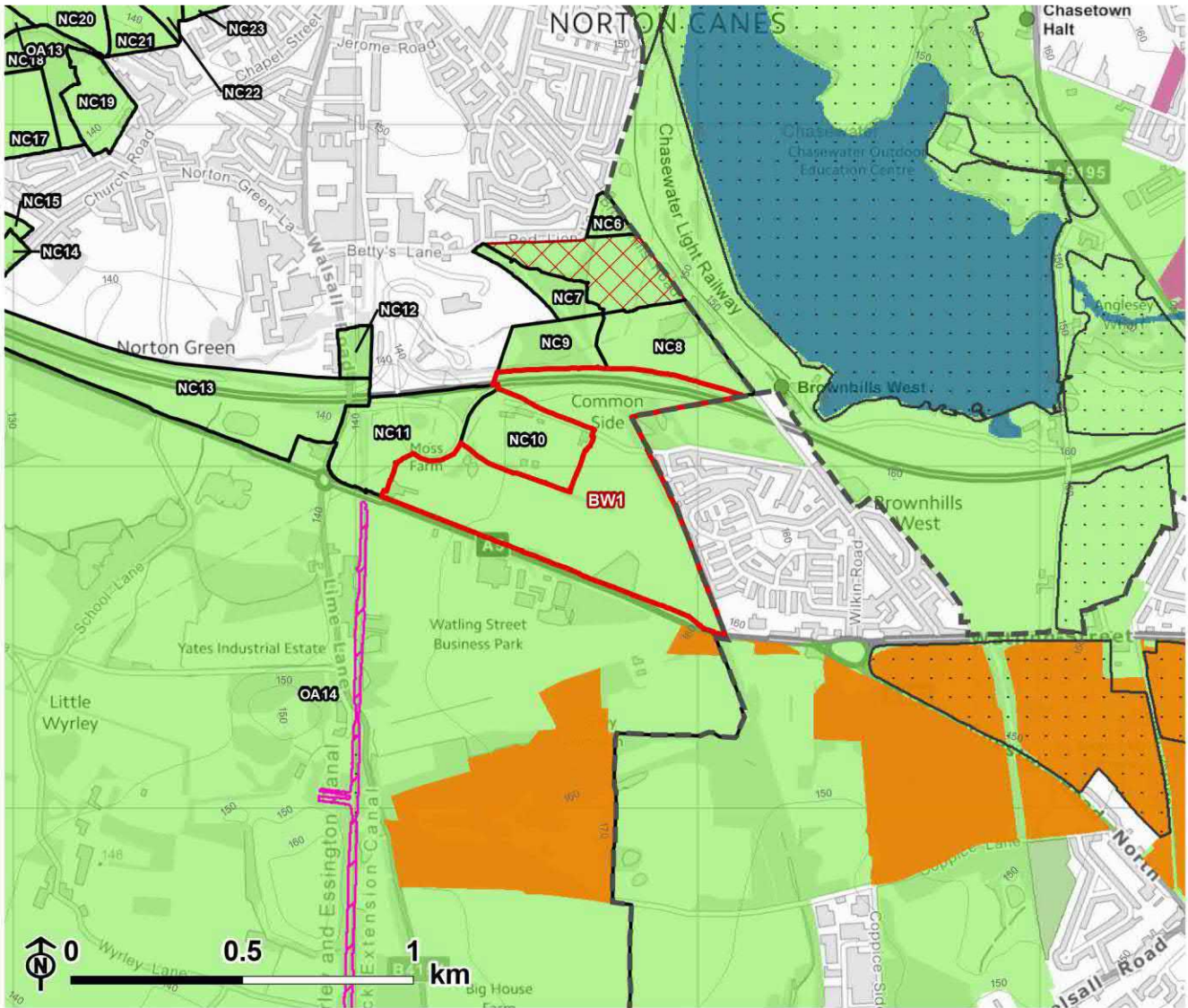


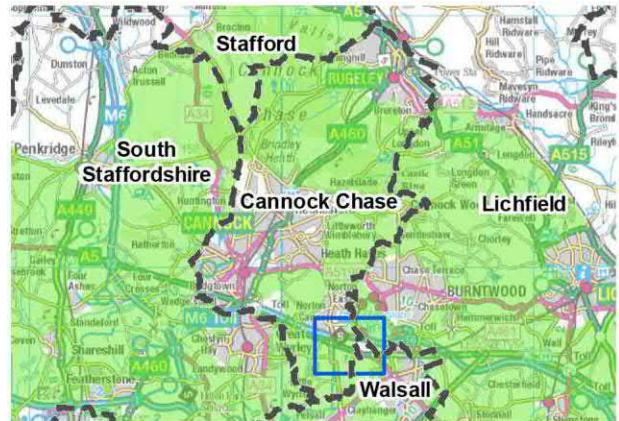
Appendix B

**Detailed Harm
Assessments
Brownhills West**

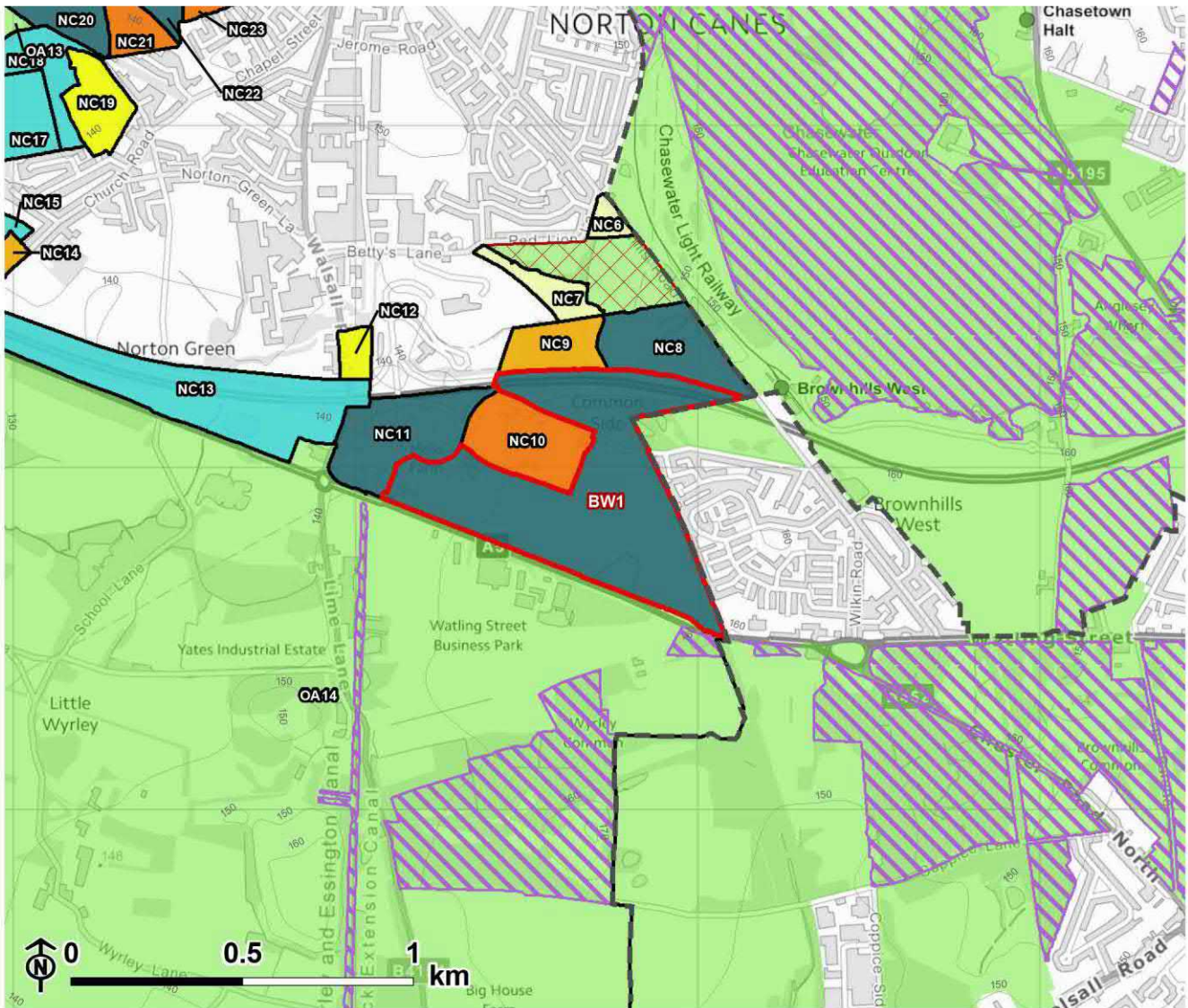
Brownhills West



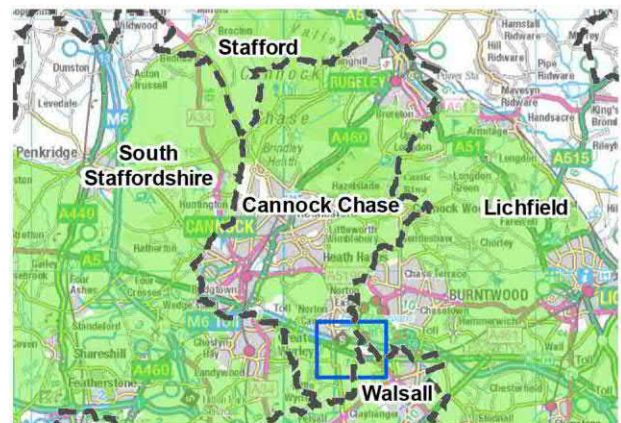
- Local Authority boundary
- Green Belt
- Red outline: Brownhills West parcel
- Black outline: Neighbouring parcel
- Red cross-hatch: No openness
- Absolute constraints**
- Light green: Ancient woodland
- Pink hatched: Special Area of Conservation
- White with black dots: Site of Special Scientific Interest
- Orange: CRoW registered common land
- Purple: Cemetery
- Blue: Flood zone 3



Brownhills West



- Local Authority boundary
 - Green Belt
 - Red outline: Brownhills West parcel
 - Black outline: Neighbouring parcel
 - Red hatched: No openness
 - Purple hatched: Absolute constraint(s)
- Harm rating**
- Dark blue: Very High
 - Blue: High
 - Cyan: Moderate-High
 - Orange: Moderate
 - Light orange: Low-Moderate
 - Yellow: Low
 - Light yellow: No/Very Low



Components of harm assessment

The analysis of contribution applies to each parcel as a whole, and considers:

- the relevance of each Green Belt purpose, given the parcel's location relative to large built-up areas, towns, countryside and historic towns;
- the extent to which the land can be considered open in Green Belt terms;
- for Purpose 1-3, the degree of distinction between the parcel and urban area(s) - that is, the extent to which land is associated with the urban area or with the wider countryside. A stronger distinction from the urban area increases contribution to these purposes, where relevant.

The analysis of the harm of releasing the parcel indicated on the maps above considers:

- the loss of that parcel's contribution to the Green Belt purposes;
- additional harm resulting from the weakening of adjacent Green Belt land.

Notes on harm ratings

As all harm ratings are for the release of land as an expansion of an existing inset area, it is assumed that any intervening land to the inset edge will also be released. No assumptions are made regarding what intervening land might be released between the parcel and inset edge. Where a release of land would encompass areas with different harm ratings, the overall harm rating will always equate to the highest component harm rating.

Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- Special Areas of Conservation;
- Sites of Special Scientific Interest;
- Ancient woodland;
- Scheduled Monuments;
- Registered Parks and Gardens;
- Common land;
- Cemeteries;
- Flood Zone 3

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BW1

Parcel location and openness

Parcel size: 33.31ha

The parcel is located on the eastern edge of Brownhills West, south of the M6 Toll Road. Brownhills West does not constitute a large built-up area, a town or a historic town.

Land is open, and is dominated by agricultural fields and separating tree lines and hedgerows. There is an area of tree cover in the north of the parcel.

Distinction between parcel and inset area

The parcel has some limited containment by washed-over inset development to the north and south, and landform and land cover within the parcel do not create distinction from Brownhills West. However, the thick tree line to the east is a strong boundary feature creating separation from the settlement, and the parcel extends a reasonable distance from the inset area. A strong hedgerow structure within the parcel means that views are dominated by open countryside. Therefore, there is strong distinction between the parcel and the urban area.

BW1

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land is open and there is a moderate gap between Cannock and Brownhills. Urbanising development at Norton Canes reduces gaps but the M6 Toll Road is a significant separating feature. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

BW1

Impact on contribution of adjacent Green Belt

- Release of BW1 as an expansion of Brownhills West:

Rating: Minor-moderate

The release and development of BW1 would diminish distinction from the urban area of undeveloped land to the south of the A5, creating some containment between the new inset edge and existing washed-over development. Release of BW1 would also constitute a minor weakening of the remaining settlement gap between Brownhills and both Cannock and Burntwood, with little remaining distance between Norton Canes and Brownhills West (although the M6 Toll would retain some distinction).

The adjoining land within NC9, NC8, NC11 and NC7 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel BW1 makes a strong contribution to preventing encroachment on the countryside and a relatively strong contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Brownhills West would be high.

High

- Harm could potentially be reduced by the introduction of additional woodland belts and/or small woodlands within BW1 to the south. This would form a strong Green Belt boundary and would help reduce the urbanising visual influence of development and the perceived impact on the gap between Brownhills and Cannock/Burntwood. This would also help enhance the planned coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).