

APPENDIX 2

SITE SPECIFIC GREEN BELT REVIEW



Site-Specific Green Belt Review
Land at Junction 3, Shropshire
5th September 2019

11298/R03/EF/RH





Revision	Date	Author / Checked
11298_R03	22/08/2019	EF/xx

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1 Introduction & Site Context

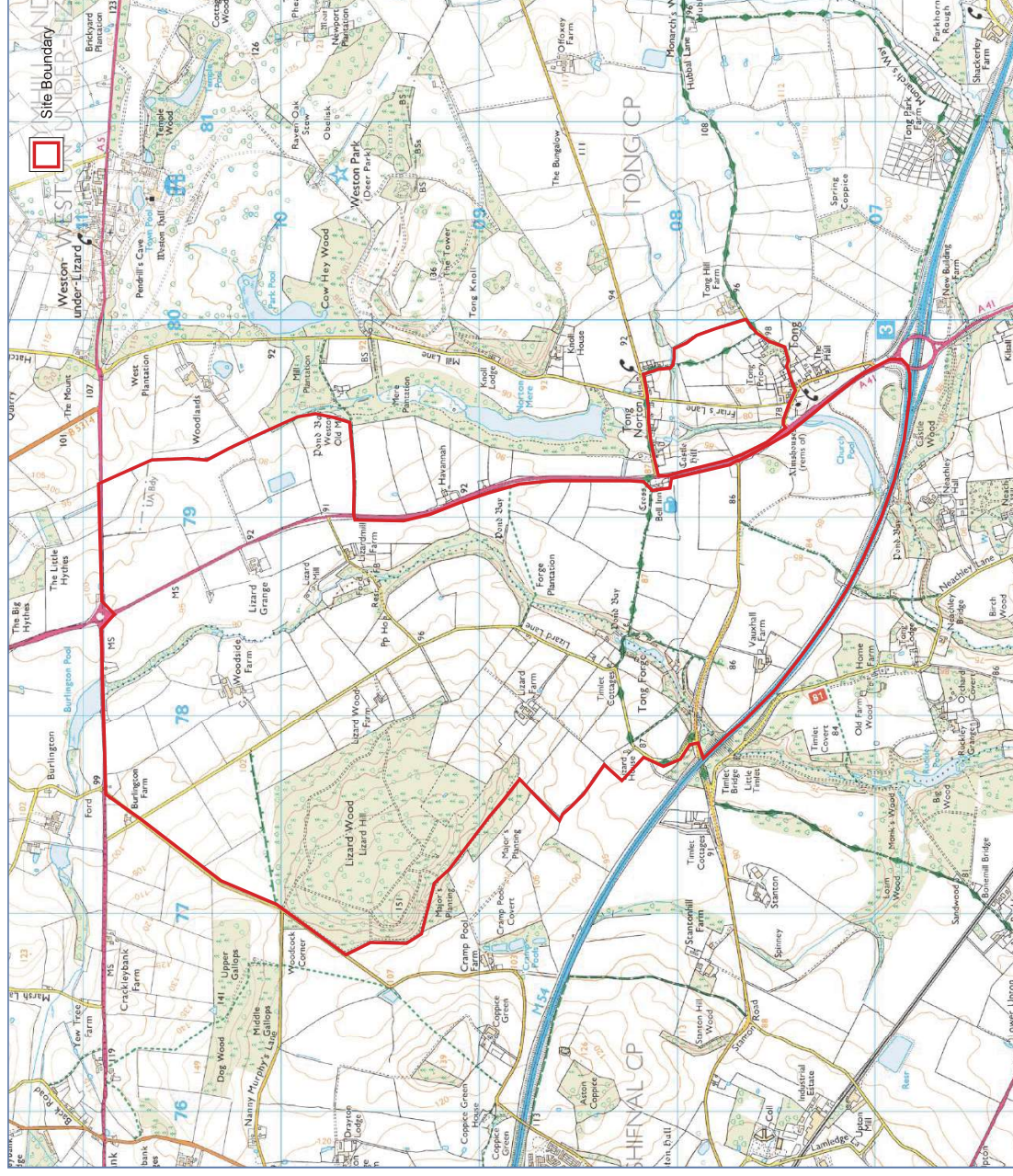
Background

- 1.1 Tyler Grange have been appointed by Bradford Rural Estates Ltd to undertake a site-specific Green Belt review of land north of Junction 3 of the M54, Shropshire. The review has been prepared to support the continuing promotion of the site within the emerging local plan and strategic location within the M54/A5 Strategic Corridor "Growth Zone". The location of the site is illustrated on **Plan 1: Site Location**.
- 1.2 The Councils part 1 Green Belt Assessment (2017) and part 2 Green Belt Review (2018) of the Junction 3 Opportunity Area did not sub-divide the land to the north of the M54 (including the site area) into individual parcels of land. Instead, the whole area was deemed as inappropriate for release due to the high level of harm identified. This did not allow for the sub-division of the area into the parcels assessed within the Stage 1 and 2 studies, or the further sub-division of the site into discreet parcels that may be suitable for development and release from the Green Belt. This is despite the land to the south of the M54 being sub-divided and assessed as two further options.
- 1.3 Addressing the above, Tyler Grange's site specific Green Belt Review employs the same methodology adopted by the Council and used by LUC within the Stage 2 Green Belt Review.
- 1.4 LUC's methodology and approach allows for the recognition of smaller parcels and assessment for these both in terms of their contribution to the Green Belt and their suitability for development and release within the Opportunity Areas.
- 1.5 The site-specific review provides a more detailed analysis than the Council's Study, utilising photographs, aerial images and site-specific / sub-parcels assessment to provide a robust assessment. Detailed consideration is also given to the opportunities and constraints to development using plans and photographs to inform the development of the masterplan.

Site Context

- 1.6 The site is located to the east within the Shropshire Borough Council administrative area. The settlement of Shifnal is situated approximately 2.5km to the west of the site, whilst to the south east Cosford is approximately 1km away and Albrighton 2.5km.
- 1.7 The site area covers approximately 700 ha of primarily agricultural land managed for arable farming which contains associated farmsteads, belts of woodland, field boundaries, and road infrastructure (see **Image 1** overlaid).

Plan 1: Site Location 12298_P02



1 Introduction & Site Context

1.8 The site is contained to the south by Junction 3 of the M54 motorway beyond which lies a mix of arable farmland and blocks of woodland associated with the hamlet of Ruckley. To the north, the site is edged by the A5 which connects the site to Cannock in the east and Telford in the west.

1.9 The A41 / Newport Road runs through the site and edges it to the east, serving as a primary connection between Junction 3 to the south and the A5 to the north (see **Image 2**).

1.10 The Weston Park stately home with its approximately 400 ha of parkland sits to the east of the site, although it is not visible from any point within the site due to intervening vegetation and belts of woodland.

1.11 To the west, the site is overlooked by Lizard Wood which sits on higher ground and forms a prominent feature within the wider landscape (see **Image 3**).

1.12 Tong and Tong Norton, two small villages, are located within the site to the south east with paddocks separating the two (see **Image 4**). St Bartholomews Church in Tong forms a distinctive feature in the local landscape to the south of the site.

1.13 The River Worfe runs directly through the site from north to south. Whilst the river itself is not necessarily a substantial body of water, it is surrounded and contained by a belt of mature woodland planting which essentially separates the site into two areas - one edged by the A41 to the east and the other by Lizard Wood to the west (see **Image 5**).

1.14 The site is traversed by a number of public footpaths which connect recreational users to the wider area. Most notably the Monarch's Way, a long distance recreational route, traverses between Tong and Tong Norton before running from east to west through the site.

1.15 Generally, the site has a bowl like topography which troughs at the River Worfe and plateaus to the east and west in Tong and at Lizard Wood respectively.

1.16 Lizard Lane runs down the site and generally signals where the land to the west of the road begins to incline at a steeper gradient up towards Lizard Wood.

1.17 Given the large scale of the site, it encompasses different areas / parcels of land which each have unique characteristics and visual circumstances and should each be assessed on their own merit.

1.18 Even though it is a broad assessment, differences in character throughout the site are acknowledged by The Shropshire Landscape Typology (2006). The key characteristics from each of the site's comprising character areas are listed overleaf with the character areas illustrated on **Plan 2: Landscape Character**.

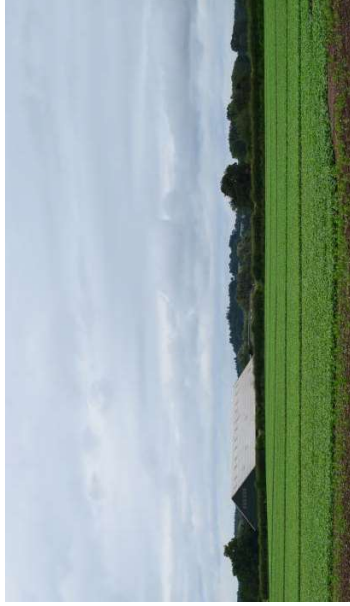


Image 1: The site comprises predominantly agricultural fields used for arable farming.



Image 2: The A41 / Newport Road contains the site to the east.



Image 3: The site is overlooked by Lizard Wood to the west.



Image 4: Tong and Tong Norton sit within the site to the south east.



Image 5: The River Worfe with associated woodland planting runs through the site from north to south.

1 Introduction & Site Context

The Shropshire Landscape Typology (2006)

Estate Farmlands

- Mixed farming land use
- Clustered settlement pattern
- Large country houses with associated parklands
- Planned woodland character
- Medium to large scale landscapes with framed views

Enclosed Lowland Heaths

- Undulating lowland
- Impoverished, freely draining soils
- Planned woodland character
- Dispersed settlement pattern

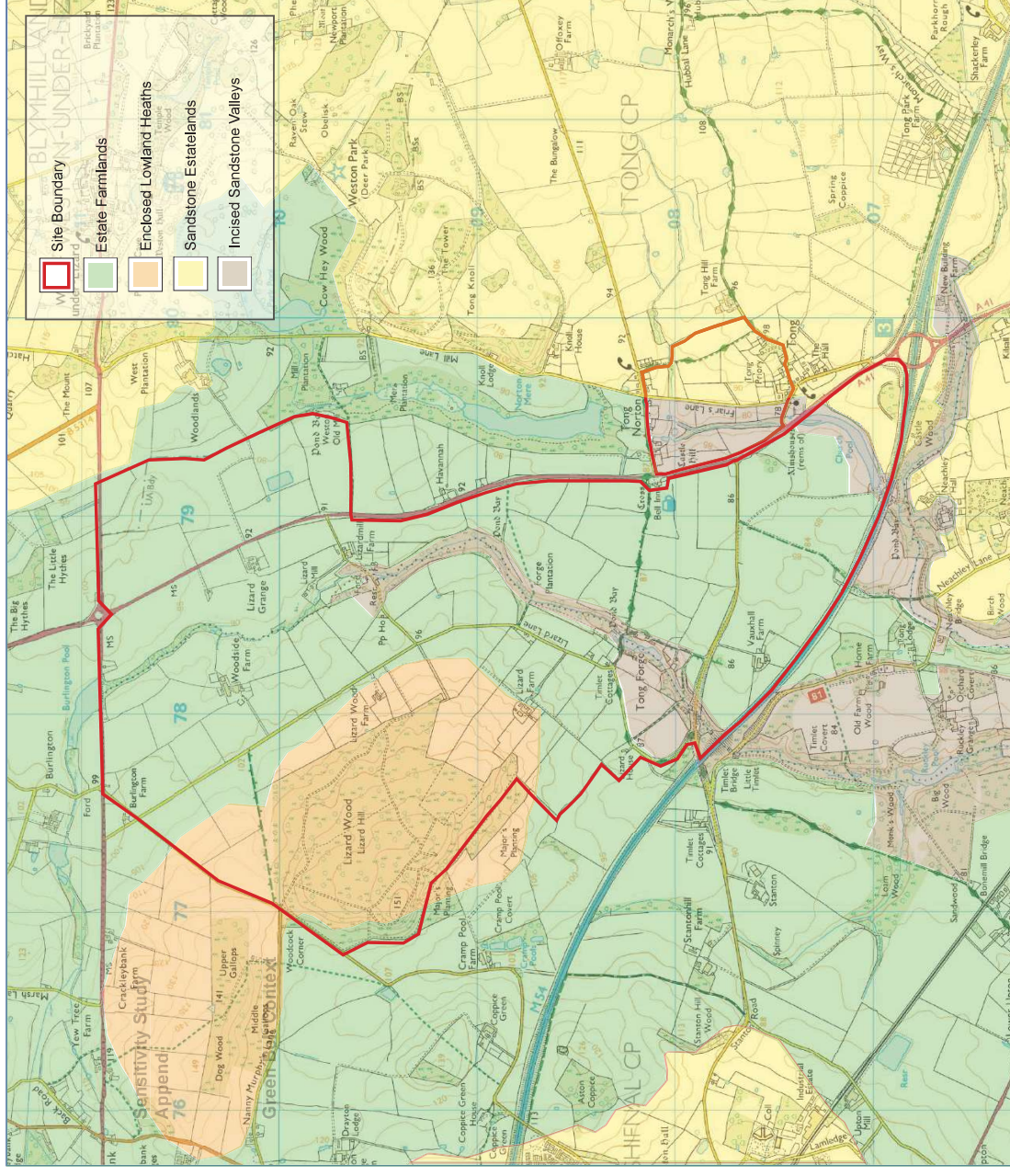
Sandstone Estatelands

- Arable land use
- Regular field patterns
- Parkland with associated country houses
- Clustered settlement pattern
- Medium – large scale, open landscapes

Sandstone Estatelands

- Shallow, steep sided valleys
- Planned woodland character interlocking estate plantations
- Linear tree belts along watercourses
- Clustered settlement pattern
- Parklands
- Small-medium scale landscape with filtered views

Plan 2: Landscape Character_12298_P03



2 Purpose and Methodology

Shropshire Green Belt Assessment: Stage 1 (2017)

2.1 The Shropshire Green Belt Assessment, 2017, assessed land across Shropshire against the Green Belt purposes to establish the relative performance of the Green Belt across the County against the 5 Green Belt purposes:

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

2.2 The assessment criteria employed for each purpose are appended at the rear of this report (Appendix 1), and have been used within our own methodology.

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

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

2.4 The 2017 Assessment recommended that a further Review of the Green Belt was undertaken to identify locations and sites that may be suitable for release. The Stage 2 Review has since been prepared to undertake the next stage and provide an assessment of the potential harm to the Green Belt arising from release of land across Shropshire identified as growth areas.

2.5 The methodology employed by LUC when identifying strategic land parcels for assessment and their contribution to the Green Belt purposes is generally sound.

2.6 Despite this, the assessment relies upon a number of subjective judgements and does not include a set of measurable parameters. This introduces a degree of interpretation and lack of transparency and replicability in the assessment.

2.7 A finer-grain analysis of sites considered for release may allow for a more detailed consideration of how smaller parcels of land perform in relation to the Green Belt purposes; and

2.8 Furthermore, a Green Belt Review of sites / Opportunity Areas may also identify opportunities for releasing land, whilst preserving the function of the wider Green Belt and creating robust new Green Belt boundaries.

2.9 To summarise the findings of the Assessment of the land at Junction 3:

- None of the land was assessed as making a contribution to Green Belt Purpose 1 (to check the unrestricted sprawl of large built-up areas). This is due to the location of the land away from main towns and urban areas.
- None of the strategic parcels assessed made a greater than “weak” contribution to Green Belt Purposes 2 (to prevent neighbouring towns from merging into one another) and 4 (to preserve the setting and special character of historic towns).
- The methodology employed by LUC in the 2017 Assessment affords equal weight to Purpose 5 for all land assessed due to all Green Belt serving the objective of encouraging the recycling of derelict and other urban land through placing restrictions on development.
- The land within the site area was assessed as making a Moderate or Strong contribution to Purpose 3 (to assist in safeguarding the countryside from encroachment). This is due to the situation of the land away from main settlements.

Shropshire Green Belt Review: Stage 2 (2018)

2.10 The Shropshire Stage 2 Review assesses 29 ‘Opportunity Areas’ within the Green Belt in Shropshire against the Green Belt purposes. The review identifies the relative harm that may be caused to the Green Belt resulting from the release of land in these areas for development.

2.11 The Opportunity Areas were identified by the Council as broad locations around established settlements and strategic corridors. These meet with the spatial strategy for the emerging Local Plan, allowing the Review to test potential allocations for housing and employment development, as well as safeguarded land and to assess the potential impacts of promoted development locations in the Green Belt.

2.12 The Stage 2 Review includes an assessment of land at Junction

3 as a strategic location and part of the M54 / A5 strategic corridor “Growth Zone” identified by the Local Plan

2.13 The Development Strategy for the emerging local plan identified Junction 3 at the M54 as a potential growth area.

Assessment of Opportunity Areas

2.14 The assessment of Settlements and Opportunity Area is presented in four parts, namely:

- Part 1: Settlement / Area Context;
- Part 2: Parcel Assessments;
- Part 3: Opportunity Area Assessments; and
- Part 4: Conclusions

2.15 The methodology employed by the Stage 2 Review for each of these stages is detailed below:

Part 1: Settlement / Area Context

2.16 For the Opportunity Areas located away from settlements, including Junction 3, the Review provides appropriate strategic, economic and geographical context. This may include the anticipated potential future growth within each area, as defined by the Shropshire Council Preferred Scale and Distribution of Development consultation document (2017).

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

2.17 Part 2 assess the contribution of the Green Belt parcels identified in the Part 1 Assessment and identifies the potential harm resulting from the release of land.

2.18 The assessment includes the following stages:

Relationship to settlement / countryside

2.19 The assessment describes each of the parcels and identifies how they relate to the countryside, settlement or areas of significant development. This provides context to inform the assessment of the contribution to the Green Belt, identify alternative Green Belt boundaries and the likely harm resulting from release of land.

2 Purpose and Methodology

Assessment of Green Belt Contribution

2.20 This uses the same methodology as used in the Stage 1 Green Belt Assessment and draws upon that assessment.

Alternative Green Belt Boundaries

2.21 Consideration is also given to the nature of boundaries in relation to existing Green Belt edges or alternative boundaries when establishing whether they are “readily recognisable and likely to be permanent” (NPPF paragraph 139). This has also informed an assessment of how such boundaries may also affect the impact that release may have on adjacent Green Belt.

- Strong potential boundaries are defined by the Review as being: substantial watercourses and waterbodies; motorways, dual carriageways and railway lines;
- Moderate strength boundaries are identified as including: local roads; woodland; hedgerows; tree lines; streams and ditches; and
- Edges lacking clear definition on the ground from weaker boundaries.

2.22 For each of the parcels assessed, a commentary is provided on the nature of the existing boundary and any suggested alternatives.

Assessment of ‘harm’ to the Green Belt resulting from release of parcels

2.23 At paragraph 3.62, the Stage 2 Review states that:

“Without a clear definition of the scale, type and design of development which will come forward for development within a specific Green Belt location, the harm assessment is based on the assumption that the openness (in Green Belt terms) of a defined area will be lost. This approach ensures a consistent approach is adopted across the study area/ It was not possible to assess specific development proposals in a proportionate or consistent manner.”

2.24 This highlights one of the main limitations of the Stage 2 Review when identifying locations that may be suitable for release from the Green Belt. As set out in this report, when assessing the site area at Junction 3 there has been no consideration of opportunities and constraints and the extent of development that may be delivered on the site.

2.25 This, in turn has meant that the site area and associated parcels

have been identified as having a high level of harm to the Green Belt if developed and therefore mitigation measures and new Green Belt boundaries have not been given any further consideration.

2.26 For these reasons, including the lack of sub-division of larger parcels and / or recognition of defensible boundaries within them, the Stage 2 Review does not provide a detailed assessment of the development potential of the site.

2.27 Key Factors that have been identified that inform the assessment of Green Belt harm include the following:

- The contribution of the area of potential release / development to the Green Belt purposes;
- The potential implications of the loss of openness on the integrity of the wider Green Belt; and
- Consistency and strength of the Green Belt boundary / urban edge in relation to the potential area of Green Belt release / development.

2.28 The Review identifies that the relationship between these factors can vary significantly across a study area. Professional judgement was used to rate Green Belt harm using a 5-point scale (ranging from low to high) supported by a commentary on how the judgments have been made.

2.29 3.20. As stated at paragraph 3.68, the Review also considers:

“... whether there are any scenarios for release of less than the full parcels (a sub-parcel) that would result in reduced harm to the Green Belt.”

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

2.30 Part 3 combines the findings of Parts 1 and 2 to identify the potential harm arising from the cumulative release of parcels as Opportunity Areas.

2.31 Where the analysis found that different parts of an Opportunity Area were likely to have different levels of harm, the findings reflect these with reference to the relevant parcel numbers or sub-parcel areas.

Assessment of harm to the Green Belt resulting from release of opportunity areas

2.32 As with the Stage 1 assessment, a rating of the level of harm was identified for each Opportunity Area, using professional judgement supported by a commentary.

2.33 Importantly, as stated at paragraph 3.74, consideration was also given as to whether releasing a smaller proportion of a full Opportunity Area (a Sub-opportunity Area) would result in reduced harm to the Green Belt.

2.34 The land north of the M54 at Junction 3 that includes the site area was not identified for sub-division, despite the large size of the parcels being assessed and their sub-division by recognisable boundaries and features.

Identification of Potential Mitigation and Boundary Enhancements

2.35 Release of land from the Green Belt and development should seek to minimise harm to the land retained in the Green Belt. This can be achieved through the following measures:

- Masterplanning;
- Ensuring Green Belt boundaries are clearly defined using recognisable and permanent features; and
- Positive uses for the wider Green Belt are secured.

2.36 The Stage 2 Review includes general guidance and identifies some design principles that may be applied to minimise potential harm to the Green Belt.

2.37 It is recognised that the mitigation measures are only draft guidance and there will be additional or alternative measures that could be identified if a decision to release land is made in the future.

2.38 It is also recognised by the Review that mitigation measures should also be considered alongside other sustainability considerations, including minimising effects on landscape and biodiversity.

Part 4: Conclusions

2.39 Finally, the assessment of harm for each Opportunity Area and, where relevant Sub-Opportunity Area is summarised. Consideration is also given to the potential impact of release of the Opportunity Areas on the strategic function of the West Midlands Green Belt.

2 Purpose and Methodology

Mitigation Measures

- 2.40 At Chapter 5 of the Stage 2 Review, a number of measures to mitigate harm to the Green Belt are set-out. These include the following:
- Landscaping and strengthening boundaries;
 - Defining Green Belt edges with strong, natural elements that form a visual barrier, i.e. woodland belts;
 - Create transitions from urban to rural using density, height, materials and landscaping to create a permeable edge;
 - Enhance visual openness within the Green Belt;
 - Preserve / enhance landscape elements which contribute to the setting of historic settlements;
 - Enhance access within the Green Belt; and
 - Improve management to enhance countryside character.

Beneficial Use of Green Belt

- 2.41 The Stage 2 Review also identifies potential beneficial uses of the Green Belt at Table 5.2. This is in recognition of the NPPF requiring development plans to set out ways of offsetting the impact of removing land from the Green Belt through compensatory improvements to environmental quality and accessibility of remaining Green Belt land (NPPF paragraph 138) and the requirement to plan positively to enhance the beneficial use of land in the Green Belt (NPPF paragraph 141).

- 2.42 Beneficial uses identified by the NPPF include providing opportunities for access, outdoor sport and recreation and to retain and enhance landscape, visual amenity or to improve damaged or derelict land. The measures set-out at Table 5.2 reflect these.

- 2.43 At paragraph 5.3, the Review recognises that such beneficial uses and enhancements can also include measures that may strengthen boundaries and buffers as well as the visual character of the land and therefore affect the contribution of land to the Green Belt purposes.

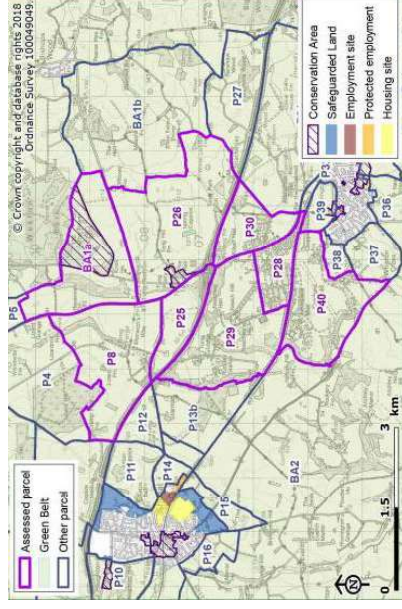
Stage 2 Green Belt Review: Junction 3 Assessment

- 2.44 The Stage 2 Review includes an assessment of land at Junction 3 as a strategic location and part of the M54 / A5 strategic corridor "Growth Zone" identified by the Local Plan to form

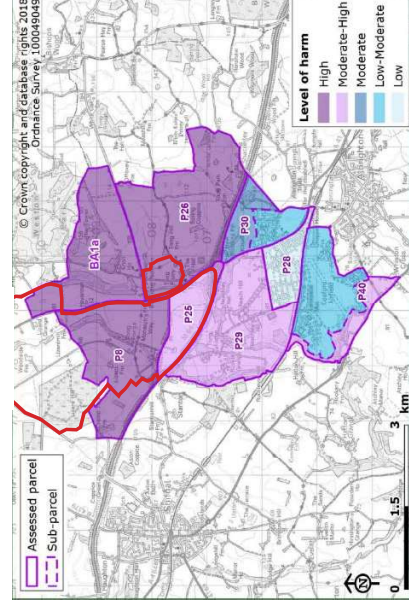
part of the growth strategy for Shropshire. This assessment is contained at Appendix 5 of the Stage 2 Review.

- 2.45 The area assessed comprises a number of strategic land parcels, as defined and assessed by the 2017 Assessment. This includes Parcels P8, P25 and P26 within which the site is situated.

- 2.46 The parcels assessed are illustrated on the extract of Figure A5.2: 'Green Belt Parcels Surrounding Junction 3' below:



- 2.47 For reference, the extract of Figure A5.20: 'Individual Harm from Release of Parcels Surrounding Junction 3' included below has been overlaid with the site boundary and illustrates the extent of the site in relation to the parcels assessed:



- 2.48 The Assessment's for each of the parcels covering the site at Junction 3 are appended in **Appendix 2** of this report.

Opportunity Areas - Assessment of Harm of Green Belt

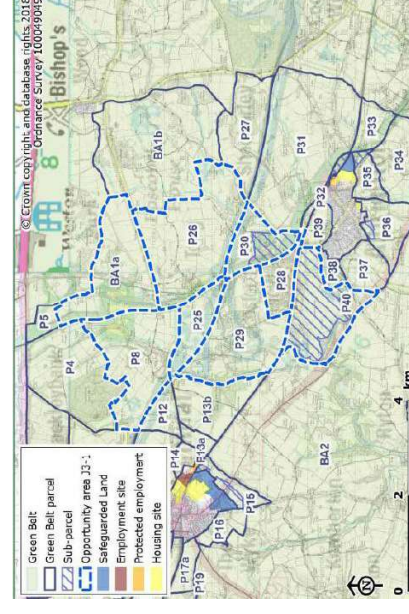
- 2.49 The Stage 2 Review tests the harm to the Green Belt associated with the release of land at Opportunity Areas at Junction 3.

Opportunity Area J3-1

- 2.50 Opportunity Area J3-1 includes all of the parcels within the Junction 3 area, as illustrated on the extracted Figure A5.21: 'Opportunity Area J3-1' below.

- 2.51 The Assessment of Harm for this Area is identified as High for the following reasons:

- Development would be sited in a large area of open countryside to the north of the M54 which would constitute substantial encroachment on the open countryside;
- Development would significantly weaken the role neighbouring areas of Green Belt land are playing with regard to Purpose 3; and
- Release of the whole of Opportunity Area J3-1 would also lead to substantial narrowing of the settlement gap between Shifnal and Albrighton which would compromise the Green Belt with regard to Purpose 2.



2 Purpose and Methodology

Mitigation Measures

2.52 No mitigation measures have been identified, as the release of the area has been assessed as having a high level of harm on the Green Belt.

2.53 This does not allow for the consideration of how development may be incorporated into this area of land, or how the parcels assessed may be sub-divided and considered as to whether they may deliver areas suitable for release with defensible boundaries.

2.54 The assessment simply assumes that development may occur over the entire area. This is unrealistic and does not take into account constraints to development, how features could be incorporated into masterplans or opportunities for the enhancement of land retained in the Green Belt within these larger strategic parcels should sub-parcels be released for development.

Sub-Opportunity Area J3-1a and J3-1b

2.55 The Stage 2 Review identifies two sub-areas comprising Parcels P28, P30 and sub-parcel P40 to the south of the M54. These do not include the site area and comprise areas of land that are partially developed and which lies adjacent to existing development at Albrighton and Cosford airfield.

Conclusions for Junction 3

2.56 The Stage 2 Review assessment identifies that Opportunity Area J3-1a, which includes sub-parcels to the south of the M54, could be released with Moderate levels of harm to the Green Belt.

2.57 Opportunity Area J3-1b is identified as being possible for release with Low-Moderate levels of Harm to the Green Belt.

2.58 Having assessed the level of harm of the larger strategic parcels and sub-areas at Junction 3, the Stage 2 Review concludes that the release of Opportunity Area J3-1, representing all of the parcels within the Junction 3 area would result in a High level of harm to the Green Belt and:

“... have a significant impact on the West Midlands Green Belt through the development of a large area of land along the M54 corridor between Wolverhampton, Albrighton, Shifnal and Telford and the narrowing of the gaps between these settlements”

Summary

2.59 As set out above, the Stage 2 Review has identified the wider Opportunity Area at Junction 3, including the site area, as resulting in a High level of harm to the Green Belt should it be released for development.

2.60 The Stage 2 Review did not assess the land to the north of the M54 as a separate sub-area, despite considering land to the south as potential Sub-Opportunity Areas using smaller land parcels.

2.61 The findings for the Junction 3 Opportunity Area and land to the north of the M54 relate primarily to the assessment of large land parcels that were identified in the 2017 Green Belt Assessment. These were assessed as being open, largely undeveloped and of a countryside character, thereby making a high contribution to Green Belt purpose 3.

2.62 Furthermore, these larger parcels were also assessed as having relatively weak boundaries with the wider Green Belt, with a resulting high impact upon the contribution of these other areas to Purpose 3. This has led to the area being discounted as suitable for release, with no mitigation measures having been identified.

2.63 Furthermore, the Stage 2 Review did not sub-divide the larger parcels (P8 and P26) and identify whether there are any smaller, distinct parcels north of the M54 that could be assessed on their own merits. Neither was Parcel P25 highlighted as making a lower contribution and potentially lower harm associated with development due to containment and influence of the M54. This is despite the assessment recognising both the lower contribution to the Green Belt purposes and level of harm associated with release and development of the parcel.

2.64 Whilst the methodology employed by the Stage 2 Review is generally sound for a strategic study, the findings of the assessment for the site as part of the Junction 3 Opportunity Area highlight its limitations.

2.65 Whilst it is acknowledged that the Review has been undertaken at a strategic scale and without knowledge of specific development proposals, the assumption that whole areas will be lost to development results in areas being discounted without full and robust consideration or without no mitigation measures being identified.

Tyler Grange Methodology - Site-Specific Green Belt Review

2.66 In order to address the issues identified above, this assessment provides the opportunity for an assessment to be made of individual sites and masterplans as opposed to large, strategic land parcels.

2.67 **Plan 3: Assessment Parcels**, illustrates how the site has been divided into individual parcels that are distinct from one another and are divided or edged by recognisable features such as roads, watercourses, hedgerows and woodland.

2.68 This enables the Green Belt Review to take the next step allowing for a more detailed and informed analysis of the landscape and visual opportunities and constraints to development for the land at Junction 3.

2.69 Each parcel's individual assessment is further supported by plans and photographs to demonstrate boundaries, intervisibility, landform and features.

2.70 This assessment therefore establishes how development may be delivered on land released from the Green Belt that limits harm to the wider Green Belt, provides robust and permanent boundaries and offers opportunities for the enhancement of land retained in the Green Belt for access, recreation and landscape & biodiversity.

2.71 The site-specific methodology and process employed for each of the parcel's assessment is set out as follows:

- Description and illustrations of the parcel's relationship to settlement and countryside
- Contribution of the parcel to the Green Belt purposes against the council's methodology
- Parcel's boundaries are defined

- Harm to Green Belt resulting from parcel's release, utilising the council's stage 2 Green Belt Review methodology
- Aided by a parcel specific plan, potential mitigation and boundary enhancements are set out, using the council's outlined mitigation measures

2.72 Following from the parcel specific assessment's, a combined Opportunities and Constraints Plan has been created to inform the future materplanning for the Land at J3.

3 Tyler Grange Green Belt Review

Plan 3: Assessment Parcels_11298_P04



Parcel Boundary

Parcel Assessment Number

Project	12298_Land at J3
Drawing Title	Combined Opportunities and Constraints Plan
Scale	Not to Scale
Drawing No.	12298 P04
Date	August 2019
Checked	EF/RH
<div>N</div>	

Unit 402 Spall House, The Cullum Factory, Birmingham, B39 4JT
T: 0121 773 0770 E: info@tylerrange.co.uk W: www.tylerrange.co.uk

Parcel 1



Image P1a: The parcel is overlooked by Lizard Wood to the west / south west.

Relationship to Settlement / Countryside

3.1 Parcel 1 comprises gently sloping agricultural land which sits between Lizard Wood to the west and Lizard Lane to the east. The parcels internal fields are separated by linear strips of hedge planting and hedgerow trees. Other than the farmstead of Lizard Wood Farm, there are no urbanising developments present within the parcel.

3.2 The parcel is contained to the east by Lizard Lane and its associated boundary planting. To the south, the parcel's boundary is defined by a distinguishable strip of Scotts Pine trees, whilst to the west the parcel is edged and overlooked by Lizard Wood which sits on higher ground and forms a prominent wooded backdrop. The north western boundary of the parcel runs parallel to an 'unnamed road' connecting Lizard Lane to Nanny Murphy's Lane and Coppice Green Lane.

3.3 Parcel 1 is contained within 'P4' of the Shropshire Green Belt Assessment which was judged to make a Strong contribution to Purpose 3 and weak contribution to Purpose 4. The conclusions on the contribution of Parcel 1 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below.

Purpose 1

No Contribution

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

Purpose 2

No Contribution

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

Purpose 3

Strong

3.6 The parcel consists of open agricultural fields used for arable farming which reflect the rural character of the wider area, whilst Lizard Wood also stands as an influential landscape feature overlooking the parcel to the west. There are no urbanising features present within the parcel other than Lizard Wood Farm which is congruous with the rural character. In this regard the parcel can be considered as spatially open, and plays a role in

safeguarding the countryside from encroachment.

3.7 The rising topography of the parcel to the west towards Lizard Wood means the parcel is also visually open and susceptible to views from the wider area.

Purpose 4

No Contribution

3.8 The parcel has no intervisibility with the Shifnal historic settlement area.

Purpose 5

3.9 All parcels make an equally significant contribution to this purpose.

Parcel 1

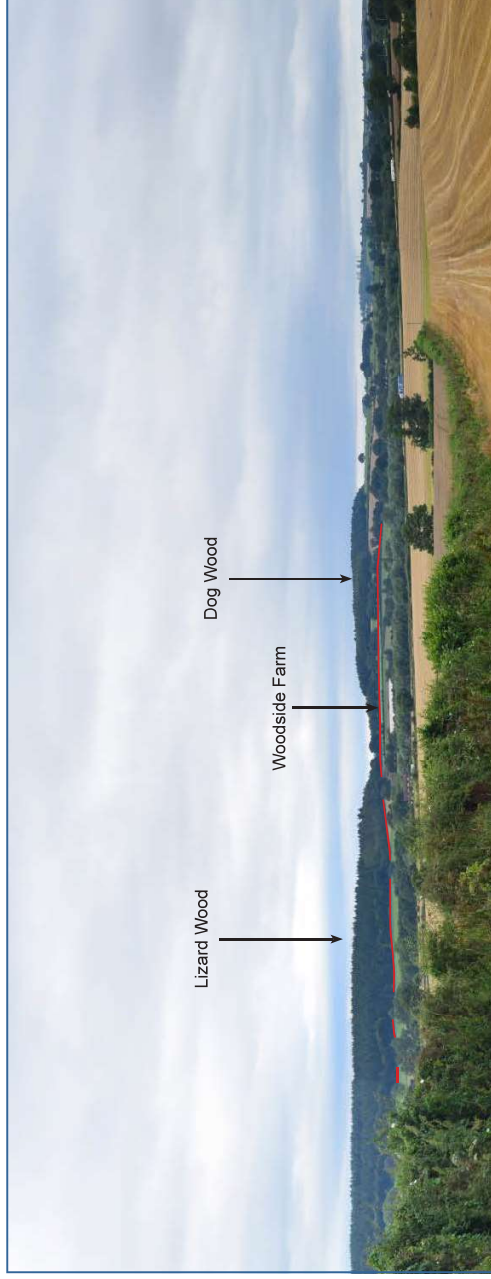


Image P1b: Parcel 1 is visually susceptible to views from the east due to the rising topography of it's comprising fields.

Boundaries

- 3.10 The parcel does not lie adjacent to an existing inset area. Any Green Belt release would result in the creation of a new area inset into the Green Belt.
- 3.11 The parcel is contained to the east by Lizard Lane alongside the hedgerow and hedge tree planting which follows the lineage of the road. Although the council's assessment does not constitute this road as a 'Strong' boundary, it is robust and readily recognisable.
- 3.12 The parcel's southern boundary comprises a recognisable strip of Scotts Pine trees.
- 3.13 To the west, the parcel is contained by Lizard Wood which serves as a robust and permanent boundary.

Harm to Green Belt Resulting from Release

Contribution of parcel to Green Belt purposes

- 3.14 The parcel makes a strong contribution to purpose 3 comprising uninterrupted agricultural land which displays characteristics of the countryside and is overlooked by Lizard Wood, which further adds to the rural character. Furthermore, the parcel is visually sensitive to views from the wider area due to its rising topography. Releasing the parcel from the Green Belt would therefore lead to

both a spatial and visual encroachment of the countryside.

- 3.15 Other than purpose 3, the parcel does not contribute to any more of the Green purposes.

Implications of the loss of openness within the parcel on the integrity of the wider Green Belt

- 3.16 As a result of the rising topography to the west, the parcels release from the Green Belt would have an adverse effect on the integrity of the wider Green Belt and surrounding landscape.
- 3.17 When viewed from the east, the open agricultural fields are largely visible and form part of the character created by Lizard Wood and Dog Wood (as illustrated above in **Image P1b**). Development of the parcel would therefore have direct implications on the perceived openness of the parcel and would detract from the wooded setting created by Lizard Wood and Dog Wood.

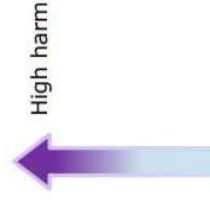
Strength of parcel boundaries

- 3.18 Lizard Wood to the west of Parcel 1 is a readily recognisable and permanent boundary. The parcels eastern and north western boundaries are defined by Lizard Lane and an unnamed road, which although do not constitute strong Green Belt boundaries, are recognisable and likely permanent. The strip of Scotts Pine trees which runs along the parcels southern boundary is not

strong.

Potential harm to the Green Belt

- 3.19 Considering the above factors and their combined relationship, judgement has been made 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 1

Potential Mitigation and Boundary Enhancements

3.20 The measures outlined below are specific to the circumstances of the parcel and could be considered as part of the development process. They are to be read alongside the Parcel 1 Mitigation and Enhancement Plan.

Preserve/enhance landscape elements which contribute to the setting of Historic settlements

1. Although not within Parcel 1, there is a Scheduled Ancient Monument (SAM) to the north east which sits within Parcel 2. Given the parcels sensitivity to Green Belt release, there are opportunities to incorporate the land to the north of the parcel with the open space enhancements recommended for Parcel 2.

Strengthen boundary at weak points and use landscaping to help integrate new Green Belt boundary

2. Hedgerows and hedgerow trees along Lizard Lane that define the parcels eastern boundary should be retained and enhanced, with any weak points strengthened to minimise the impact of development on the wider Green Belt.

Define Green Belt edge using a strong, natural element which forms a visual barrier

3. The parcel is contained to the west by Lizard Wood. This boundary serves as a robust, natural feature within the landscape and forms visual barrier that prevents intervisibility between the parcel and the surrounding countryside to the west. As such, this belt of woodland planting could be used to define the parcels western edge, and where possible be retained and enhanced.

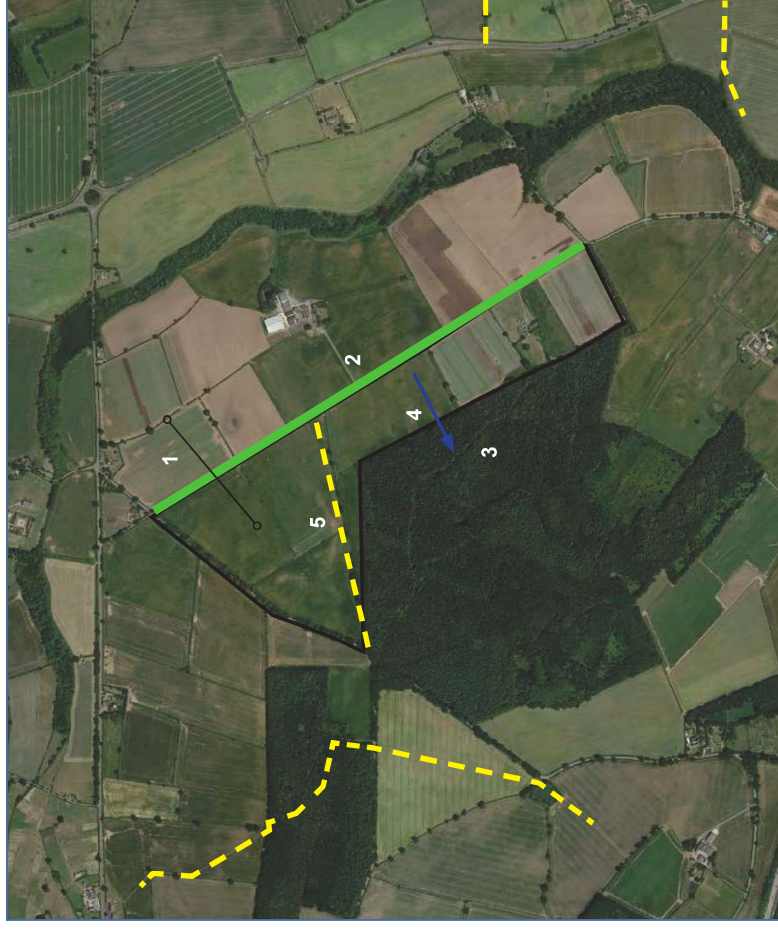
Enhance visual openness within the Green Belt

4. Given the parcel's topographical sensitivity and it's relationship with the wider Green Belt, it is recommended that land within the parcel is retained as open space. Namely, there are opportunities to retain the parcel's visual relationship with Lizard Wood to the west which sits on higher ground forming a wooded backdrop. This would increase the extent to which the parcel is perceived as relating to the wider countryside.

Enhance access within the Green Belt

5. Public footpath ref 014/117/1 traverses the north of the parcel and connects to areas with features and characteristics, such as Lizard Wood and Dog Wood to the west and Weston Park to the east. There are opportunities to integrate new footpaths within development to connect with the existing PRoW network and therefore improve access to the surrounding Green Belt and countryside.

Parcel 1 Mitigation and Enhancement Plan



Summary

- Parcel 1 comprises gently sloping agricultural land which sits between Lizard Wood to the west and Lizard Lane to the east.
- The parcel makes a **Strong** contribution to Green Belt purpose 3.
- It has been assessed that the parcels release from the Green Belt would lead to a **High** level of harm due to a combination of factors, including: the parcel's topographical sensitivity; its intrinsic relationship with Lizard Wood; and, it's visual and spatial openness.
- Given the parcels 'High' harm to Green Belt release, it is recommended that the parcel either remains within the Green Belt, or, if it was to be released from the Green Belt any development proposals should seek to retain and enhance the land as open space, as outlined above.

Parcel 2



Image P2a: Parcel 2 comprises open agricultural fields and is contained to the east by a dense belt of vegetation.

Relationship to Settlement / Countryside

5.1 Parcel 2 consists of gently sloping agricultural land which is divided into several arable fields that are separated by mature hedgerows and tree planting. The parcel contains no urbanising development, although the properties and units associated with Woodside Farm are prominent features within the landscape (see **Image P1b**).

5.2 The parcel is bound to the north by the A5 and hedgerow planting that runs parallel to the road. To the east, the parcel is contained by a substantial belt of tree planting associated with the course of the River Worfe which separate the parcel from the wider countryside to the east. To the south, the parcel is bound by an access road leading up to Lizard Mill Farm. To the west the parcel is edged by Lizard Lane.

5.3 Parcel 2 is contained within 'P4' of the Shropshire Green Belt Assessment which was judged to make a Strong contribution to Purpose 3 and weak contribution to Purpose 4. The conclusions on the contribution of Parcel 2 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below.

Purpose 1

No Contribution

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

Purpose 2

No Contribution

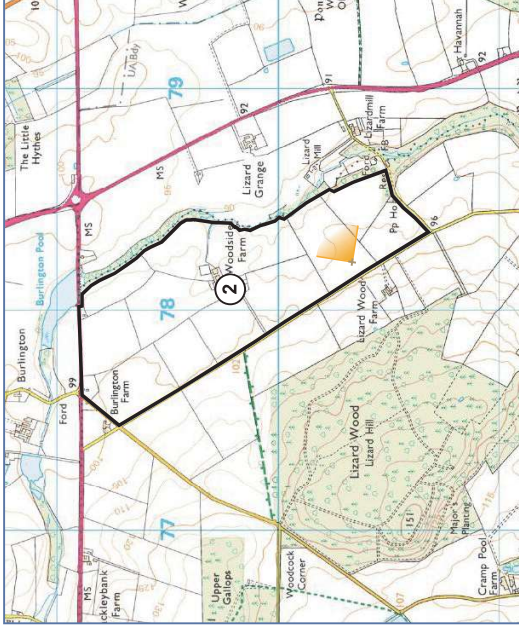
5.5 The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment. It therefore does not make a contribution to purpose 2.

Purpose 3

Strong

5.6 The parcel comprises agricultural fields and wooded backdrop. This creates a rural character in the landscape which is uninterrupted by any urbanising development. Therefore, the parcel is spatially open and plays a role in safeguarding the countryside from encroachment.

5.7 The parcel is contained by a set of robust boundaries which serve



to limit intervisibility between the parcel and the surrounding countryside / wider Green Belt to the north and east.

Purpose 4

No Contribution

5.8 The parcel has no intervisibility with the Shifnal historic settlement area.

Purpose 5

5.9 All parcels make an equally significant contribution to this purpose.

Parcel 2



Image P2b: The parcel comprises gently sloping agricultural land and contains Woodside Farm which forms a prominent feature in the landscape.

Boundaries

- 5.10 The parcel does not lie adjacent to an existing inset area, so any Green Belt release would result in the creation of a new area inset into the Green Belt
- 5.11 The parcel is bounded to the north by the A5 and to the east by the River Worfe and its associated woodland planting, both of which could constitute strong Green Belt boundaries.
- 5.12 The parcel is contained to the west by Lizard Lane. Whilst the councils assessment does not define this road as a 'Strong' boundary, it is robust and readily recognisable.
- 5.13 Each of the parcel's boundaries are lined by robust belts of planting which serve to contain the parcel from the surrounding landscape.

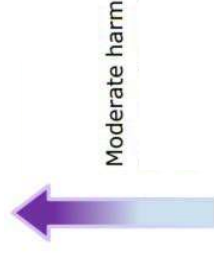
Harm to Green Belt Resulting from Release

Contribution of parcel to Green Belt purposes

- 5.14 The parcel makes a strong contribution to purpose 3 comprising uninterrupted agricultural land which displays characteristics of the countryside. Releasing the parcel from the Green Belt would therefore lead to encroachment of the countryside.

Potential harm to the Green Belt

- 5.18 Considering the above factors and their combined relationship, judgement has been made 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.



Strength of parcel boundaries

- 5.17 The parcel is contained to the north by the A5 which is a readily recognisable and permanent boundary. To the east the parcel is bounded by a belt of tree planting which contains the River Worfe within it. As aerial photography shows, this boundary is highly robust and readily recognisable. The parcels western boundary follows Lizard Lane and its adjacent hedgerow and hedgerow tree planting which is also recognisable and likely permanent.

Parcel 2

Potential Mitigation and Boundary Enhancements

5.19 The measures outlined below are specific to the circumstances of the parcel and could be considered as part of the development process. They are to be read alongside the Parcel 2 Mitigation and Enhancement Plan.

Preserve/enhance landscape elements which contribute to the setting of Historic settlements

1. There is a Scheduled Ancient Monument contained within the parcel to the north. Subsequent to Green Belt release, there are opportunities to incorporate the land around the SAM as open space, offering opportunities for education and appreciation of the historic context. This area could also tie-in with other areas of Green Infrastructure and open space including the tree d watercourse that runs through the site and the adjoining area of land contained within Parcel 1.

Define Green Belt edge using a strong, natural element which forms a visual barrier

2. The parcels eastern boundary comprises the River Worfe alongside the belt of woodland planting which encloses it. This boundary serves as a robust, natural feature within the landscape and forms a visual barrier that prevents intervisibility between the parcel and the surrounding countryside. This belt of woodland planting could be used to define the parcels eastern edge, and where possible be enhanced.

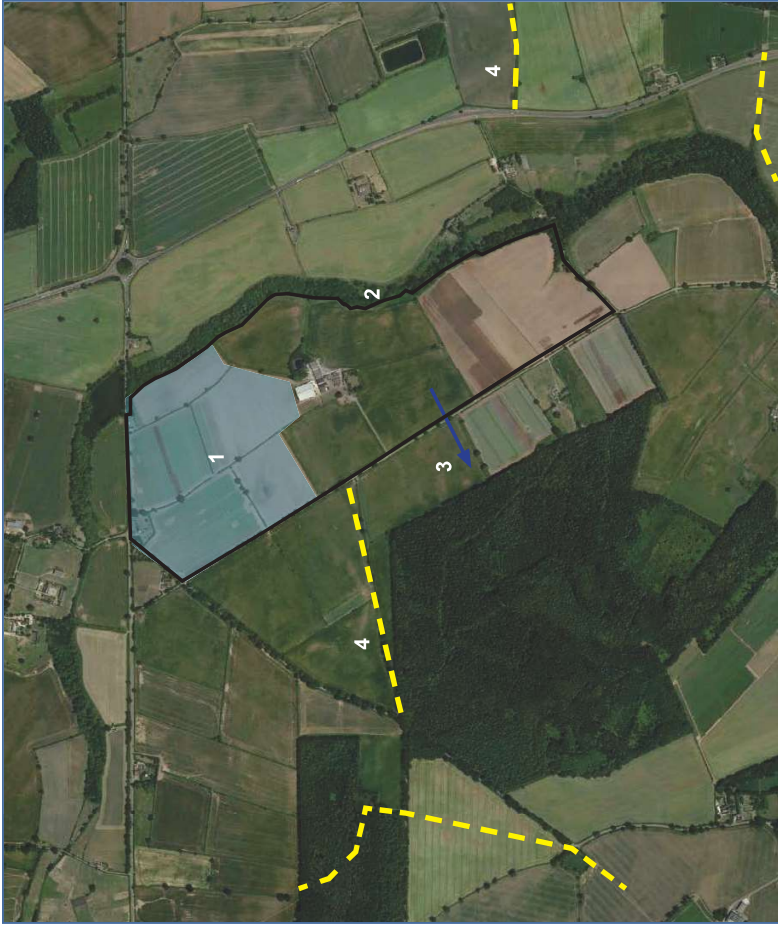
Enhance visual openness within the Green Belt

3. There are opportunities to retain the parcel's visual relationship with Lizard Wood to the west which sits on higher ground forming a wooded backdrop. This would increase the extent to which the parcel is perceived as relating to the wider countryside

Enhance access within the Green Belt

4. There are a number of public footpaths around the parcel which connect to areas with valued characteristics, such as Lizard Wood and Dog Wood to the west and Weston Park to the east. There are opportunities to integrate new footpaths within development to connect with the existing PRoW network and therefore improve access to the surround Green Belt and countryside

Parcel 2 Mitigation and Enhancement Plan



Summary

- Parcel 2 consists of gently sloping agricultural land which sits between Lizard wood to the west and the belt of woodland planting that follows the River Worfe to the east. The A5 contains the parcel to the north.
- The parcel makes a **Strong** contribution to Green Belt purpose 3.
- It has been assessed that the release of the parcel from the Green Belt would lead to a **Moderate** level of harm. Whilst there would be an adverse effect on the spatial openness of the parcel subsequent to development, the effects would be localised due to the parcels visual containment from the wider Green Belt. The A5 and woodland to the east also are strong boundaries which are both physically and visually robust.
- In the circumstance of Green Belt release, there are opportunities to retain and enhance the parcel's sense of enclosure to ensure the effects of development are localised. Any proposals should also seek to respectfully incorporate the SAM to the north of the parcel.



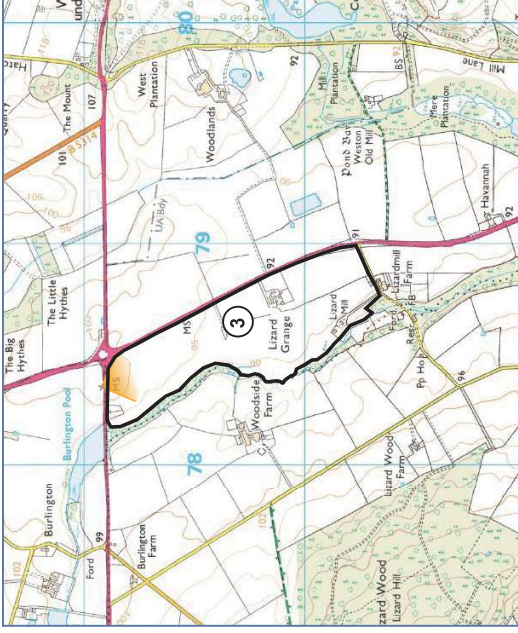
Image P3a: Newport Road / A451 to the east has an urbanising influence on the parcel.

Phase 1

- ## No Contribution

- ## Moderate

- 6.6 The parcels large agricultural fields provide a rural character



overall rurality of the parcel and disrupt the visual openness.

- 6.8 Although the parcel is largely open to views from along the A41, intervisibility between the parcel and the surrounding countryside / wider Green Belt is limited due to the boundaries to the north and west. The woodland which follows the course of the River Worle in particular acts as a strong visual barrier which prevents views from along the A41 extending to Lizard Wood to the west.

Purpose 4

No Contribution

- 6.9 The parcel has no intervisibility with the Shifnal historic settlement area.

Purpose 5

- 6.10 All parcels make an equally significant contribution to this purpose.

Parcel 3



Boundaries

- 6.11 The parcel does not lie adjacent to an existing inset area, so any Green Belt release would result in the creation of a new area inset into the Green Belt.
- 6.12 The parcel is contained by a set of robust boundaries. To the north, the A5 would constitute a strong Green Belt boundary as it is instantly recognisable and permanent. Similarly, to the east the A451 acts as a strong boundary.
- 6.13 The belt of woodland planting associated with the River Worfe edges the parcel to the west is clearly defined and would serve as a strong new Green Belt boundary.

Harm to Green Belt Resulting from Release

Contribution of parcel to Green Belt purposes

- 6.14 The parcel makes a moderate contribution to purpose 3 as it consists of uninterrupted agricultural land, which if released from the Green Belt and developed would result in encroachment of the countryside. However the rurality of the parcel is heavily detracted by the influence of the A5 and Newport Road and large volumes of traffic.

- 6.15 Other than purpose 3, the parcel does not contribute to any of the Green Belt purposes.

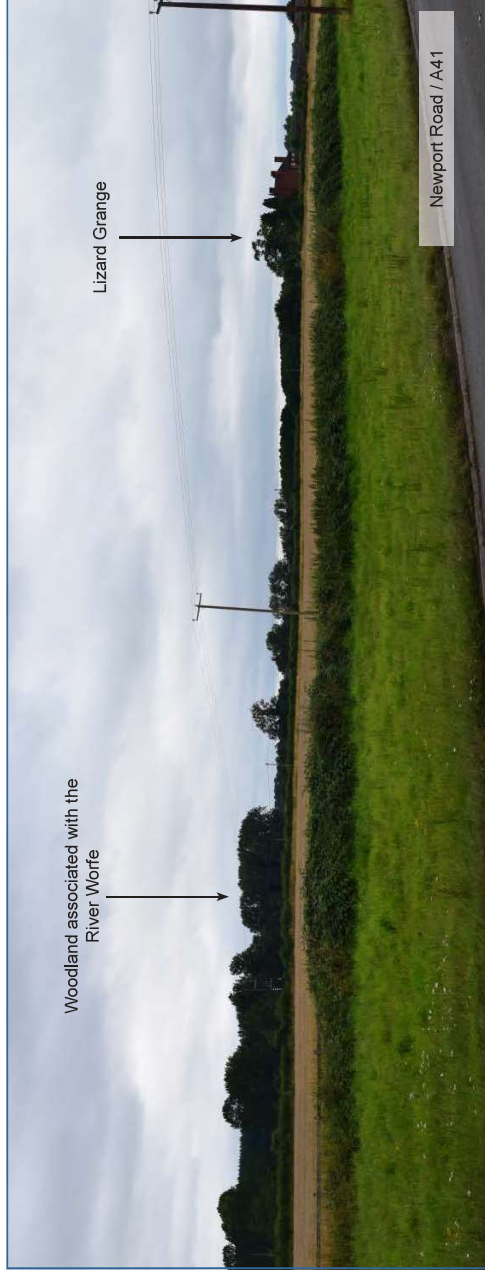


Image P3b: Parcel 3 is open to views from the east along the A41, although the belt of woodland planting to the west prevents views reaching the surrounding Green Belt land further west.

Implications of the loss of openness within the parcel on the integrity of the wider Green Belt

- 6.16 The parcels location adjacent to two busy A roads, combined with it's enclosure from the wider landscape, means that its release from the Green Belt would not have a directly adverse impact on the integrity of the neighbouring Green Belt. The parcel is heavily influenced by the A roads and associated large volumes of traffic which influence the countryside character. The effects of development would also be largely localised to within the parcels boundaries as intervisibility between the parcel and the adjacent Green Belt land, particularly to the west, is obstructed by the parcels boundaries.



Moderate harm

Strength of parcel boundaries

- 6.17 Asides from the track leading to Lizard Grange to the south, the parcel's boundaries are all considered to be strong as they are instantly recognisable and permanent.

Potential harm to the Green Belt

- 6.18 Considering the above factors and their combined relationship, judgement has been made 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 3

Potential Mitigation and Boundary Enhancements

6.19 The measures outlined below are specific to the circumstances of the parcel and could be considered as part of the development process. They are to be read alongside the Parcel 3 Mitigation and Enhancement Plan.

Strengthen boundary at weak points and use landscaping to help integrate new Green Belt boundary

1. The parcel's eastern boundary adjacent to the A41 / Newport Road offers little visual containment. There are opportunities to strengthen the physical and visual robustness of this boundary with additional tree and hedge planting which is typical of boundary planting in the area, as recognised by the **Shropshire Landscape Character Assessment**. This would also help integrate any development within parcel with the surrounding landscape.

Define Green Belt edge using a strong, natural element which forms a visual barrier

2. The parcel's western boundary comprises the River Worfe alongside the belt of woodland planting which encloses it. This boundary serves as a robust, natural feature within the landscape and forms visual barrier that prevents intervisibility between the parcel and the surrounding countryside. As such, this belt of woodland planting could be used to define the parcel's western edge, and where possible be retained and enhanced.

Enhance access within the Green Belt

3. There are a number of public footpaths around the parcel connected to Lizard Wood and Dog Wood to the west and Weston Park to the east. There are opportunities to integrate new footpaths within development to connect with the existing PRoW network and therefore improve access to the surround Green Belt and countryside.

Parcel 3 Mitigation and Enhancement Plan



Summary

- Parcel 3 consists of large arable fields which sit between the A41 to the east and the belt of woodland planting associated with the River Worfe to the west. The A5 contains the parcel to the north.
- The parcel makes a **Moderate** contribution to Green Belt purpose 3. Newport Road adjacent to the parcel leads to a level of encroachment.
- It has been assessed that the parcels release from the Green Belt would lead to a **Moderate** level of harm. Whilst there would be an effect on the spatial openness of the parcel subsequent to development, the effects would be localised due to the parcels visual containment from the wider Green Belt. The A5, A41 and woodland to the west also are strong boundaries which are both physically and visually robust.
- Subsequent to the parcel's Green Belt release, there are opportunities to integrate the parcel within the wider landscape and soften the perceived development edge by retaining and enhancing the eastern boundary adjacent to the A41.

Lizard Wood

Dog Wood

Parcel

The map displays a rural landscape with a network of roads and railways. A prominent road, likely the A607, runs vertically through the center-left. To its right, another road branches off towards the top-right corner. A railway line is visible at the bottom left. The terrain is characterized by fields, woodlands, and several bodies of water, including ponds and a larger river or stream. Key locations marked on the map include 'Woodlands', 'West Plantation', 'Pind's Care', 'Mill Lane', 'Cow Hey Wood', 'The Little Hythe', 'The Big Hythe', 'Lizard Grange', 'Lizard Wood Farm', 'Lizard Farm', 'Rear Farm', 'Havannah', and 'The tower'. A specific area is outlined with a thick black border and contains a circular label with the number '4'. This area encompasses 'Woodlands', 'West Plantation', and several smaller ponds. The map also shows various other landmarks such as 'Pond 3rd Weston Old IV', 'Pond 2nd', 'Pond 1st', and 'Pond 4th'. The overall scene depicts a typical English countryside from the early 20th century.



Parcel 4



Boundaries

- 7.9 The parcel does not lie adjacent to an existing inset area, so any Green Belt release would result in the creation of a new area inset into the Green Belt.
- 7.10 To the north and west the parcel is edged by the A5 and A41 which could constitute strong Green Belt boundaries as they are readily recognisable and permanent.
- 7.11 To the east and south however, the parcel is contained by a combination of field boundaries which are considered to be potentially weak Green Belt boundaries.

Harm to Green Belt Resulting from Release

Contribution of parcel to Green Belt purposes

- 7.12 The parcel makes a strong contribution to purpose 3 as it consists of uninterrupted agricultural land, which if released from the Green Belt and developed would result in encroachment of the countryside. Furthermore, the parcel is visually open with intervisibility between it and the surrounding countryside to the east and west.
- 7.13 Other than purpose 3, the parcel does not contribute to any more of the Green purposes.



Image P4b: The parcel's eastern boundary is not physically nor visually defensible, rendering open views up to Western Park.

Implications of the loss of openness within the parcel on the integrity of the wider Green Belt

- 7.14 Development of the parcel and its subsequent release from the Green Belt would adversely affect the integrity of the wider Green Belt. Namely, as illustrated in **Image P2a**, the parcel's development would compromise the rural character and openness of the surrounding Green Belt to the east and west.

Strength of parcel boundaries

- 7.15 Even though the parcel is contained by a set of strong boundaries to the north and west, the eastern and southern boundaries are weak, consisting of field boundaries which are neither physically nor visually robust.

Potential harm to the Green Belt

- 7.16 Considering the above factors and their combined relationship, judgement has been made 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 4

Potential Mitigation and Boundary Enhancements

7.17 The measures outlined below are specific to the circumstances of the parcel and could be considered as part of the development process. They are to be read alongside the Parcel 4 Mitigation and Enhancement Plan.

7.18 Given the sensitivity of Parcel 4, it is recommended that it remains in the Green Belt for compensatory improvement. The NPPG on Green Belts sets out:

"Where it has been demonstrated that it is necessary to release Green Belt land for development, strategic policy-making authorities should set out policies for compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. These may be informed by supporting evidence of landscape, biodiversity or recreational needs and opportunities including those set out in local strategies, and could for instance include:

- *new or enhanced green infrastructure;*
- *woodland planting;*
- *landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);*
- *improvements to biodiversity, habitat connectivity and natural capital;*
- *new or enhanced walking and cycle routes; and*
- *improved access to new, enhanced or existing recreational and playing field provision."*

Parcel 4 Mitigation and Enhancement Plan



Summary

- Parcel 4 comprises gently sloping agricultural land which sits adjacent to the A41 to the west, and is framed against undulating farmland which rises towards Western Park in the east. The A5 contains the parcel to the north.
- The parcel makes a **Strong** contribution to Green Belt purpose 3.
- It has been assessed that the parcels release from the Green Belt would lead to a **High** level of harm due to it's visual connection with the surrounding Green Belt.
- Given the parcel's sensitivity, there are opportunities to retain and enhance the parcel within the Green Bel to provide compensatory improvements.

Parcel 5



Image P5a: The parcel is edged to the west by Lizard Wood which is a prominent feature in the local landscape.

Relationship to Settlement / Countryside

Purpose 1

- 8.1 Parcel 5 is intrinsically connected to the rural landscape within which it sits. It comprises several agricultural fields which are located on the rising land up towards Lizard Wood that serves as a prominent feature within the landscape, and provides a wooded backdrop to the parcel. There is no urbanising development within the parcel. Lizard Farm is located within the parcel, however this development is in keeping with the characteristics of the countryside.

No Contribution

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

Purpose 2

No Contribution

- 8.2 The parcel's north western boundary abuts Lizard Wood, whilst the remainder of the the parcel's boundaries follow the edges of it's comprising fields.

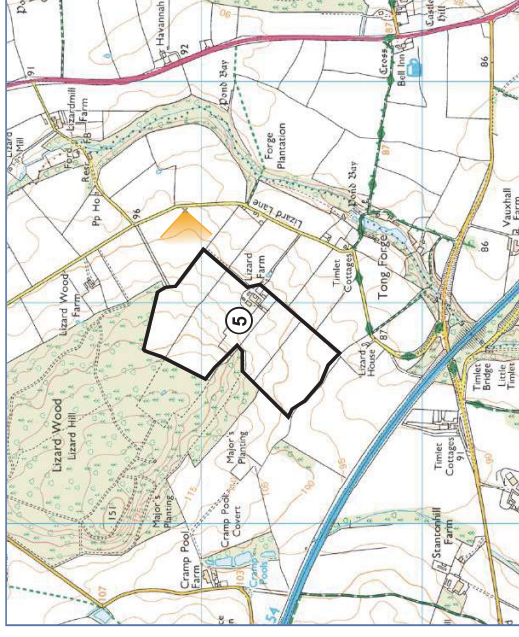
- 8.3 Parcel 5 is contained within 'P8' of the Shropshire Green Belt Assessment which was judged to make a Strong contribution to Purpose 3 and weak contribution to Purpose 2 and 4. The conclusions on the contribution of Parcel 5 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below.

Purpose 3

Strong

- 8.6 The parcel's sloping agricultural fields and wooded backdrop provide a rural character in the landscape which is uninterrupted by any urbanising development. In this regard the parcel can be considered as spatially open to which is plays a role in safeguarding the countryside from encroachment.

- 8.7 Due to the parcel's location on the sloping land up towards Lizard Wood, there is a high level of intervisibility between the parcel and



the surrounding countryside (see Image P5b).

8.8 Purpose 4

No Contribution

- 8.9 The parcel has no intervisibility with the Shifnal historic settlement area. It does however have intervisibility with Tong village.

Purpose 5

- 8.10 All parcels make an equally significant contribution to this purpose.

Parcel 5

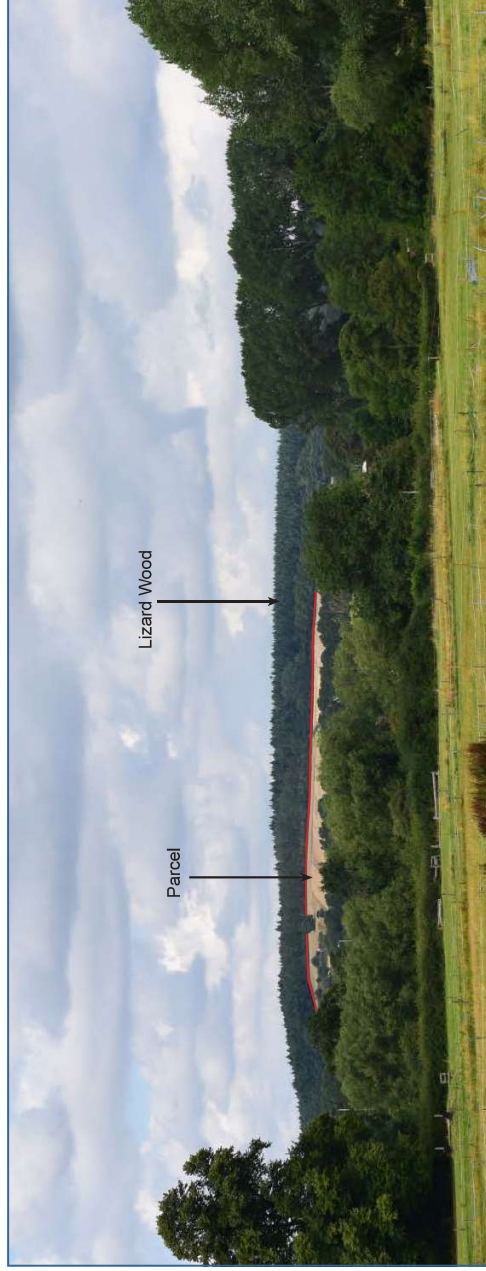


Image P5b: The parcel is visible from the surrounding Green Belt due to it's raised topography.

Boundaries

- 8.11 The parcel does not lie adjacent to an existing inset area, so any Green Belt release would result in the creation of a new area inset into the Green Belt
- 8.12 Lizard Wood contains the parcel to the north west and would be considered a 'Strong' new Green Belt boundary as it is both permanent and readily recognisable.
- 8.13 The parcel's north eastern, south eastern and south western boundaries however follow field boundaries defined by low lying hedgerows which would not constitute as strong.

Harm to Green Belt Resulting from Release

Contribution of parcel to Green Belt purposes

- 8.14 The parcel makes a strong contribution to purpose 3 as it consists of uninterrupted agricultural land, which if released from the Green Belt and developed would result in a clear visual and spatial encroachment of the countryside.
- 8.15 Other than purpose 3, the parcel does not contribute to any more of the Green Belt purposes.

Implications of the loss of openness within the parcel on the integrity of the wider Green Belt

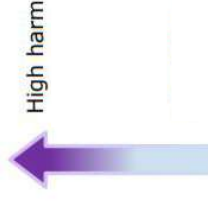
- 8.16 The parcel is located on visually prominent land within the landscape. As illustrated by **Image P5b** there are open views afforded onto the parcel from the east in Tong. Releasing this parcel from the Green Belt would therefore lead to encroachment on the countryside and could weaken the role neighbouring areas contribute to Purpose 3.
- 8.17 Due to the parcel's sensitivity any development within the parcel would disrupt the rural setting and have adverse effects on the wider Green Belt.

Strength of parcel boundaries

- 8.18 Overall the parcel is contained by a set of weak boundaries which follow the periphery of its comprising field boundaries. The north western boundary however which adjoins Lizard Wood is strong as it is instantly recognisable and is likely permanent.

Potential harm to the Green Belt

- 8.19 Considering the above factors and their combined relationship, judgement has been made 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 5

Potential Mitigation and Boundary Enhancements

8.20 The measures outlined below are specific to the circumstances of the parcel and could be considered as part of the development process. They are to be read alongside the Parcel 5 Mitigation and Enhancement Plan.

Define Green Belt edge using a strong, natural element which forms a visual barrier

1. The parcels western boundary abuts Lizard Wood. This boundary serves as a robust, natural feature within the landscape and forms visual barrier that prevents intervisibility between the parcel and the surrounding countryside to the west. As such, this belt of woodland planting could be used to define the parcels western edge, and where possible be retained and enhanced.

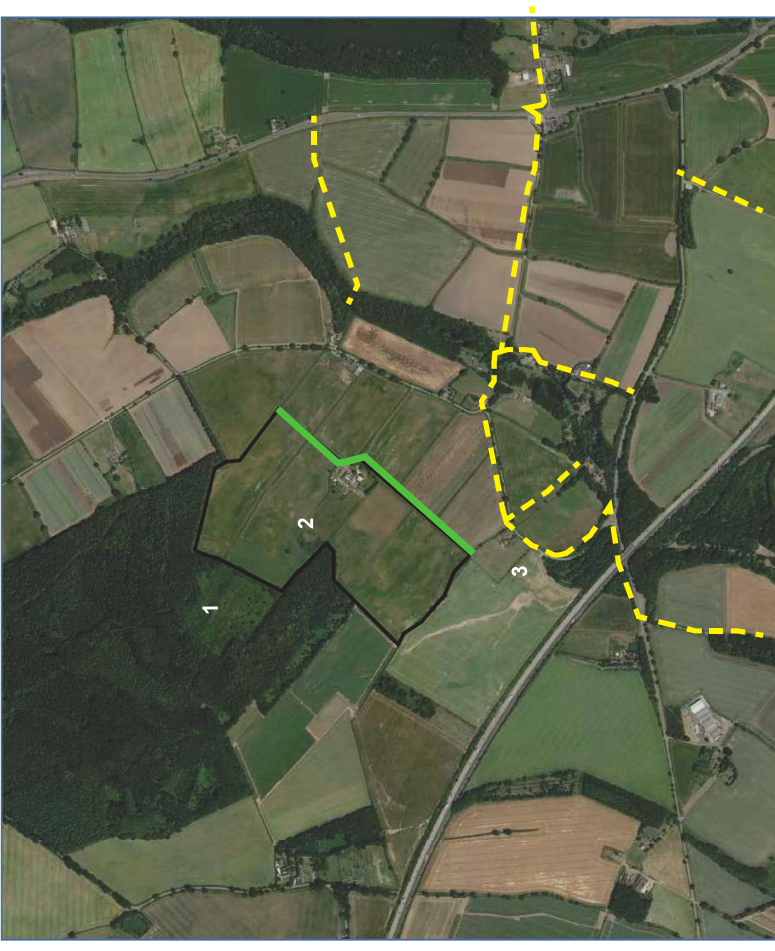
Enhance visual openness within the Green Belt

2. As illustrated in **Image P5b**, the parcel is visible from the surrounding Green Belt due to it sitting on higher ground which leads up to Lizard Wood. Development of parcel would significantly encroach on the visual openness of the Green Belt. Urbanising development of the parcel should therefore be avoided.

Enhance access within the Green Belt

3. There are a number of public footpaths around the parcel connected to Lizard Wood and Dog Wood to the west and Weston Park to the east. There are opportunities to integrate new footpaths within the parcel to connect with the existing PRoW network and therefore improve access to the surrounding Green Belt and countryside.

Parcel 5 Mitigation and Enhancement Plan



Summary

- Parcel 5 comprises sloping agricultural land which adjoins and is overlooked by Lizard Wood to the north west.
- The parcel makes a **Strong** contribution to Green Belt purpose 3.
- It has been assessed that the parcels release from the Green Belt would lead to a **High** level of harm due to it's connection and intervisibility with the surrounding Green Belt. Development of the parcel would result in a clear visual and spatial encroachment of the countryside.
- Following from these observations, it is recommended the parcel is either retained and enhanced within the Green Belt. If removed, is should be utilised as open space alongside landscape and recreational enhancements.

Parcel 6

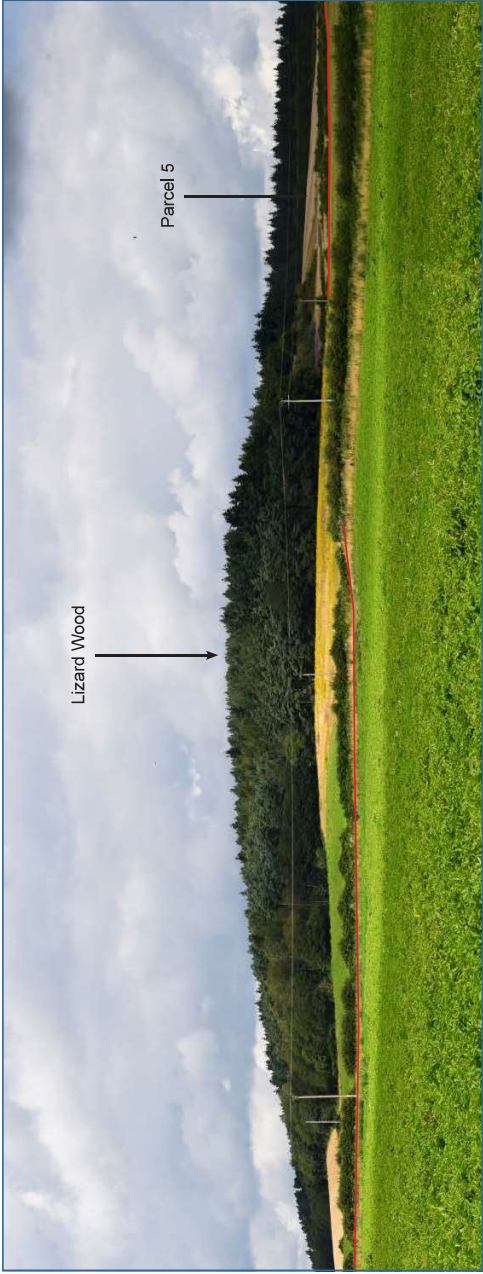


Image P6a. The parcel is overlooked to the west by Lizard Wood and the rising land to the west.

Relationship to Settlement / Countryside

9.1 Parcel 6 comprises several gently sloping agricultural fields which are nucleated around Lizard Lane. The parcel is bound to the north by a line of Scotts Pine and to the west by field boundaries. To the east, the northern most field of the parcel is edged by Lizard Lane, whilst the remainder of the parcel to the south is edged by the belt of woodland planting associated with the River Worfe. Similarly, the southern extents of the parcel follow the route of the woodland planting.

9.2 The parcel, particularly to the west of Lizard Lane, is visually connected to the rising landscape and Lizard Wood to the west (as illustrated in Image P6a). There is a commercial haulage yard with it's associated infrastructure and vehicles present along Lizard Lane to the north east of the parcel.

9.3 Parcel 5 is contained within 'P8' of the Shropshire Green Belt Assessment which was judged to make a Strong contribution to Purpose 3 and weak contribution to Purpose 2 and 4. The conclusions on the contribution of Parcel 5 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below.

Purpose 1

No Contribution

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

Purpose 2

No Contribution

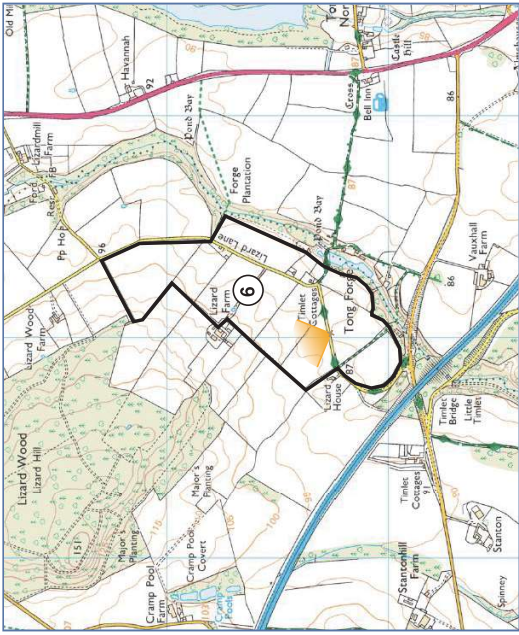
9.5 The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment. It therefore does not make a contribution to purpose 2.

Purpose 3

Moderate

9.6 The parcel is largely free from built development comprising spatially open agricultural fields which are divided by low lying hedgerow planting. The Timlet Cottages which sit to the south east of the parcel are in keeping with the characteristics of the countryside.

9.7 However to the north east of the parcel on Lizard Lane, the



haulage yard with it's associated buildings and vehicles detract from the parcel's rurality.

9.8 Although there is intervisibility within the parcel and between the sloping countryside to the west, intervisibility with the Green Belt land to the east is obstructed by the woodland planting associated with the River Worfe. Furthermore, substantial boundary planting adjacent to both sides of Lizard Lane prevents intervisibility from east to west.

Purpose 4

No Contribution

9.9 The parcel has no intervisibility with the Shifnal historic settlement area.

Purpose 5

9.10 All parcels make an equally significant contribution to this purpose.

Parcel 6



Image P6b: To the east, the parcel is edged by Lizard Wood which prevents intervisibility between the parcel and the wider Green Belt to the east.

Boundaries

9.11 The parcel does not lie adjacent to an existing inset area, so any Green Belt release would result in the creation of a new area inset into the Green Belt.

9.12 The parcel is bounded to the east and south by the River Worfe and its associated woodland planting. As illustrated on the context map above, this landscape feature is robust and recognisable, therefore constituting a strong Green Belt boundary.

9.13 The parcel is contained to the west by Lizard Lane. Whilst the councils assessment does not constitute this road as a 'Strong' boundary, it is robust and readily recognisable.

9.14 Each of the parcels boundaries are lined by robust belts of planting which serve to contain the parcel from the surrounding landscape.

Harm to Green Belt Resulting from Release

Contribution of parcel to Green Belt purposes

9.15 The parcel makes a moderate contribution to purpose 3 comprising uninterrupted agricultural land which displays characteristics of the countryside. Releasing the parcel from the Green Belt would therefore lead to encroachment of the countryside.

9.16 However, commercial development is present within the parcel to the north east in the form of the haulage yard with it's associated infrastructure and vehicles.

9.17 Other than purpose 3, the parcel does not contribute to any more of the Green purposes.

Implications of the loss of openness within the parcel on the integrity of the wider Green Belt

9.18 The parcels release from the Green Belt would not have an adverse impact on the integrity of the neighbouring Green Belt land due to its containment from the wider landscape. The parcel sits within a well screened enclosure whereby the woodland associated with the River Worfe, boundary planting adjacent to the A5 and Lizard Lane, and internal field boundaries serve to limit invisibility between the parcel and the surrounding Green Belt land. The effects of development would therefore be largely localised to within the parcels boundaries.

Strength of parcel boundaries

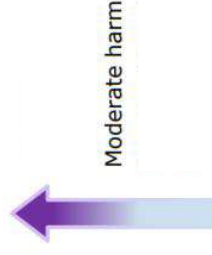
9.19 The parcels eastern and southern boundary comprises the woodland associated with the River Worfe. This would constitute a strong Green Belt boundary as it is both recognisable and likely permanent.

9.20 To the north, the parcel is edged by a line of Scotts Pine which follows a field boundary. Whilst this would not constitute a strong boundary, it is a distinguishable feature in the landscape.

9.21 The parcels western boundary consists of low lying hedgerows which follow the field boundaries. This would not constitute a strong Green Belt boundary

Potential harm to the Green Belt

9.22 Considering the above factors and their combined relationship, judgement has been made 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 6

Potential Mitigation and Boundary Enhancements

9.23 The measures outlined below are specific to the circumstances of the parcel and could be considered as part of the development process. They are to be read alongside the Parcel 6 Mitigation and Enhancement Plan.

Strengthen boundary at weak points and use landscaping to help integrate new Green Belt boundary

1. At present, the parcel's western boundary would not constitute as a strong Green Belt boundary. There are opportunities therefore to enhance the physical and visual robustness of the existing field boundaries with woodland and tree belt planting.

Define Green Belt edge using a strong, natural element which forms a visual barrier

2. The parcels eastern boundary comprises the River Worfe alongside the belt of woodland planting which encloses it. This boundary serves as a robust, natural feature within the landscape and forms visual barrier that prevents intervisibility between the parcel and the surrounding countryside. This belt of woodland planting could be used to define the parcels eastern edge, and where possible be retained and enhanced.

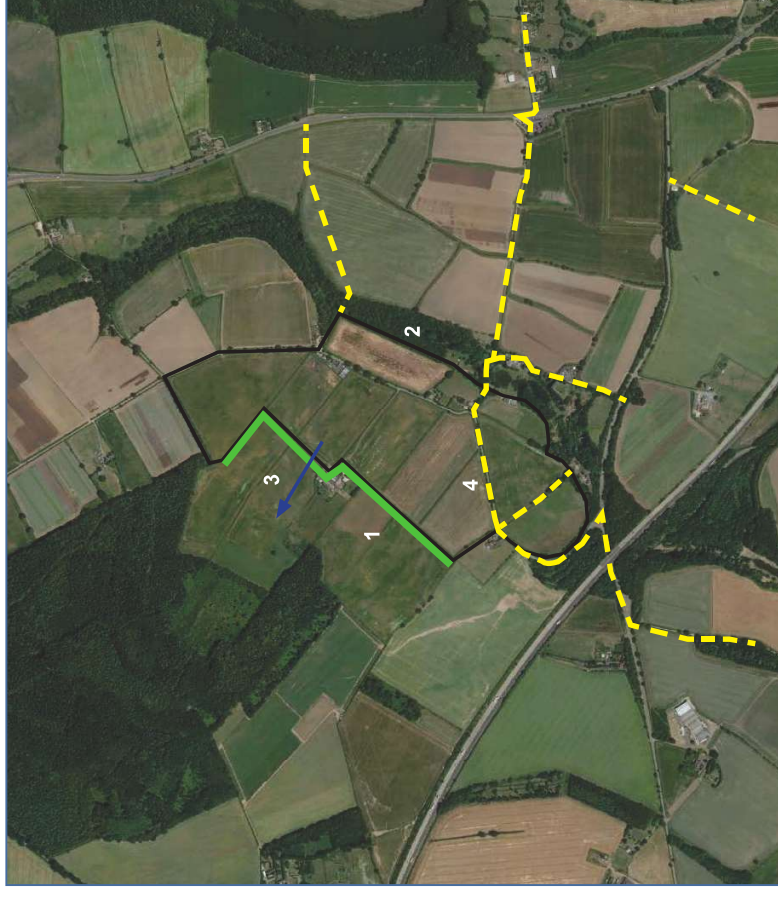
Enhance visual openness within the Green Belt

3. There are opportunities to retain the parcels visual relationship with Lizard Wood to the west which sits on higher ground forming a wooded backdrop. This would increase the extent to which the parcel is perceived as relating to the wider countryside.

Enhance access within the Green Belt

4. There are a number of public footpaths around the parcel connected to areas to Lizard Wood and Dog Wood to the west and Weston Park to the east. There are opportunities to integrate new footpaths within development to connect with the existing PROw network and therefore improve access to the surrounding Green Belt and countryside

Parcel 6 Mitigation and Enhancement Plan



Summary

- Parcel 6 consists of gently undulating agricultural land which is overlooked by Lizard Wood to the west and adjoins the belt of woodland planting associated with the River Worfe to the east. Lizard Lane traverses through the parcel from south to north.
- The parcel makes a **Moderate** contribution to Green Belt purpose 3.
- It has been assessed that the parcels release from the Green Belt would lead to a **Moderate** level of harm. Even though there would be adverse effect on the spatial openness of the parcel subsequent to development, the effects would be localised due to the parcels visual containment from the wider Green Belt to the east and south. There is also already a degree of encroachment on the parcel due to the presence of the Haulage Yard and its associated infrastructure.
- In the circumstance of the parcel's Green Belt release, there are opportunities to enhance the parcel's western boundary. At present it comprises low lying hedges which follow the existing boundaries.

Parcel 7

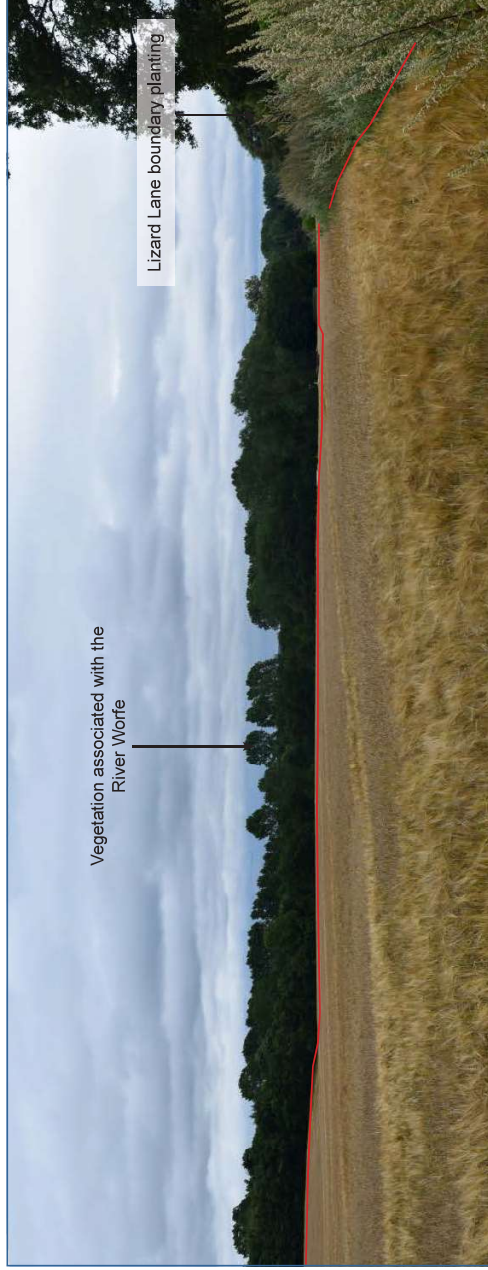


Image P7a: The parcel sits within a wooded enclosure formed by the belt of tree planting surrounding the River Worfe.

Relationship to Settlement / Countryside

10.1 Parcel 7 comprises relatively flat agricultural land which is divided into three arable fields separated by hedgerow and hedge tree planting. The parcel sits within a well screened enclosure which is formed by the River Worfe and its associated woodland planting. The parcel contains no urbanising development, although the roofline of properties to the south of the parcel are slightly visible.

10.2 The parcel is contained to the north by an unnamed road which leads to Lizard Mill Farm alongside dense boundary planting. To the east and south, the parcel is enclosed by woodland which follows the course of the River Worfe (see Image P7a above). The parcels western boundary follows Lizard Lane.

10.3 Parcel 7 is contained within 'P8' of the Shropshire Green Belt Assessment which was judged to make a Strong contribution to Purpose 3 and weak contribution to Purpose 2 and 4. The conclusions on the contribution of Parcel 7 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below.

Purpose 1

No Contribution

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

Purpose 2

No Contribution

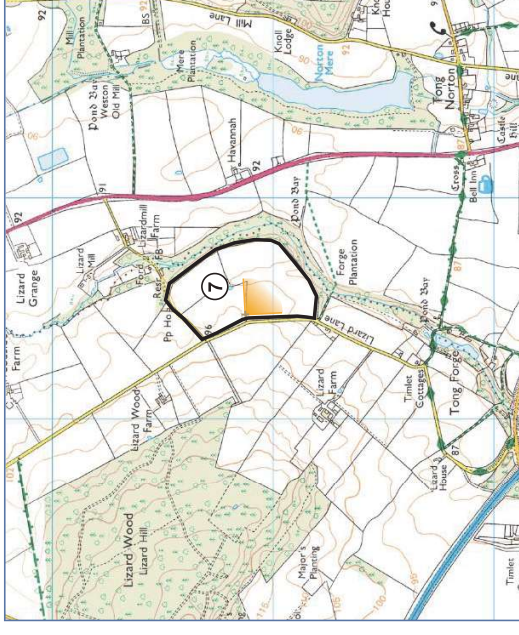
10.5 The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment. It therefore does not make a contribution to purpose 2.

Purpose 3

Strong

10.6 The parcel comprises agricultural fields and wooded backdrop resulting in a rural character in the landscape which is uninterrupted by any urbanising development. In this regard the parcel can be considered as spatially open to which is plays a role in safeguarding the countryside from encroachment.

10.7 The parcel is contained by a set of robust boundaries which serve



to limit intervisibility between the parcel and the surrounding countryside / wider Green Belt to the north and east.

Purpose 4

No Contribution

10.8 The parcel has no intervisibility with the Shifnal historic settlement area.

Purpose 5

10.9 All parcels make an equally significant contribution to this purpose.

Parcel 7



Image P7b: There is no intervisibility between the parcel and the surrounding countryside to the east.

Boundaries

10.10 The parcel does not lie adjacent to an existing inset area, so any Green Belt release would result in the creation of a new area inset into the Green Belt.

10.11 The parcel is bounded to the east and south by the River Worfe and its associated woodland planting. As illustrated on the context map above, this landscape feature is robust and instantly recognisable, therefore constituting a strong Green Belt boundary.

10.12 The parcel is contained to the west by Lizard Lane and to the north by an unnamed road. The councils assessment does not constitute these roads as a 'Strong' boundaries, however they are both robust and readily recognisable.

10.13 Each of the parcels road boundaries are lined by robust belts of planting which serve to contain the parcel from the surrounding landscape.

Harm to Green Belt Resulting from Release

Contribution of parcel to Green Belt purposes

10.14 The parcel makes a strong contribution to purpose 3 as it consists of uninterrupted agricultural land, which if released from the Green Belt and developed would result in an encroachment of the

countryside.

10.15 Other than purpose 3, the parcel does not contribute to any more of the Green purposes.

Implications of the loss of openness within the parcel on the integrity of the wider Green Belt

10.16 As a result of the parcels enclosure from the wider landscape, its release from the Green Belt would not have a directly adverse impact on the integrity of the neighbouring Green Belt. The parcel is contained by a set of visually and physically defensible boundaries, particularly to the east and south whereby the woodland planting associated with the course of the River Worfe limits intervisibility between the parcel and the wider countryside/ Green Belt. The parcels internal field boundaries also serve to obstruct views from within the parcel.

10.17 The effects of development would therefore be largely localised to within the parcels boundaries.

Strength of parcel boundaries

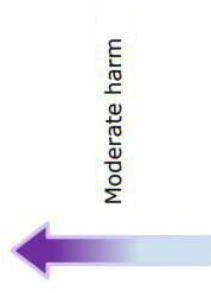
10.18 To the east and south, the parcel is contained by the woodland which encompasses the River Worfe. As aerial photography shows, this boundary is highly robust and readily recognisable.

10.19 To the east the parcel is defined by Lizard Lane which is both

recognisable and likely permanent. The parcel's northern boundary edges an unnamed road which leads to Lizard Mill Farm.

Potential harm to the Green Belt

10.20 Considering the above factors and their combined relationship, judgement has been made 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 7

Potential Mitigation and Boundary Enhancements

10.21 The measures outlined below are specific to the circumstances of the parcel and could be considered as part of the development process. They are to be read alongside the Parcel 6 Mitigation and Enhancement Plan.

Strengthen boundary at weak points and use landscaping to help integrate new Green Belt boundary

1. Hedgerows and hedgerow trees along Lizard Lane that define the parcels western boundary should be retained and enhanced, with any weak points strengthened to minimise the impact of development on the wider Green Belt to the west.

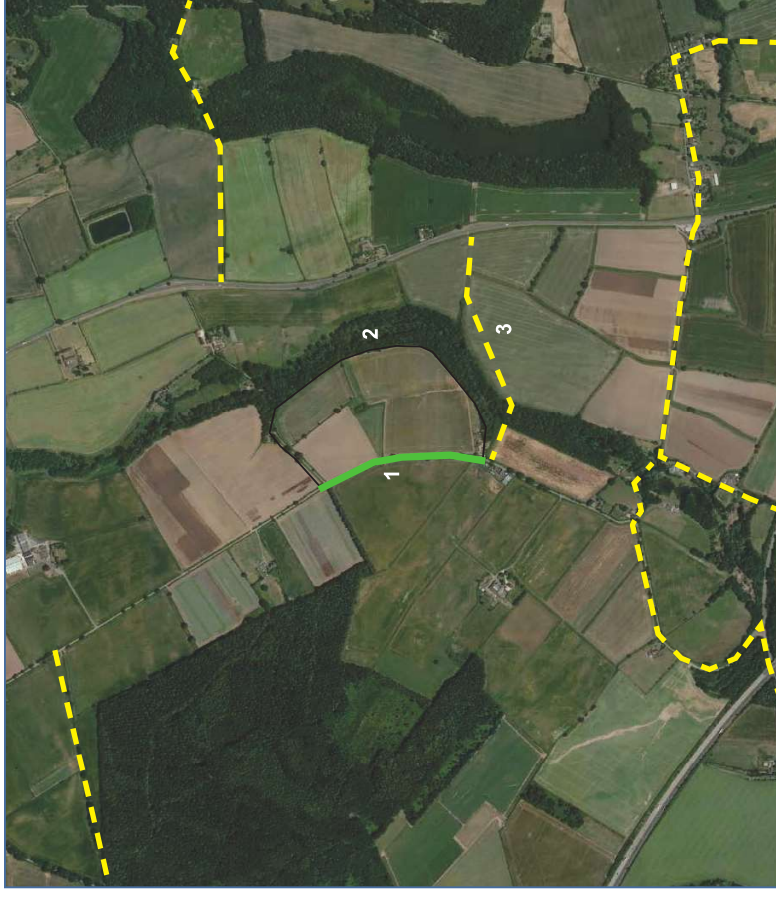
Define Green Belt edge using a strong, natural element which forms a visual barrier

2. The parcels eastern boundary comprises the River Worfe alongside the belt of woodland planting which encloses it. This boundary serves as a robust, natural feature within the landscape and forms visual barrier that prevents intervisibility between the parcel and the surrounding countryside. This belt of woodland planting could be used to define the parcels eastern edge, and where possible be enhanced.

Enhance access within the Green Belt

3. There are a number of public footpaths around the parcel connected to Lizard Wood and Dog Wood to the west and Weston Park to the east. There are opportunities to integrate new footpaths within development to connect with the existing PRoW network and therefore improve access to the surrounding Green Belt and countryside

Parcel 7 Mitigation and Enhancement Plan



Summary

- Parcel 7 comprises relatively flat agricultural land which is enclosed by the woodland associated with the River Worfe to the east and by Lizard Lane to the west.
- The parcel makes a **Strong** contribution to Green Belt purpose 3.
- It has been assessed that the parcels release from the Green Belt would lead to a **Moderate** level of harm. Even though there would be adverse effect on the spatial openness of the parcel subsequent to development, the effects would be localised due to the parcels visual containment from the wider Green Belt.
- There are opportunities to retain and enhance the parcel's sense of enclosure to ensure the effects of development are localised.

Parcel 8

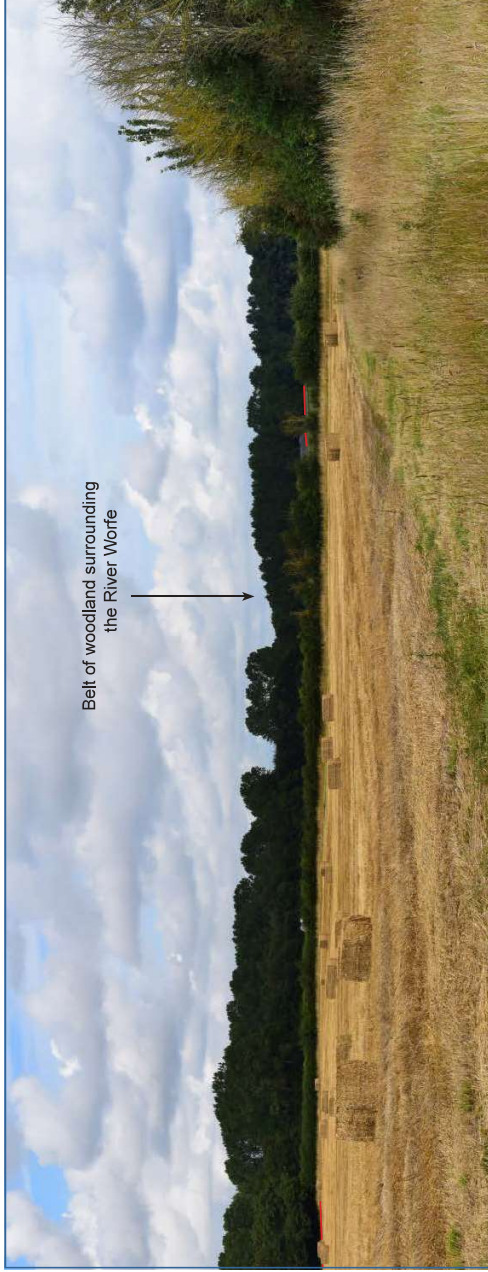


Image P8a: The parcel comprises numerous arable fields and is physically and visually enclosed to the west by the belt of woodland planting associated with the River Worfe.

Relationship to Settlement / Countryside

11.1 Parcel 8 comprises several arable fields that are separated by robust hedgerows and hedge tree planting. The parcel sits between the A41 / Newport Road to the east, the belt of woodland surrounding the River Worfe to the west, and Stanton Road to the south. Monarch's Way traverses the parcel from east to west in the south, connecting the parcel to Tong.

11.2 Parcel 8 is contained within 'P8' of the Shropshire Green Belt Assessment which was judged to make a Strong contribution to Purpose 3 and weak contribution to Purpose 2 and 4. The conclusions on the contribution of Parcel 8 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below.

Purpose 1

No Contribution

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

Purpose 2

No Contribution

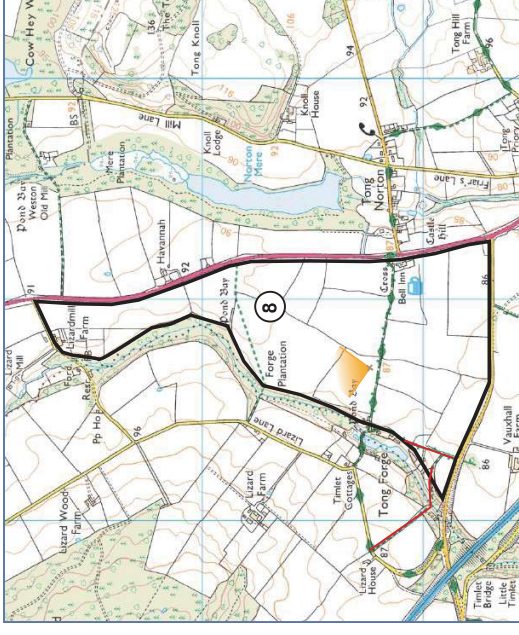
11.4 The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment. It therefore does not make a contribution to purpose 2.

Purpose 3

Moderate

11.5 The parcel makes a moderate contribution to purpose 3. There is little sense of encroachment in the parcel to the west.

11.6 However, the A41 / Newport Road detracts from the overall rural character of the parcel to the east as it is suspect to high levels of traffic. There is no robust visual boundary between the road and the parcel. A pub and small petrol station and associated areas of



hardstanding also branch off from the A41 into the parcel and have an urbanising influence on the adjoining fields to the east and lead to a sense of encroachment.

11.7 Intervisibility within the parcel and between the surrounding countryside is limited due to the physically and visually robust internal field boundaries.

Purpose 4

No Contribution

11.8 The parcel has no intervisibility with the Shifnal historic settlement area.

Purpose 5

11.9 All parcels make an equally significant contribution to this purpose.

Parcel 8



Boundaries

- 11.10 The parcel does not lie adjacent to an existing inset area, so any Green Belt release would result in the creation of a new area inset into the Green Belt.
- 11.11 The parcel is contained to the east by the A41 which would serve as a readily recognisable and permanent Green Belt boundary. Although not as strong, Stanton Road to the south provides a robust boundary which is instantly recognisable.
- 11.12 To the west, the parcel is contained by Lizard Wood which serves as a robust and likely permanent boundary, whilst an unnamed road which leads to Lizard Mill Farm constitutes a weak boundary to the north.

Harm to Green Belt Resulting from Release

Contribution of parcel to Green Belt purposes

- 11.13 It has been assessed that parcel 8 makes a moderate contribution to purpose 3 because development within the parcel would encroach on the countryside. However the A41, alongside the pub and petrol station which branch from it, serve as urbanising influences to the east.



Image P8b: The A41/Newport Road is a prominent man-made feature which runs parallel to the parcels eastern boundary.

Implications of the loss of openness within the parcel on the integrity of the wider Green Belt

- 11.14 The effects of development would be largely localised to within the parcel's boundaries. The parcel sits within a well screened enclosure whereby robust boundary planting adjacent to Stanton Road to the south and the woodland to the west prevents intervisibility between the parcel and the surrounding countryside. Additionally, the parcel's internal field boundaries are both physically and visually robust which lead to a sense of containment. For these reasons, the parcels release from the Green Belt would not have an adverse impact on the integrity of the neighbouring Green Belt.



Low-moderate harm

Strength of parcel boundaries

- 11.15 The parcel is contained by a set of strong boundaries particularly to the east and west in the form of the A41 and belt of woodland planting respectively. Stanton Road to the south whilst not as strong is still instantly recognisable and likely permanent.

Potential harm to the Green Belt

- 11.16 Considering the above factors and their combined relationship, judgement has been made that 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 8

Potential Mitigation and Boundary Enhancements

11.17 The measures outlined below are specific to the circumstances of the parcel and could be considered as part of the development process. They are to be read alongside the Parcel 8 Mitigation and Enhancement Plan.

Strengthen boundary at weak points and use landscaping to help integrate new Green Belt boundary

1. Hedgerows and hedgerow trees along the A41 that define the parcels eastern boundary should be retained and enhanced, with any weak points strengthened to minimise the impact of development on the wider Green Belt and soften / screen new development edge.

Define Green Belt edge using a strong, natural element which forms a visual barrier

2. The parcel is contained to the west by Lizard Wood. This boundary serves as a robust, natural feature within the landscape and forms visual barrier that prevents intervisibility between the parcel and the surrounding countryside to the west. As such, this belt of woodland planting could be used to define the parcels western edge, and where possible be retained and enhanced.

Enhance access within the Green Belt

3. The parcel is traversed by two public footpaths, one of which is Monarchs Way that connects the parcel to Tong to the east. There are opportunities to integrate new footpaths within development to connect with the existing PROW network and therefore improve access to the surrounding Green Belt and countryside.

Enhance visual openness within the Green Belt

4. Due to the large scale of the parcel, there are opportunities for development to incorporate large areas of open space to create a strong visual relationship with the countryside.

Parcel 8 Mitigation and Enhancement Plan



Summary

- Parcel 8 comprises relatively flat agricultural land which sits between Lizard Wood to the west and Lizard Lane to the east.
- The parcel makes a **Moderate** contribution to Green Belt purpose 3.
- It has been assessed that the parcels release from the Green Belt would lead to a **Low-Moderate** level of harm. To the east, the A41 stands as a prominent built feature which infringes on the rural characteristics of the parcel. There is limited intervisibility within the parcel and with the surrounding countryside due to the visually robust internal field boundaries and the belt of woodland planting to the west.
- Subsequent to the parcels Green Belt release, proposals should seek to offer visual and physical improvements to the parcels eastern boundary adjacent to the A41 in the form of characteristic planting. Doing so would soften the perceived development edge.

Parcel 9

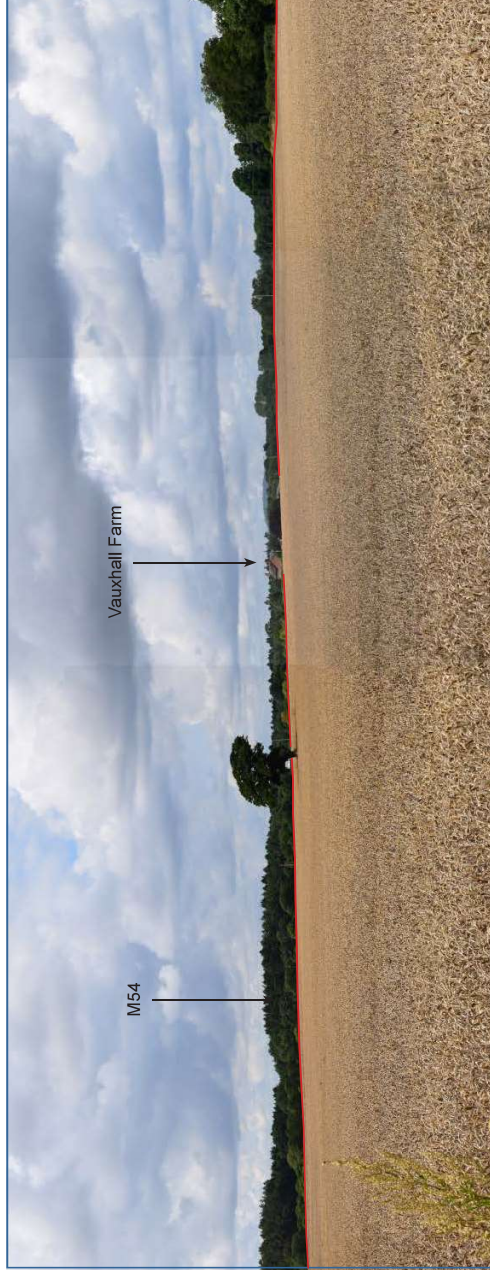


Image P9a: The parcel comprises open agricultural fields which are contained to the south by the M54.

Relationship to Settlement / Countryside

12.1 Parcel 9 comprises relatively flat agricultural land free of built development, other than Vauxhall Farm which is congruous with its rural surroundings. The southern boundary of the parcel lies adjacent to the M54 motorway. To the north, the parcel is bounded by Stanton Road and to the east by the A41 Newport Road. The M54 to the south exerts a level of encroachment on the parcel, however Parcel 9 is undeveloped and forms part of the open countryside. Church Pool and a dense block of woodland planting sit to the south east of the parcel.

12.2 Parcel 9 of this assessment represents the same area of land covered by 'P25' in the Shropshire Green Belt Assessment, which was judged to make a Strong contribution to Purpose 3 and Weak contribution to Purpose 2. This assessment agrees with the council's for the following reasons.

Purpose 1

No Contribution

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

Purpose 2

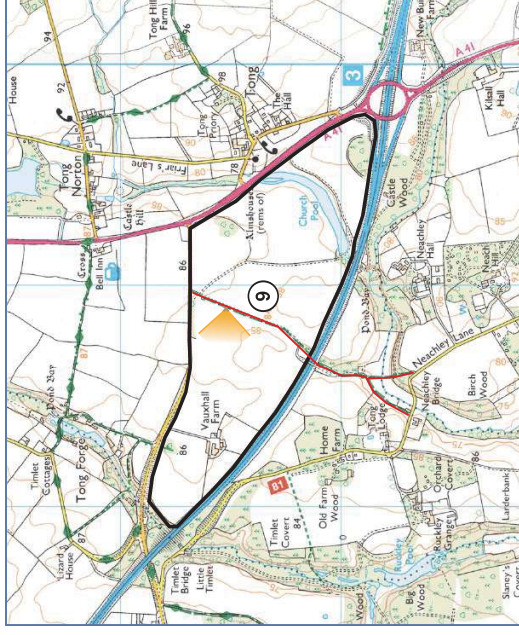
Weak

12.4 The parcel does not sit directly between the settlements of Shifnal and Albrighton. Even though receptors travelling along the M54 may perceive a relationship between the two settlements, intervisibility is highly fragmented due to boundary vegetation and embankments. Loss of openness would not be perceived as reducing the gap between the settlements.

Purpose 3

Moderate

12.5 The parcel consists of large open agricultural fields used for arable farming which perpetuate the rural character of the wider area. Vauxhall Farm sits to the west of the parcel however does not detract from overall rurality. The M54 however, which edges the



parcel to the south, serves as a strong feature which can be seen from within the parcel, providing containment.

12.6 The parcel's eastern and northern hedgerow / hedgerow tree boundaries serve to limit intervisibility between the parcel and the surrounding countryside to the north and east, although parts of the Tong village roof-line are framed by the vegetation (see Image P9b).

Purpose 4

No Contribution

12.7 The parcel has no intervisibility with the Shifnal historic settlement area.

Purpose 5

12.8 All parcels make an equally significant contribution to this purpose.

Parcel 9



Boundaries

- 12.9 The parcel does not lie adjacent to an existing inset area, so any Green Belt release would result in the creation of a new area inset into the Green Belt.
- 12.10 As recognised by the Shropshire Green Belt Review, the parcel is bounded to the south by the M54 motorway which would constitute a strong boundary. The northern and eastern boundaries would be defined by Stanton Road and the A41 and are clearly defined and readily recognisable as Green Belt boundaries.

Harm to Green Belt Resulting from Release

Contribution of parcel to Green Belt purposes

- 12.11 The parcel makes a moderate contribution to purpose 3. Despite the parcel comprising agricultural land which is open and rural, the presence of the M54 which runs along the parcels southern boundary exerts a level of encroachment and detracts from the overall rurality. To a lesser degree, the A41 also serves as an urbanising influence.

Implications of the loss of openness within the parcel on the integrity of the wider Green Belt

- 12.12 The effects of development within the parcel would be localised to



Image P9b: There is a substantial block of woodland planting to the east of the parcel which visually encompasses Tong.

within it's boundaries. Even though intervisibility within the parcel is expansive due to the size of it's fields, the parcel is visually contained from the surrounding area.

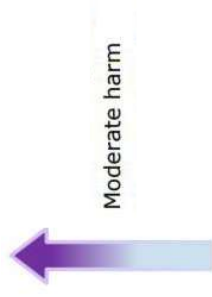
- 12.13 The parcel's release from the Green Belt would not have an adverse impact on the integrity of the neighbouring Green Belt.

Strength of parcel boundaries

- 12.14 The M54, A41 and Stanton Road are all clearly defined and readily recognisable. The parcel is therefore contained by a set of robust boundaries which would constitute strong new Green boundaries.

Potential harm to the Green Belt

- 12.15 Considering the above factors and their combined relationship, judgement has been made 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 9

Potential Mitigation and Boundary Enhancements

12.16 The measures outlined below are specific to the circumstances of the parcel and could be considered as part of the development process. They are to be read alongside the Parcel 9 Mitigation and Enhancement Plan.

Preserve/enhance landscape elements which contribute to the setting of Historic settlements

1. As illustrated in **Image 9b**, the hamlet of Tong is visible to the east. There are opportunities to preserve the historic setting of the settlement by retaining and intervisibility with development proposals.

Strengthen boundary at weak points and use landscaping to help integrate new Green Belt boundary

2. There are opportunities to retain and enhance the vegetation planting along parcel's southern boundary adjacent to the M54. Doing so helps to visually contain development within the parcel whilst also strengthening the new Green Belt boundary.

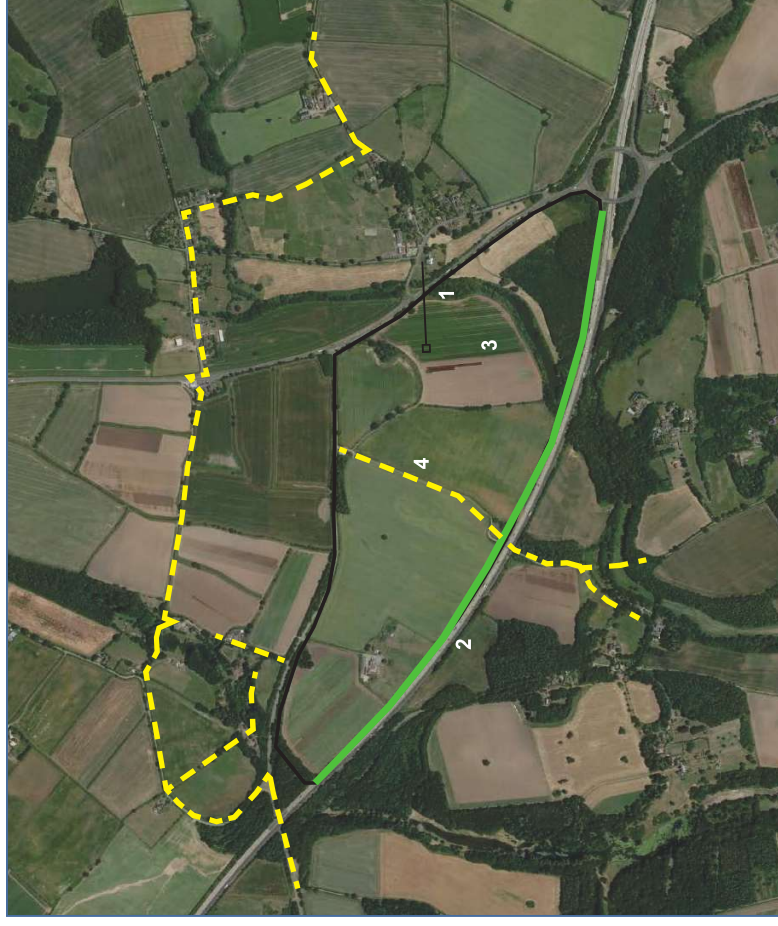
Enhance visual openness within the Green Belt

3. In conjunction with recommendation 1 above, there are opportunities to incorporate areas of open space to the east of the parcel alongside the block of woodland planting which would enhance the perceived visual openness.

Enhance access within the Green Belt

4. The parcel is traversed from north to south by a public footpath which connects the parcel to areas surrounding settlements. There are opportunities to integrate new footpaths within development to connect with the existing PRoW network and therefore improve access to the surround Green Belt and countryside.

Parcel 9 Mitigation and Enhancement Plan



Summary

- Parcel 9 comprises relatively flat agricultural land which abuts the M54 to the south.
- The parcel makes a **Moderate** contribution to Green Belt purpose 3.
- It has been assessed that the parcels release from the Green Belt would lead to a **Moderate** level of harm as although development within the parcel would result in spatial encroachment of the countryside, the M54 already serves as a major urbanising influence which detracts from the parcel's rurality.
- Subsequent to the parcel's Green Belt release, there are opportunities for proposals to provide enhancements to the southern boundary and integrate areas of open space in conjunction with the block of woodland planting which encompasses views of Tong.

Parcel 10



Image P10a: The parcel comprises gently sloping agricultural fields which sit between Tong and Tong Norton.

Relationship to Settlement / Countryside

13.1 Parcel 10 consists of softly rolling agricultural land which encompasses Tong and Tong Norton to the south and north respectively. The two settlements are adjoined by both Friar's Lane which runs through the centre of the parcel from north to south, and Monarch's Way which also runs from north to south to the east of the parcel. The parcel is bound to the north by Offoxey Road to which Tong Norton centres around. To the east the parcel is contained by a single field boundary which spans the eastern extents. The parcel is edged to the south by Hubbal Lane, whilst to the west the parcel's boundary follows Newport Road / the A41.

13.2 Parcel 10 is contained within 'P26' of the Shropshire Green Belt Assessment which was judged to make a Strong contribution to Purpose 3 and Weak contribution to Purpose 4. The conclusions on the contribution of Parcel 1 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below.

Purpose 1

No Contribution

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

Purpose 2

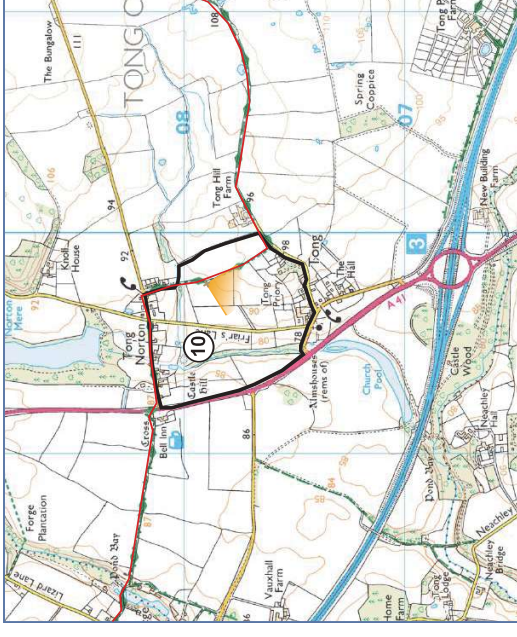
No Contribution

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

Purpose 3

Strong

13.5 The hamlets of Tong and Tong Norton are enclosed within the parcel to the north and south, and are both washed over by the Green Belt. The parcel is relatively free from built development aside from the development associated with the two hamlets which display characteristics in keeping with the surrounding rural context. Subsequent to the parcel's Green Belt release - development would lead to encroachment of the countryside and



detract from the rural character of Tong.

Purpose 4

No Contribution

13.6 The parcel has no intervisibility with the Shifnal historic settlement area.

Purpose 5

13.7 All parcels make an equally significant contribution to this purpose.

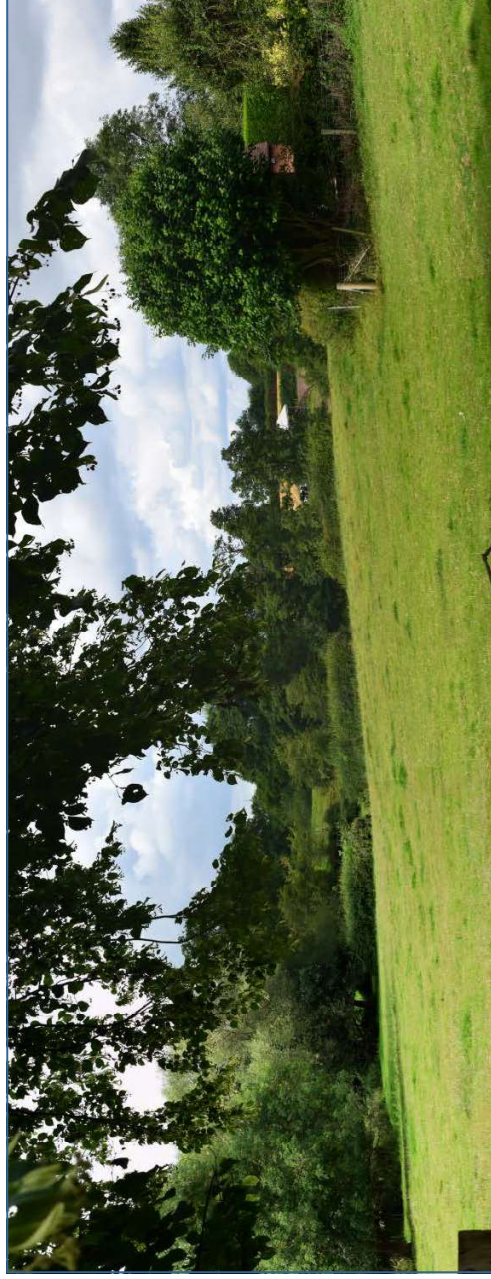


Image P10b: The parcel is well contained from the surrounding Green Belt however is framed within the historic context of Tong and Tong Norton.

Boundaries

- 13.8 The parcel does not lie adjacent to an existing inset area, so any Green Belt release would result in the creation of a new area inset into the Green Belt.
- 13.9 The A41 / Newport Road would constitute a strong boundary to the west. Whilst not as strong, the parcel's northern and southern boundaries, Offoxey Road and Hubbal Lane, are readily recognisable and likely permanent. The field edge which defines the parcel's eastern boundary would not constitute a strong Green Belt boundary, although it is physically and visually robust.

Harm to Green Belt Resulting from Release

Contribution of parcel to Green Belt purposes

- 13.10 The parcel makes a strong contribution to purpose 3 consisting of agricultural land which displays characteristics of the countryside. The land between the two settlements, which are both washed over by the Green Belt, is free from encroaching development. Furthermore, the eastern half of the parcel is visually open and susceptible to views from the Monarch's Way and from Tong.

- 13.11 Other than purpose 3, the parcel does not contribute to any more of the Green Belt purposes.

Implications of the loss of openness within the parcel on the integrity of the wider Green Belt

- 13.12 Although there are open views afforded across the parcel from within its boundaries, the parcel is well contained from the wider Green Belt due to its visually robust boundaries. The effects of development would therefore be largely localised to within the parcel's boundaries.

Strength of parcel boundaries

- 13.13 Overall the parcel's boundaries would constitute as strong new Green Belt boundaries. The A41 and to a lesser degree Offoxey Road and Hubbal Lane are both recognisable and likely permanent. The field boundary which contains the site to the east is both physically and visually robust.

Potential harm to the Green Belt

- 13.14 Considering the above factors and their combined relationship, judgement has been made 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.



Parcel 10

Potential Mitigation and Boundary Enhancements

13.15 The measures outlined below are specific to the circumstances of the parcel and could be considered as part of the development process. They are to be read alongside the Parcel 10 Mitigation and Enhancement Plan.

13.16 Given Parcel 10's intrinsic relationship with Tong and Tong Norton, any development within the parcel would have directly adverse impacts on the historic setting of the two Hamlets. It is therefore recommended that the parcel remains within the Green Belt for compensatory improvements

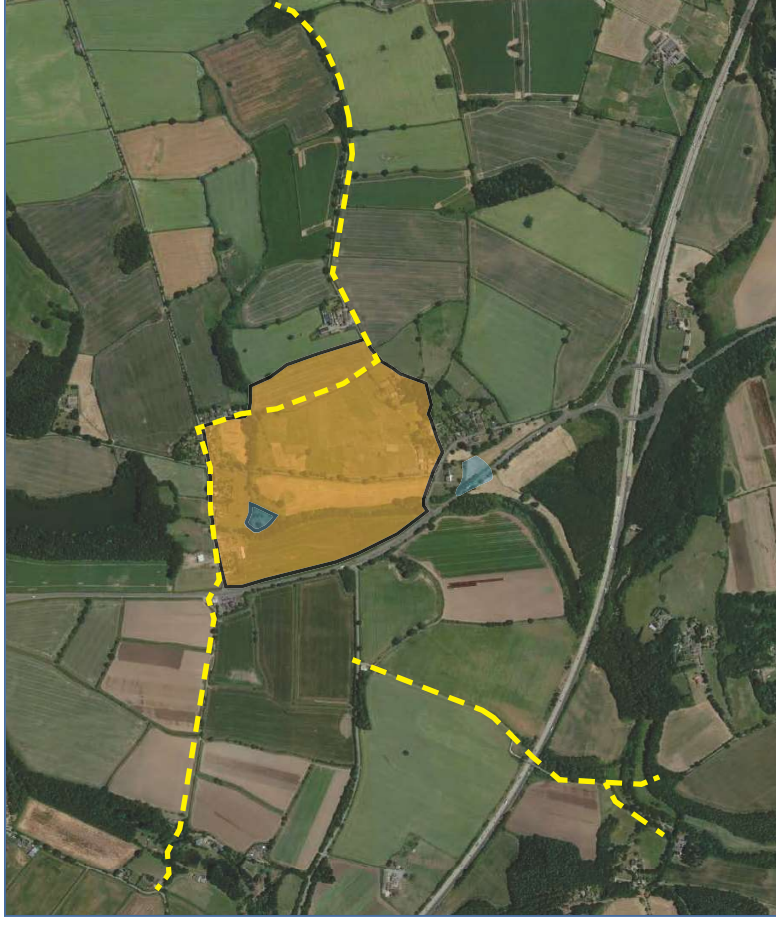
13.17 The NPPG on Green Belts sets out:

13.18 *Where it has been demonstrated that it is necessary to release Green Belt land for development, strategic policy-making authorities should set out policies for compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. These may be informed by supporting evidence of landscape, biodiversity or recreational needs and opportunities including those set out in local strategies, and could for instance include:*

- new or enhanced green infrastructure;
- woodland planting;
- landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- improvements to biodiversity, habitat connectivity and natural capital;
- new or enhanced walking and cycle routes; and
- improved access to new, enhanced or existing recreational and playing field provision

13.19 There is SAM contained within the parcel to the north and a SAM adjacent to the south. There are opportunities to incorporate the land around these SAM as open space, offering opportunities for education and appreciation of the historic context.

Parcel 10 Mitigation and Enhancement Plan



Summary

- Parcel 10 comprises gently sloping agricultural land which sits between Tong and Tong Norton.
- The parcel makes a **Strong** contribution to Green Belt purpose 3.
- It has been assessed that the parcels release from the Green Belt would lead to a **Moderate - High** level of harm. Even though the parcel is relatively well contained from surrounding Green Belt, development would have adverse impacts on the historic setting and character created by the two Hamlets.
- Given the parcel's 'High' harm to Green Belt release, it is recommended that the parcel remains as part of the Green Belt with opportunities for compensatory improvements in line with the NPPG.



Image P11a: The parcel comprises woodland associated with Lizard Wood.

Purpose 1

- 14.1 Parcel 11 covers approximately 90 Ha comprising Lizard Wood. The topography of the parcel slopes from approximately 115m AOD in the east to 151m AOD in the west. Due to it's sloping topography, the parcel forms a prominent feature within the wider landscape where it sits on higher ground and overlooks much of the area. The extents of the parcel are defined by the edges of the woodland.

Purpose 1

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

Purpose 2

- 14.2 Parcel 11 is contained within 'P4' of the Shropshire Green Belt Assessment which was judged to make a Strong contribution to Purpose 3 and weak contribution to Purpose 4. The conclusions on the contribution of Parcel 11 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below.

No Contribution

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

Purpose 3

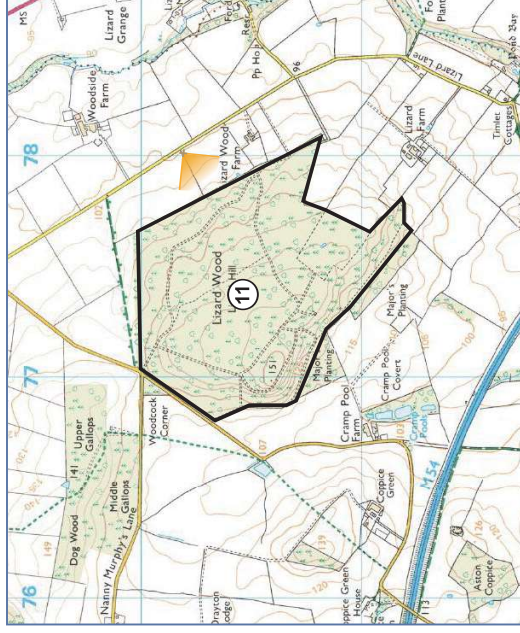
- Strong** 14.5 The parcel is made up of Lizard wood and it's comprising woodland planting. The parcel is free from any form of development. Due to Lizard Wood's raised topography on-top of which sits a dense body of woodland planting, the parcel forms a wooded backdrop in the wider landscape and serves as a distinguishable landscape feature. There is a high level of intervisibility between the parcel and the surrounding Green Belt.

Purpose 4

- No Contribution**
- 14.6 Despite it's visual parcel has no inter settlement area.

Purpose 5

- 14.7 All parcels make an equally significant contribution to this purpose.



Parcel 11

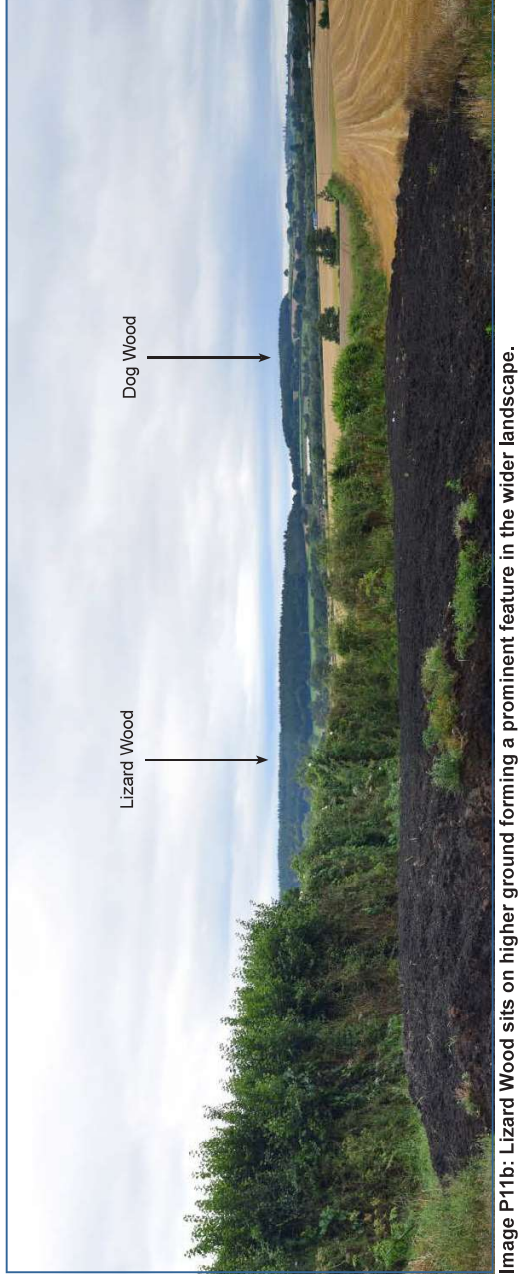


Image P11b: Lizard Wood sits on higher ground forming a prominent feature in the wider landscape.

Boundaries

- 15.1 The parcel does not lie adjacent to an existing inset area, so any Green Belt release would result in the creation of a new area inset into the Green Belt.
- 15.2 The parcel's boundaries are defined by the extents of Lizard Wood which is bordered by agricultural fields. The parcel in itself serves a robust boundary to other parcels included within this assessment and the wider Green Belt.

Harm to Green Belt Resulting from Release

Contribution of parcel to Green Belt purposes

- 15.3 The parcel makes a strong contribution to purpose 3 as it consists of uninterrupted woodland which if released from the Green Belt and developed would result in a clear visual and spatial encroachment of the countryside.
- 15.4 Other than purpose 3, the parcel does not contribute to any of the other Green Belt purposes.

Implications of the loss of openness within the parcel on the integrity of the wider Green Belt

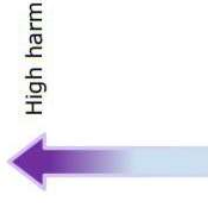
- 15.5 The parcel contains no development and therefore contributes to the openness of the Green Belt in respect of its rural, undeveloped character. Given the contained nature of the parcel's comprising woodland, the loss of trees to development and associated infrastructure would adversely impact on visual openness. Due to the sloping topography, Lizard Wood forms a prominent feature within the landscape which creates a wooded backdrop for surrounding Green Belt land. Development of the parcel would therefore have an adverse visual impact on the wider Green Belt.

Strength of parcel boundaries

- 15.6 Although the extents of Lizard Wood are readily recognisable, the field boundaries which edge Lizard Wood would constitute as weak Green Belt boundaries.

Potential harm to the Green Belt

- 15.7 Considering the above factors and their combined relationship, judgement has been made 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.



High harm

Parcel 11

Potential Mitigation and Boundary Enhancements

15.8 The measures outlined below are specific to the circumstances of the parcel and could be considered as part of the development process. They are to be read alongside the Parcel 11 Mitigation and Enhancement Plan.

15.9 Due to parcel 11 consisting of only woodland planting associated with Lizard Wood, and it being intrinsically connected to the surrounding Green Belt due to its elevated topography and large degree of intervisibility, it is recommended that the parcel remains within the Green Belt for compensatory improvements.

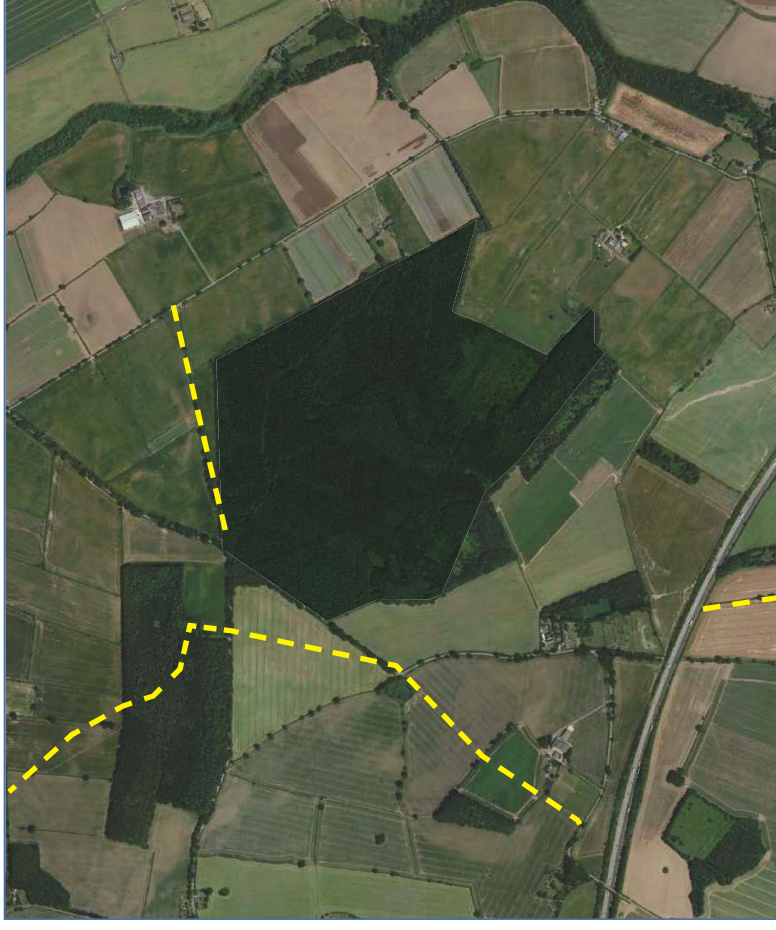
15.10 Lizard Wood particularly serves as a distinguishable landscape asset within the wider area, offering numerous opportunities for enhancement and connectivity.

15.11 The NPPG on Green Belts as sets out:

15.12 *Where it has been demonstrated that it is necessary to release Green Belt land for development, strategic policy-making authorities should set out policies for compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. These may be informed by supporting evidence of landscape, biodiversity or recreational needs and opportunities including those set out in local strategies, and could for instance include:*

- new or enhanced green infrastructure;
- woodland planting;
- landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- improvements to biodiversity, habitat connectivity and natural capital;
- new or enhanced walking and cycle routes; and
- improved access to new, enhanced or existing recreational and playing field provision

Parcel 11 Mitigation and Enhancement Plan



Summary

- Parcel 11 comprises woodland associated with Lizard Wood.
- The parcel makes a **Strong** contribution to Green Belt purpose 3.
- It has been assessed that the parcel's release from the Green Belt would lead to a **High** level of harm as it sits on topographically sensitive land which if developed on would have adverse visual implications on the surrounding Green Belt.
- Given the parcel's 'High' harm to Green Belt release, it is recommended that the parcel remains as part of the Green Belt with opportunities for compensatory improvements in line with the NPPG.

4 Summary and Recommendations

15.13 The finer grain analysis of the site at the Junction 3 Opportunity Area has allowed for a more detailed consideration and assessment of how smaller distinct land parcels and their performance in relation to the Green Belt purposes. The review has also identified opportunities for preserving the function of the wider Green Belt and creating robust new Green Belt boundaries.

Contribution to the Green Belt and Harm Resulting from Release

15.14 The assessment has employed the council's methodology to establish the relative performance of the Green Belt for each parcel of the site against the 5 Green Belt purposes.

15.15 A summary of how each parcel performs against the Green Belt purposes is illustrated in the table below.

	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Parcel 1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					

Strong Contribution

Moderate Contribution

Weak Contribution

No Contribution

Equal Contribution

15.16 In accordance with the methodology adopted in the council's part 2 Green Belt Review, an assessment of the potential harm of release / development has also been undertaken for each parcel. This harm assessment is based on the assumption that the openness of the whole parcel will be lost.

15.17 As outlined throughout, the factors which have informed the assessment of Green Belt harm include:

1. The contribution across the area of potential release/development to the NPPF Green Belt Purposes,
2. The potential implications of the loss of openness within the area of potential release/development on the integrity of the wider Green Belt
3. Consistency and strength of the Green Belt boundary/urban edge in relation to the potential area of Green Belt release/development.

15.18 A summary of each parcels 'harm' to the Green Belt resulting from release is summarised below:

Parcel 1) High - Topographically sensitive, Relationship with Lizard Wood, Visual openness

Parcel 2) Moderate - Effects of development localised, Visually contained

Parcel 3) Moderate - Visually contained, Strong boundaries, Influenced by the A41 and associated traffic

Parcel 4) High - Open, Weak boundaries to the south and east, Visually connected to wider Green Belt

Parcel 5) High - Topographically sensitive, Strong relationship with Lizard Wood, Intervisibility with surrounding Green Belt

Parcel 6) Moderate - Effects of development localised, Visually contained, Existing degree of encroachment

Parcel 7) Moderate - Effects of development localised, Visually contained

Parcel 8) Low-Moderate - A41 alongside associated developments and traffic infringes on rural character, Visually contained, Strong boundaries

Parcel 9) Moderate - Visually contained, M54 a strong boundary which encroaches on rurality of parcel

Parcel 10) Moderate - High - Development would adversely impact on the historic setting and character of Tong

Parcel 11) High - Topographically sensitive, Distinguishable landscape feature, Lack of development and visually contained. Large degree of intervisibility with surrounding Green Belt

15.19 The assessment of each of the parcel's potential harm to the Green Belt however does not take into consideration how they may be developed and incorporate robust new Green

Belt boundaries and opportunities and constraints to ensure sympathetic release.

Opportunities and Constraints

15.20 The recommendations alongside their opportunities and constraints plans for each of the parcels in this assessment have derived from the parcel specific circumstances, and represent an informed analysis of the landscape and visual opportunities and constraints to development.

15.21 Plan 5: Combined Opportunities and Constraints, combines the findings and recommendations for each of the parcels to demonstrate how each parcel can contribute towards a wider scheme preserving the function of the wider Green Belt and creating robust new Green Belt boundaries.

15.22 Both the parcel specific plans and combined opportunities and constraints plan identify opportunities for releasing land whilst preserving the function of the wider Green Belt and creating robust new Green boundaries.

15.23 Furthermore, the recommendations present opportunities for the mitigation and enhancement of land retained in the Green Belt for access, recreation and landscape & biodiversity in accordance with the NPPG.

15.24 Deriving from the opportunities and constraints, Plan 6: **Recommended Retained and Removed Green Belt Land** illustrates the land parcels most suitable for release and those most suitable for remaining as Green Belt land with the opportunity for compensatory improvements as per NPPF requirements.

15.25 The recommendations / opportunities and constraints presented can be used to inform the development of a masterplan for the site.

4 Summary and Recommendations

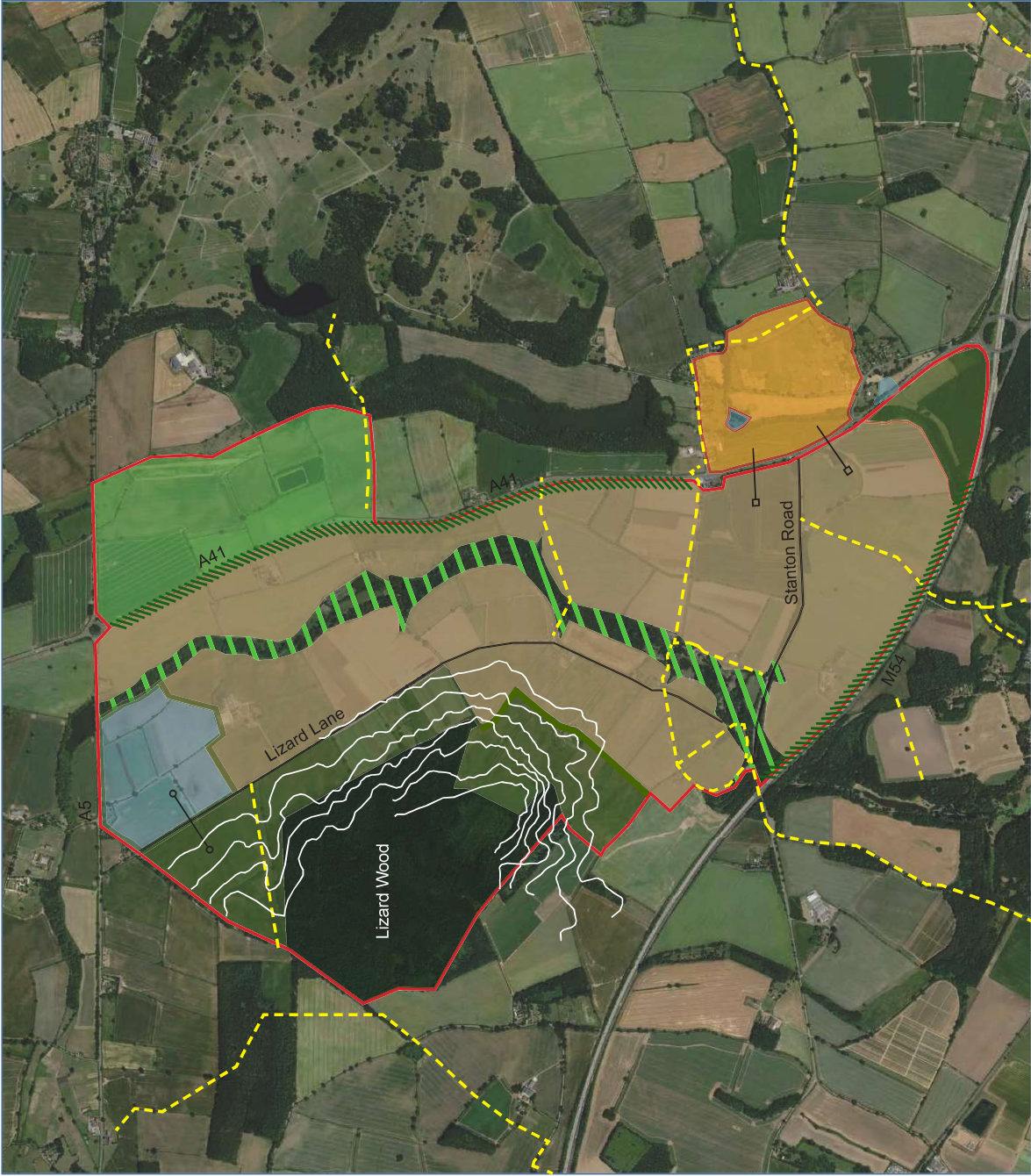
Plan 4: Land Parcels Assessment of Harm_12298_P05



Project	12298_Land at J3
Drawing Title	Land Parcels Assessment of Harm
Scale	Not to Scale
Drawing No.	12298 P05
Date	August 2019
Checked	EF/RH
Unit 803, 805, 807, 809, The Cultural Factory, Birmingham, B9 4DT T: 0121 773 0770 E: info@hargreaves.co.uk V: www.hargreaves.co.uk	

4 Summary and Recommendations

Plan 5: Combined Opportunities and Constraints Plan_11298_P06



Site Boundary

Potential Development Parcels

Higher Ground to be Retained and Enhanced as Undeveloped Land for Open Space

Opportunities to Retain and Enhance Lizard Wood as Green Belt Land for Improved Access, Biodiversity Benefits and Enhanced Landscape and Visual Amenity

Parcel to the East of the A41 to Remain as Green Belt Land and be Utilised as a Landscape Feature

Enhanced Green Belt Land Associated with Scheduled Ancient Monuments to Improve Public Access, Link to the Existing PROW, and Provide educational links to the scheduled ancient monument

Opportunities to Integrate Adjacent Open Space with the Enhanced Land Associated with the Scheduled Ancient Monument

Parcel Between Tong and Tong Norton to the East of the A41 to be Retained as Green Belt Land and to Provide Biodiversity Benefits and Public Access Improvements to Monarchs Way, as well as Enabling the Setting of Heritage Assets to be Preserved

Adjacent Proposals to Respect the Character of Tong and Tong Norton

Retain and Enhance the Belt of Woodland Associated with the River Worfe

Opportunities to Enhance Vegetation Associated with the A41 and Stanton Road to help Screen and Soften Development Edge, Improve Landscape Structure, and Strengthen New Green Belt Boundary

Opportunity to Enhance Field Boundaries that Currently Constitute Weak Green Belt Boundaries

Existing Public Rights of Way/Bridleway Network to be Retained and Enhanced Whilst also Providing New Opportunities for Improved Access to Surrounding Green Belt

Project12298_Land at J3

Drawing TitleCombined Opportunities and Constraints Plan

ScaleNot to Scale

Drawing No.12298 P06

DateAugust 2019

CheckedEF/RH

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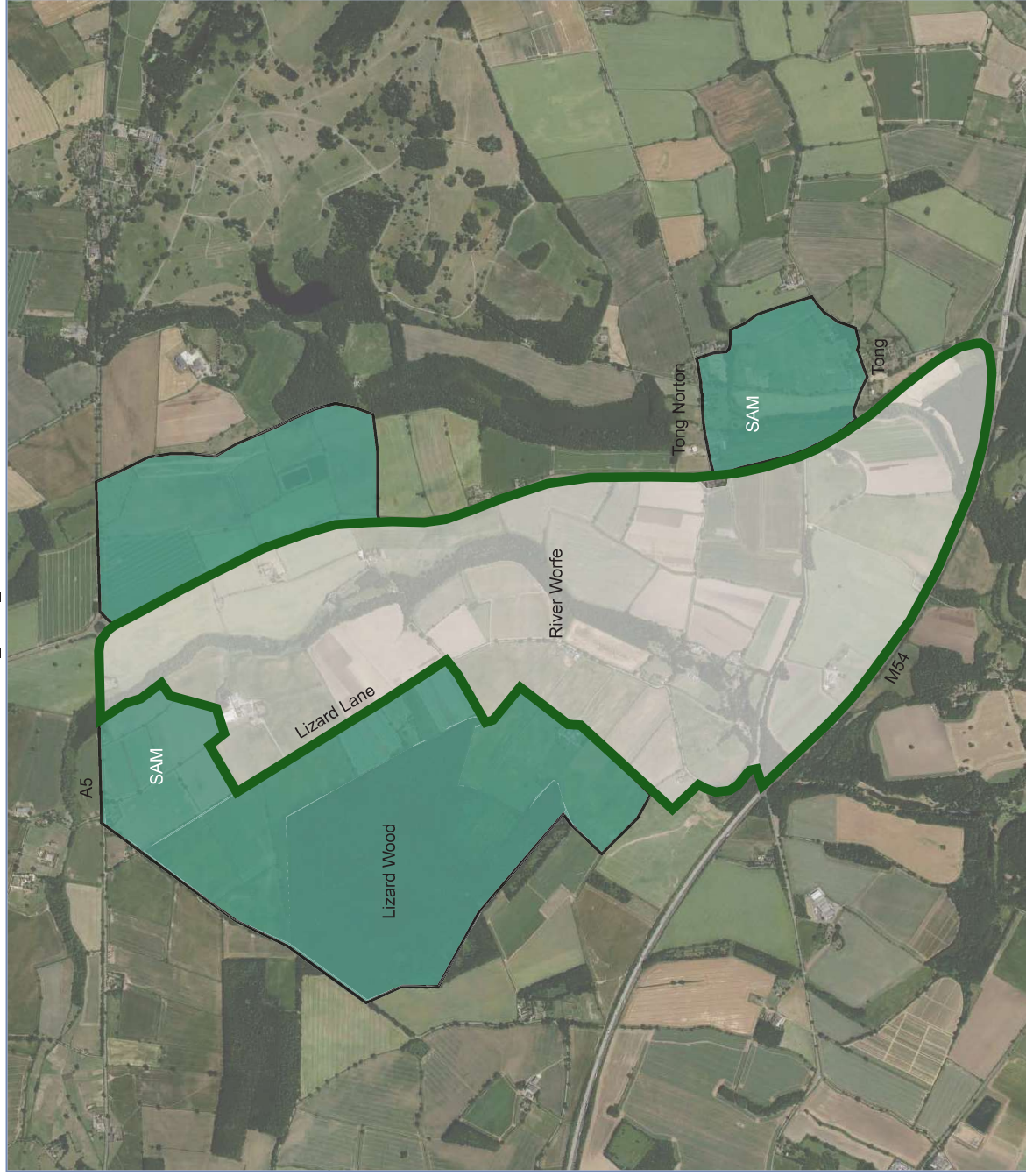
Junction 3, Shropshire
Site-Specific Green Belt Review
11298/R03/EP/RH/ 5th September 2019





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TC

4 Summary and Recommendations

Plan 6: Recommended Retained and Removed Green Belt Land_11298_P07



-  Site Boundary
-  Land Removed from the Green Belt
-  Land Retained and Enhanced within the Green Belt
-  Proposed New Green Belt Boundary

Project	12298_Land at J3
Drawing Title	Recommended Retained and Removed Green Belt Land
Scale	Not to Scale
Drawing No.	12298 P07
Date	August 2019
Checked	EF/RH



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Table 3.1: Purpose 1 Assessment Criteria

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

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Appendix 1

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

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Table 3.2 Purpose 2 Assessment Criteria

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

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Table 3.3: Purpose 3 Assessment Criteria

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

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

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Table 3.4: Purpose 4 Assessment Criteria

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

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APPENDIX 3

LETTER FROM ABCA DATED 12 JULY 2018



Association of Black Country Authorities
Dudley, Sandwell, Walsall and Wolverhampton

Our Ref: HP/CW
Date: 12 July 2018
Please ask for: Christine Williams
Direct Line: 01922 652089

Dear Colleagues

Black Country Core Strategy Review
Duty to Co-operate: Strategic Housing Issues

As you will be aware the Black Country Authorities have commenced a review of our joint Core Strategy. As a key part of this review we completed our Issues and Options consultation in September 2017. This included a call for sites. We are currently in the process of reviewing the responses to consultation and are progressing various other work in connection with the review. This includes a number of key pieces of evidence including the second stage of our EDNA, and finalising an Urban Capacity Report.

We are keen to continue to work with neighbouring Authorities, including yours, on strategic matters – you may recall our most recent Duty to Co Operate meeting in February 2018 when we took the opportunity to update neighbouring LAs and to ask how you would like to continue to work with us on key strategic planning matters.

The purpose of this letter is to raise the issue of housing need across the Black Country – and how these can be met. You may be aware that we have allocated a significant number of sites for both housing and employment development through current local plan documents. We intend to update this work as part of the current review where this may be necessary.

Our most recent housing evidence sets out our housing need (up to 2036) – and whilst we acknowledge this might change as a result of updated government policy (which is anticipated to slightly increase our current OAN) we know that we cannot accommodate all our identified needs within the urban area of the Black Country. This view is supported by our current work reviewing the urban capacity of the Black Country (see latest urban capacity report - May 2018 <http://blackcountrycorestrategy.dudley.gov.uk/t2/>) and the recently published Birmingham and Black Country HMA study. Even by increasing densities and looking to other sources of urban land supply, we still cannot accommodate all our housing and employment needs within the urban area.

Current estimates are that we may have a shortfall in the region of **22,000** dwellings and **300 ha** of employment land. However our review is focussing on continuing a brownfield first approach, building on the success of the current strategy, and we will continue to make every endeavour to accommodate as much of our need as

possible in our urban areas before considering other locations in the Black Country or beyond.

At this stage we would be grateful if you were able to provide an update regarding your strategic plan making, specifically your local plan review status. In addition, considering the situation faced by the Black Country, as set out above, and building upon the recently published Strategic Growth Study for the Greater Birmingham and Black Country HMA, we are asking for your Authority to consider whether it would be able and willing to accommodate any identified housing and employment development needs arising from the Black Country? This request covers all types of housing need as identified in evidence.

Such a scenario may arise where your existing or emerging plan is seeking to deliver levels of housing or employment land in excess of local needs. We are also keen to understand, in the context of plan reviews, whether any particular sites are being promoted that, due to their location and accessibility, could reasonably be attributed to meeting some of the needs of the Black Country - with an initial focus on non-green belt locations in accordance with the existing and proposed national planning policy framework.

We ask that you consider this request and **respond in writing to blackcountrycorestrategy@dudley.gov.uk within 2 weeks of the date of this letter please.** We appreciate that this letter may raise difficult issues that need your consideration, however we would be grateful for an early response.

We look forward to working with you on strategic matters during the course of our review work.

Yours sincerely

Sarah Norman
Chief Executive
Dudley Metropolitan Borough Council

Helen Paterson
Chief Executive
Walsall Metropolitan Borough Council

Jan Britton
Chief Executive
Sandwell Metropolitan Borough Council

Mark Taylor
Strategic Director
Wolverhampton City Council