

Summary

Bromsgrove lies on gently rolling land dissected by the small watercourses of the Battlefield, Spadesbourne and Sugar Brooks. This historic former market and industrial town has two Conservation Areas located centrally with many listed buildings and the well-known Bromsgrove School (associated with A.E. Housman amongst others). To the north of the settlement with its well defined and largely screened edge, the low-lying valley and floodplain and gently rising open land towards Lickey End form a strong green buffer between Bromsgrove and the M42 and Catshill. South of Lickey End, the settlement is again well defined and contained by the A38 and A448 corridors. The rising hills beyond are open arable to the north with a golf course and pastoral land to the south, ringed by strong wooded slopes to the east. The majority of the south eastern edge of the town is bounded by the railway line with associated station. Finstall has a separate character with elements of the former Finstall Park still apparent and there are long views to Tardebigge church. The landscape to the south becomes more rural in character with rising land containing the settlement to the south east whilst the character of the settlement becomes commercial and industrial west of the railway. The distinctive Avoncroft Museum, with its listed reconstructions of historic buildings, including prominent windmill, lies on the skyline above the essentially rural Salwarpe valley which continues west. To the north west of this, the settlement is bounded by the distinctive slopes of Breakback Hill allowing superb views to the south west and the estate character landscape falling towards the listed Grafton Manor. To the north are a series of allocated development sites running to the M5 on the western edge of the settlement.

Sensitivity to housing is considered high to the east around Finstall Farm and along the Salwarpe valley floor. Sensitivity is primarily high/medium to the north, north-east and east and in the areas around Breakback Hill and south of the River Salwarpe. Opportunities have been identified in Br02 directly adjacent to the recently constructed Norton Farm housing development and bounded by open space, and at Bromsgrove Golf Centre (Br04) providing a large proportion of the existing tree cover is retained. Parcel Br03 is largely an area of constraint and only a small part may offer an opportunity if associated with development in the golf course. There is potential south of Stoke Heath in Br13, although the Salwarpe valley sides are sensitive and very careful design and mitigation would be required here. There is a potential site adjacent to the railway line in Br09 and although the majority of Br07 is regarded as an area of constraint there is a potential opportunity also adjacent to the railway line..

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



Open valley bottom landscape north west of the settlement looking towards the M42 and Catshill (Br01).



Strong mature tree cover on northern edge of settlement at Barnsley Hall (Br02).



Well used informal paths in open arable landscape to the north east- looking towards Lickey End (Br02).



View east to open hillsides east of A38 (Br03).



Mature oaks in permanent pasture to the east of the railway line, north of Finstall (Br05).



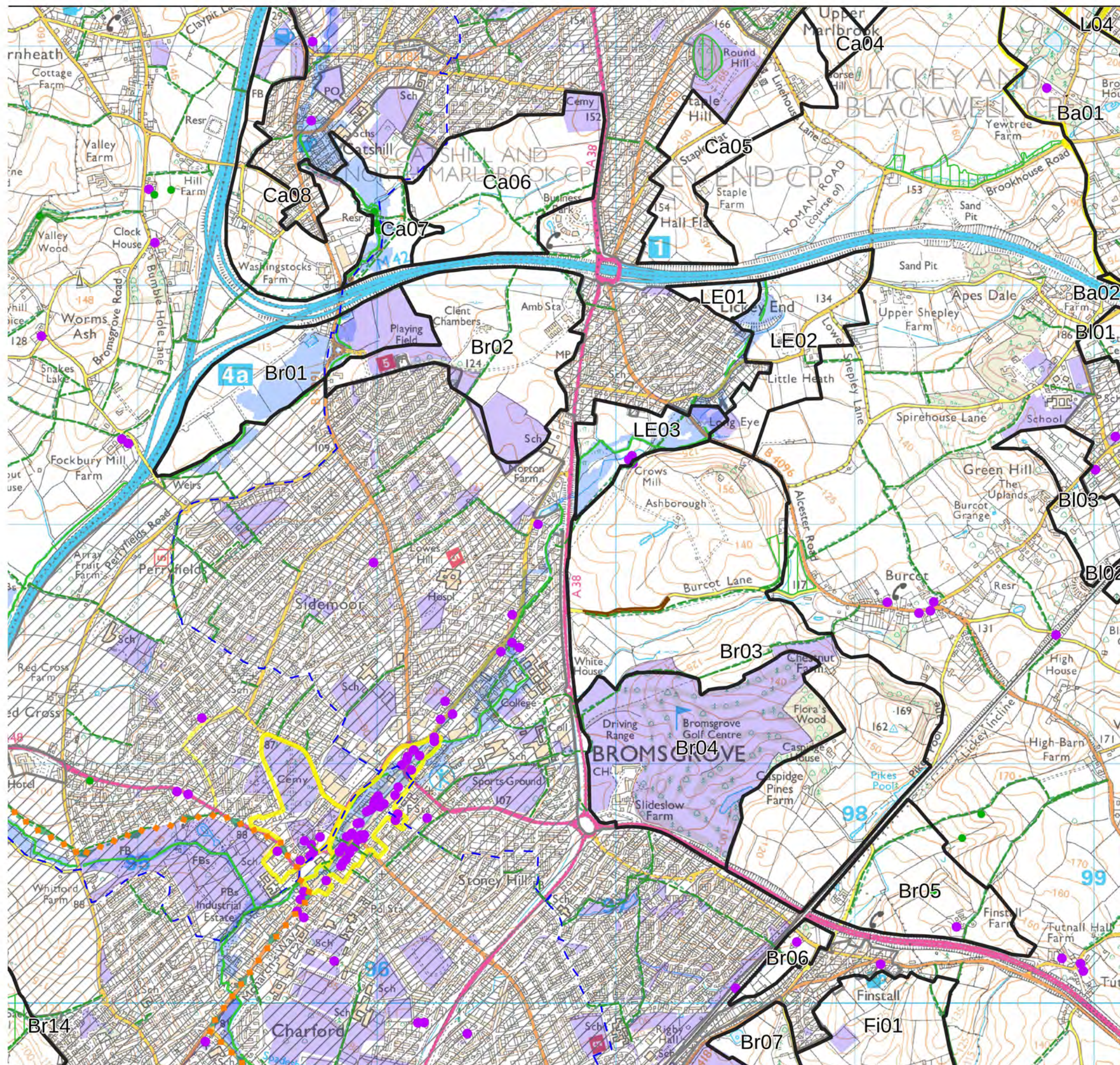
Long view east from settlement edge across former parkland towards Tardebigge church (Br07).



Superb view south west over Breakback Hill (Br14).

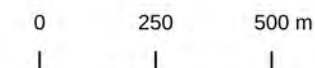


View from canal towards Salwarpe valley and windmill within Avoncroft Museum (Br10 looking to Br13).



KEY

- District Boundary
- Land Parcels
- Settlement development limits
- Ancient Woodland
- Ancient Veteran and Notable Trees
- Conservation Areas
- Listed Buildings
- Site of Special Scientific Interest
- Local Wildlife sites
- Open Spaces
- ◆ Monarchs Way
- Public rights of way
- National Cycle Route
- Flood Zone 3



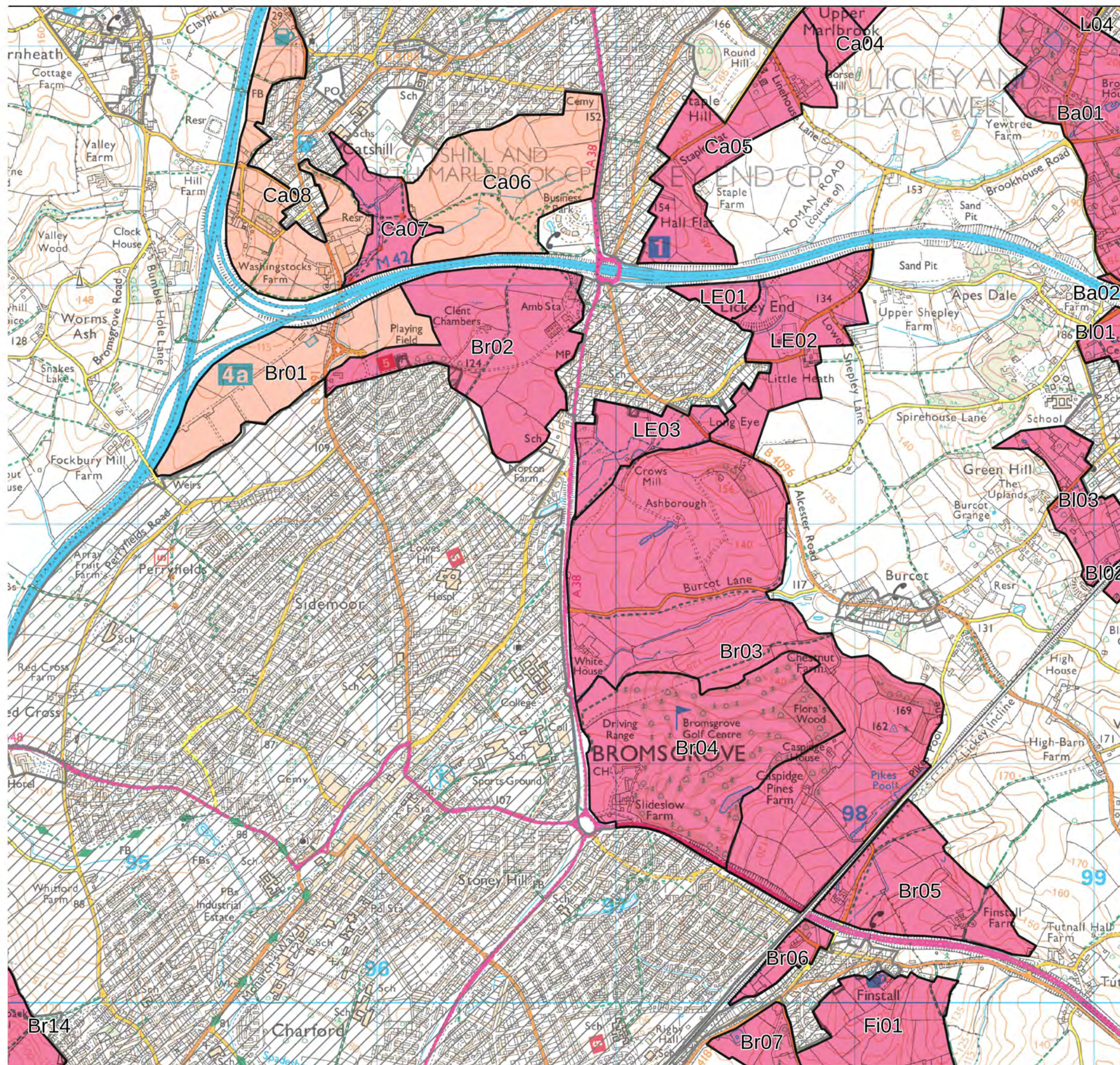
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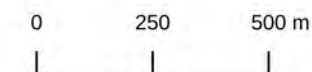
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

**Bromsgrove north and Lickey End
Land parcels, Constraints and Designations**



KEY

- District Boundary
- Settlement development limits
- Sensitivity to employment use
 - High
 - High/medium



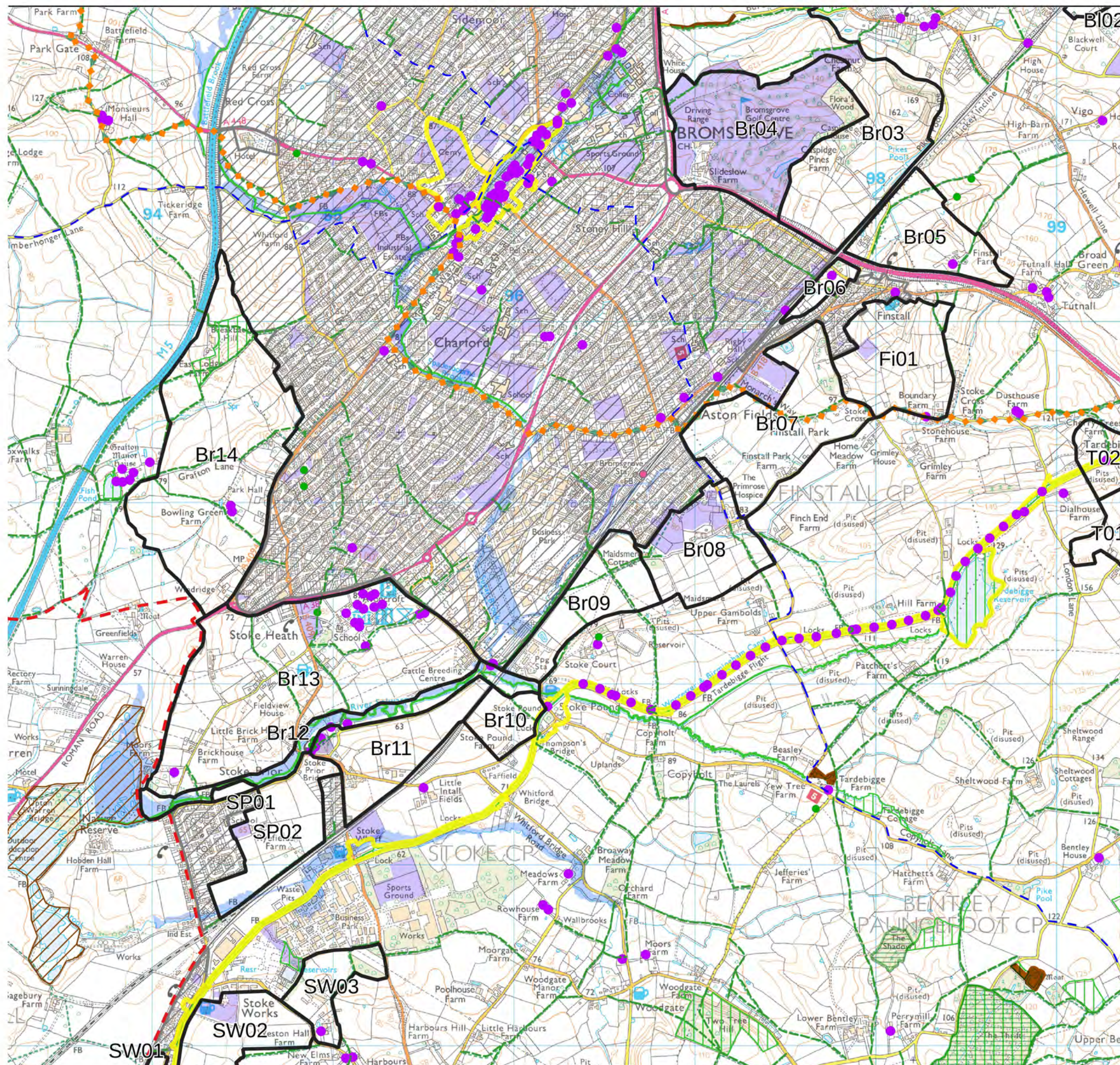
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Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Bromsgrove north and Lickey End
Landscape sensitivity to employment use



KEY

- District Boundary
- Land Parcels
- Settlement development limits
- Ancient Woodland
- Ancient Veteran and Notable Trees
- Conservation Areas
- Listed Buildings
- Scheduled Monuments
- Site of Special Scientific Interest
- Local Wildlife sites
- Open Spaces
- Monarchs Way
- Public rights of way
- National Cycle Route
- Flood Zone 3



0 250 500 m

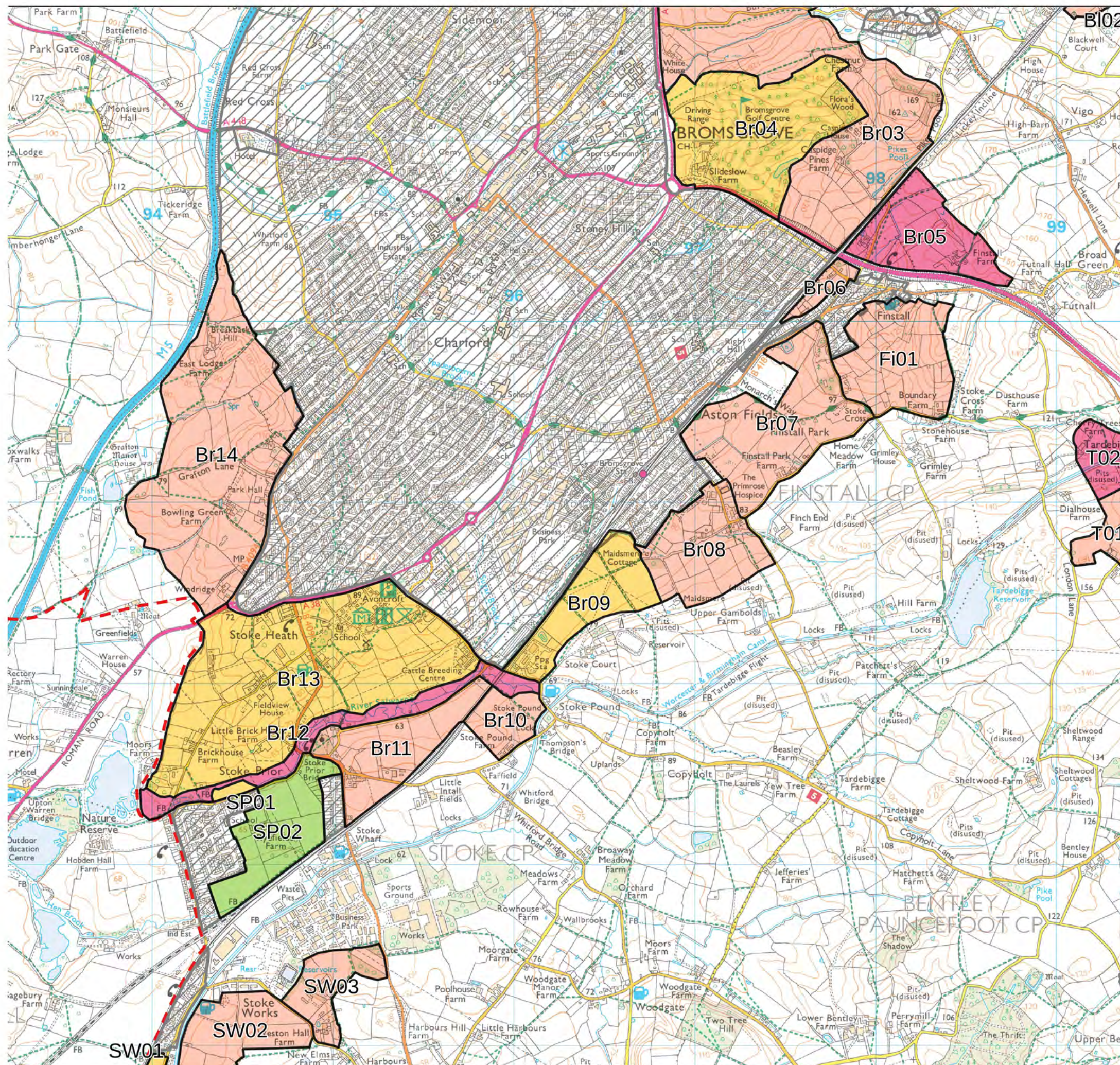
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Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Bromsgrove south and Finstall
Land parcels, Constraints and Designations



KEY

District Boundary

Settlement development limits

Sensitivity to housing development

High

High/medium

Medium

Medium/low



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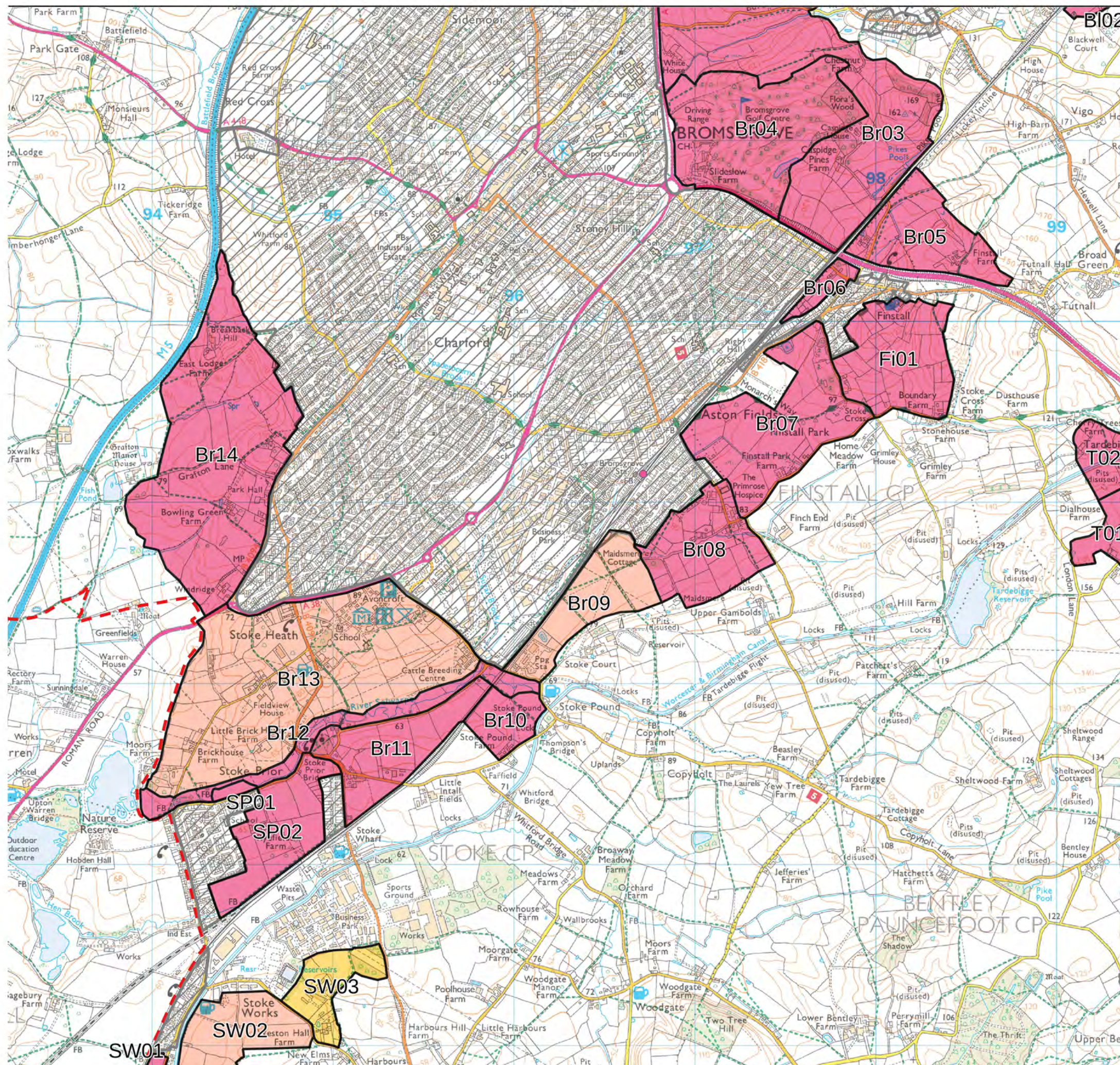
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Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

**Bromsgrove south and Finstall
Settlements: Sensitivity to Housing**



KEY

District Boundary

Settlement development limits

Sensitivity to employment use

High

High/medium

Medium



0 250 500 m

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

**Bromsgrove south and Finstall
Landscape sensitivity to employment use**

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High/medium

Sensitivity Summary

The landscape value lies in Battlefield Brook Local Wildlife site and its riparian vegetation and associated floodplain grassland, the PROW to the west and the National Cycle route on the B4091. Landscape susceptibility to housing lies in its openness to view, the brook corridor, the role of the area as part of the green buffer between settlements and between the motorways and the settlement edge to the south which lies the other side of the treed brook and tree belts to the east of B4091. Visual susceptibility to housing lies in the high intervisibility of the area with its surroundings including a long stretch of the M5 which directly faces the western part of the area, views from the National Cycle Route and from the PROW to the west. These factors mean that the area is sensitive to housing development. The sensitivity to employment use is slightly higher due to its greater visual impact and the relationship with the housing edge to the south.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	-
Natural heritage	H/M Battlefield Brook Local Wildlife site and associated riparian and floodplain grassland habitats.
Cultural heritage	M/L Rectilinear field pattern derived from piecemeal enclosure to the west removed and playing fields to the east.
Distinctiveness	M Tree lined watercourse is a distinctive feature in this low lying, wetland corridor .
Perceptual	M/L
Scenic factors	An open landscape with distant views to rising ground.
Tranquillity	Significant movement and noise of traffic along the M5/M42, also B4091 traffic. No current adjacent built form. PROW to far west and sports pitch to east.
Recreational and functional	M
Recreational	PROW to far west and sports pitch to east, with National Cycle Route on road.
Functional	Battlefield Brook Local Wildlife site and associated riparian and floodplain grassland habitats contribute to GI.
Condition	M/L Poor- virtually no hedgerows.
Associations	-
Summary evaluation of overall value	M/L

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M
Landform eg steep slopes	Low lying and flat valley floor and floodplain.

Presence of water		Battlefield Brook, rectangular modern pond and a field pond.
Cultural factors	M/L	
Historic field/land use pattern		Rectilinear fields derived from piecemeal enclosure to the west removed and playing fields to the east.
Settlement pattern		Single dwelling.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Battlefield Brook Local Wildlife site and associated riparian and floodplain grassland habitats contribute to GI.
Amenity- presence of footpaths/recreation corridors		PROW to far west and sports pitch to east, with National Cycle Route on road.
Functional relationship between the area and the settlement/key features		Apart from playing field there is little functional relationship between this parcel and adjoining urban area.
Perceptual factors	H/M	
Scale		Medium to large scale landscape.
Enclosure		Open, with wide views to adjoining motorway intersection.
Skyline		None.
Landmarks/features		-
Detractors		M5 and M42
Settlement edge character		Urban edge softened by streamside trees and small blocks of woodland, especially around church in adjoining parcel.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Green buffer between the motorways and the treed settlement edge to the south and part of green buffer between Catshill and Bromsgrove.
Summary evaluation of landscape susceptibility	H/M	

VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility	H/M	High intervisibility of area with its surroundings.
Key views		-

Key receptors

Residents- rural/semi-rural	M	Limited views from adjoining farms/roadside dwellings.
Residents-urban/suburban edge	M/L	Restricted views from urban edge.
Promoted trails		-
Public rights of way	H/M	PROW at western extent.
Access/common land		-

Cycleways	H/M	Limited views from national cycle route on B4091.
Roads	H/M	Wide views from M5 & M42 running along western and northern boundary of 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:

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

Landscape value lies in the converted chapel and strong tree belt and copse related to former Barnsley Hall hospital, other trees and hedges, pleasing views east-west along this area and to the south where there is a minor hilltop, the well used PROW and many informal paths. The landscape susceptibility to housing lies in the relative openness of the area, the rising ground to the skyline to the east and hilltop to the south east, the role of the area as a green buffer between Bromsgrove and the M42, Lickey End and Catshill which is well used for informal recreation, and the mature tree belt which very effectively screens new development to the south west and the positive character of trees and hedges on gently rolling topography. The visual susceptibility to housing lies in views from PROWs, adjacent dwellings to the east and south east and from the M42. These factors mean that the large majority of the area is sensitive to further housing development. There is an opportunity for housing adjacent to Norton Way and south of the new open space. This should not exceed two stories on the northern part of the site to avoid significant intrusion into the area to the north. The sensitivity of the area to employment use is greater than housing use as it would be out of character with the adjacent housing and would impact on residents as well as being more intrusive in this relatively open green buffer.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	N/A
Natural heritage	M Strong mature tree belt and copse along the south western boundary, well maintained trimmed hedges with some fine hedgerow and field trees particularly to the north and some rough grassland.
Cultural heritage	H/M Irregular fields derived from piecemeal enclosure, converted chapel and strong tree belt and copse related to former Barnsley Hall hospital to the south, with mix of open space, NHS unit in grounds to west and ambulance station to the east.
Distinctiveness	H/M The mature tree belt, copse and chapel related to the former estate are strong distinctive features
Perceptual	M
Scenic factors	There are pleasing views east-west along this area and to the south where there is a minor hilltop.
Tranquillity	M42 is a major noise source and the B4091 is moderately busy. Built form is apparent to the east (filtered by vegetation) and to an extent to the south. One PROW with informal access and play area.
Recreational and functional	M
Recreational	One PROW but also many informal paths and use of tracks; play area to south east.
Functional	Mature tree belt and copse, well maintained trimmed hedges with hedgerow and field trees and rough grassland could contribute to GI.

Condition	M	Poor condition hedgerows, although continuous in parts.
Associations		N/A
Summary evaluation of overall value	M	

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Gently rising slopes to east and in particular to minor hill to south east.
Presence of water		None apparent.
Cultural factors	M	
Historic field/land use pattern		Irregular fields derived from piecemeal enclosure and trees related to Barnsley Hall, recent open space and overgrown grounds to the east
Settlement pattern		Recent 20c housing estate development to the south west and incremental 20c development at Lickey End with mature gardens to the east.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Mature tree belt and copse, well maintained trimmed hedges with hedgerow and field trees and rough grassland could contribute to GI. Productive arable land over the majority of the area.
Amenity- presence of footpaths/recreation corridors		One PROW and many well used informal paths.
Functional relationship between the area and the settlement/key features		The area is part of open green land north of Bromsgrove which forms a buffer with the M42, Catshill and Lickey End and is very well used for informal recreation such as dog walking.
Perceptual factors	H/M	
Scale		Medium to large.
Enclosure		Relatively open.
Skyline		Minor hill is skyline to the south east.
Landmarks/features		None.
Detractors		M42. Nursery school a minor detractor.
Settlement edge character		20c housing estate development mostly hidden by trees to the south west and incremental 20c development at Lickey End with mature gardens to the east.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Mature tree belt provides very strong screen and edge to development to the south west. New development to the south and Lickey End housing sits down or some is well screened by trees to the east and south east
Summary evaluation of landscape susceptibility	H/M	

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Moderate intervisibility- increased on higher ground.

Key views	M	From PROWs
Key receptors		
Residents- rural/semi-rural		N/A
Residents-urban/suburban edge	H/M	To south east and south.
Promoted trails		N/A
Public rights of way	H/M	Well used PROW.
Access/common land		N/A
Cycleways		N/A
Roads	M	M42
Summary evaluation of visual susceptibility		H/M

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

There is an opportunity for housing adjacent to Norton Way and south of the new open space. This should not exceed two storeys on the northern part of the site to avoid significant intrusion into the area to the north.

Opportunities and potential for landscape mitigation where appropriate:

Tree planting and hedge planting in the open space to the north should be increased to help screen the development.

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing High/medium

Sensitivity to Employment High

Sensitivity Summary

The landscape value lies in distinctive sandstone Burcot Lane cutting SSSI, the attractive hill and valley landform and associated tree cover on skylines and steep slopes and the tranquil pastoral character to the south east. The landscape susceptibility to housing lies in its open hillsides to the north, its clear separation from the urban area by the well treed A38 and A448, its skyline character to the north and east and the irregular pattern of small to medium sized fields with hedgerow trees. Visual susceptibility to housing lies in intervisibility from surrounding areas- including the wider landscape, views from PROWs, rural residents and roads including the B4096. Housing to the north of Burcot Lane would be a highly visible extension to the settlement. The area to the south of the Golf course is sensitive as an unspoilt rural area. The least sensitive would be in the lower valley south west of Burcot Lane around White House avoiding upper valley slopes but this in isolation would be damaging. It should only be considered as part of a wider development to the south. Sensitivity to employment use would be substantially greater with larger structures being highly visible on slopes to the north and east and very difficult to accommodate in the small scale irregular pattern of fields to the south.

LANDSCAPE CHARACTER CONTEXT

National character area Arden

WCC landscape character type (LCT) Principal Settled Farmlands

WCC land cover parcel (LCP) sensitivity Medium

LANDSCAPE VALUE FACTORS

Landscape designations -

Natural heritage H Burcot Lane cutting SSSI- rock cutting, woodland on steep slopes, along Spadesbourne Brook Local Wildlife site and Pike Pools, tree cover along hedges, especially to the south, hedges along Burcot Lane, unimproved and semi-improved grassland, waterbodies with associated riparian vegetation.

Cultural heritage H/M Irregular hedged fields derived from piecemeal enclosure ranging from small to medium grassland/pasture to the south east and reorganised large arable fields to the north.

Distinctiveness H/M Distinctive hills with strong wooded character on steep slopes to the north and east, rural farmed landscape with a strong sense of place to south east. Burcot Lane rock cutting very distinctive.

Perceptual H/M

Scenic factors The wooded slopes and skyline to the north and east are strong scenic elements. To the south- strongly unified pastoral character. To the north- open hill slopes provide a rural backcloth.

Tranquillity Busy A38 to the west, A448 to the south, B4096 to the north with minor roads to the east. Railway to the south. Bromsgrove built form is well screened and integrated by trees along A38. Limited public access- two PROWs.

Recreational and functional M

Recreational Two PROWs.

Functional		Burcot Lane cutting SSSI, woodland, Spadesbourne Brook Local Wildlife site and Pike Pools, hedges, unimproved and semi-improved grassland and waterbodies with associated riparian vegetation contribute to GI. Productive arable land.
Condition	M	Condition of hedgerows variable and often overgrown/gappy.
Associations	-	
Summary evaluation of overall value	H/M	
LANDSCAPE SUSCEPTIBILITY FACTORS		
Natural factors	M	
Landform eg steep slopes		Distinct hills with steep slopes to the north and east and dissected by an east west valley.
Presence of water		Stream dissecting area with Pikes Pool waterbodies to the south and ponds on hill slopes to the north.
Cultural factors	H/M	
Historic field/land use pattern		Irregular hedged fields derived from piecemeal enclosure- small to medium grassland/pasture and reorganised into large arable fields.
Settlement pattern		Dispersed pattern of farmsteads within the parcel. Adjoining urban development well contained behind the A38 & A448 on eastern/southern edges of parcel.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Productive agricultural land.
Amenity- presence of footpaths/recreation corridors		Two PROWs.
Functional relationship between the area and the settlement/key features		Two PROWs link the settlement to surrounding countryside across A38.
Perceptual factors	H/M	
Scale		Small to medium scale to south, large scale to north.
Enclosure		Enclosed to the south and open to the north.
Skyline		Strong skylines created by landform to the north and east also locally by ridges in golf course.
Landmarks/features	-	
Detractors		Wireless mast north of Ashborough Farm.
Settlement edge character		Adjoining urban edge well contained behind A38 / A448 settlement bypasses.
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	High intervisibility of the northern and eastern parts but enclosed to the south and in valley bottom.
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Key views	-	
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Key receptors

Residents- rural/semi-rural	M/L	Restricted views from dwellings within and around area.
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Residents-urban/suburban edge	M	Limited views from urban dwellings along western edge of area.
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Promoted trails	-	
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Public rights of way	H	Open views from footpaths running through centre of area.
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Access/common land	-	
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Cycleways	-	
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Roads	M/L	Glimpses from A38 and views from B4096 and from Burcot Lane.
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Summary evaluation of visual susceptibility	M	
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OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Housing is undesirable in this parcel. The least sensitive part of the parcel would be in the lower valley south west of Burcot Lane around White House avoiding upper valley slopes but this developed in isolation would be damaging. If required to meet housing need it should be considered as part of a comprehensive urban extension with development to the south in the golf course. Access may best be located at the roundabout to the south west.

Opportunities and potential for landscape mitigation where appropriate:

Substantial planted buffers should be located adjacent to Burcot Lane which should maintain a rural character. Tree cover and hedges should be retained where possible to maintain a green corridor along the A38 and form a strong buffer to the east. The watercourse/s should be incorporated into the GI as a green corridor.

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	Medium
Sensitivity to Employment	High

Sensitivity Summary

Landscape value lies in Flora's Wood, strong hedge and tree belt boundaries and internal vegetation defining fairways and large pond, attractive framed vistas within golf course with strong tree boundaries contributing to positive character of urban edge and the PROW. Landscape susceptibility to housing lies in the large number of linear belts of mature trees and vegetation and the narrow fairways between them which limit housing without widespread removal of trees, the landform of hilltop and minor spurs on which housing maybe prominent, and the location of the golf course beyond the well defined settlement boundaries of the A38 and A448 in open countryside. The visual susceptibility to housing lies in the views from the PROWs to the north and north east, including the wider countryside over the hilltop, views from rural dwellings and from the nearby roads. Development in the parcel would break the well-defined existing settlement boundaries as well as removing many mature trees and so is undesirable. If development was carried out it would be essential to retain a large proportion of the existing tree belts and boundaries to contain the development, possibly retaining every other tree belt and Flora's Wood and using the retained vegetation as the basis for GI, and development should be contained below the 120-125mAOD contour to minimise effects. Sensitivity to employment use would be greater due to the intensive tree cover and the rising slopes.

LANDSCAPE CHARACTER CONTEXT

National character area	Arden
WCC landscape character type (LCT)	Principal Settled Farmlands
WCC land cover parcel (LCP) sensitivity	Low

LANDSCAPE VALUE FACTORS

Landscape designations	N/A
Natural heritage	M Flora's Wood, strong hedge and tree belt boundaries and internal vegetation defining fairways and large pond.
Cultural heritage	M/L Well designed 20c golf course and driving range with Flora's Wood.
Distinctiveness	M Distinctive well treed hillside.
Perceptual	H/M
Scenic factors	Attractive framed vistas within golf course with strong tree boundaries contributing to positive character of urban edge.
Tranquillity	A38 to the west and A448 to the south are noise sources. Settlement is largely screened. Use as a popular golf course and venue.
Recreational and functional	M
Recreational	Provides local recreation as golf course, although private. One PROW on northern edge.
Functional	Woodland, tree belts, hedge boundaries and deciduous internal vegetation belts have the potential to act as GI.
Condition	M Well maintained.
Associations	N/A

Summary evaluation of overall value	H/M
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LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M
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Landform eg steep slopes	Hilltop with undulating hillsides with minor spurs falling mainly to the west and south west but also to the north east.
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Presence of water	One large pond.
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Cultural factors	M
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Historic field/land use pattern	Well designed 20c golf course and driving range with Flora's Wood with mature tree belts and narrow fairways.
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Settlement pattern	20c settlement on the other side of major roads to the south and west. Rural settlement including farmsteads and Burcot to north and east.
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Land use factors	M
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Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.	Woodland, tree belts, hedge boundaries and deciduous internal vegetation belts have the potential to act as GI.
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Amenity- presence of footpaths/recreation corridors	Private golf course. One PROW on northern edge.
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Functional relationship between the area and the settlement/key features	PROW links into the settlement across A38.
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Perceptual factors	H/M
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Scale	Small- narrow fairways between tree belts.
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Enclosure	Enclosed.
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Skyline	Trees on boundaries act as local skyline to the east, north west and north east.
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Landmarks/features	N/A
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Detractors	N/A
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Settlement edge character	20c settlement well contained on the other side of major roads to the south and west.
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Visual relationship between the area and the settlement/key features (eg cumulative impact issues)	The golf course is well screened and separated from the urban edge by road corridors.
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Summary evaluation of landscape susceptibility	H/M
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VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility	H/M	Intervisibility of edges to the west, north west, north east and south east- latter are rural views. Wooded hillside visible across Bromsgrove from the west.
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Key views	M	PROWs
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Key receptors

Residents- rural/semi-rural	H	To north east and east.
Residents-urban/suburban edge	H/M	Heavily filtered.
Promoted trails		N/A
Public rights of way	H/M	One PROW on site and some PROWs to the north and north east.
Access/common land		N/A
Cycleways		N/A
Roads	M	A38, A448, Burcot Lane (limited).

Summary evaluation of visual susceptibility **M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

If development was carried out it would be essential to retain a large proportion of the existing tree belts and boundaries to contain the development, possibly retaining every other tree belt and Flora's Wood and using the retained vegetation as the basis for GI, and development should be contained below the 120-125mAOD contour to minimise effects. Any scheme would need to be subject to a masterplanning process closely involving the LPA.

Opportunities and potential for landscape mitigation where appropriate:

As above.

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in its attractive enclosed, relatively tranquil pastoral valley character enhanced by its unified historic pattern of semi-improved pasture including mature oaks (including one veteran tree) and the listed Finstall House and access from two PROWs. Landscape susceptibility to housing lies in its distinct separation from the main settlement by railway and the A448, its valley slopes, the irregular pattern of small to medium sized fields. The visual susceptibility lies in the presence of PROWs with associated views along the valley, the rural residents and minor lane. The parcel is very sensitive to housing as a distinctive rural area divorced from the settlement. Sensitivity to employment is even greater with the potential impact of large structures on the small scale rural valley landscape divorced from the settlement or any commercial area.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	-
Natural heritage	H/M Patches of older, more species rich permanent pasture enclosed by mature oaks and hedgerows with minor watercourse and pond.
Cultural heritage	H/M Listed Finstall House associated with the farmstead. Irregular hedged fields derived from piecemeal enclosure of grassland/pasture ranging from small to medium size.
Distinctiveness	H/M Greater time depth in this area is reflected in a strong sense of place.
Perceptual	H/M
Scenic factors	Attractive valley landscape with interesting landform and some fine trees.
Tranquillity	A448 to the south and minor road to the west. Railway to the west. Bromsgrove built form is well screened and integrated by trees. Two PROWs.
Recreational and functional	M
Recreational	Two PROWs.
Functional	Patches of older, more species rich permanent pasture enclosed by mature oaks and hedgerows with minor watercourse and pond contribute to GI.
Condition	M The cultural pattern is in decline as reflected in the overgrown/mature condition of many hedgerows/hedgerow trees.
Associations	-
Summary evaluation of overall value	H/M

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M
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Landform eg steep slopes		Rolling landform dissected by valley with some steep minor side slopes in places.
Presence of water		Stream in valley floor, pond.
Cultural factors	H/M	
Historic field/land use pattern		Small to medium irregular hedged fields derived from piecemeal enclosure.
Settlement pattern		Farmstead and rural dwellings.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Patches of older, more species rich permanent pasture enclosed by mature oaks including a veteran tree and hedgerows with minor watercourse and pond contribute to GI.
Amenity- presence of footpaths/recreation corridors		Two PROWs.
Functional relationship between the area and the settlement/key features		Limited- one PROW/lane connecting to village to south.
Perceptual factors	H/M	
Scale		Small scale landscape.
Enclosure		Views restricted by landform, overgrown hedges and hedgerow trees.
Skyline		Rolling skylines dominant in this area.
Landmarks/features		Frequent mature hedgerow oaks.
Detractors		Railway overhead stanchions.
Settlement edge character		Settlement edge beyond bypass and largely screened by landform.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Very limited visual relationship with settlement.
Summary evaluation of landscape susceptibility	H/M	

VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility	M/L	Limited intervisability of area with its surroundings.
Key views	H/M	Views from PROWs
Key receptors		
Residents- rural/semi-rural	H/M	Restricted views from dwellings within and around area.
Residents-urban/suburban edge	N/A	
Promoted trails	-	
Public rights of way	H/M	Fine views along PROWs.
Access/common land	-	
Cycleways	-	

Roads M Minor road through western end of parcel. Bypass largely in cutting.

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:

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

Landscape value lies in Fairways listed building and its curtilage as a distinctive local landmark, the small scale attractive views across area from Heydon Road, Alcester Road and PROW, the small watercourse with riparian vegetation, the unimproved grassland/pasture with a few trees especially to north and mix of hedgerows. Landscape susceptibility to housing lies in the parcel's role as a green gap and biodiversity corridor between settlements, the character and interrupted nature of settlement with paddocks within the area and the small scale of paddocks with associated trees and hedge enclosure. The visual susceptibility to housing lies in views from the Alcester Road, Heydon Road, the PROW and from local residents. The parcel is very sensitive to housing. The sensitivity to employment use is significantly greater with the small scale of the area, and the relationship with listed building and adjacent housing.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	N/A
Natural heritage	H/M Small watercourse with riparian vegetation, mix of improved and unimproved grassland/pasture with a few trees especially to north and mix of hedgerows.
Cultural heritage	H/M Fairways listed building is a local landmark. The railway under bridge adjacent is also listed. Nucleated and interrupted row settlement with paddocks with modern expansion to the south. All derived from piecemeal enclosure.
Distinctiveness	H/M Distinctive Fairways listed building in semi-rural valley bottom setting. Combines with house in large plot to the north to provide distinctive green gap.
Perceptual	H/M
Scenic factors	Small scale attractive views across area from Heydon Road, Alcester Road and PROW.
Tranquillity	Minor roads and railway plus overhead stanchions. A448 is noise source but well screened. Finstall edge apparent to south. PROW crosses area.
Recreational and functional	H/M
Recreational	PROW links Old Finstall to Bromsgrove.
Functional	Small watercourse with riparian vegetation, unimproved grassland/pasture, trees and hedgerows contribute to GI.
Condition	M Good/moderate condition.
Associations	N/A
Summary evaluation of overall value	H/M

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Valley bottom and sides rising to the north.
Presence of water		Small watercourse to the west.
Cultural factors	H/M	
Historic field/land use pattern		Nucleated and interrupted row settlement with large paddocks with modern expansion to the south. 20c Finstall to the south.
Settlement pattern		As above.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Small watercourse with riparian vegetation, unimproved grassland/pasture, trees and hedgerows contribute to GI in corridor between settlements.
Amenity- presence of footpaths/recreation corridors		PROW linking Finstall with Bromsgrove to the north.
Functional relationship between the area and the settlement/key features		PROW link between settlements but also biodiversity corridor between blocks of settlement.
Perceptual factors	H/M	
Scale		Small.
Enclosure		Enclosed.
Skyline		Railway embankment and trees are skyline to the north.
Landmarks/features		Fairways listed building and associated curtilage.
Detractors		Railway overhead stanchions.
Settlement edge character		Finstall to the south is 20c and linear with mature gardens. Two fine character houses located within the area.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Area acts as an important semi-rural green and visual buffer between Finstall and Bromsgrove.
Summary evaluation of landscape susceptibility	H/M	

VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility	M/L	Only locally visible.
Key views	M	Heydon Road and PROW.

Key receptors

Residents- rural/semi-rural	H/M	Residents within area.
Residents-urban/suburban edge	H/M	Residents to the south.
Promoted trails		N/A

Public rights of way	H/M	One PROW.
Access/common land		N/A
Cycleways		N/A
Roads	M	Heydon Road and Alcester Road.
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:

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

Landscape value lies in Finstall Park with 19c house, lodge, pool, boathouse (not verified), associated parkland and garden, parkland trees and unimproved grassland and attractive views from Monarch's Way especially towards Tardebigge Church. The landscape susceptibility to housing lies in the open character of the parkland and fine trees and the rising slopes to the north including the skyline around Finstall Park (house). The visual susceptibility to housing lies in views from Monarch's Way, the National Cycle Route from adjacent residents especially rural. The most sensitive area housing is to the north and extending out of the countryside to the south east whilst the less sensitive area is against the western railway boundary but this has fine views from the Monarch's Way towards Tardebigge church. The sensitivity to employment uses is greater due to the parkland character and relationship with residential areas.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	N/A
Natural heritage	H/M Strong mature parkland trees including oak, beech and pine, pool with associated vegetation, remnant outgrown hedgerows, strong ornamental garden vegetation including conifers eg Wellingtonia, unimproved grassland to north and generally improved grassland elsewhere.
Cultural heritage	H/M Mostly part of the former Finstall Park with 19c house, lodge, pool, boathouse (not verified), parkland trees and wood pasture derived from heathland with a mix of irregular and regular boundaries.
Distinctiveness	H/M Distinctive parkland character indicated by large house and garden to the north, mature trees including pines and details such as stone walls.
Perceptual	H/M
Scenic factors	Several attractive views across area from Monarch's Way especially towards Tardebigge Church, and locally from Finstall Road and Walnut Lane.
Tranquillity	Railway to north west and minor roads on other sides. Built development apparent to the north west and lesser extent south west. Monarch's Way only PROW in area.
Recreational and functional	H/M
Recreational	Monarch's Way.
Functional	Strong mature parkland trees including oak, beech and pine, pond and watercourse with associated vegetation, remnant outgrown hedgerows, strong ornamental garden vegetation and unimproved grassland to north contribute to GI.
Condition	M/L Poor condition hedgerows generally and very poor condition around Finstall Park

	Farm environs.
Associations	H/M Related to park

Summary evaluation of overall value	H/M
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LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M
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Landform eg steep slopes	Distinct rounded slopes from north east with locally prominent rise around the house- Finstall Park and gentler slopes and a shallow valley to the south west.
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Presence of water	Small watercourse/ditch to the south west, one pool and one pond.
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Cultural factors	H/M
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Historic field/land use pattern	Remnant parkland trees and wood pasture derived from heathland with a mix of irregular and regular boundaries.
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Settlement pattern	Finstall House to north east, linear 20c settlement to the north west and south west and rural settlement to the east.
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Land use factors	H/M
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Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.	Strong mature parkland trees including oak, beech and pine, pond and watercourse with associated vegetation, remnant outgrown hedgerows, strong ornamental garden vegetation and unimproved grassland to north contribute to GI.
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Amenity- presence of footpaths/recreation corridors	Monarch's Way crosses the area. Rugby club adjacent.
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Functional relationship between the area and the settlement/key features	PROW above.
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Perceptual factors	H/M
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Scale	Medium to large.
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Enclosure	Relatively enclosed to the north and more open to the south.
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Skyline	Finstall Park (house and garden) with associated trees such as Wellingtonia forms a strong local skyline.
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Landmarks/features	Finstall Park garden trees, view to Tardebigge Church and clumps of trees including pines.
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Detractors	Railway overhead stanchions.
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Settlement edge character	Linear 20c housing along Finstall Road, railway and St Godwald's Road generally with mature garden vegetation.
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Visual relationship between the area and the settlement/key features (eg cumulative impact issues)	20c development well defined by Finstall Road, railway, St Godwald's Road and rugby club trees.
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Summary evaluation of landscape susceptibility	H/M
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VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility	H/M	Moderately high to the south west.
Key views	H	Key views from Monarch's Way to Tardebigge church spire and old house.

Key receptors

Residents- rural/semi-rural	H	To east.
Residents-urban/suburban edge	H/M	To north and west.
Promoted trails	H	Monarch's Way runs through the middle of the area.
Public rights of way	H/M	As above.
Access/common land		N/A
Cycleways	H/M	National Cycleway runs along south west boundary.
Roads	M	Minor roads on three sides and railway on fourth.

Summary evaluation of visual susceptibility **H/M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Development in this parcel is undesirable. If the area adjacent to the railway line is developed it should extend no further south east than the playing fields to the north and the north western boundary corner of The Primrose Hospice to the south. Open space should be designed to accommodate and exploit the vista towards Tardebigge Church from the road to the south west and may be able to accommodate the Monarch's Way.

Opportunities and potential for landscape mitigation where appropriate:

Mature parkland trees should be protected and retained as part of GI. The south eastern boundary of the site should protected and enhanced/planted with native trees and shrubs to minimise the impact of the development on the wider landscape and the hospice.

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the fact that it is a distinctive, unified and relatively enclosed pastoral landscape with a relatively tranquil and historic well treed rural character along Lower Gambolds Lane, with its watercourse and traditional settlement, and to the south east, the PROWs and the National Cycle Route. The sports pitches form a valuable recreational resource. Landscape susceptibility to housing lies in the rising nature of the rural landscape with its separation from the settlement edge, the irregular pattern of small to medium sized pastoral fields, many with scattered mature hedgerow trees. The visual susceptibility to housing lies in the presence of a well used PROW network, which runs along Lower Gambolds Lane, connecting with other PROWs and the National Cycle Route. This allows many views throughout the area, as well as a strong functional connection with the adjoining urban area of Bromsgrove. The parcel is sensitive to housing and development here would represent a major extension into the countryside and would be highly out of character and would displace valuable recreational areas. The sensitivity to employment would be greater due to the small scale historic irregular field pattern, rising land and the relationship with the existing residential settlement.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	-
Natural heritage	H/M Fields of older permanent pasture with strong hedgerow trees in places and small watercourse. Sports pitches with trees.
Cultural heritage	H/M Semi-regular and irregular pattern of small sized, hedged fields and hedgerow trees possibly derived from planned enclosure with rural dwellings and farmstead and sports pitches to the north and hospice to the north.
Distinctiveness	H/M Distinctive rising rural landscape of historic character with stream along lane and small irregular fields with trees.
Perceptual	H/M
Scenic factors	Scattered mature trees.
Tranquillity	Minor lanes. Well screened settlement edge. One PROW. Feeling of tranquillity close to settlement.
Recreational and functional	H/M
Recreational	Two PROWs and Lower Gambolds Lane and National Cycle Route connecting to wider countryside and sports pitches.
Functional	Fields of older permanent pasture with strong hedgerow trees in places and small watercourse contribute to GI.
Condition	M Field pattern functional and intact but hedgerows gappy in places.
Associations	-

Summary evaluation of overall value	H/M
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LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M
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Landform eg steep slopes	Gently rolling, low lying landform rising to the south east.
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Presence of water	Stream along Lower Gambolds Lane.
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Cultural factors	H/M
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Historic field/land use pattern	Semi-regular and irregular pattern of small sized, hedged fields possibly derived from planned enclosure with rural dwellings and farmstead and sports pitches to the north and hospice to the north.
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Settlement pattern	Rural properties along Lower Gambolds Lane and Dusthouse Lane.
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Land use factors	M
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Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.	Fields of older permanent pasture with strong hedgerow trees in places and small watercourse contribute to GI.
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Amenity- presence of footpaths/recreation corridors	Lower Gambolds Lane and PROWs and National Cycle Route link into wider countryside. Sports pitches appear well used.
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Functional relationship between the area and the settlement/key features	Lower Gambolds Lane is a key part of the network of PROWs linking Bromsgrove to the wider countryside in this area.
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Perceptual factors	H/M
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Scale	Small scale landscape.
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Enclosure	Views in this low lying area restricted by hedgerow trees.
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Skyline	Local skyline formed by landform and hedgerow trees to the south east.
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Landmarks/features	Frequent mature hedgerow oaks.
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Detractors	-
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Settlement edge character	Settlement edge well screened by tree cover.
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Visual relationship between the area and the settlement/key features (eg cumulative impact issues)	Limited visual relationship with settlement.
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Summary evaluation of landscape susceptibility	H/M
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VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility	M/L	Limited intervisibility of area with its surroundings.
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Key views	H/M	Fine rural view along Lower Gambolds Lane.
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Key receptors

Residents- rural/semi-rural	H	Views from dwellings within and around area.
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Residents-urban/suburban edge	M/L	Limited views from urban edge.
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Promoted trails	-	
Public rights of way	H/M	Filtered views along PROWs.
Access/common land	-	
Cycleways	H	Filtered views from National Cycle Route along eastern boundary of parcel.
Roads	M	Filtered views from minor road running through parcel and Lower Gambolds Lane used as a path.
Summary evaluation of visual susceptibility	M	

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Opportunities and potential for landscape mitigation where appropriate:

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	Medium
Sensitivity to Employment	High/medium

Sensitivity Summary

The landscape value lies in the relationship with the listing building at Stoke Court to the south, the trimmed hedges with few hedgerow trees around arable fields, the pleasant views from the several PROWs along the area which is essentially of rural character to and from the hill to the south and to trees to the north east. The landscape susceptibility to housing lies in the separation between the area and the main development of Bromsgrove by the railway line, with only a small part of the north eastern and south-western boundaries being developed but largely screened, its openness and rising nature and its positive relationship with the small hill at Stoke Court to the south west acting as a buffer with the settlement. Visual susceptibility to housing lies primarily in views from PROWs and possibly rural dwellings. Housing would not be desirable in this area especially to the south east. If permitted the locational and mitigation requirements should be noted. Employment use would be likely to have a greater effect due to its height which would adversely affect the perception of the hill to the south but would visually link with the business park to the north west. Access would also be an issue as this would not be desirable from the north or south.

LANDSCAPE CHARACTER CONTEXT

National character area	Severn and Avon Vales
WCC landscape character type (LCT)	Principal Settled Farmlands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations	N/A
Natural heritage	M Trimmed hedges with few hedgerow trees around arable fields, with small enclosure with leisure related pond to south.
Cultural heritage	M Regular fields derived from planned enclosure with Stoke Court lying on the hill to the south.
Distinctiveness	M Distinctiveness derives from relationship with hill to the south- this area forms the setting for these slopes.
Perceptual	H/M
Scenic factors	Pleasant views along the area which is essentially of rural character to and from the hill to the south and to trees to the north east.
Tranquillity	Railway to the north. Industrial estate/business park visible to the north. Area crisscrossed by footpaths.
Recreational and functional	M
Recreational	Area crisscrossed by three PROWs.
Functional	Trimmed hedges with few hedgerow trees potentially contribute to GI.
Condition	M Good condition hedgerows.
Associations	N/A
Summary evaluation of overall value	H/M

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Gently sloping to the north east with more distinct slopes rising outside parcel to the south east.
Presence of water		Small pond.
Cultural factors	M	
Historic field/land use pattern		Regular fields derived from planned enclosure.
Settlement pattern		Recent settlement expansion to the north east, treatment works to the south west and business park to the north west.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Productive arable land. Trimmed hedges with few hedgerow trees potentially contribute to GI.
Amenity- presence of footpaths/recreation corridors		Three PROWs link the settlement over a railway bridge and to the north east to the wider countryside to the south and east.
Functional relationship between the area and the settlement/key features		PROWs form important links.
Perceptual factors	M	
Scale		Medium.
Enclosure		Enclosed by landform and vegetation on the boundaries but not within the area.
Skyline		Skyline on the hill to the south.
Landmarks/features		None.
Detractors		Business Park/industrial estate to the north west although partly filtered by vegetation.
Settlement edge character		Residential settlement edge to the north east and commercial uses separated by railway to north west but adjacent to water treatment plant to south west.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Settlement edge to the north east recent but slightly indented and filtered by boundary vegetation.
Summary evaluation of landscape susceptibility	M	

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Intervisibility with limited rising land to north and south only.
Key views	M	From PROWs including to south.
Key receptors		
Residents- rural/semi-rural	H/M	Potential views from east but limited.

Residents-urban/suburban edge	H/M	Potential views from north east but filtered.
Promoted trails		N/A
Public rights of way	H/M	PROWs in area and to south.
Access/common land		N/A
Cycleways		N/A
Roads		None
Summary evaluation of visual susceptibility	M	

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

It would be expected that vehicular access would be from the north (but not Lower Gambolds Lane) to avoid impacts on the rural character of the latter and Stoke Court and Stoke Pound to the south. Pedestrian connections should be made to the south and the PROW network should form part of GI. The setting and character of the hill to the south should be protected by limiting the height of buildings adjacent and the extent of development should avoid the rising land on the south eastern corner, also allowing separation from the nearby isolated house. Open space and woodland planting may be appropriate in this area.

Opportunities and potential for landscape mitigation where appropriate:

As above.

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in its relationship as part of the setting for the adjacent Worcester & Birmingham Canal Conservation Area and its associated built features such as the red/blue brick canal bridges, lock and canal side pub, its view from the canal to the Avoncroft Windmill across the valley, the adjacent canal Local Wildlife Site and the attractive rural dwellings such as Stoke Pound Farm. The landscape susceptibility to housing lies in its openness on top of minor gently crowned ridge acting as a skyline with visibility to the north and south, its distinct separation from the settlement across the Salwarpe valley and railway and its rural character associated with the canal. Visual susceptibility to housing lies in views from the canal and towpath, from the PROW and from the north and south where it is perceived as part of the rural landscape. There are restricted views to the nearby urban settlement of Bromsgrove. The parcel is very sensitive to housing. Sensitivity to employment is greater as large structures would be visible on the low rural ridge breaking the skyline and significantly extending Urban influence into a rural area in juxtaposition with sensitive historic receptors.

LANDSCAPE CHARACTER CONTEXT

National character area	Severn and Avon Vales
WCC landscape character type (LCT)	Principal Timbered Farmlands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations	H/M	Part of the Conservation Area associated with the Worcester & Birmingham canal along eastern boundary of parcel.
Natural heritage	M	Local Wildlife Site associated with the Worcester & Birmingham canal, improved pasture with some hedges.
Cultural heritage	H/M	Regular fields derived from amalgamation of piecemeal enclosure and adjacent lock, buildings and bridges associated with the Worcester & Birmingham canal and associated Conservation Area around Stoke Pound.
Distinctiveness	H/M	Adjacent canal, lock, bridge and pub are distinctive features plus view to windmill at Avoncroft across parcel all give sense of place.
Perceptual	M	
Scenic factors		An open landscape with a simple, but coherent historic character.
Tranquillity		Minor lanes and railway adjacent. Well screened main settlement edge. Canals adjacent and one PROW.
Recreational and functional	H/M	
Recreational		Access along canal and towpath and linking PROW.
Functional		Local Wildlife Site associated with the Worcester & Birmingham canal, improved pasture with some hedges and adjacent trees contribute to GI.
Condition	M	Canal and towpath generally well maintained, but structure of farmland in poor condition.
Associations		Associations with canal.

Summary evaluation of overall value	M
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LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M
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Landform eg steep slopes	Gently rolling ridge landform above valley.
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Presence of water	Canal adjacent.
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Cultural factors	M
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Historic field/land use pattern	Pastoral with a planned pattern of medium size fields and thorn hedges.
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Settlement pattern	Associated canalside pub, Stoke Pound Farm and other rural dwellings.
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Land use factors	M
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Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.	Local Wildlife Site associated with the Worcester & Birmingham canal, improved pasture with some hedges and adjacent trees contribute to GI.
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Amenity- presence of footpaths/recreation corridors	Access along canal and towpath and linking PROW.
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Functional relationship between the area and the settlement/key features	Limited functional relationship between the area and adjoining roadside settlement.
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Perceptual factors	H/M
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Scale	Medium scale landscape.
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Enclosure	Relatively open, with longer views framed by surrounding hedgerows.
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Skyline	Ridge top is local skyline to Salwarpe valley.
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Landmarks/features	Canal infrastructure.
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Detractors	-
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Settlement edge character	Adjoining roadside dwellings.
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Visual relationship between the area and the settlement/key features (eg cumulative impact issues)	Very limited visual relationship with Bromsgrove separated by the River Salwarpe. Southern part is adjacent to linear extension of Stoke Wharf to the west.
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Summary evaluation of landscape susceptibility	H/M
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VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility	H/M	Moderate to high intervisibility with adjoining parcels of land.
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Key views	H/M	Key view from canal to Avoncroft windmill.
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Key receptors

Residents- rural/semi-rural	H/M	Roadside dwellings along road to south of parcel.
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Residents-urban/suburban edge	-	
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Promoted trails	H	From canal and towpath
Public rights of way	H/M	From PROW crossing parcel.
Access/common land	-	
Cycleways	-	
Roads	M	Partial views from minor roads to south and east and from railway line to northwest.

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:

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the listed Church of St Michael and Aldham House in historic clustered Stoke Prior settlement to the west and the role that the parcel has in acting as a setting for the historic buildings in this settlement. The landscape susceptibility to housing lies in its openness as the slopes and top of a minor gently crowned ridge acting as a skyline with visibility to the north and south, its essentially rural character, its distinct separation from Bromsgrove across the Salwarpe valley and its relationship with the historic parts of Stoke Prior. Though an extension to Stoke Wharf lies just to the west of the southern portion of the parcel, this is separated by the B4091 and high hedge. Any extension here would extend this settlement significantly into open countryside eastwards. Sensitivity to employment is greater as large structures would be visible on the low rural ridge breaking the skyline and significantly extending urban influence into a rural area in juxtaposition with a sensitive historic settlement.

LANDSCAPE CHARACTER CONTEXT

National character area	Severn and Avon Vales
WCC landscape character type (LCT)	Principal Timbered Farmlands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations	-
Natural heritage	M Outgrown hedgerows enclosing improved pasture with well treed churchyard and gardens.
Cultural heritage	H/M Listed Church of St Michael and Aldham House in historic clustered Stoke Prior settlement to the west and regular fields derived from amalgamation of piecemeal enclosure. Large farm building and storage enclosure.
Distinctiveness	M Part of ridge defining southern edge of Salwarpe valley and distinctive Church of St Michael and old settlement of Stoke Prior.
Perceptual	M
Scenic factors	An open rolling ridge acting as setting to old village and church.
Tranquillity	B4091, minor lanes and railway. Minor isolated rural settlement to west. No PROWs in open countryside.
Recreational and functional	M
Recreational	One PROW in churchyard.
Functional	Outgrown hedgerows and well treed churchyard and gardens contribute to GI.
Condition	M Structure of farmland in decline with many overgrown/gappy hedgerows.
Associations	-
Summary evaluation of overall value	M

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Gently rolling ridge landform above valley.
Presence of water	-	
Cultural factors	M	
Historic field/land use pattern		Regular fields including horse pasture derived from amalgamation of piecemeal enclosure and large farm buildings and storage enclosure.
Settlement pattern		Old Stoke Prior clustered settlement.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Outgrown hedgerows and well treed churchyard and gardens contribute to GI.
Amenity- presence of footpaths/recreation corridors		One PROW in churchyard.
Functional relationship between the area and the settlement/key features		Poor functional relationship between the area and adjoining roadside settlement due to lack of PROWs.
Perceptual factors	H/M	
Scale		Medium scale landscape.
Enclosure		Relatively open, with longer views from higher ground in central part of parcel.
Skyline		Ridge top is local skyline to Salwarpe valley.
Landmarks/features		Stoke Prior church.
Detractors		Large farm storage enclosure but relatively low profile on ridge top.
Settlement edge character		Stoke Wharf residential extension edge along western boundary of parcel.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		None to the north with Bromsgrove and limited to south across B4091 with outgrown hedge boundary.
Summary evaluation of landscape susceptibility	H/M	

VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility	H/M	Moderate to high intervisibility with adjoining landscapes to north and south.
Key views	-	

Key receptors

Residents- rural/semi-rural	H/M	From roadside dwellings along roads within parcel.
Residents-urban/suburban edge	H/M	Limited views from settlement edge to west of parcel.
Promoted trails	-	
Public rights of way	H/M	From PROW through churchyard.

Access/common land	-
Cycleways	-
Roads	M Partial views from minor roads within and around edge of parcel.
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:

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the River Salwarpe Local Wildlife site with its meandering river channel, and associated riparian corridor, meadow floodplain and wetland habitats, listed buildings such as Sugarbrook Manor, Churchmill House and adjacent Church of St Michael, historic river crossing points such as Stoke Prior and PROW footbridges and relationship with historic water mills and attractive views along and across the river corridor. Landscape susceptibility to housing lies in the role as floodplain, the sinuous riparian corridor of the river and very small irregular meadows and its role as a strong GI corridor. Visual susceptibility to housing lies in views into and along the River corridor from PROWs, minor roads, the key view to the church at Stoke Prior, and from adjacent rural residents. The parcel is very sensitive to housing. Sensitivity to employment use is greater due to the scale of potential development and the very small scale of the corridor.

LANDSCAPE CHARACTER CONTEXT

National character area	Severn and Avon Vales
WCC landscape character type (LCT)	Principal Settled Farmlands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations	-
Natural heritage	H River Salwarpe Local Wildlife site with its meandering river channel, and associated riparian corridor, meadow floodplain and wetland habitats.
Cultural heritage	H/M Listed buildings such as Sugarbrook Manor, Churchmill House and adjacent Church of St Michael, historic river crossing points such as Stoke Prior and footbridges and relationship with historic water mills.
Distinctiveness	H Low lying, wetland corridor with a meandering tree lined watercourse is a distinctive feature.
Perceptual	H/M
Scenic factors	An enclosed landscape with a strong sense of place.
Tranquillity	Minor roads and some settlement adjacent but enclosed low lying character and wetland associations create a secluded pastoral character. Public access limited to crossing points.
Recreational and functional	H/M
Recreational	Public access limited to crossing points including three PROWs.
Functional	River Salwarpe and associated riparian corridor, meadow floodplain and wetland habitats provide a strong GI corridor.
Condition	M Gappy internal hedgerows with wire fencing.
Associations	-
Summary evaluation of overall value	H/M

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Low lying river valley with narrow floodplain.
Presence of water		River channel with associated wetland vegetation.
Cultural factors	H/M	
Historic field/land use pattern		Pasture/meadow defined by river and adjacent roads and break in slope, with mill complex related patterns to the east and west.
Settlement pattern		Unsettled
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		River Salwarpe and associated riparian corridor, meadow floodplain and wetland habitats provide a strong GI corridor.
Amenity- presence of footpaths/recreation corridors		Public access limited to crossing points including three PROWs.
Functional relationship between the area and the settlement/key features		PROW crossings.
Perceptual factors	H/M	
Scale		Small scale landscape.
Enclosure		Enclosed landscape with internal views framed by tree lined river corridor.
Skyline		Views out of area framed by adjoining rising land.
Landmarks/features		Trees along meandering river channel.
Detractors		-
Settlement edge character		Hard urban edge at Stoke Prior, with softer edge elsewhere to scattered settlement.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Strong positive relationship of the area with urban edge at Stoke Prior-acts as strong screen and buffer.
Summary evaluation of landscape susceptibility	H/M	

VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility	M	Intervisibility with valley sides to the the east but more enclosed to the west.
Key views	M	Key views across corridor to Church of St Michael.

Key receptors

Residents- rural/semi-rural	H/M	Limited views from adjoining farms/roadside dwellings.
Residents-urban/suburban edge	H/M	More frequent views from urban area at Stoke Prior.
Promoted trails		-

Public rights of way	H/M	Frequent views from PROWs crossing area.
Access/common land	-	
Cycleways	-	
Roads	M	Frequent views from road running along southern boundary of 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:

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	Medium
Sensitivity to Employment	High/medium

Sensitivity Summary

The landscape value lies in listed buildings at Avoncroft Museum Historic Buildings and at the Priory to the west, a veteran tree at Avoncroft playing fields, strong mature tree cover and meadow around the museum, overgrown hedgerows with scattering of trees and unimproved grassland, the distinctive feature of the windmill and nearby large house, the PROWs and increasing tranquillity to the west. Landscape susceptibility to housing lies in the distinct relatively open slopes falling to the River Salwarp, the relationship with the landmark windmill, the skyline formed by the upper slopes and the dispersed rural settlement to the west. The visual susceptibility to housing lies in views from PROWs, Stoke Pound including the canal and from rural residents. Housing may be appropriate on flatter land north of Brickhouse Lane. There is also a sensitive site with some potential west of the business park but avoiding the setting of the windmill and wider views to it. The area is more sensitive to employment use as the southern slopes would expose built form to wider views and elsewhere the area is dispersed rural settlement.

LANDSCAPE CHARACTER CONTEXT

National character area	Severn and Avon Vales
WCC landscape character type (LCT)	Principal Timbered Farmlands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations	-
Natural heritage	M Veteran tree at Avoncroft playing fields, strong mature tree cover and meadow around the museum, overgrown hedgerows with scattering of trees and unimproved grassland in parts but mainly improved with some arable.
Cultural heritage	H/M Listed buildings at Avoncroft Museum Historic Buildings and at the Priory to the west, former country house parkland to the north around Avoncroft and regular planned enclosure to the east, both derived from heathland, and regular and irregular piecemeal enclosure mainly to the west.
Distinctiveness	H/M Museum highly distinctive- especially windmill and nearby large house in wider landscape.
Perceptual	M
Scenic factors	Pleasant views to the wider landscape to south from the eastern slopes and west from the western slopes.
Tranquillity	A38 to the north and minor roads south. Residential edge to the north and business park to the east. Scattered semi-rural dwellings within area. Five PROWs.
Recreational and functional	M
Recreational	Five PROWs and Avoncroft Cricket Club.
Functional	Veteran tree at Avoncroft playing fields, strong mature tree cover around the museum, overgrown hedgerows with scattering of trees and unimproved grassland in parts contribute to GI.
Condition	M Generally poor to east and moderate to west.

Associations	H/M	Avoncroft Museum relating to Midlands historic buildings and related culture.
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Summary evaluation of overall value	M	
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LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
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Landform eg steep slopes	Distinct valley slopes to the south towards the River Salwarp, relatively flat land around Avoncroft and Stoke Heath and distinct slopes to the west.
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Presence of water	River to the south outside area and a small pond.
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Cultural factors	M	
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Historic field/land use pattern	Parkland remnants to the north around Avoncroft and regular planned enclosure to the east, both derived from heathland, and regular and irregular piecemeal enclosure mainly to the west.
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Settlement pattern	Semi-rural within area, main 20c settlement linear to the north and business park to the east.
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Land use factors	M	
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Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.	Strong mature tree cover, overgrown hedgerows with trees, meadow and unimproved grassland contribute to GI.
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Amenity- presence of footpaths/recreation corridors	Five PROWs link the settlement with the wider countryside.
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Functional relationship between the area and the settlement/key features	PROWs and use of cricket ground.
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Perceptual factors	H/M	
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Scale	Medium.
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Enclosure	Relatively open to the east and more enclosed to the west.
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Skyline	High ground forms skyline when viewed from the south- most notably the windmill and associated trees and house around Avoncroft and minor ridge top to the west.
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Landmarks/features	Windmill and main house/school at Avoncroft.
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Detractors	Adjacent business park and remnant mesh fencing from cattle breeding centre.
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Settlement edge character	Essentially established linear residential edge to the north and new business park to the east.
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Visual relationship between the area and the settlement/key features (eg cumulative impact issues)	The residential edge is recessive to the north screened by trees, hedges and other uses. The business park edge is raw and more visible on terraced slopes.
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Summary evaluation of landscape susceptibility	M	
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VISUAL SUSCEPTIBILITY FACTORS

General factors		
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Intervisibility	H/M	There is intervisibility to and from the slopes to the east.
Key views	H/M	A key viewpoint is the meadow by the school near the windmill.
Key receptors		
Residents- rural/semi-rural	H	Many rural and semi-rural properties to the west, a couple on Buntsford Hill with longer views from Stoke Pound.
Residents-urban/suburban edge	H/M	Limited views from north.
Promoted trails	N/A	
Public rights of way	H/M	Five PROWs.
Access/common land	N/A	
Cycleways	N/A	
Roads	M	A38 but mainly minor roads.
Summary evaluation of visual susceptibility	H/M	

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Housing may be appropriate on flatter land north of Brickhouse Lane. This should front and address the roads to the east and south with suitable set back accommodating accesses and retained boundary hedges and trees to support a rural feel. The south west boundary should be hedged. There is also a sensitive site with some potential west of the business park but with built development avoiding the setting of the windmill and wider views to it- see mitigation measures below.

Opportunities and potential for landscape mitigation where appropriate:

A strong open space with native trees and hedges should be located on its south western and eastern boundaries sweeping round to create a rounded southern edge to any built development.

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in East Lodge and Breakback Hill Local Wildlife site unimproved grassland with scrub, spring and two watercourses with riparian vegetation, ponds, mix of outgrown and trimmed hedges with trees, the listed Bowling Green Farmhouse and barn, and listed Grafton Manor complex to the west approached through the parcel, breathtaking views from the distinctive Breakback Hill and fine views from PROWs across the rolling landscape. The landscape susceptibility to housing lies in the essentially open very steep to steep slopes on Breakback Hill with rounded spurs, the skyline to the north, the landmarks at East Lodge Farm, Bowling Green Farm and Breakback Hill steep slopes. The visual susceptibility to housing lies in the strong intervisibility with the landscape to the south west, and key views from PROWs and listed buildings as well as residents. Though the M5 is a source of noise on the western edge the area has a very sensitive and positive character and effectively contains Bromsgrove apart from a few poorly planned houses on the skyline it should be kept free of housing development. Its sensitivity to employment use would be even greater due to the slopes and relationship with the housing edge.

LANDSCAPE CHARACTER CONTEXT

National character area	Severn and Avon Vales
WCC landscape character type (LCT)	Principal Timbered Farmlands
WCC land cover parcel (LCP) sensitivity	High

LANDSCAPE VALUE FACTORS

Landscape designations	-
Natural heritage	H/M East Lodge and Breakback Hill Local Wildlife site unimproved grassland with scrub, spring and two watercourses with riparian vegetation, ponds, mix of outgrown and trimmed hedges with trees, improved grassland and arable land.
Cultural heritage	H/M Listed Bowling Green Farmhouse and barn, mainly irregular fields derived from piecemeal enclosure with interrupted row settlement to the east and an isolated farmstead to the north. Listed Grafton Manor complex lies to the west.
Distinctiveness	H/M Highly distinctive slopes around Breakback Hill with East Lodge Farm, and Bowling Green farmhouse and its setting.
Perceptual	H/M
Scenic factors	Breathtaking views from Breakback Hill and fine views from PROWs across the rolling landscape.
Tranquillity	M5 is a major noise source to the west but impact varies. B4094/A38 to south east. Built form edge apparent to north east and south east. Five PROWs.
Recreational and functional	H/M
Recreational	Five PROWs.
Functional	Unimproved grassland with scrub, spring and watercourses with riparian vegetation, ponds, mix of outgrown and trimmed hedges with trees contribute to GI.
Condition	H/M Good condition hedgerows mainly.

Associations N/A

Summary evaluation of overall value H/M

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors H/M

Landform eg steep slopes Very steep to steep slopes on Breakback Hill with rounded spurs either side of valleys running to the south west.

Presence of water Spring, two watercourses and three ponds.

Cultural factors H/M

Historic field/land use pattern Mainly medium-sized irregular fields in arable use or grassland derived from piecemeal enclosure.

Settlement pattern Within area interrupted row settlement to the east and an isolated farmstead to the north. Linear 20c housing estates to the north east and south east.

Land use factors H/M

Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land. Productive arable land. Unimproved grassland with scrub, spring and watercourses with riparian vegetation, ponds, mix of outgrown and trimmed hedges with trees contribute to GI.

Amenity- presence of footpaths/recreation corridors Five PROWs link the settlement with the wider landscape.

Functional relationship between the area and the settlement/key features PROWs.

Perceptual factors H/M

Scale Medium.

Enclosure Open due to sloping land.

Skyline Distinct skyline to the north east which comprises of vegetation to the north and south with recent 20c housing in the middle.

Landmarks/features East Lodge Farm, Bowling Green Farm, Breakback Hill steep slopes.

Detractors Poorly designed 20c housing on skyline.

Settlement edge character Linear 20c housing estate to the north east backing onto area and older housing to the south east facing parcel across road.

Visual relationship between the area and the settlement/key features (eg cumulative impact issues) The parcel provides a very strong positive rural edge and setting to the settlement avoiding potential impacts to the south west.

Summary evaluation of landscape susceptibility H/M

VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility H Highly intervisible with wider landscape to the south west.

Key views	H/M	From PROW above Breakback Hill, from Bowling Green Farm and on approaches to Grafton Manor.
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Key receptors

Residents- rural/semi-rural	H	Bowling Green Farm, some Grafton Manor properties and other properties within area.
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Residents-urban/suburban edge	H/M	North east and south east settlement edges.
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Promoted trails		N/A
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Public rights of way	H/M	Five PROWs
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Access/common land		N/A
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Cycleways		N/A
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Roads	M	M5 glimpses and B4094.
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Summary evaluation of visual susceptibility	H/M	
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OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Opportunities and potential for landscape mitigation where appropriate:

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in its role as part of a unified and relatively enclosed pastoral landscape with a relatively tranquil rural character. Landscape susceptibility to housing lies in its steep slopes, location west of the rural settlement of Finstall away from the urban edge, its rural character and together with the irregular pattern of small to medium sized fields, many of which contain semi-improved pasture and scattered mature hedgerow trees, these are the key wildlife and visual features of this area. Visual susceptibility to housing lies in the presence of a well used PROW which runs along the top of the slope to the east of the village, providing wide views over the parcel and a strong functional connection with the adjoining village of Finstall and Monarch's Way to the south. The parcel is sensitive to housing especially on the upper slopes and around Walnut Lane. Sensitivity to employment use is greater due to its rural character and sloping landform.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	-
Natural heritage	H/M Patches of older, more species rich permanent pasture.
Cultural heritage	H/M Dispersed rural character with an irregular pattern of medium sized, hedged fields and hedgerow trees.
Distinctiveness	H/M Greater time depth in this area is reflected in a strong sense of place.
Perceptual	H/M
Scenic factors	Undulating landform and Scattered mature trees.
Tranquillity	Relatively peaceful and tranquill landscape with limited views to adjoining urban development.
Recreational and functional	M/L
Recreational	Public access restricted to a single PROW.
Functional	Evidence of use for pony paddocks by local community.
Condition	M The cultural pattern is in decline as reflected in the overgrown/mature condition of many hedgerows/hedgerow trees.
Associations	-
Summary evaluation of overall value	H/M

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M/L
Landform eg steep slopes	Ridge and valley landform with some steep slopes.

Presence of water	-	
Cultural factors	H/M	
Historic field/land use pattern		Unified pastoral landscape with a well defined irregular pattern of small hedged fields with hedgerow trees.
Settlement pattern		Dispersed pattern of farmsteads and rural dwellings.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Older permanent pasture with a varied flora.
Amenity- presence of footpaths/recreation corridors		Amenity use limited to access along a single PROW.
Functional relationship between the area and the settlement/key features		PROW provides a well used functional connection between this area and Finstall.
Perceptual factors	H/M	
Scale		Small scale landscape.
Enclosure		Views restricted by landform, overgrown hedges and hedgerow trees.
Skyline		Rolling skylines dominant in this area.
Landmarks/features		Frequent mature hedgerow oaks.
Detractors	-	
Settlement edge character		Settlement edge largely screened by tree cover.
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	Moderate intervisability of area with its surroundings.
Key views	H/M	More distant views from PROW along top of slope.

Key receptors

Residents- rural/semi-rural	M	Restricted views from dwellings within and around area.
Residents-urban/suburban edge	M	Limited views from urban edge due to tree cover.
Promoted trails	H	Monarch's Way to the south.
Public rights of way	H/M	Wide views over parcel along PROW at top of slope.
Access/common land	-	
Cycleways	-	
Roads	M	Limited views from minor roads within and around parcel.

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Opportunities and potential for landscape mitigation where appropriate: