

Appendix 2

Alveley Assessment

Part 1: Settlement Context

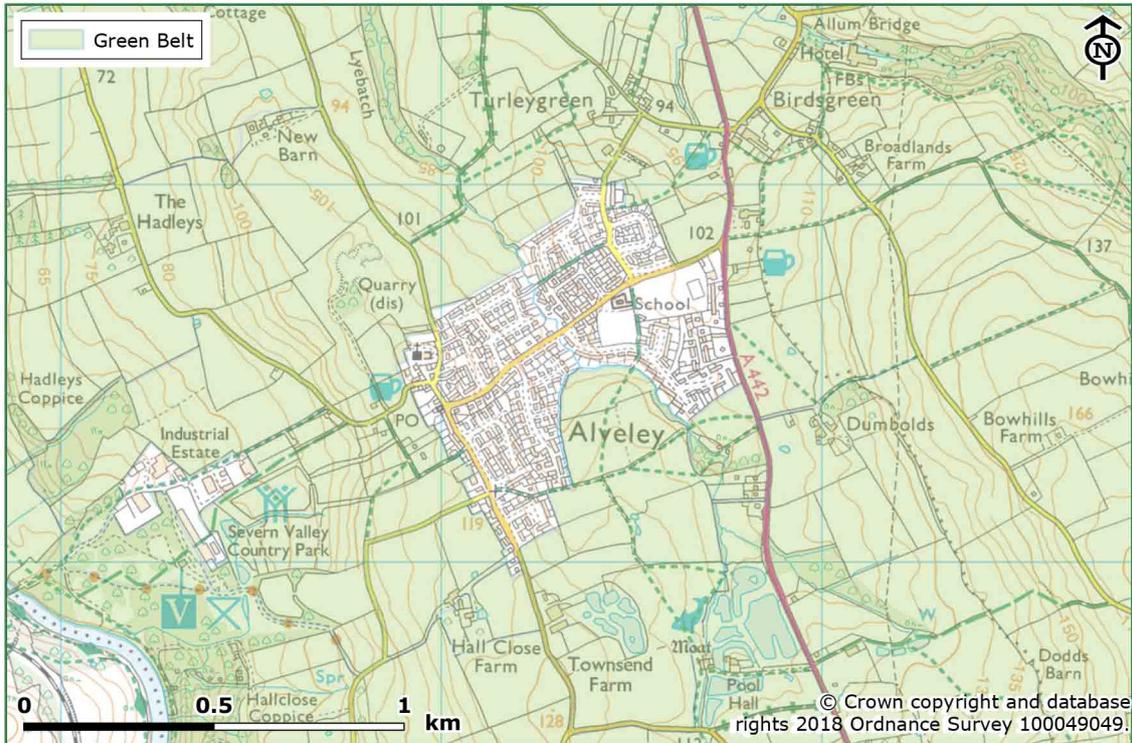


Figure A2.1: Alveley Settlement Context

The village of Alveley is located wholly within the southern area of the Shropshire Green Belt. The population of Alveley is estimated to be around 1,583 persons living in approximately 718 dwellings¹. Much of the development that has occurred in the village over the last 20 years has been limited to small scale infilling development. The existing built area of the village now has limited remaining infill opportunities and there is no land currently safeguarded for future development.

Shropshire Council has identified Alveley as a proposed 'Community Hub' within its Preferred Scale and Distribution of Development consultation document (2017) as part of the Local Plan Review. 'Community Hubs' are sustainable rural settlements which provide a combination of services and facilities; public transport links (often operating regularly through peak travel times); significant employment opportunities; and high-speed broadband, generally considered sufficient to meet the day-to-day needs of their resident communities¹. Alveley is considered to meet these requirements and to function as a centre for services and employment to the surrounding areas, particularly smaller settlements within the Green Belt.

Shropshire Council's Preferred Scale and Distribution of Development consultation document (2017), proposes that around 27.5% of total growth in Shropshire in the period to 2036 will occur in sustainable rural settlements (including 'Community Hubs' such as Alveley) and on rural exception sites. As a proposed 'Community Hub', it is intended that a development boundary and development guidelines will be identified for Alveley, possibly with specific site allocations, as part of the Local Plan Review.

¹Shropshire Council (2017), Hierarchy of Settlements

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

The map and aerial show the location and extent of all the parcels around Alveley that were considered in the Stage 1 Green Belt Assessment (2017) (outlined in blue and purple on Figures A2.2 and A2.3). The parcels outlined in purple are those that are being considered in further detail as part of the assessment of harm. This assesses the harm to the Green Belt as a consequence of releasing land for development.

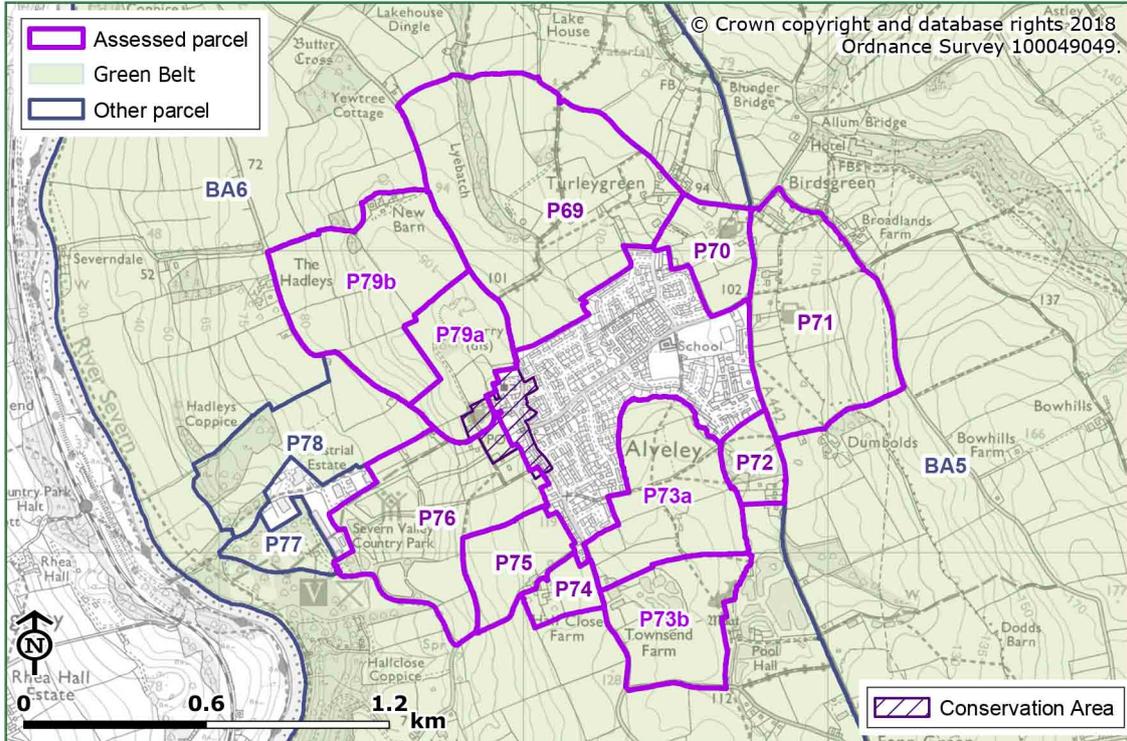


Figure A2.2: Green Belt Parcels Surrounding Alveley

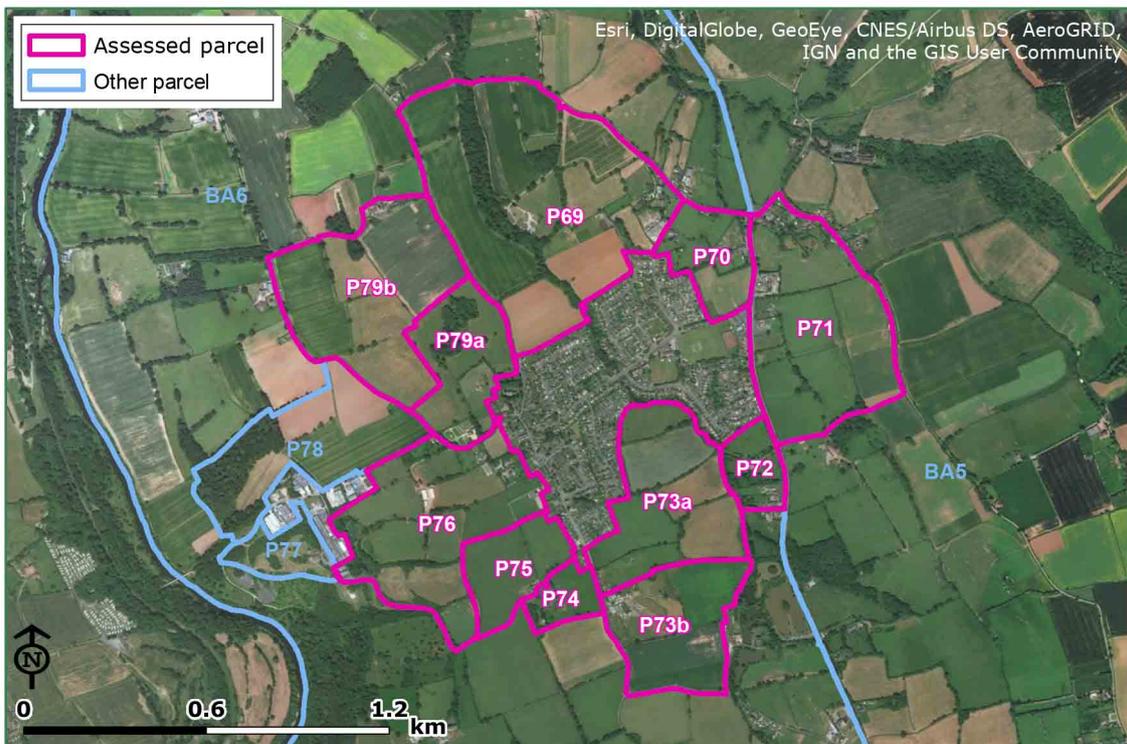


Figure A2.3: Aerial View of Green Belt Parcels Surrounding Alveley

Parcel P69

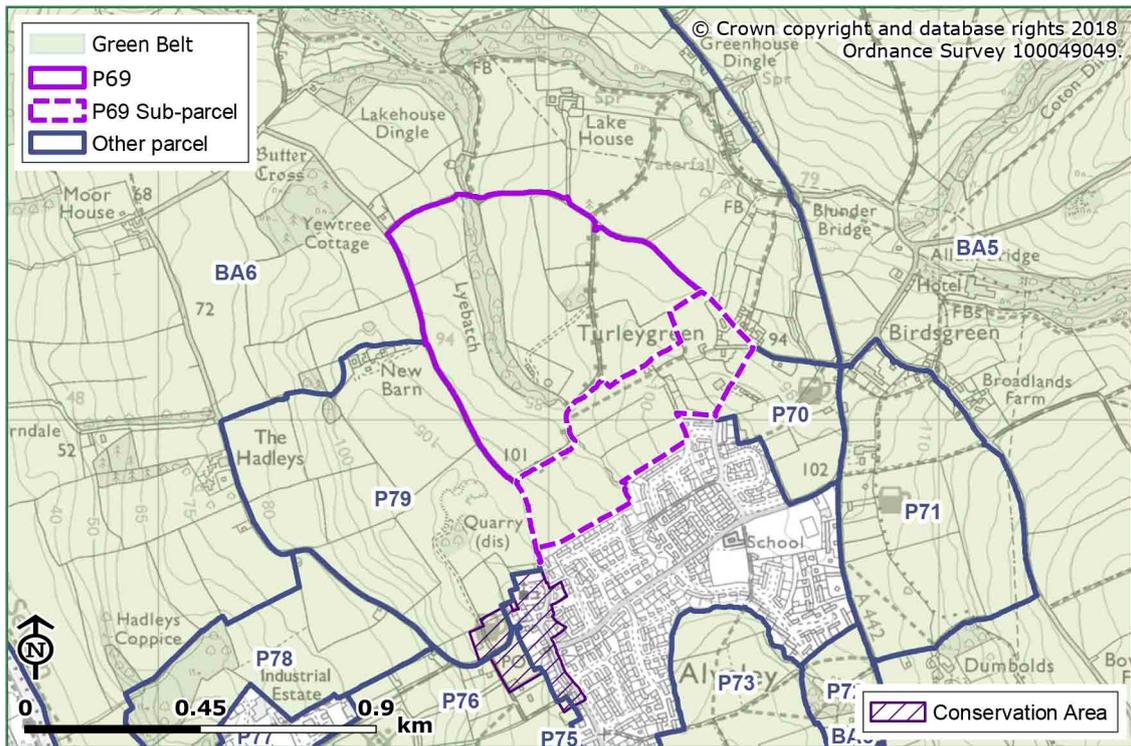


Figure A2.4: Parcel P69



Figure A2.5: Sub-parcel P69 looking east at the northern settlement edge of Alveley. Views from minor road running between Alveley and Hampton Loade

Relationship to settlement/countryside

Parcel P69 forms the valley of a small tributary of the River Severn and part of the rolling wider countryside to the north of Alveley. The urbanising influences within this parcel are limited and the parcel displays many characteristics of the countryside and is relatively open and rural.

The conclusions on the contribution of parcel P69 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below. This includes the identification of a sub-parcel within Parcel P69 (delineated on Figure A2.2 in a purple hatch line) which the assessment concludes would have a lower level of harm associated with its release.

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

No Contribution

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

Purpose 2 - To prevent neighbouring towns merging into one another

Weak

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Stourbridge and Dudley and the West Midlands conurbation beyond. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

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

Moderate

There is a slight sense of encroachment within the parcel as a result of the visual prominence of the settlement edge of Alveley that borders to the south-east. Additionally, a small cluster of houses within the hamlet of Turley Green, the buildings and storeroom of a potato merchant, and a small sewage works are located in the parcel. The urbanising influences are, however, limited and the parcel displays many characteristics of the countryside and is relatively open and rural. The Green Belt plays a moderate role in safeguarding the countryside from encroachment.

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

No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is very little to no intervisibility between this parcel and Highley. The openness of the land is not considered to contribute to the setting of this historic settlement.

Please note that Alveley was not considered to constitute a historic town for the assessment of Purpose 4.

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

All parcels make an equally significant contribution to this purpose.

Alternative Green Belt Boundaries

The rural lanes that bound the majority of this parcel could form Green Belt boundaries that are slightly stronger than the existing Green Belt boundary which follows the inset settlement edge of Alveley and predominantly comprises the boundary features of residential gardens.

Harm to Green Belt Resulting from Release

This parcel contains a relatively limited amount of built development, is open and is largely rural in character. It has a strong connection to the wider countryside forming part of a mosaic of arable fields that stretch north from the settlement edge of Alveley. Releasing the entirety of parcel P69 from the Green Belt would constitute significant encroachment on the countryside and would encroach on neighbouring parcel P79 and broad area BA6, and to some degree, parcel P70. It is considered that the release of this parcel would significantly weaken the role that parcels P79 and broad area BA6 are playing as Green Belt in regard to Purpose 3 and would lead to a **High** level of harm to the Green Belt designation in this local area.

A sub-parcel has been identified within Parcel P69 that would lead to a lower level of overall harm if this sub-parcel was to be released from the Green Belt. Sub-parcel P69 comprises the southern fields that adjoin the settlement edge of Alveley. The settlement edge is visually prominent within this sub-parcel and exerts an urbanising influence on its character. There is also a degree of visual separation between the sub-parcel and the wider countryside in the Green Belt to the west and north, due to containment provided by variations in local topography and shelterbelts of mature trees. The release of sub-parcel P69 would lead to a sense of encroachment within neighbouring parcel P79; however this would be limited to the area within the south-eastern extent of P79 and is unlikely to significantly weaken the overall role this parcel of land is playing in the Green Belt. Releasing sub-parcel P69 from the Green Belt would lead to a **Moderate** level of harm to the Green Belt designation in this local area.

Parcel P70

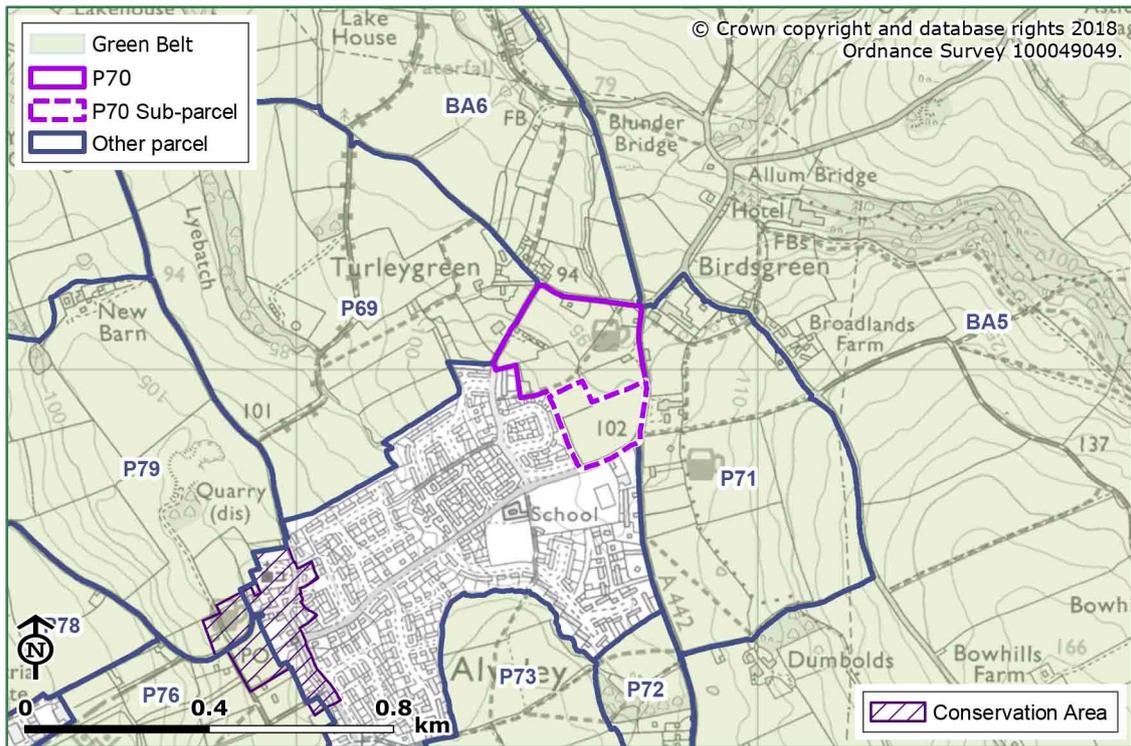


Figure A2.6: Parcel P70



Figure A2.7: Sub-parcel P70 (yellow hay field in the middle distance) continued by development and tall hedges and trees. View from the higher ground within parcel P71 to the east.

Relationship to settlement/countryside

Parcel P70 is separated from the wider countryside by minor roads to the north and west and by the A442 to the east. A cluster of residential development; a pub and car park; a flood lit bowls green; and the large buildings of a potato delivery facility (which lies beyond the north western boundary) provide additional separation from the wider countryside to the north and northwest. To the east, the parcel is contained by the steep slope of land which provides visual separation from the wider countryside extending to the east of Alveley. The parcel includes agricultural land and a block of allotments and displays some characteristics of the countryside. However, the parcel is largely contained by the surrounding development and landform and encompasses urbanising features and so is considered to have a stronger association with the settlement edge than with the wider countryside.

The conclusions on the contribution of parcel P70 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below. This includes the identification of a sub-parcel within Parcel P70 (delineated on Figure A2.6 in a purple hatch line) which the assessment concludes would have a lower level of harm associated with its release.

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

No Contribution

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

Purpose 2 - To prevent neighbouring towns merging into one another

Weak

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Stourbridge and Dudley and the West Midlands conurbation beyond. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

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

Moderate

There is some sense of encroachment within the parcel as a result of the visual prominence of the settlement edge of Alveley bordering to the southwest. Additionally a pub with a large car park and a flood lit bowls green and allotments are located in the east of the parcel. There are also two large residential properties within the parcel. The urbanising influences are, however, limited and the parcel contains characteristics of the countryside and is relatively open. The Green Belt plays a moderate role safeguarding the countryside from encroachment. The far south of this parcel comprises a single agricultural field contained on three sides by settlement and the A442 and is relatively disconnected to the wider countryside. This area of the parcel is considered to be playing a weaker role against Purpose 3.

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

No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is very little to no intervisibility between this parcel and Highley. The openness of the land is not considered to contribute to the setting of this historic settlement.

Please note that Alveley was not considered to constitute a historic town for the assessment of Purpose 4.

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

All parcels make an equally significant contribution to this purpose.

Alternative Green Belt Boundaries

The A442 and smaller roads of Cooks Cross and Daddlebrook Road could form an alternative Green Belt boundary that is slightly stronger than the existing Green Belt boundary that follows the inset settlement edge of Alveley, which predominantly comprises the boundary features of residential gardens.

Harm to Green Belt Resulting from Release

This parcel contains existing development and is partly enclosed by settlement. The parcel has a relatively weak connection to the wider countryside to the north and east due to the higher ground in neighbouring parcels and the presence of development beyond the parcel boundary. The A442 and smaller roads of Cooks Cross and Daddlebrook Road would also form an alternative Green Belt boundary that is slightly stronger than the existing Green Belt boundary. The release of this parcel from the Green Belt may lead to some encroachment on neighbouring parcels P69, P71 and BA6. However, it would not significantly weaken the role that these neighbouring areas of land are playing as Green Belt due to its relative containment by existing development. Release of the parcel would lead to a **Low-Moderate** level of harm to the Green Belt designation in this local area.

A sub-parcel has been identified within Parcel P70 that would lead to a lower level of overall harm to the Green Belt if it was to be released. Sub-parcel P70 comprises a single field of pasture that forms the southern extent of parcel P70. This field has strong characteristics of the urban fringe as it is contained by built development on three sides, including the A road running along the eastern boundary. The sub-parcel is low lying and does not have a strong connection to the wider countryside to the east of Alveley. Tall hedgerows with trees running along the northern boundary of the sub-parcel also provide a degree of separation from the remaining land within parcel P70 and other areas of Green Belt land to the north. The release of the sub-parcel from the Green Belt would not lead to either a sense of encroachment within neighbouring areas of land or weaken the overall role neighbouring land is playing as Green Belt. Due to its containment, releasing sub-parcel P70 from the Green Belt would lead to a **Low** level of harm to the Green Belt designation in this local area.

Relationship to settlement/countryside

Parcel P71 is separated from the wider countryside to the east and south by country roads, un-paved farm tracks, a small pocket of woodland and a field boundary hedgerow. These provide minimal separation, with eastern areas of the parcel forming a ridge of sloping farmland that is associated with the wide area of open rolling countryside to the east and north of Alveley. Development within the north-west of the parcel includes a cluster of houses and industrial premises which provide a degree of separation with the wider countryside to the north. This separation, along with the urbanising influence of development along the western boundary of the parcel, defined by the busy A442, mean the lower lying small fields and gardens along the western extent of the parcel are more closely associated with the settlement edge than the wider countryside.

The conclusions on the contribution of parcel P71 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below. This includes the identification of a sub-parcel within Parcel P71 (delineated on Figure A2.8 in a purple hatch line) which the assessment concludes would have a lower level of harm associated with its release.

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

No contribution

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

Purpose 2 - To prevent neighbouring towns merging into one another

Weak

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Stourbridge and Dudley and the West Midlands conurbation beyond. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

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

Moderate

There is some sense of encroachment within the parcel as a result of the A442 and settlement of Alveley bordering the west of the parcel. Additionally, a former garage and car washing facility including a large area of hardstanding is located in the east of the parcel, and a cluster of houses and industrial premises, within the hamlet of Birds Green, are located in the north of the parcel. The urbanising influences are however limited and the parcel does generally contain the characteristics of countryside and is relatively open. The Green Belt plays a moderate role in safeguarding the countryside from encroachment.

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

No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is very little to no intervisibility between this parcel and Highley. The openness of the land is not considered to contribute to the setting of this historic settlement.

Please note that Alveley was not considered to constitute a historic town for the assessment of Purpose 4.

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

All parcels make an equally significant contribution to this purpose.

Alternative Green Belt Boundaries

The small rural road of Romsley Lane, and field boundaries along the outer edge of the parcel could form an alternative Green Belt boundary however this would not be as strong as the existing boundary formed by the A442.

Harm to Green Belt Resulting from Release

This parcel contains built development and urban influences are apparent along its western and northern extents. However, the more elevated east and south of the parcel are closely associated with the adjoining areas of rolling countryside and have a rural character. Releasing the entirety of this parcel from the Green Belt would be perceived as significant encroachment into the countryside. Any subsequent development sited on the elevated land in the east of the parcel could also lead to a sense of encroachment on the adjacent areas of Green Belt land to the east and south and could significantly weaken the role this land is playing as Green Belt in regard to Purpose 3. It is considered that the release of the entire area of this parcel from the Green Belt would lead to a **High** level of harm to the Green Belt designation in this local area.

A sub-parcel has been identified within Parcel P71 that would lead to a lower level of overall harm to the Green Belt if it was to be released. Sub-parcel P71 comprises a series of small fields, a residential property set within gardens, a pub and a garage with areas of hardstanding. The sub-parcel forms the western extent of parcel P71 and is an area of low lying land that is more closely associated with the settlement edge than the more elevated wider countryside to the east. The release of this sub-parcel would lead to some encroachment within the remaining areas of parcel P71 to the east and south, albeit this would be limited. Its release would however form a new Green Belt boundary defined by hedgerows with trees and this would represent a slightly weaker Green Belt boundary than the existing A442. Overall, due to the level of existing development within the sub-parcel and its relative containment, releasing sub-parcel P71 from the Green Belt would lead to a **Moderate** level of harm to the Green Belt designation in this local area.

Parcel P72

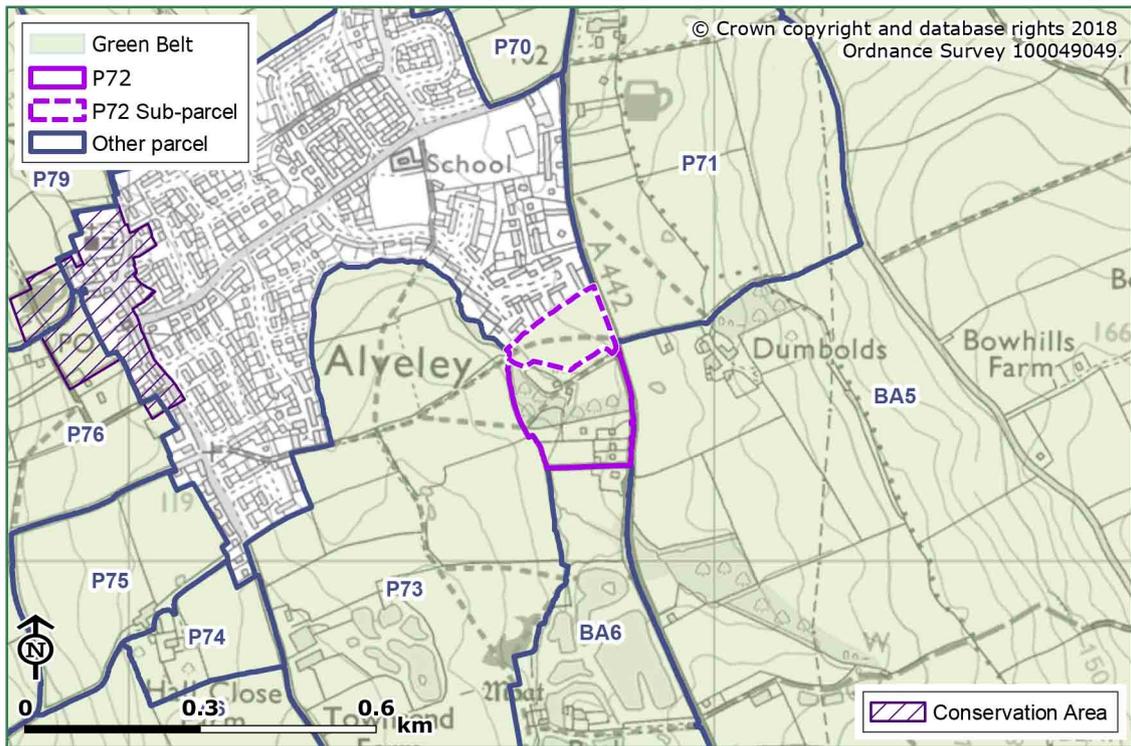


Figure A2.10: Parcel P72



Figure A2.11: Small field of rough grazing land within Sub-parcel P72.

Relationship to settlement/countryside

Parcel P72 comprises a small low lying area of partly developed land with a single field of pasture and large residential gardens. The parcel is bound by the A442 to the east and a small cluster of development and a line of trees to the south. These provide a high level of visual containment and separate the parcel from the wider countryside to the east and south. The southern extent of parcel P72 is not strongly connected to the areas of open rolling countryside that surround Alveley. The settlement edge of Alveley which borders the north is visually prominent and the parcel has a closer association with the settlement than the wider countryside.

The conclusions on the contribution of parcel P72 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below. This includes the identification of a sub-parcel within Parcel P72 (delineated on Figure A2.10 in a purple hatch line) which the assessment concludes would have a lower level of harm associated with its release.

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

No contribution

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

Purpose 2 - To prevent neighbouring towns merging into one another

Weak

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Stourbridge and Dudley and the West Midlands conurbation beyond. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

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

Moderate

There is a sense of encroachment within the parcel as a result of two clusters of houses and an industrial development located within the parcel. Additionally, the settlement of Alveley borders the north and is visually prominent causing a sense of encroachment within the parcel. The parcel contains a field of pasture and large residential gardens, it displays some characteristics of the countryside and is relatively open, but lacks a strong rural character. The Green Belt plays a moderate role safeguarding the countryside from encroachment.

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

No Contribution

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

Please note that Alveley was not considered to constitute a historic town for the assessment of Purpose 4.

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

All parcels make an equally significant contribution to this purpose.

Alternative Green Belt Boundaries

The A442 that defines the eastern boundary of the parcel would form an alternative Green Belt boundary that is readily recognisable. The southern and western boundaries of the parcel are defined by hedges, lines of trees and riparian woodland. These features could form alternative Green Belt boundaries that would be of similar strength to the existing settlement edge of Alveley.

Harm to Green Belt Resulting from Release

This parcel contains existing development and is partly enclosed, particularly to the north and south by development. The parcel does not have a strong connection with the wider countryside to the east and south due to the existing boundary features (tree belts). The release of this parcel from the Green Belt could lead to a greater sense of encroachment within neighbouring parcel P73. However, its general separation from the surrounding countryside would mean that releasing parcel P70 from the Green Belt would lead to a **Moderate** level of harm to the Green Belt designation in this local area.

A sub-parcel has been identified within Parcel P72 that would lead to a lower level of overall harm to the Green Belt if it was to be released. Sub-parcel P72 comprises a single small field that forms the northern extent of parcel P72. The sub-parcel is strongly contained by mature trees, a residential garden, tree planting and the settlement edge of Alveley. It does not form part of the wider countryside and is heavily influenced by the adjoining settlement edge. Releasing this sub-parcel would not constitute encroachment on the countryside and would not significantly weaken the role neighbouring areas of land are playing as Green Belt. Releasing sub-parcel P72 from the Green Belt would lead to a **Low-Moderate** level of harm to the Green Belt designation in this local area.

Parcel P73

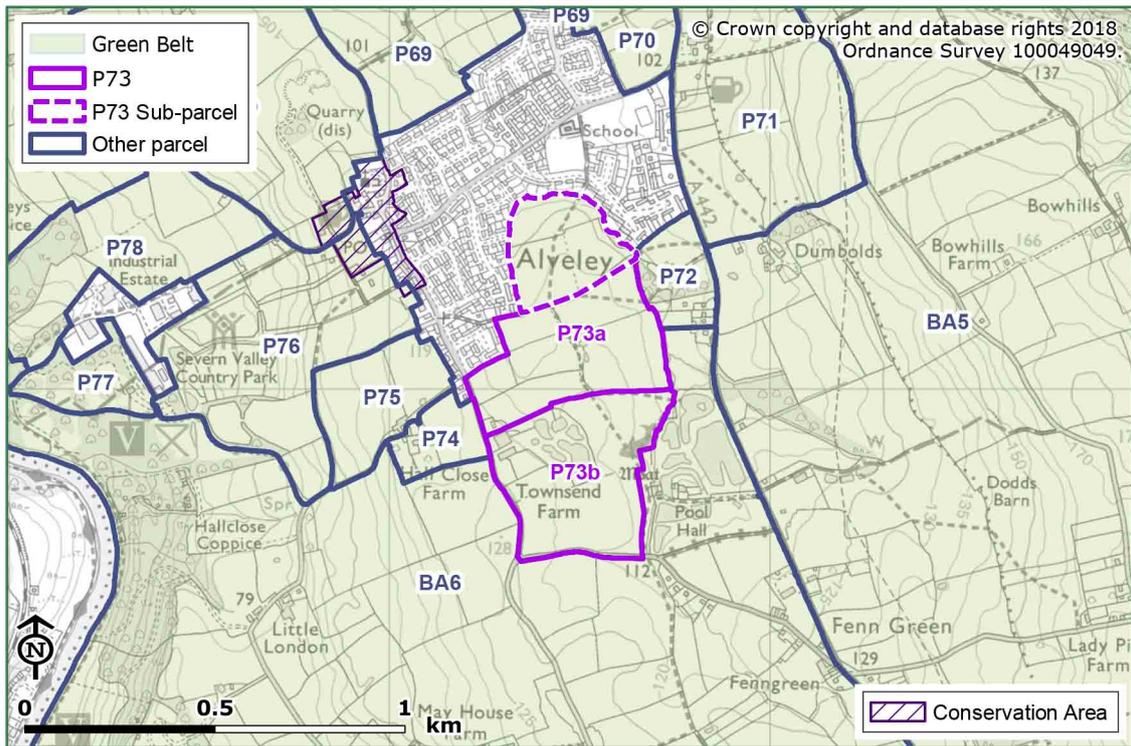


Figure A2.12: Parcel P73



Figure A2.13: Field of grazing land within Sub-parcel P73 contained by the settlement edge of Alveley and field boundary hedgerows with trees.

Relationship to settlement/countryside

Parcel P73 is separated from the extensive open countryside to the south by single carriageway roads and the parcel itself is free of any urban development. The south of the parcel forms part of an extensive area of open countryside that surrounds Alveley. The northern extent of the parcel is more closely associated with the enclosing settlement edge to the north, east and west which exerts an urbanising influence on the character of this part of the parcel.

The conclusions on the contribution of parcel P73 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below. This includes the identification of a sub-parcel within Parcel P73 (delineated on Figure A2.12 in a purple hatch line) which the assessment concludes would have a lower level of harm associated with its release.

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

No contribution

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

Purpose 2 - To prevent neighbouring towns merging into one another

Weak

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Stourbridge West Midlands conurbation. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

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

Moderate

There is a sense of encroachment within the parcel due to the visual prominence of the settlement edge of Alveley which encloses the northern part of the parcel and the Townsend Fishery located within the south west of the parcel. The remainder of the parcel consists of open agricultural fields with the characteristics of the countryside and is considered to be playing a moderate role against Purpose 3. The north of the parcel is enclosed by the settlement edge on three sides and is therefore considered to be playing a weaker role against Purpose 3.

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

No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is very little intervisibility between this parcel and the Highley Conservation Area. The openness of the land is not considered to contribute to the setting of this historic settlement.

Please note that Alveley was not considered to constitute a historic town for the assessment of Purpose 4.

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

All parcels make an equally significant contribution to this purpose.

Alternative Green Belt Boundaries

The single carriageway roads that define the south and south-western boundaries of the parcel could form alternative Green Belt boundaries that are slightly stronger than the existing settlement edge of Alveley. The field boundaries, farm tracks and lines of trees which define the eastern boundary of the parcel would only be of a similar strength to the existing settlement edge.

Harm to Green Belt Resulting from Release

Parcel P73 contains a very limited amount of built development and is open however, the northern extent of the parcel is enclosed by the settlement edge of Alveley to the north, east and west and this exerts an urbanising influence on its character. The southern area of the parcel is associated with the wider countryside to the south of Alveley. Releasing the entirety of this parcel from the Green Belt would constitute significant encroachment into the countryside. Development within the whole of the parcel would lead to a sense of encroachment on neighbouring parcels P72 and P74 and broad area BA6, and a weakening of the role this land is playing in the Green Belt. Releasing the entirety of parcel P73 from the Green Belt would have a **Moderate-High** level of harm on the Green Belt designation in this local area.

A sub-parcel has been identified within Parcel P73 that would lead to a lower level of overall harm to the Green Belt if it was to be released. Sub-parcel 73 comprises two fields that form the northern extent of parcel P73. This area is enclosed by settlement on three sides and is more closely associated with the settlement edge than the wider countryside to the south of Alveley. The release of this sub-parcel would not significantly weaken the contribution of neighbouring areas of Green Belt or constitute significant encroachment into the wider countryside. Releasing sub-parcel 73 from the Green Belt would have a **Low-Moderate** level of harm on the Green Belt designation in this local area.

Note that in addition to the sub-parcel, the northern half of the parcel (P73a) is identified separately for inclusion within Opportunity Area Av-2 in Parts 3 and 4 of this assessment. Release of P73a would not lead to a lower level of overall harm to the Green Belt than the release of Parcel P73 as a whole.

Parcel P74

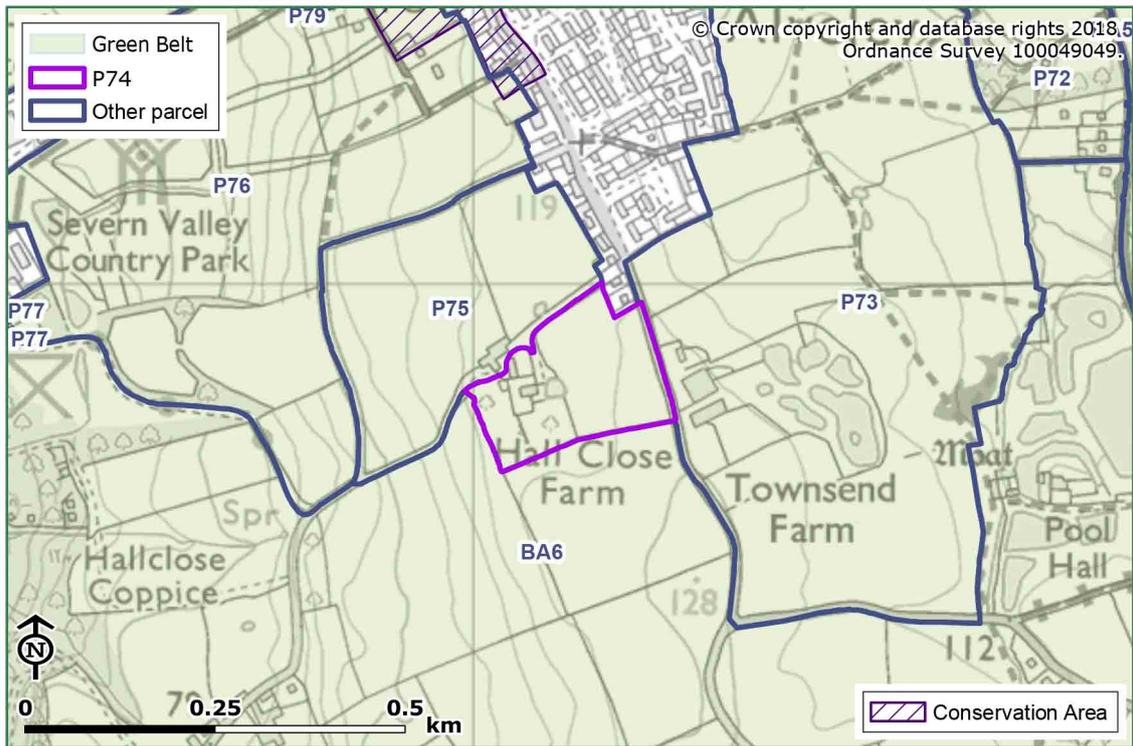


Figure A2.14: Parcel P74



Figure A2.15: Boundary between parcel P74 and the countryside to the south, view south-west from the road along the eastern boundary of the parcel.

Relationship to settlement/countryside

Parcel P74 contains a small field of pasture and Hall Close Farm with large gardens. It is separated from the extensive open countryside to the south by field boundaries and residential garden hedgerows. The settlement edge of Alveley is visible from within the parcel and exerts a degree of urban encroachment; however the parcel is more closely associated with the open countryside to the south than the settlement edge.

The conclusions on the contribution of parcel P74 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below. No sub-parcels were identified that would have a lower level of harm.

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

No contribution

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

Purpose 2 - To prevent neighbouring towns merging into one another

Weak

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Kidderminster/Stourbridge and the West Midlands conurbation. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

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

Strong

The settlement of Alveley borders the very northeast of the parcel, and there is one large residential property linked to a complex of farm buildings (which are not considered to be an urbanising influence). The parcel is almost entirely free from development, is open and contains the characteristics of the countryside. The Green Belt parcel is playing a strong role preventing further encroachment on the countryside.

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

No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is very little intervisibility between this parcel and the Highley Conservation Area. The openness of the land is not considered to contribute to the setting of this historic settlement

Please note that Alveley was not considered to constitute a historic town for the assessment of Purpose 4.

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

All parcels make an equally significant contribution to this purpose.

Alternative Green Belt Boundaries

The field boundaries, residential garden hedgerows and farm track that define the southern, western and northern boundaries would constitute alternative Green Belt boundaries of similar strength to the existing settlement edge.

Harm to Green Belt Resulting from Release

The parcel is almost entirely free from development, is open and contains the characteristics of the countryside. The parcel does not have a strong relationship with the existing urban edge. Releasing this parcel from the Green Belt would constitute encroachment into the countryside. Development within the parcel would also lead to a degree of encroachment within neighbouring Green Belt land, parcel P75 and broad area BA6, weakening the role this land is playing in the Green Belt. The release of this parcel from the Green Belt would lead to a **Moderate-High** level of harm to the Green Belt within this local area.

Parcel P75

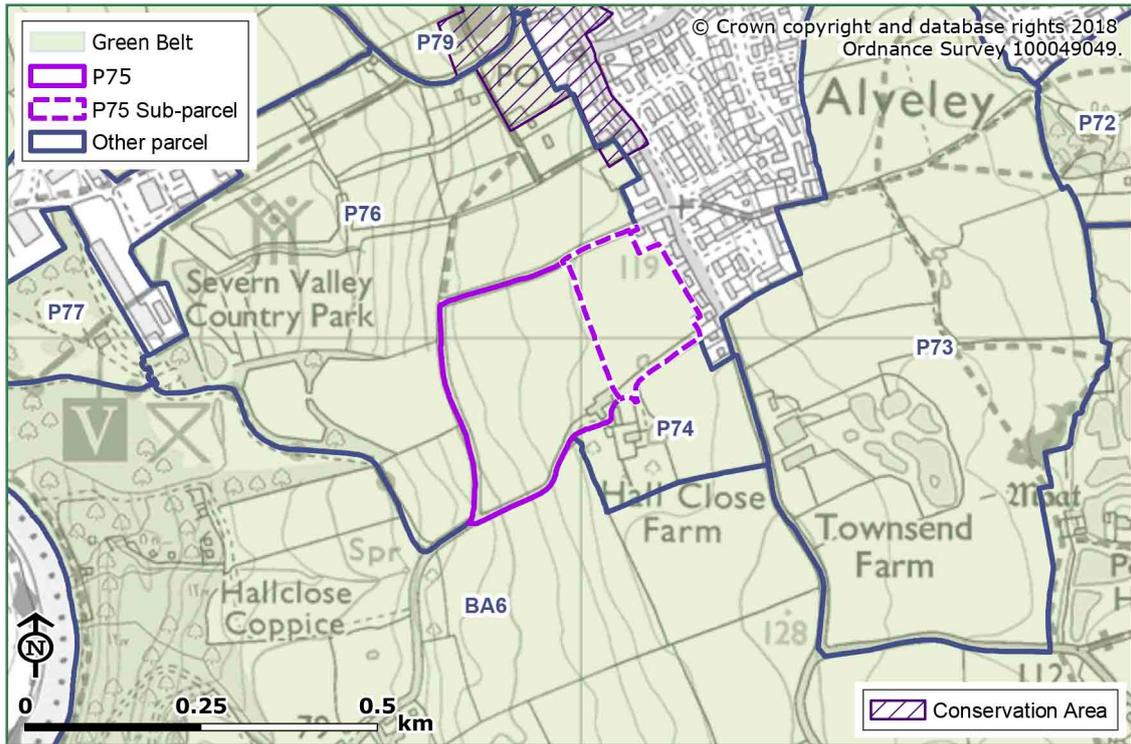


Figure A2.16: Parcel P75



Figure A2.17: Field within Sub-parcel P75 on the western edge of Alveley. View south-east from the minor road leading to the Severn Valley Country Park.

Relationship to settlement/countryside

Parcel P75 contains a collection of converted farm buildings however, the parcel is free from other development, is open and contains the characteristics of the countryside. Parcel P75 is separated from the open countryside by narrow country lanes. The parcel forms part of a patchwork of arable and pastoral fields extending east from the settlement edge of Alveley.

The conclusions on the contribution of parcel P75 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below. This includes the identification of a sub-parcel within Parcel P75 (delineated on Figure A2.16 in a purple hatch line) which the assessment concludes would have a lower level of harm associated with its release.

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

No contribution

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

Purpose 2 - To prevent neighbouring towns merging into one another

Weak

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Kidderminster/Stourbridge and the West Midlands conurbation. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

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

Strong

The settlement of Alveley borders the east of the parcel and sections of residential gardens from properties within Alveley lie within it. The parcel also contains a collection of converted farm buildings. The parcel is free from other development, is open and contains the characteristics of the countryside. The Green Belt parcel is playing a strong role preventing further encroachment on the countryside.

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

Weak

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area located within Highley. In practice, there is some partial intervisibility between this parcel and the Highley Conservation Area. The openness of the land is not considered to contribute to the immediate setting of this historic settlement; however its rural character contributes to the wider rural setting.

Please note that Alveley was not considered to constitute a historic town for the assessment of Purpose 4.

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

All parcels make an equally significant contribution to this purpose.

Alternative Green Belt Boundaries

The narrow rural lanes that bound the parcel would constitute alternative Green Belt boundaries that are more continuous and slightly stronger than the existing settlement edge of Alveley.

Harm to Green Belt Resulting from Release

This parcel contains no urbanising development and is associated with the extensive area of open countryside to the southwest of Alveley, from the eastern valley side of the River Severn. Releasing this parcel from the Green Belt would constitute encroachment into the countryside. Development within the parcel would partly contain neighbouring parcels P74 and P76 and lead to a sense of encroachment and weakening of the role that these areas of land are playing in the Green Belt. Releasing parcel P75 from the Green Belt would lead to a **Moderate-High** level of harm to the Green Belt designation within this local area.

A sub-parcel has been identified within Parcel P75 that, if released, would lead to a lower level of overall harm to the Green Belt. Sub-parcel P75 comprises a single small field that forms the eastern extent of parcel P75. The settlement edge of Alveley has an urbanising influence on the sub-parcel with the land being more closely associated with the settlement edge than the wider countryside to the west. The sub-parcel comprises flatter land set back from the sloping eastern valley side of the River Severn; any built development within the sub-parcel would be less prominent from neighbouring areas of open countryside than development within the western area of parcel P75 and would not lead to a substantial level of encroachment. Releasing sub-parcel P75 from the Green Belt would lead to a **Moderate** level of harm to the Green Belt designation in this local area.

Parcel P76

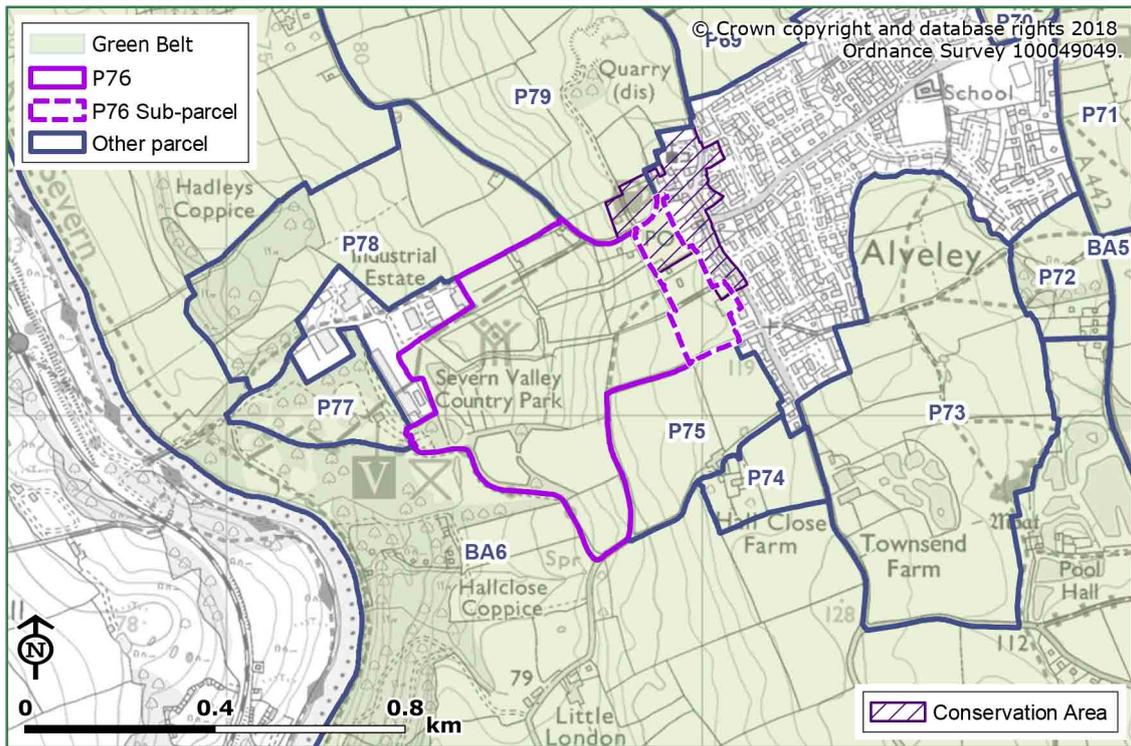


Figure A2.18: Parcel P76



Figure A2.19: Horse Paddocks on the western edge of Alvey within Sub-parcel P76. View north-east from the minor road leading to the Severn Valley Country Park.

Relationship to settlement/countryside

The settlement edge of Alveley defines the eastern boundary and this urban character has a degree of visual encroachment but this is limited to the eastern extent of the parcel due to the slope of the land. Alveley Industrial Estate present along the north-western border of the parcel provides a further degree of urban encroachment and separates the parcel from the open areas of countryside to the west. The parcel is however, more closely associated with the wider countryside than the settlement edge and the other urban influences, as it lies on the steeply sloping eastern valley side of the River Severn.

The conclusions on the contribution of parcel P76 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below. This includes the identification of a sub-parcel within Parcel P76 (delineated on Figure A2.18 in a purple hatch line) which the assessment concludes would have a lower level of harm associated with its release.

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

No contribution

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

Purpose 2 - To prevent neighbouring towns merging into one another

Weak

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Kidderminster/Stourbridge and the West Midlands conurbation. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

The parcel also has a relationship with the settlement of Highley approximately 800m West of the parcel and Alveley Industrial Estate, inset within the Green Belt. It is acknowledged that any new development that took place within the parcel could lead to the perception of narrowing the gap between Alveley and Highley. However, the River Severn lies between Highley and Alveley and there is no direct road connecting the two settlements, therefore any perception of merging would be limited. As Alveley is not a Purpose 2 settlement, this has not been taken into account in the assessment ratings.

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

Moderate

There is some sense of encroachment within the parcel as a result of the settlement of Alveley which lies adjacent to the north-eastern border of the parcel and the Alveley Industrial Estate along the north-western border of the parcel. Additionally, clusters of houses are located within the northeast section of the parcel. The urbanising influences are however limited and the parcel does contain the characteristics of the countryside and is relatively open. The Green Belt plays a moderate role safeguarding the countryside from encroachment.

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

Weak

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

Please note that Alveley was not considered to constitute a historic town for the assessment of Purpose 4. The presence of the Conservation Area within this parcel was therefore not considered in this assessment.

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

All parcels make an equally significant contribution to this purpose.

Alternative Green Belt Boundaries

The narrow rural lanes and access roads bounding the parcel could form alternative Green Belt boundaries that are more continuous and slightly stronger than the existing settlement edge of Alveley.

Harm to Green Belt Resulting from Release

This parcel contains a limited amount of development and is associated with the wider area of open countryside to the west of Alveley, forming the eastern valley side of the River Severn. The release of the whole parcel from the Green Belt would constitute significant encroachment into the countryside. Any subsequent development within the parcel would lead to a strong sense of encroachment within neighbouring parcels P75 and P78 and broad area BA6 and a weakening of the role that these areas of land play in relation to Purpose 3. Releasing this parcel from the Green Belt would lead to a **High** level of harm to the Green Belt designation in this local area.

A sub-parcel has been identified within Parcel P76 that, if released, would lead to a lower level of overall harm to the Green Belt. Sub-parcel P76 comprises horse paddocks, residential gardens and a small field along the eastern extent of parcel P76. The settlement edge of Alveley has an urbanising influence on the sub-parcel with the land being more closely associated with the settlement edge than the wider countryside to the west. The sub-parcel comprises flatter land set back from the sloping eastern valley side of the River Severn; any built development within the sub-parcel would be less prominent from neighbouring areas of open countryside than development within the western area of parcel P76. Release of the sub-parcel would not therefore lead to a significant encroachment on the wider countryside. Releasing sub-parcel P76 from the Green Belt would lead to a **Moderate** level of harm to the Green Belt designation in this local area.

Parcel P79

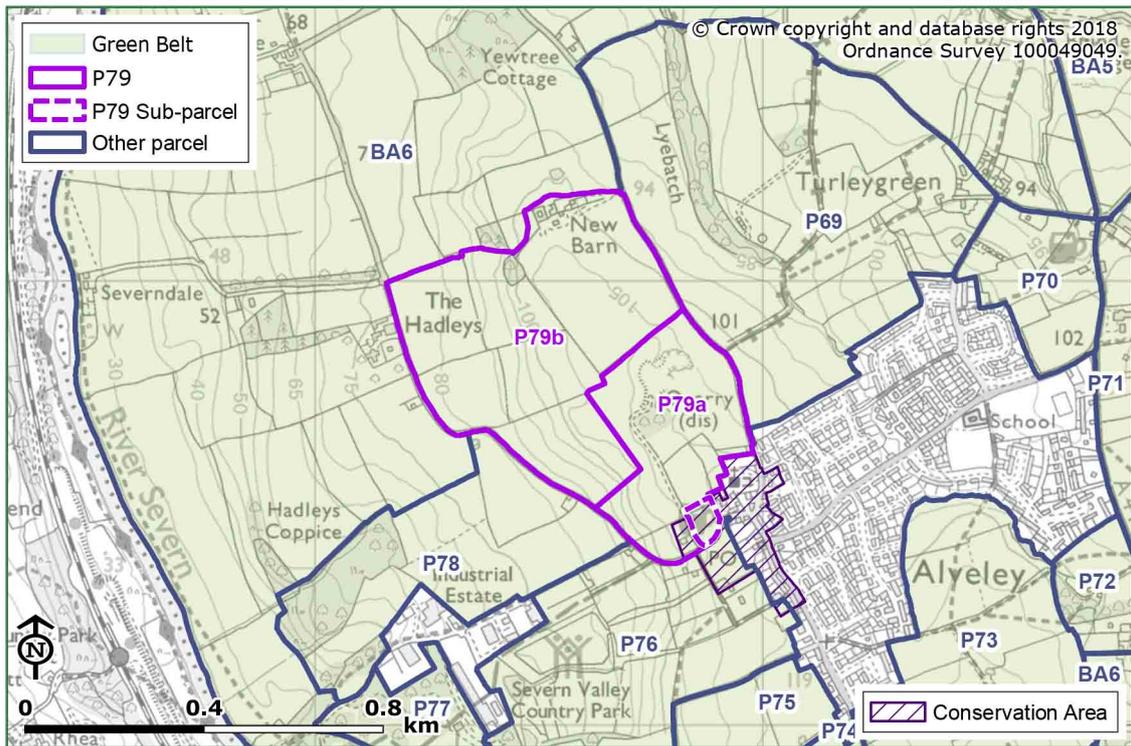


Figure A2.20: Parcel P79



Figure A2.21: Horse paddocks within Sub-parcel P79. View north from Vicarage Bank.

Relationship to settlement/countryside

Parcel P79 is almost entirely free of development, apart from a farm and a single isolated dwelling which are both in keeping with the countryside. This parcel is separated from the wider countryside by country roads, un-paved farm tracks and field boundaries. These provide a minimal degree of separation to the wider countryside to the north, with the parcel forming part of the undulating eastern valley side of the River Severn.

The conclusions on the contribution of parcel P79 to the Green Belt purposes and the harm of releasing it from the Green Belt are set out in the descriptions below. This includes the identification of a sub-parcel within Parcel P79 (delineated on Figure A2.20 in a purple hatch line) which the assessment concludes would have a lower level of harm associated with its release.

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

No contribution

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

Purpose 2 - To prevent neighbouring towns merging into one another

Weak

This parcel is located adjacent to the settlement of Alveley. Alveley is not a town being considered with regard to Purpose 2. The parcel does however lie between the settlements of Highley and Stourbridge/West Midlands conurbation. Due to the relative size of the parcel and the distance between the settlements, the parcel plays a very limited role in preventing the merging or erosion of the physical gap between settlements. Loss of openness would not be perceived as reducing the gap between settlements.

The parcel does however have a relationship with the settlement of Highley approximately 1.5km to the west and the Alveley Industrial Estate, inset within the Green Belt. It is acknowledged that any new development that took place within the parcel could lead to the perception of narrowing the gap between Alveley and Highley. However, the River Severn lies between the two settlements and there is no direct road connecting Highley and Alveley, therefore any perception of merging would be limited. Alveley is not a Purpose 2 settlement and therefore this has not been taken into account in the assessment rating.

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

Strong

The south-eastern border of the parcel is adjacent to Alveley, which causes a very slight sense of encroachment. However, the parcel itself is almost entirely free of development, apart from a farm and a single isolated dwelling (both in keeping with the countryside). The parcel is open, contains the characteristics of the countryside and is rural. The Green Belt parcel is playing a strong role preventing further encroachment of the countryside.

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

Weak

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

Please note that Alveley was not considered to constitute a historic town for the assessment of Purpose 4. The presence of the Conservation Area within this parcel was therefore not considered in this assessment.

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

All parcels make an equally significant contribution to this purpose.

Alternative Green Belt Boundaries

The rural lanes that bound the majority of the parcel could form alternative Green Belt boundaries that are slightly stronger than the existing boundary to the east, as defined by the inset settlement edge of Alveley. This existing eastern boundary predominantly comprises the boundary features of residential gardens.

Harm to Green Belt Resulting from Release

This parcel contains very little development and is open and rural in character. Parcel P79 has a strong connection to the wider countryside forming part of a mosaic of arable farmland set between Alveley and the banks of the River Severn to the west. Releasing the entirety of this parcel from the Green Belt would constitute substantial encroachment into the countryside. Development of the parcel would lead to a strong sense of encroachment within neighbouring parcels P69, P78 and BA6. Development within the southeast of the parcel would also lead to parcel P78 being enclosed on two sides by development including Alveley Industrial Estate. It is considered that the release of this parcel would significantly weaken the role neighbouring areas of land are playing in the Green Belt and lead to a **High** level of harm to Green Belt designation in this local area.

A sub-parcel has been identified within Parcel P79 that, if released, would lead to a lower level of overall harm to the Green Belt. Sub-parcel P79 comprises a single horse paddock adjacent to the settlement edge of Alveley. The sub-parcel is contained by the settlement edge to the east and a residential property to the west. The sub-parcel is more closely associated with the adjoining settlement edge than the countryside to the west of Alveley as there is a degree of separation from the remaining area of parcel P79, which forms part of the open countryside. Releasing sub-parcel P79 from the Green Belt would lead to a **Moderate** level of harm to the Green Belt designation within this local area.

Note that in addition to the sub-parcel, the southern part of the parcel (P79a) is identified separately for inclusion within Opportunity Area Av-1 in Parts 3 and 4 of this assessment. Release of P79a would not lead to a lower level of overall harm to the Green Belt than the release of Parcel P79 as a whole.

Conclusion

Figure A2.22 below shows the level of harm associated with the release of parcels/sub-parcels considered within the assessment around Alveley.

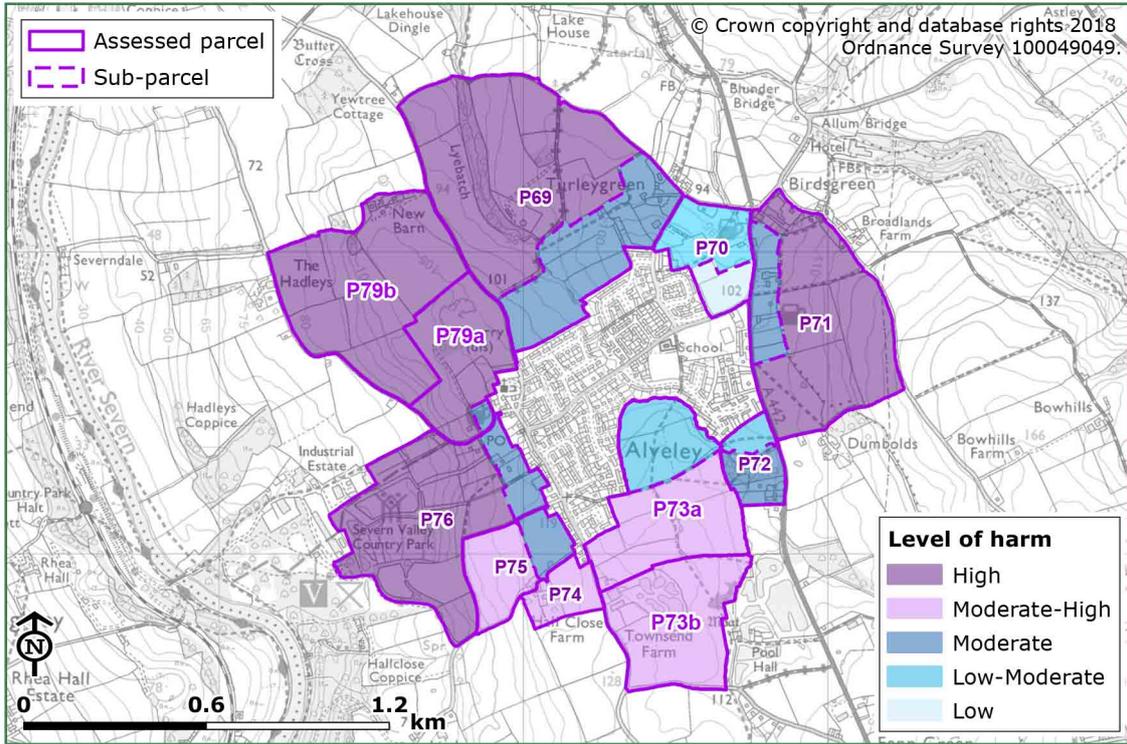


Figure A2.22: Individual Harm from Release of Parcels Surrounding Alveley

The parcel assessment summarised on Figure A2.22 indicates that the release of Green Belt land for development could result in a 'high' level of harm to the Green Belt in the east, north-west and west of Alveley. In comparison, land releases for development to the south could result in a 'moderate-high' level of harm and land releases in locations that adjoin the settlement edge could result in either moderate, low-moderate or low levels of harm as shown on Figure A2.22.

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

The assessment of the harm that could be caused by releasing Green Belt land for development has been tested through the identification of three distinct Opportunity Areas around Alveley and by the identification three further Sub-Opportunity Areas.

Opportunity Area Av-1

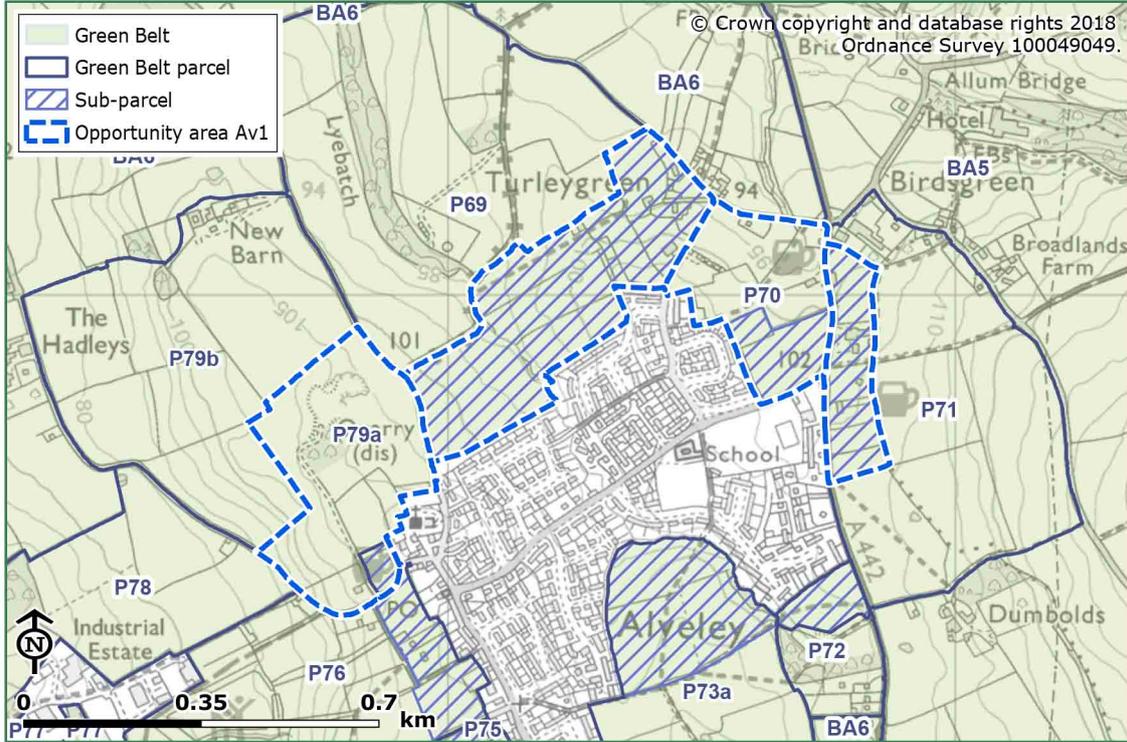


Figure A2.23: Opportunity Area Av-1

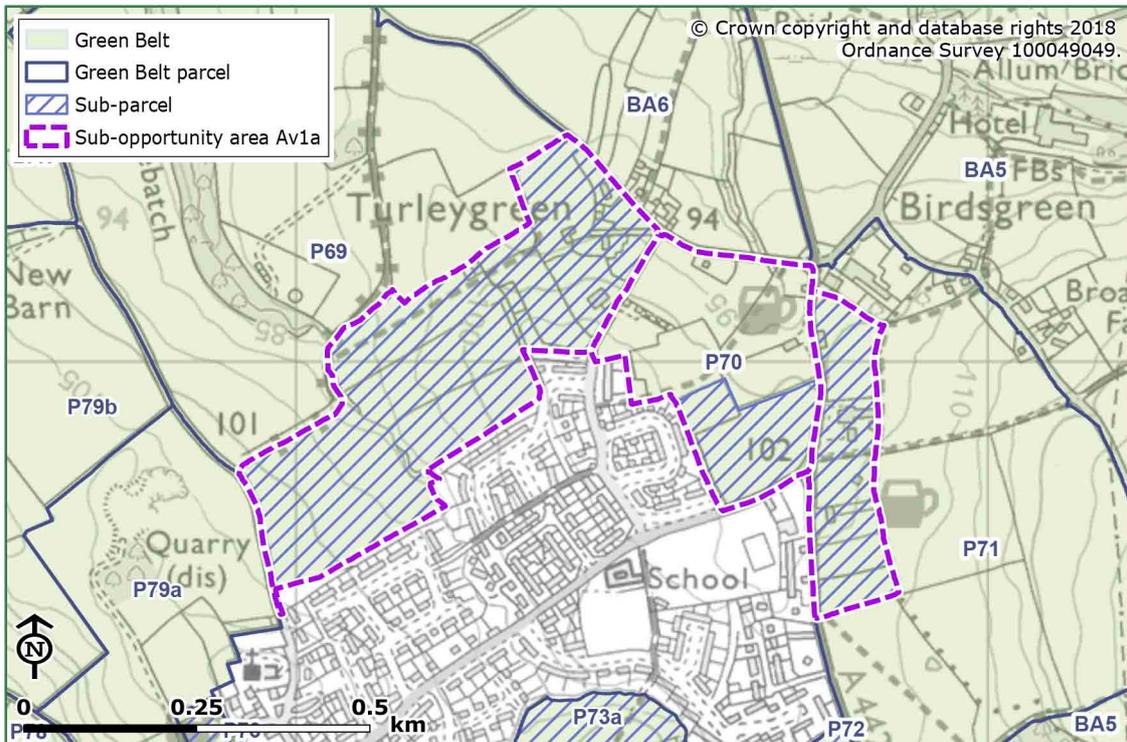


Figure A2.24: Sub-opportunity Area Av-1a

Description of Opportunity Area Av-1

Opportunity Area Av-1 comprises the entire area of parcel P70, the southern extent of parcel P69, the north-western extent of parcel P71, and the southern part of parcel P79 (P79a) to identify a potential direction for growth across the northern boundary of Alveley.

Sub-opportunity Area Av-1a

One Sub-opportunity Area has been identified that would lead to a lower level of overall harm to the Green Belt. Sub-opportunity Area Av-1a comprises the release of the southern extent of parcel P69, the entire area of parcel P70, and the north-western extent of parcel P71.

Summary of Assessment of Harm for Individual Parcels

The individual release of parcels P69, P71 and P79 (including P79a) would have a **High** level of harm to the Green Belt. The individual release of parcel P70 would have a **Low-Moderate** level of harm to the Green Belt.

Assessment of Harm for sub-parcels

The individual release of sub-parcels P69 and P71 would have a **Moderate** level of harm to the Green Belt. The release of Sub-parcel P70 would have a **Low** level of harm to the Green Belt.

Assessment of harm

Removal of Opportunity Area Av-1

The removal of the entirety of Av-1 would lead to development being sited along the elevated ridge and steep western slopes of the rolling pastoral farmland located within parcel P79. Any built development on this steep and elevated land would be set above neighbouring farmland to the west which slopes down to form the eastern valley side of the River Severn. This sloping farmland forms part of an extensive area of open countryside to the west of Alveley, it contains few urbanising influences and has a largely unspoilt rural character. Any new development within this western extent of Opportunity Area Av-1 is likely to be visually prominent within the surrounding countryside and lead to a high level of encroachment on the Green Belt designation in this local area.

The removal of the entirety of Av-1 from the Green Belt would significantly weaken the role that neighbouring areas of land are playing in the Green Belt and would lead to a **High** level of harm to the Green Belt designation in this local area.

High Harm

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

Removal of Sub-opportunity Area Av-1a

The area of parcel P69 within this Sub-opportunity Area contains some existing development and is contained to the south by the settlement edge of Alveley. The settlement edge is visually prominent and exerts an urbanising influence on the sub-parcel. There is a level of visual separation between the southern extent of parcel P69 and the wider countryside within the Green Belt to the north, due to containment provided by variations in local topography and shelterbelts of mature trees. The release of Sub-opportunity Area Av-1a will lead to a sense of encroachment within neighbouring parcel P79; however this will be limited to the south-eastern extent of P79 and is unlikely to significantly weaken the overall role that the rest of parcel P79 is playing in the Green Belt. The removal of the southern extent of parcel P69 within Av-1a would lead to a new Green Belt boundary partly formed of lines of field boundaries, mature trees and a rural lane, of similar strength to the existing settlement edge of Alveley. Releasing Sub-opportunity Area Av-1a from the Green Belt would lead to a **Moderate** level of harm to the Green Belt designation in this local area.

Moderate Harm

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

Mitigation Measures

- Lines of trees defining field boundaries and within the linear woodland of Lyebatch within Parcel P69 should be retained and protected against any construction activity in accordance with best practice.
- Hedgerows and trees along the minor road that defines the northern boundary of parcel P70 and eastern boundary of P71 should be retained and enhanced with any weak points strengthened with new planting.
- Hedgerows along the northern boundary of sub-parcel P69 should be should be retained and enhanced with any weak points strengthened with new planting.
- Development within the Opportunity Areas should be restricted to appropriate small scale and low density residential development of up to two storeys or single storey employment development to minimise encroachment on neighbouring Green Belt land.
- Where possible existing hedgerows along the various roads bounding parcels P69, P70 and sub-parcel P71 should be retained and enhanced to create coherent and readily recognisable new Green Belt boundaries.

Opportunity Area Av-2

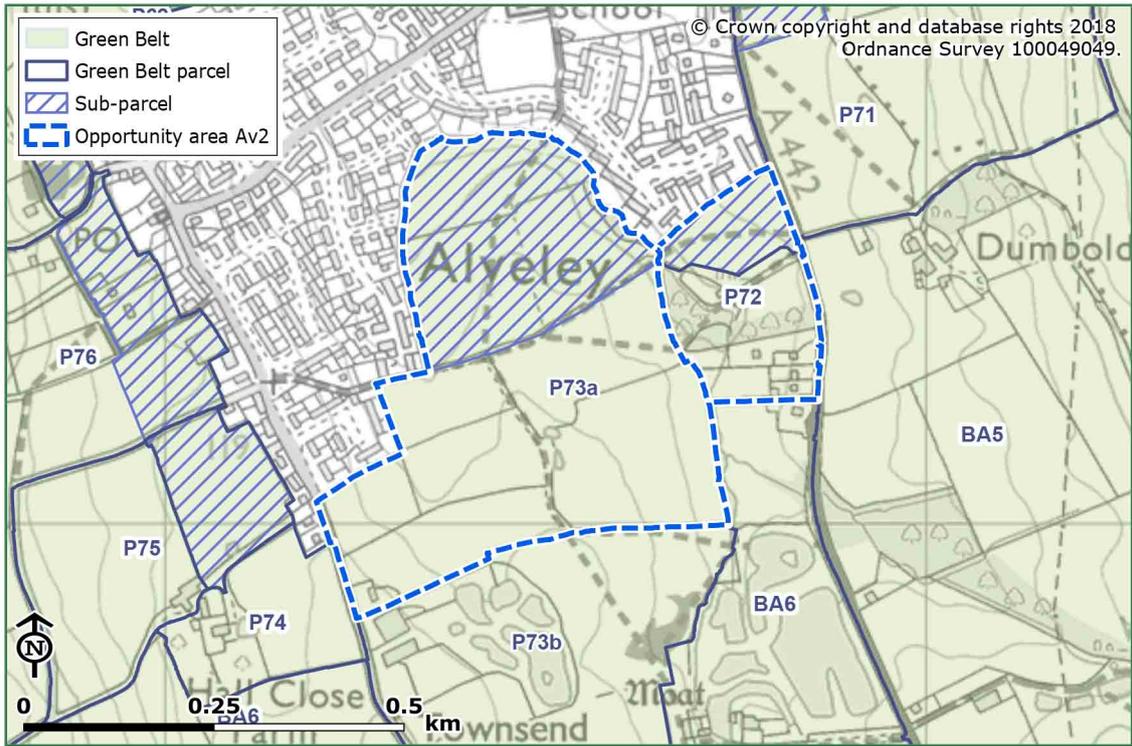


Figure A2.25: Opportunity Area Av-2

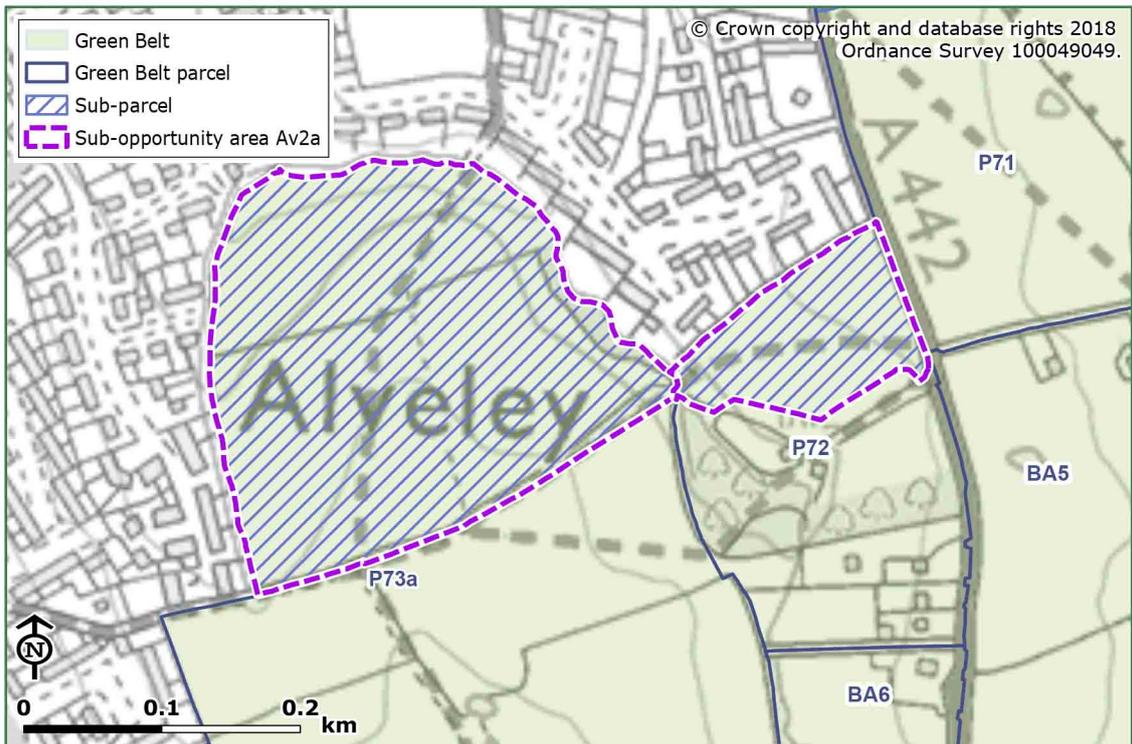


Figure A2.26: Sub-opportunity Area Av-2a

Description of Opportunity Area Av-2

Opportunity Area Av-2 comprises the entire area of parcel P72 and the northern half of parcel P73 (P73a).

Sub-opportunity Area Av-2a

One Sub-Opportunity area has been identified that would lead to a lower level of overall harm to the Green Belt. Sub-opportunity Area Av-2a comprises the release of the two fields that form northern extent of parcel P73 (sub-parcel P73) and the northern part of parcel P72 (sub-parcel P72).

Summary of Assessment of Harm for Individual Parcels

The individual release of parcel P72 would have a **Moderate** level of harm to the Green Belt. The individual release of the whole of parcel P73 would have a **Moderate-High** level of harm to the Green Belt.

Assessment of Harm for sub-parcels

The release of Sub-parcel P72 would have a **Low-Moderate** level of harm to the Green Belt. The release of Sub-parcel P73 would have a **Low-Moderate** level of harm to the Green Belt.

Assessment of harm

Removal of Opportunity Area Av-2

Both parcels P72 and P73 do not make a strong contribution to the Green Belt purposes even though the area of P73 within Opportunity Area Av-2 does have a connection to the wider countryside to the south of Alveley. The release of parcel P73 would lead to encroachment into the countryside and could weaken the role that adjoining areas of land to the south are playing in the Green Belt in relation to Purpose 3. The removal of the entirety of Opportunity Area Av-2 from the Green Belt would lead to a **Moderate-High** level of harm to the Green Belt designation in this local area.

Moderate-High Harm

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

Mitigation Measures

- The hedgerows, hedgerow trees and small pockets of woodland along the southern boundary of Opportunity Area Av-2, within parcel P73, should be retained and enhanced. The trees along this boundary should be protected against any construction activity in accordance with best practice.
- Riparian woodland along the western boundary of parcel P72 should be retained and protected against any construction activity in accordance with best practice.
- Hedgerows and hedgerow trees along the southern edge of parcel P72 should be retained. This will reduce the sense of encroachment in neighbouring areas of countryside in the Green Belt to the south of Alveley.
- Tree planting along the eastern boundary of parcel P72 should be retained.
- Development within the Opportunity Areas should be restricted to appropriate small scale and low density residential development of up to two storeys or single storey employment development.

Removal of Sub-opportunity Area Av-2a

The sub-parcel of P73 within Sub-opportunity Area Av-2a is enclosed by settlement on three sides and is more closely associated with the settlement edge than the wider countryside to the south of Alveley. The release of this sub-parcel area, with the sub-parcel P72, would neither significantly weaken the contribution of the neighbouring areas of Green Belt nor constitute substantial encroachment into the wider countryside.

Releasing Sub-opportunity Area Av-2a of P72 and P73 would lead to a **Low-Moderate** level of harm to the Green Belt in this local area.

Low-Moderate Harm

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

Mitigation Measures

- The hedgerows and trees along the southern boundary of Sub-opportunity Area Av-2a with parcel P73 should be retained and enhanced. Gaps within the hedgerow should be filled with mixes of similar plant species mixes to the existing hedgerows.
- Riparian woodland along the western boundary of parcel P72 should be retained and protected against any construction activity in accordance with best practice.
- Hedgerows and hedgerow trees along the southern edge of parcel P72 should be retained.
- Tree planting along the eastern boundary of parcel P72 should be retained as this will help to soften the edge of any built development within the parcel. This will lessen the sense of encroachment experienced in the wider areas of open countryside in the Green Belt to the east of Alveley.
- Development within the Opportunity Areas should be restricted to appropriate small scale and low density residential development of up to two storeys or single storey employment development.

Opportunity Area Av-3

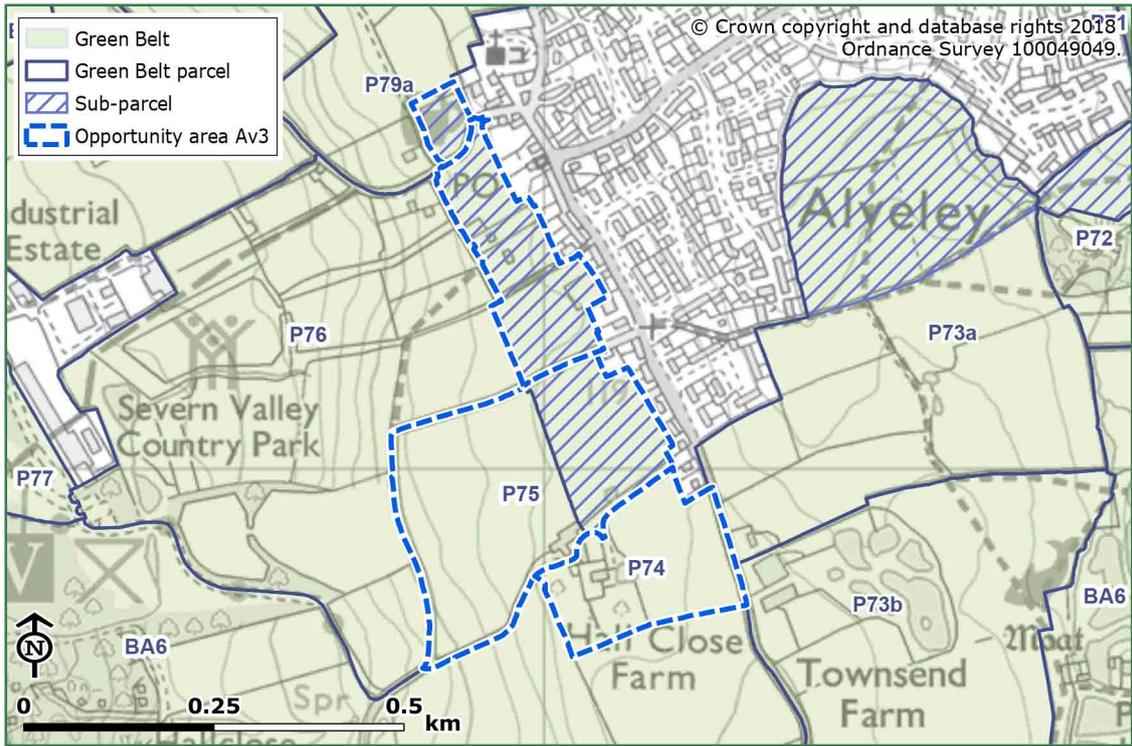


Figure A2.27: Opportunity Area Av-3

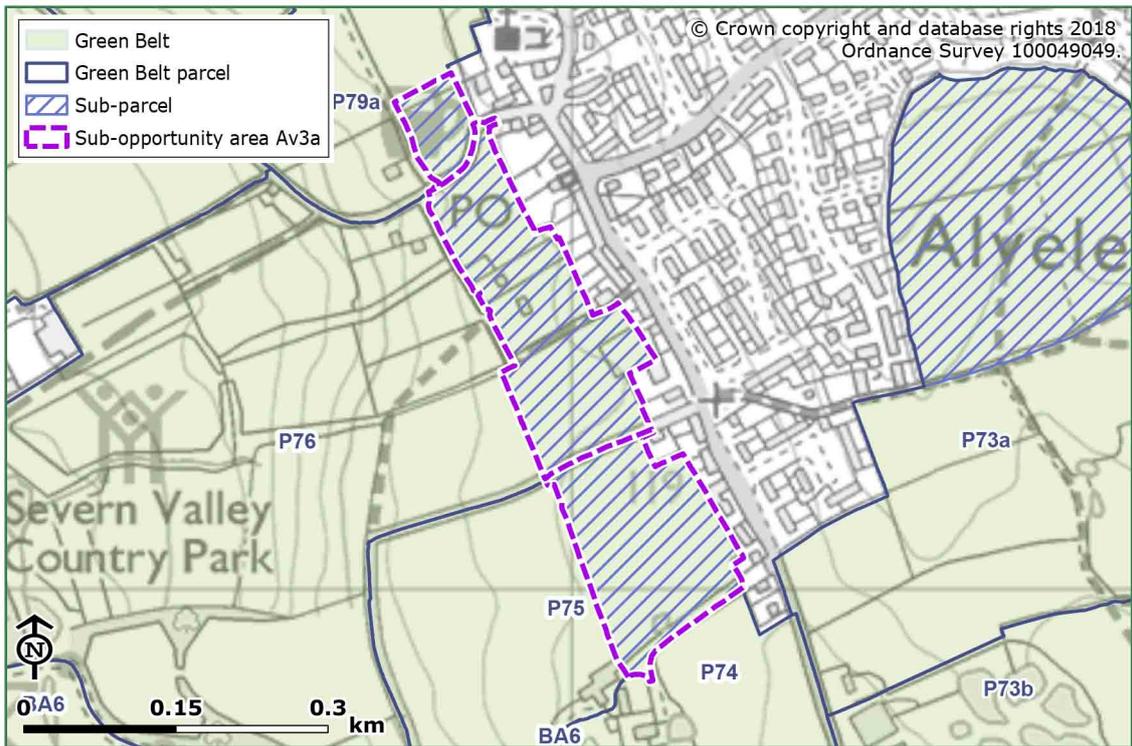


Figure A2.28: Sub-opportunity Area Av-3a

Description of Opportunity Area Av-3

Opportunity Area Av-3 comprises the entire areas of parcels P74, P75; the eastern extent of parcel P76; and the southern extent of parcel P79.

Sub-opportunity Area Av-3a

One Sub-opportunity Area has been identified that would lead to a lower level of overall harm to the Green Belt. Sub-opportunity Area Av-3a comprises the release of the eastern most field of parcel P75, the horse paddocks, residential gardens and small fields along the eastern extent of parcel P76 and the small sub-parcel in the extreme south-east of parcel P79.

Summary of Assessment of Harm for Individual Parcels

The individual release of parcel P74 and P75 would have a **Moderate-High** level of harm to the Green Belt. The individual release of parcel P76 would have a **High** level of harm to the Green Belt.

Assessment of Harm for sub-parcels

The individual release of Sub-parcel P75 would have a **Moderate** level of harm to the Green Belt. The individual release of Sub-parcel P76 would have a **Moderate** level of harm to the Green Belt. The individual release of Sub-parcel P79 would have a **Moderate** level of harm to the Green Belt.

Assessment of harm

Removal of Opportunity Area Av-3

The removal of the entirety of Opportunity Area Av-3 from the Green Belt would lead to encroachment into the countryside that stretches west from the settlement edge of Alveley into the Green Belt. Development within Opportunity Area Av-3, particularly within P75 would be sited on sloping land that forms the eastern valley side of the River Severn. Development of this land would be visually prominent from a wide area of neighbouring countryside as well as from areas of non-Green Belt land across the river valley to the west. Development would lead to encroachment on the countryside in this locality. The removal of the entirety of Opportunity Area Av-3 would lead to a **Moderate-High** level of harm to the Green Belt designation in this local area.

Moderate-High Harm

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

Mitigation Measures

- The tall mature hedgerows that line both sides of the rural lane bounding parcel P75 should be retained and protected.
- Trees that define the eastern boundary of the gardens of Hall Close Farm should be retained and protected against any construction activity in accordance with best practice.
- The post and wire fencing which defines part of the edge of Opportunity Area Av-3 should be replaced by planting..
- Hedgerows with hedgerow trees which define the outer edges of Opportunity Area Av-3 should be retained and enhanced.
- Development within this Opportunity Area should be restricted to appropriate small scale and low density residential development of up to two storeys or single storey employment development.

Removal of potential Sub-opportunity Area Av-3a

The sub-parcels of P75, P76 and P79 within Sub-opportunity Area Av-3a adjoin the settlement edge of Alveley which has an urbanising influence on these parcels. The land within Sub-opportunity Area Av-3a is more closely associated with the settlement edge of Alveley than the wider countryside to the west. Sub-opportunity Area Av-3a is set back from the sloping eastern valley side of the River Severn; any built development within this area would therefore be less prominent from neighbouring areas of open countryside than is the case for Opportunity Area Av-3 and would not lead to a substantial encroachment into the Green Belt. Releasing Sub-opportunity Area Av-3a from the Green Belt would lead to a **Moderate** level of harm to the Green Belt designation in this local area.

Moderate Harm

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

Mitigation Measures

- Trees that contain the small field in the northern extent of parcel P76 within Sub-opportunity Area Av-3a should be retained.
- Trees that define the eastern boundary of the gardens of Hall Close Farm should be retained and protected against any construction activity in accordance with best practice.
- The access track and post and wire fencing which define the western boundary of the horse paddocks within Sub-opportunity Area Av-3a should be enhanced by planting.
- Hedgerows with hedgerow trees which define the outer edges of Opportunity Area Av-3 should be retained and enhanced.
- Development within this Opportunity Area should be restricted to appropriate small scale and low density residential development of up to two storeys or single storey employment development.

Part 4: Conclusions for Alveley

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

The findings of the assessment of harm likely to result from releasing the opportunity areas or sub-opportunity areas for development are summarised in **Table A2.1**.

Table A2.1: Summary Assessment of Harm for Opportunity Areas within Alveley

Opportunity Area Reference	Area (ha)	Rating
Av-1	40.6	High
Av-1a	27.9	Moderate
Av-2	25.3	Moderate-High
Av-2a	8.6	Low - Moderate
Av-3	16.3	Moderate-High
Av-3a	6.5	Moderate

The consideration of the release of Green Belt land around Alveley, set out in detail in the preceding sections and summarised in the table above, highlights the various potential Green Belt impacts arising from the possible release of land for development or as safeguarded land to meet the future needs of the community of Alveley. The assessment in this Green Belt Review has shown that 8.6ha of land (within opportunity area Av-2a) could be released from the Green Belt for development with only low-moderate harm to the Green Belt, and up to 34.4ha of land could be released with moderate harm (under opportunity areas Av-1a and Av-3a).

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