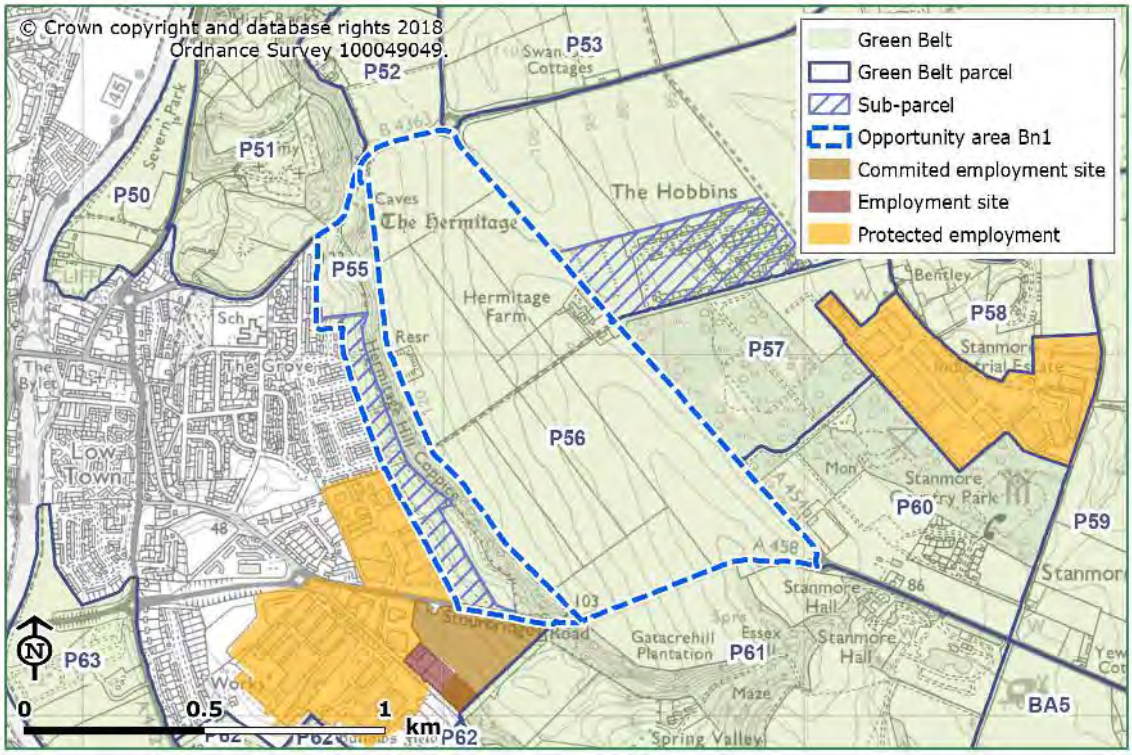


Figure A3.29: Opportunity Area Bn-1

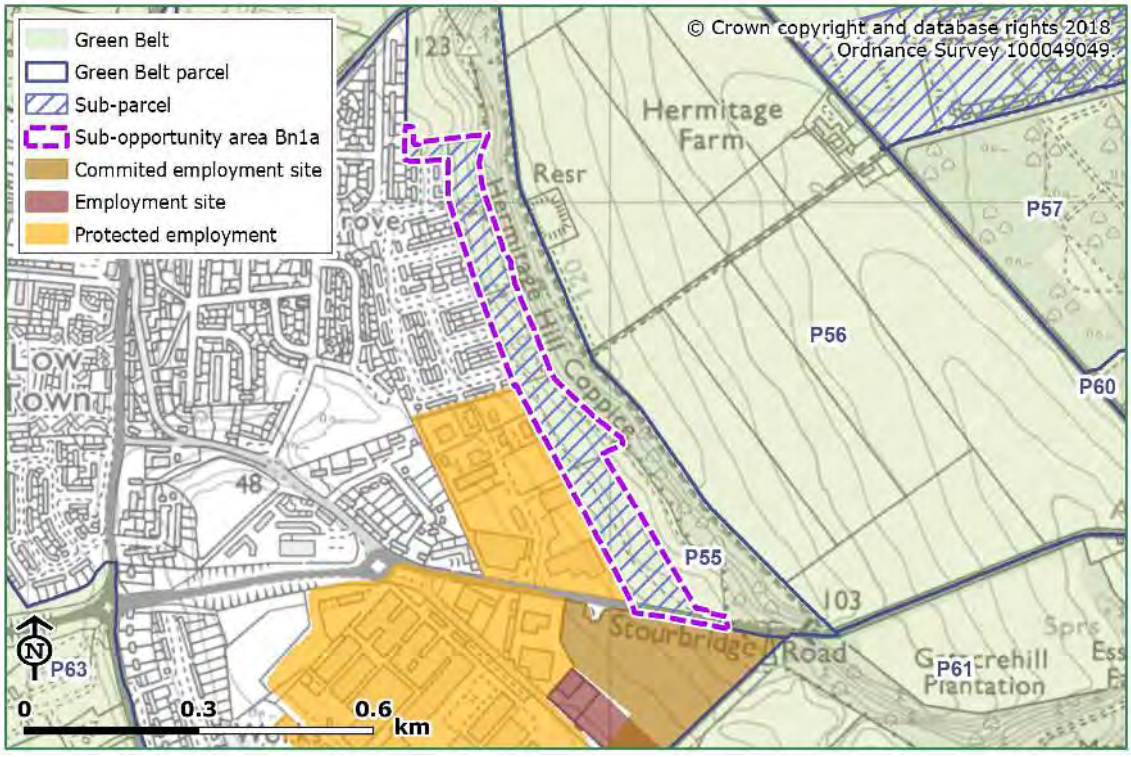


Figure A3.30: Sub Opportunity Area Bn-1a

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

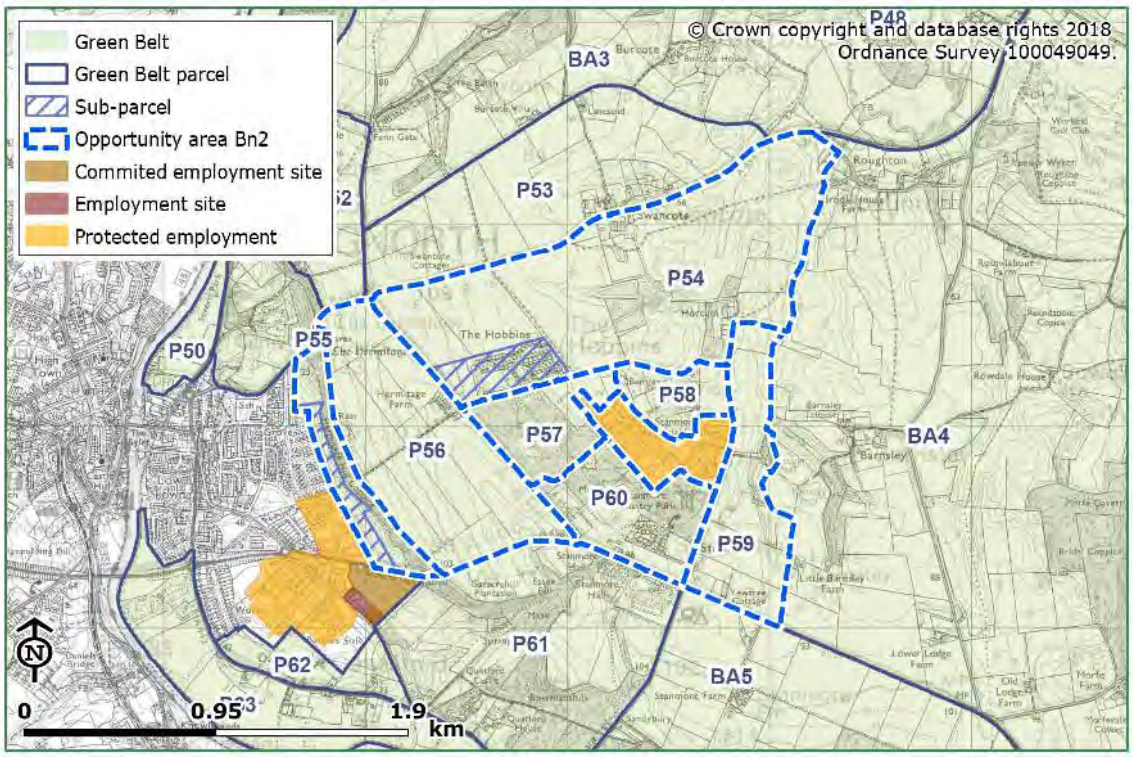


Figure A3.31: Opportunity Area Bn-2

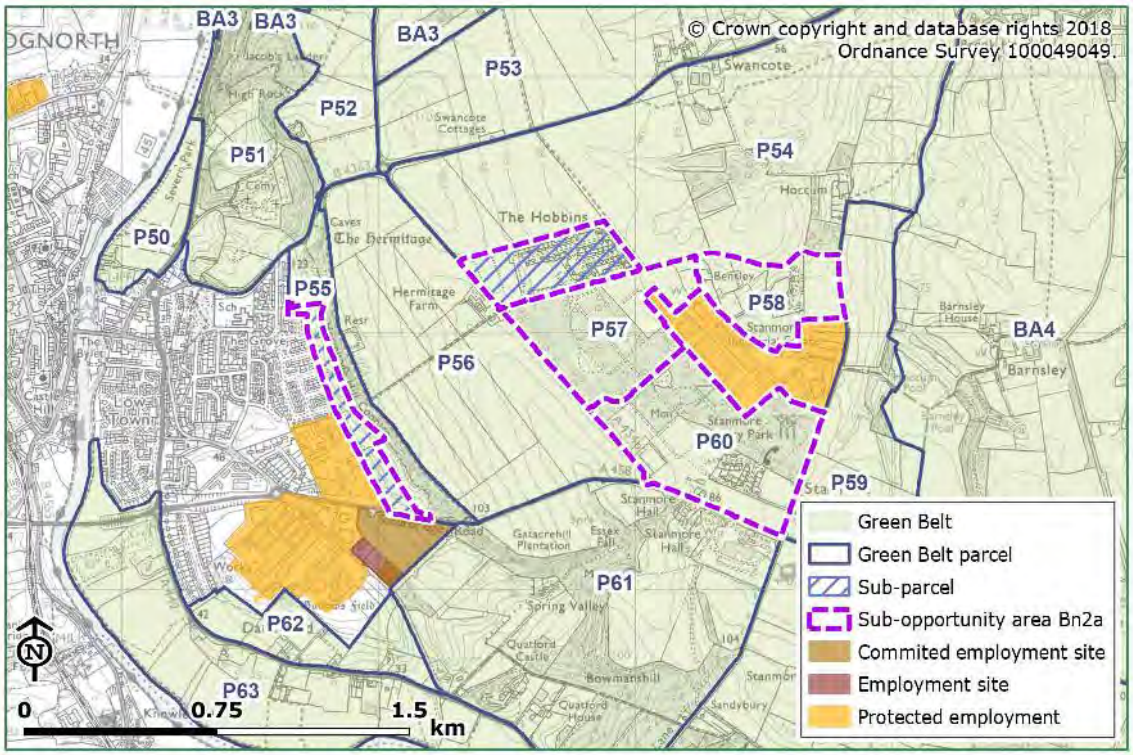


Figure A3.32: Sub-opportunity Area Bn-2a

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

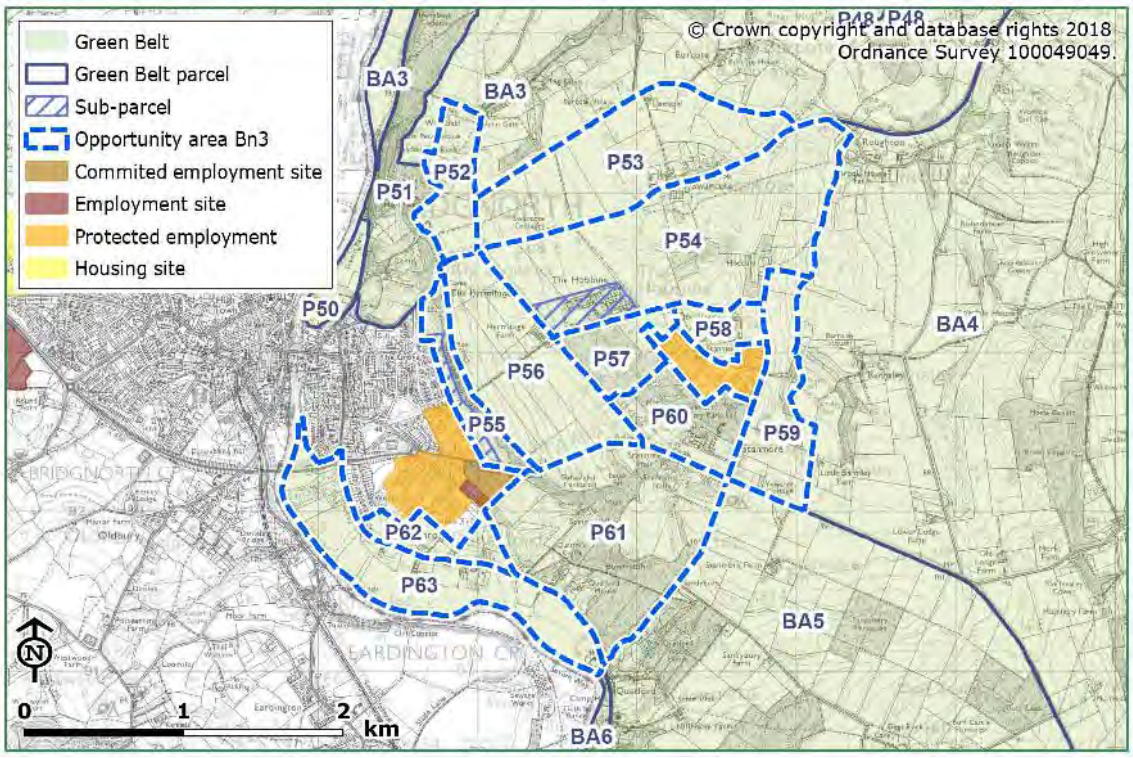


Figure A3.33: Opportunity Area Bn-3

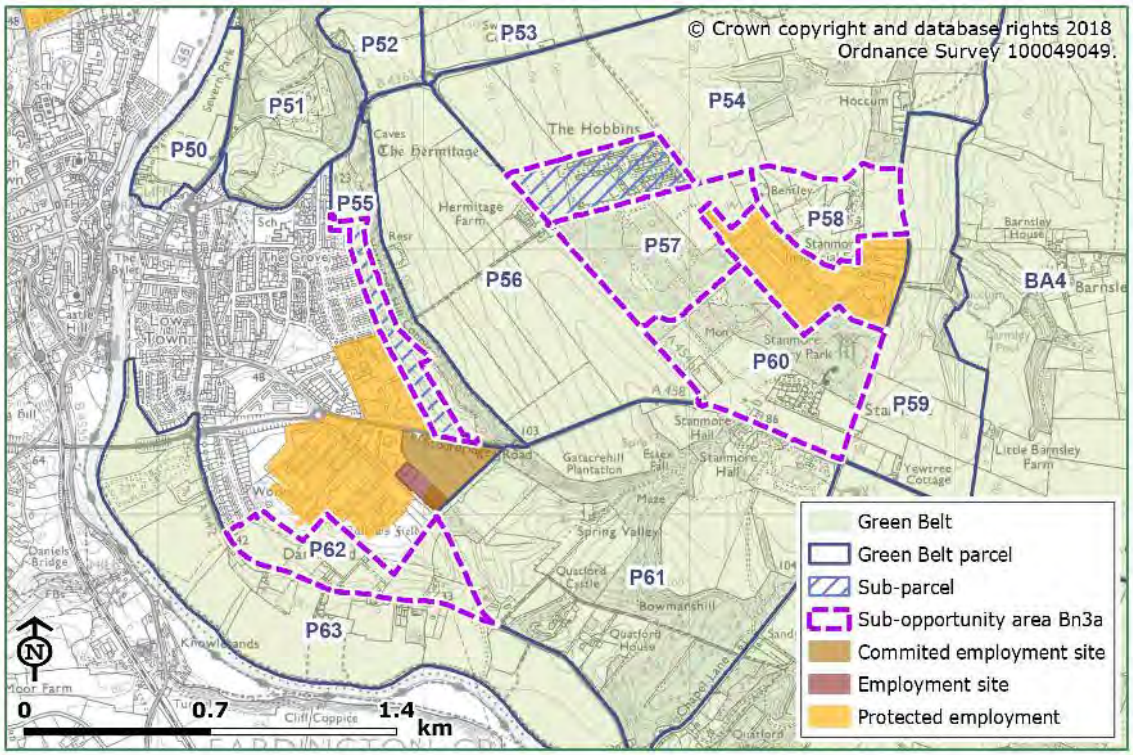


Figure A3.34: Sub-opportunity Area Bn-3a

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**.

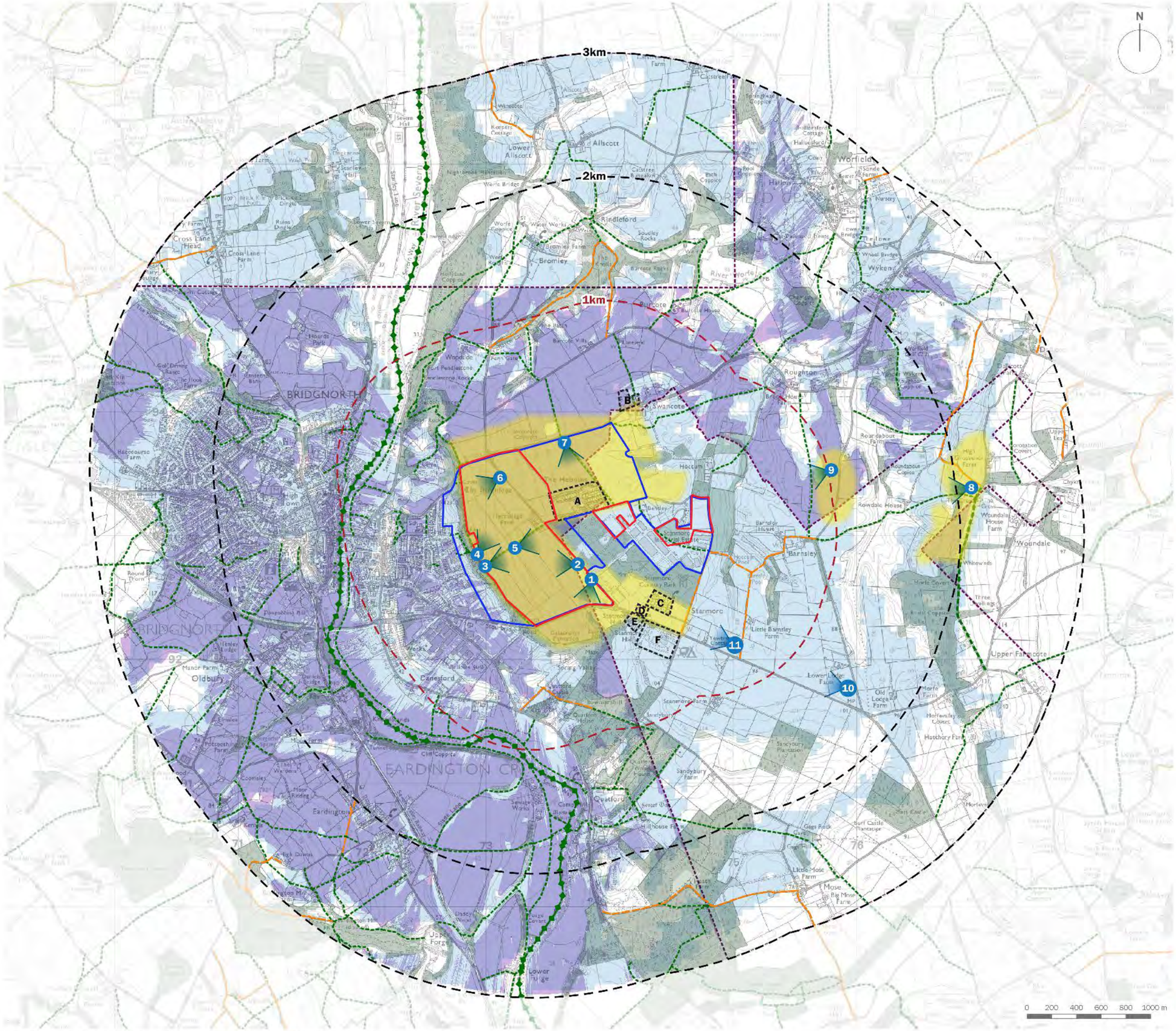
Table A3.1: Assessment of Harm for Opportunity Areas within Bridgnorth

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 5
Findings of Visual Appraisal
(edp5653_d006a 08 September 2020/RB/VP/GY)



Site Boundary

Previous Site Boundary

Range Rings (at 1km intervals)

1km Detailed Study Area

Visual Analysis

Photoviewpoint Locations

Footpath

Bridleway

Byway

Promoted Route: 'The Severn Way'

Zone of Primary Visibility

Zone of Theoretical Visibilty (2m DSM)

2m DSM No-coverage Area

Zone of Theoretical Visibility (50m DTM)

Residential Receptors

Woodland (National Forest Inventory)

Zone of Theoretical Visibility (ZTV) was calculated using a spatial modelling algorithm which considers the following parameters:
- 1.6m Receptor Elevation (Observer Height)
- 9m Proposed Development Locations (Ridge Height)
- 360 Degree Field of View
- OS Surface 2m Digital Terrain Model (DSM) (vertical accuracy of +/- 2.5m)
- Building Locations and Height Information Derived from Ordnance Survey Mastermap Topographical Layer

client

Stanmore Consortium

project title

Stanmore Village, Bridgnorth

drawing title

Plan EDP 6: Findings of Visual Appraisal

date	08 SEPTEMBER 2020	drawn by	RB
drawing number	edp5653_d006a	checked	VP
scale	1:30,000 @ A3	QA	GY

the environmental dimension partnership

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