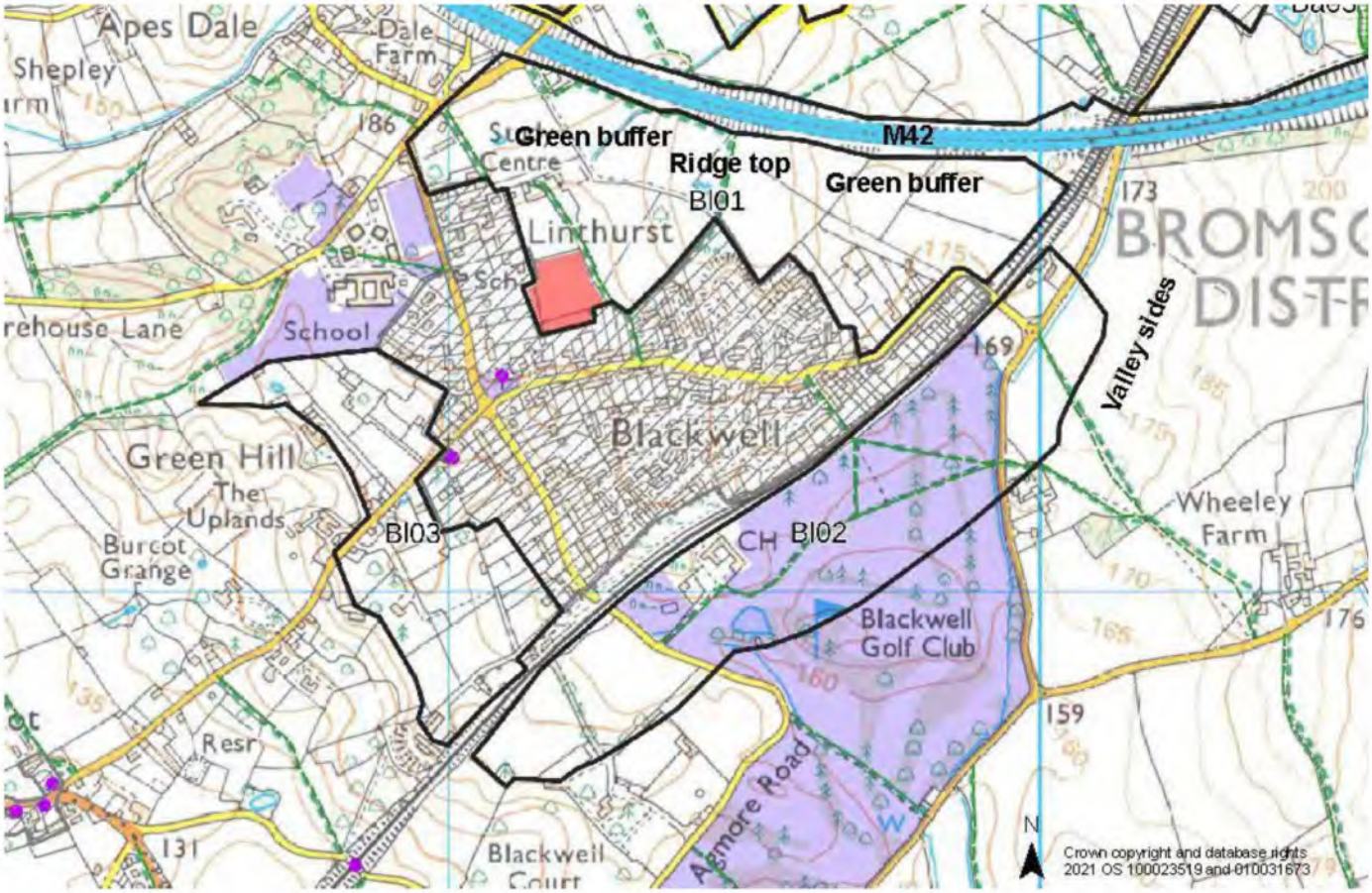
Settlement Sensitivity Summary: Blackwell

Summary

Blackwell is a small, mainly 20c, settlement on land falling to the south with a minor ridge to the north and a small valley bounded by the well maintained and popular Blackwell Golf Club and outdoor activity centre to the south east. The settlement is separated and buffered from the M42 to the north by an enclosed rising pastoral landscape with well used footpaths. The south eastern fringes comprise of large properties with well treed intervening paddocks.

Sensitivity to housing is considered high/medium to the south and east and medium to the north. An opportunity is located adjacent to the settlement edge in an enclosed paddock to the north.

Sensitivity to employment use is considered high in all areas around the settlement.



Key

As for Land parcels, Constraints and Designations figure plus below.

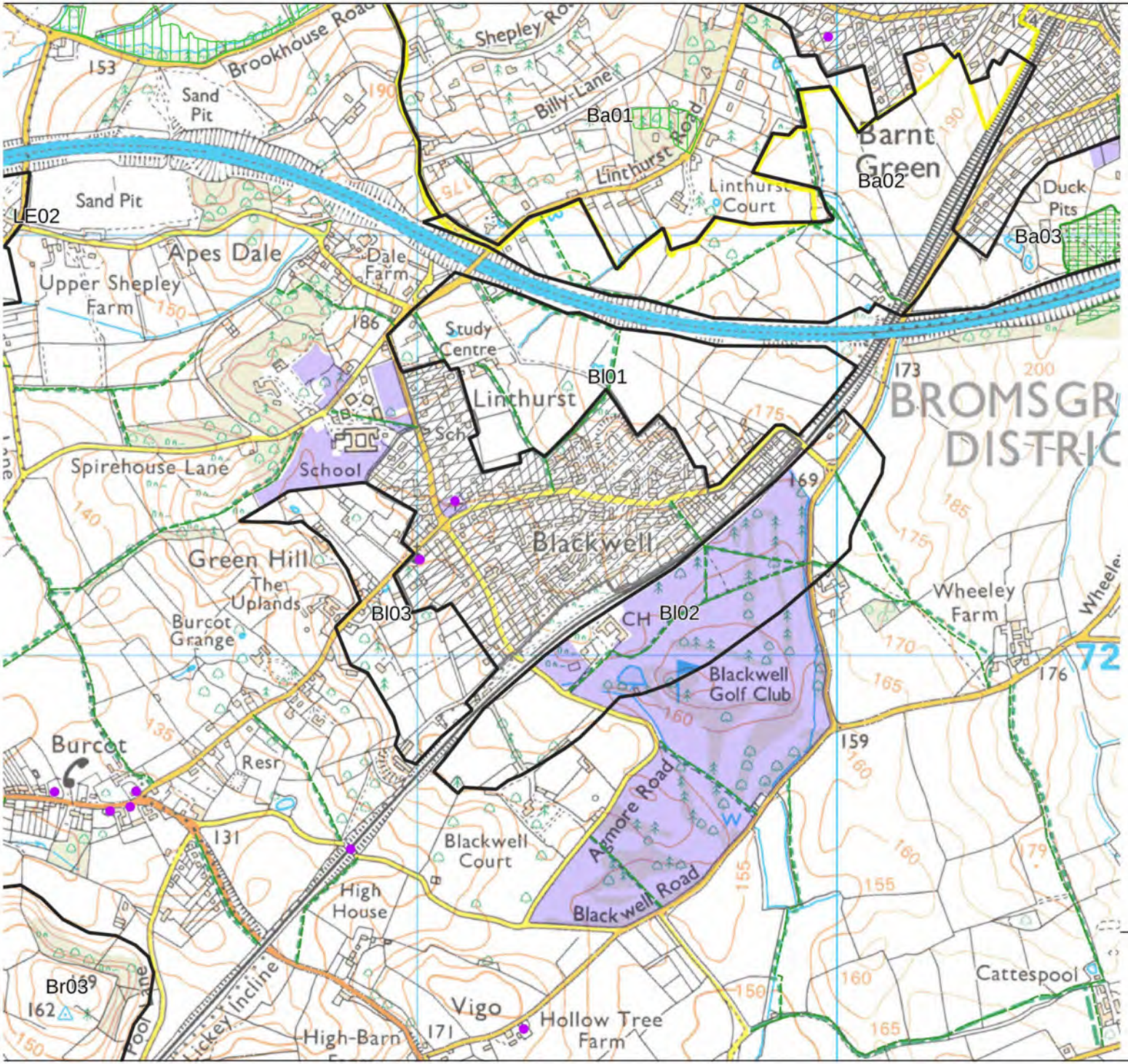
Opportunity for Housing

Looking south from near M42 towards well screened settlement (Bl01).

View west across northern buffer area from minor ridge (Bl01).

View north west across paddock on south western edge of the settlement Bl03).

View south east towards rural rising valley sides to the east of the settlement Bl02).



KEY

- District Boundary
- Land Parcels
- Settlement development limits
- Ancient Woodland
- Conservation Areas
- Listed Buildings
- Local Wildlife sites
- Open Spaces
- Public rights of way

N

0 250 500 m

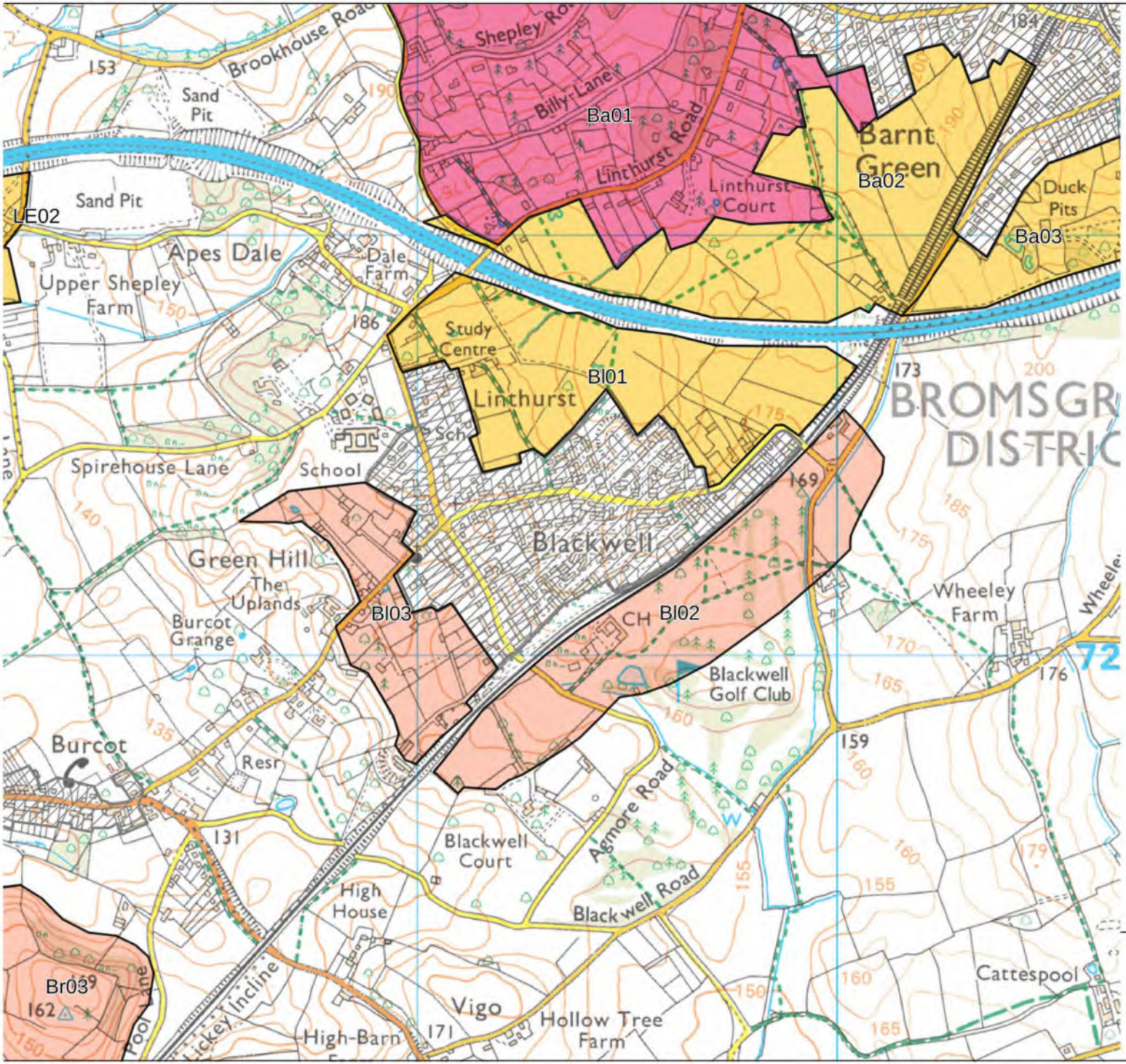
© Crown copyright and database rights
2022 OS 100023519 and 0100031673

white CONSULTANTS

10/02/22 | v0 | Drawn: JW |Checked: SW

Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Blackwell
Land parcels, Constraints and Designations



KEY

- District Boundary
- Settlement development limits

Sensitivity to housing development

- High
- High/medium
- Medium

N

0 250 500 m

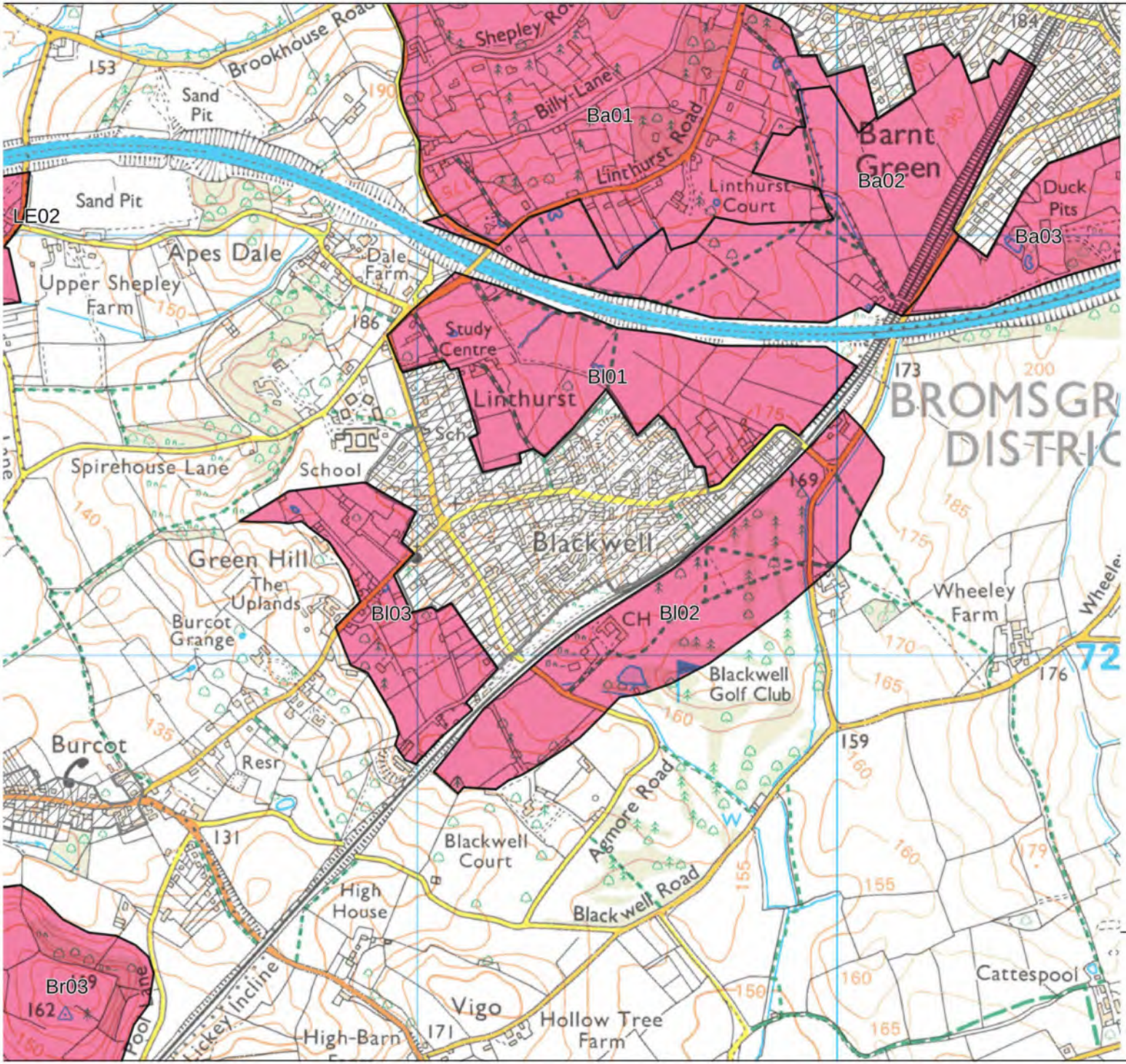
© Crown copyright and database rights
2022 OS 100023519 and 0100031673

white CONSULTANTS

10/02/22 | v0 | Drawn: JW |Checked: SW

Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Blackwell
Settlements: Sensitivity to Housing



KEY

- District Boundary
- Settlement development limits

Sensitivity to employment use

- High

N

0 250 500 m

© Crown copyright and database rights
2022 OS 100023519 and 0100031673

white CONSULTANTS

10/02/22 | v0 | Drawn: JW |Checked: SW

Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Blackwell
Landscape sensitivity to employment use

Land Cover Parcel No.	Bl01

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	Medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the substantial tree cover, mainly oak, in small copses and along outgrown hedge boundaries, the unimproved grassland/pasture, the distinctive character and the attractive small-scale views from well used PROWs. The landscape susceptibility to housing lies in the small scale field pattern, the ridge and open slopes to the west and role of the area as a well treed green setting to the settlement and as a visual buffer with the M42. The visual susceptibility to housing lies in views from well used PROWs, from adjacent residence in places and from adjacent roads- the area is on the gateway to the settlement from the north and east. The parcel is generally sensitive to housing development with a limited opportunity in a low lying and well screened location adjacent to the settlement. There is potential for housing in the small square paddock east of the property east of Blackwell First School providing that the boundary vegetation is located outside housing curtilages in order for it to be retained. The sensitivity of the area to employment is significantly greater due to the settlement's essentially rural residential character and the small scale land cover pattern of the rising and undulating parcel.

LANDSCAPE CHARACTER CONTEXT

National character area	Arden
WCC landscape character type (LCT)	Settled Farmlands with Pastoral
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations		N/A
Natural heritage	H/M	Substantial tree cover, mainly oak, in small copses and along outgrown hedge boundaries with unimproved and improved grassland/pasture and regenerating scrub in places.
Cultural heritage	M	Regular and sub-regular paddocks derived from planned enclosure from heathland with large gardens associated with houses.
Distinctiveness	H/M	Distinctive enclosed and small-scale undulating pastoral landscape with strong enclosure.
Perceptual	H/M	
Scenic factors		Attractive small-scale views within area and to the east.
Tranquillity		M42 adjacent is major noise source with minor roads to the west and railway to the east. Built form largely hidden and contained by tree and hedge cover. PROWs access area to the west.
Recreational and functional	M	
Recreational		PROWs provide circular route through attractive village edge landscape in the western part of the parcel.
Functional		Substantial tree cover, mainly oak, in small copses and along outgrown hedge boundaries with unimproved grassland/pasture and regenerating scrub provide potential GI.
Condition	M	Declining with outgrown hedges to the west and fences to the east.

Associations		N/A
Summary evaluation of overall value		**H/M**
LANDSCAPE SUSCEPTIBILITY FACTORS		
Natural factors	M	
Landform eg steep slopes		Undulating landscape with small valley to the west rising to a ridge centrally and falling to the east.
Presence of water		Small watercourse and two field ponds.
Cultural factors	H/M	
Historic field/land use pattern		Small scale regular and sub-regular paddocks derived from planned enclosure from heathland with large gardens.
Settlement pattern		Generally large properties in large mature gardens- linear to the west and small housing estates to the east.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Substantial tree cover, mainly oak, in small copses and along outgrown hedge boundaries with unimproved grassland/pasture and regenerating scrub provide potential GI.
Amenity- presence of footpaths/recreation corridors		PROWs to the west/centrally.
Functional relationship between the area and the settlement/key features		PROWs provide a very useful and pleasant circular walk north of the settlement.
Perceptual factors	H/M	
Scale		Small.
Enclosure		Enclosed generally.
Skyline		Central ridge provides local skyline.
Landmarks/features		N/A
Detractors		M42 adjacent although generally screened by vegetation.
Settlement edge character		Indented settlement edge well screened by accommodation of hedges, trees and garden vegetation.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Area provides well treed green setting to the settlement and as a visual buffer with the M42.
Summary evaluation of landscape susceptibility		**H/M**
VISUAL SUSCEPTIBILITY FACTORS		
General factors		
Intervisibility	H/M	Limited intervisibility to the west and some intervisibility of ridge and slopes with the wider landscape to the east.

Key views	H/M	From PROW centrally east to wider landscape.
Key receptors		
Residents- rural/semi-rural		N/A
Residents-urban/suburban edge	H/M	Limited views into area.
Promoted trails		N/A
Public rights of way	H/M	Well used PROWs.
Access/common land		N/A
Cycleways		N/A
Roads	M	M42 in winter possibly and minor roads to the east and west- where the parcel is on the gateway to the settlement.
Summary evaluation of visual susceptibility		**H/M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

There is potential for housing in the small square paddock east of the property east of Blackwell First School providing that the boundary vegetation is located outside housing curtilages in order for it to be retained.

Opportunities and potential for landscape mitigation where appropriate:

As above plus the boundary should ensure a soft hedged edge to the public footpath on the eastern boundary.

Land Cover Parcel No.	Bl02

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in its well used and managed rural and amenity character derived from parkland to the south with attractive views from PROWs, its strong tree cover and pond. , lying beyond the railway line that forms a well defined urban edge along the south eastern edge of Blackwell. It is characterised by several PROWs linking the urban edge with the golf course and beyond, through the adjoining rural landscapes to the south and east. Landscape susceptibility to housing lies in its distinct separation from a settlement of Blackwell by the railway, the peaceful character of this mixed farming/amenity landscape. Visual susceptibility to housing lies in views from the PROWs, from golf course and adventure centre users, rural residents and minor road users. The parcel is sensitive to housing. Sensitivity to employment use is greater due to its well maintained rural and amenity character and lack of relationship with any commercial development.

LANDSCAPE CHARACTER CONTEXT

National character area	Arden
WCC landscape character type (LCT)	Settled Farmlands with Pastoral
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	Strong hedges with trees to the south, trimmed hedges to the northand substantial tree and shrub cover and a pond in the golf course.
Cultural heritage	M	Planned enclosure field pattern to the north, planned fields as part of parkland relating to Blackwell Court to the south and Blackwell Golf club forming a majority of the parcel.
Distinctiveness	M	Strong rural and high quality amenity character.
Perceptual	H/M	
Scenic factors		A well wooded landscape reflected both the historic estate based at Blackwell Court and the more recent planting at the golf course.
Tranquillity		Two minor roads and railway. Settlement contained visually. Four PROWs and well used golf course.
Recreational and functional	M	
Recreational		Access via a number of PROWs passing through the golf course.
Functional		The tree cover and low intensity grassland habitats within the parcel act as a strongly linked green infrastructure.
Condition	H/M	Hedgerows generally well managed.
Associations		-
Summary evaluation of overall value		**H/M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Rolling landform.
Presence of water		Minor stream and pond within golf course.
Cultural factors	H/M	
Historic field/land use pattern		Mixed farmland with a planned pattern of medium size hedged fields.
Settlement pattern		Well contained settlement edge along railway line on north western boundary of parcel.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Productive agricultural land, now with significant, well established tree cover within golf course.
Amenity- presence of footpaths/recreation corridors		High amenity use of golf course with informal access along network of PROWs.
Functional relationship between the area and the settlement/key features		Moderate functional relationship along PROWs from adjoining settlement and through use of golf course by local residents.
Perceptual factors	H/M	
Scale		Medium scale landscape.
Enclosure		Well established tree cover provides a strong sense of visual enclosure.
Skyline		Restricted views due to tree cover and landform.
Landmarks/features		-
Detractors		-
Settlement edge character		Much of existing urban edge integrated by trees.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Limited visual relationship with settlement.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS		
General factors		
Intervisibility	M/L	Limited intervisibility with settlement and adjoining landscape to south and east.
Key views		-
Key receptors		
Residents- rural/semi-rural	H/M	Residents in surrounding farms and other properties.
Residents-urban/suburban edge	M	Views restricted by railway line vegetation.
Promoted trails		-
Public rights of way	H/M	From footpaths running through golf course and to north.
Access/common land		-

Cycleways		-
Roads	M	Views from roads running through area.
Summary evaluation of visual susceptibility		**H/M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Opportunities and potential for landscape mitigation where appropriate:

Land Cover Parcel No.	Bl03

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the distinctive pattern of large plots with architect-designed houses and the extensive tree and hedgerow cover. Landscape susceptibility to housing lies in the relationship between the enclosed pastures and housing plots, which give vistas and a feeling of space in a semi-rural environment, while the mature tree cover encloses the area and largely screens the housing. The visual susceptibility to housing is from existing residents and people using the road. There may be potential for houses in limited locations within large plots in line with the character of existing villas, but these should avoid any herb-rich pastures. The landscape and visual susceptibility to employment use is greater than above and would be out of character within this area.

LANDSCAPE CHARACTER CONTEXT

National character area	Arden
WCC landscape character type (LCT)	Settled Farmlands with Pastoral
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	H/M	The area is a matrix of large dwellings in large, mainly mature gardens interspersed with pasture, some for horses, and rough grassland enclosed by strong trimmed treed hedgerows and mixed woodland blocks.
Cultural heritage	H/M	The area is characterised by individual architect-designed houses in large plots of up to 0.4Ha in size.
Distinctiveness	H/M	The combination of large mature plots, woodland and enclosed pastures give the area a highly distinctive character.
Perceptual	M	
Scenic factors		The tree cover and vistas opened up into the pastures from the road are pleasant.
Tranquillity		One road- Greenhill. Scattered development in large plots. No public access.
Recreational and functional	M	
Recreational		The area is predominantly privately owned with no PROWs linking with public roads.
Functional		The tree and hedgecover along with the low intensity pasture and mature gardens act as a strongly linked green infrastructure.
Condition	H/M	The condition is generally good.
Associations		-
Summary evaluation of overall value		**M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M

Landform eg steep slopes		Gently rolling topography
Presence of water		Occasional ponds
Cultural factors	H/M	
Historic field/land use pattern		The area is a matrix of large dwellings in large, mainly mature gardens carved out of regular pastoral enclosures that have trimmed/treed hedgerows and mixed blocks of woodland.
Settlement pattern		Low density architect designed villas in large plots.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		The tree and hedgecover along with the low intensity pasture and mature gardens act as a strongly linked green infrastructure.
Amenity- presence of footpaths/recreation corridors		No PROWs in the area.
Functional relationship between the area and the settlement/key features		Limited connection other than along rural lane.
Perceptual factors	H/M	
Scale		Small
Enclosure		Highly enclosed
Skyline		-
Landmarks/features		Some well designed villas in places framed by trees.
Detractors		-
Settlement edge character		Large houses in mature gardens hidden by trees for the most part.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		The settlement edge is harder than the character of the housing in the area but is still softened by trees and garden vegetation.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M/L	Very low intervisibility due to tree cover.
Key views	M	A few pleasant views into pastures from road.
Key receptors		
Residents- rural/semi-rural	H/M	Frequent houses within the area.
Residents-urban/suburban edge	H/M	Restricted views from urban edge.
Promoted trails		-
Public rights of way		-

Access/common land		-
Cycleways		-
Roads	M	Single lane through the area.
Summary evaluation of visual susceptibility		**M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

There may be potential for houses in limited locations built to a high architect-designed standard within large plots in line with the character of existing villas, but these should avoid any herb rich pastures.

Opportunities and potential for landscape mitigation where appropriate:

Retain existing boundary vegetation, hedgerow and tree cover within plots.