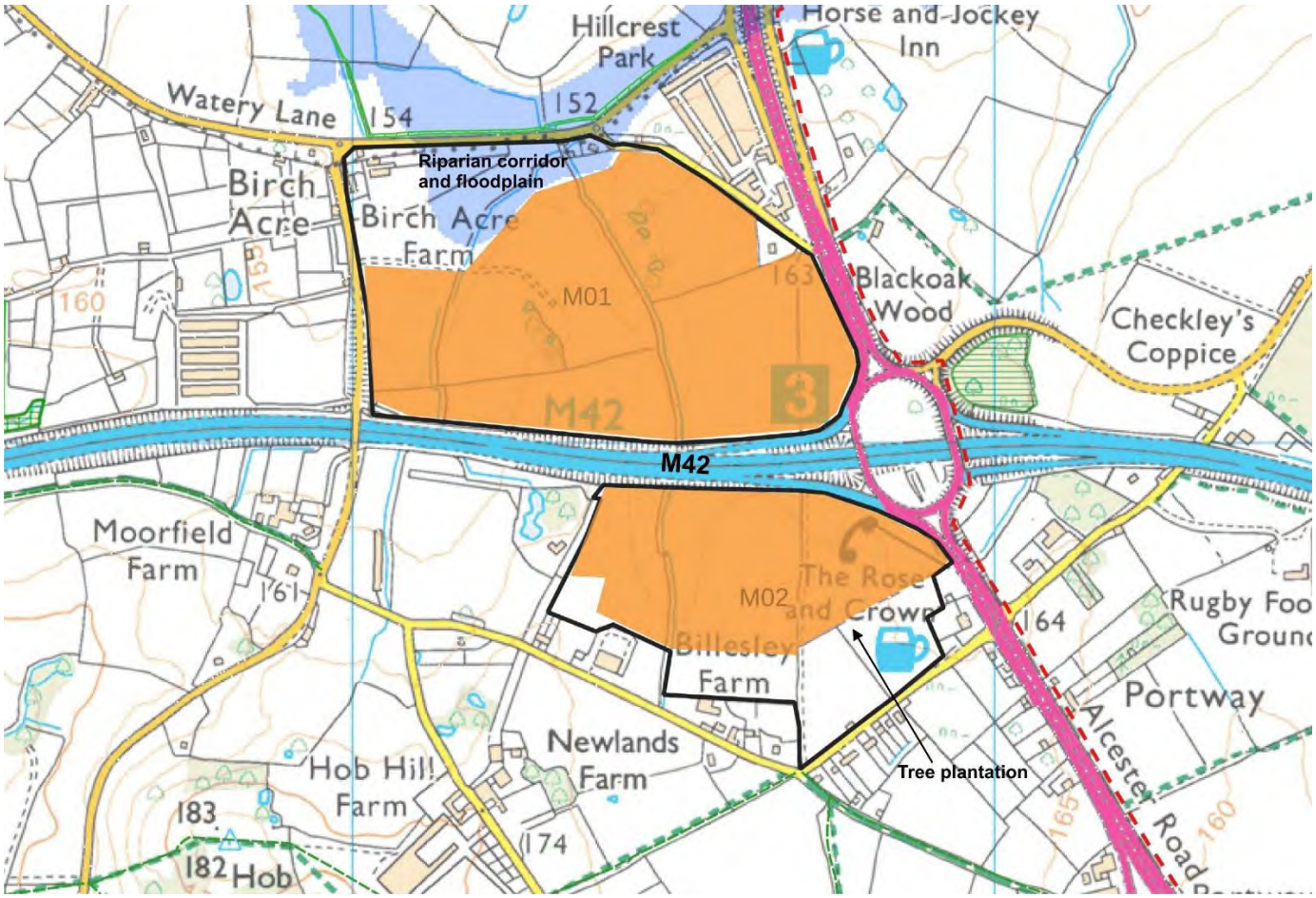
Settlement Sensitivity Summary: Motorway junctions

Summary

The parcels lie on selected quadrants of junctions on the M5 Junction 4 and the M42 Junctions 2 and 3. These are defined by their proximity to the motorway with associated noise and movement and do not lie adjacent to any defined settlement.

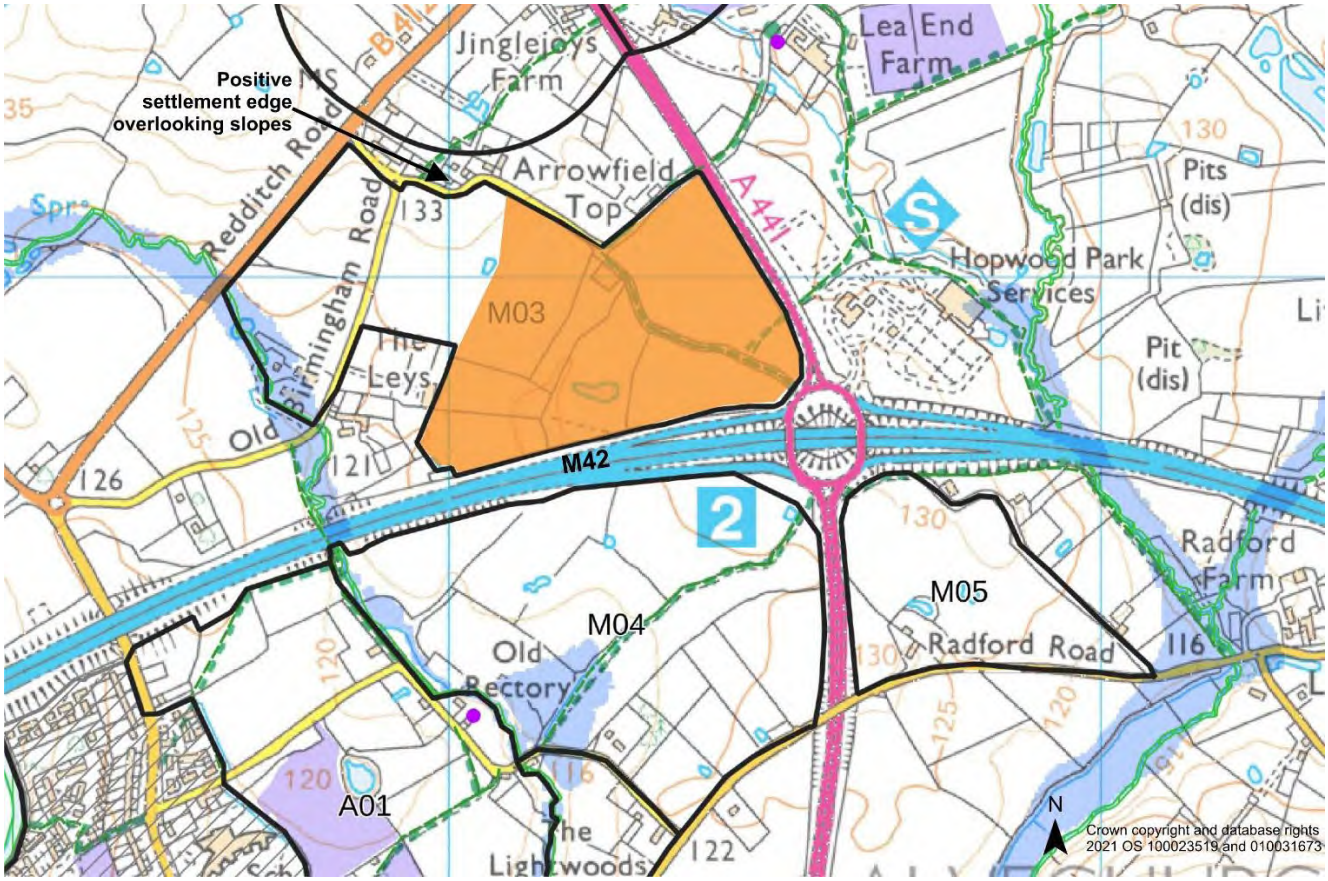
The parcels are assessed for sensitivity to large scale employment uses only. On the M42 Junction 3 the parcels to the north and south are considered medium sensitivity. The main opportunity has been identified to the north with appropriate mitigation measures. To the south land is more constrained but there is an opportunity. On the M42 Junction 2 the parcels to the south are considered high/medium sensitivity and the parcel to the north of the M42 is considered medium sensitivity. An opportunity has been identified in the eastern half of the parcel. On the M5 Junction 4 the parcel to the north of the A38 is considered high sensitivity and the parcel to the south is high/medium sensitivity.



Key

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

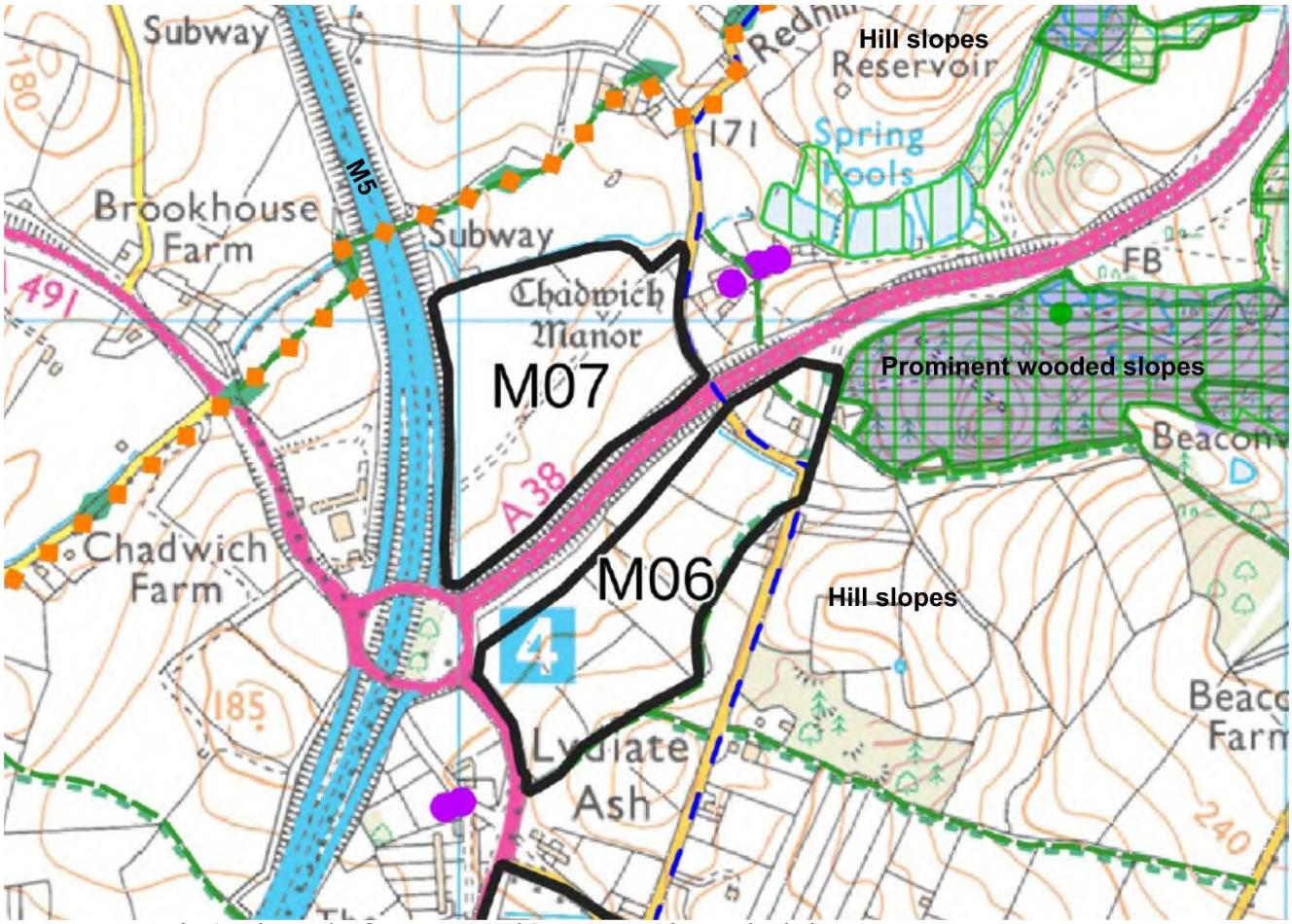
Opportunity for Employment use



Key

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

Opportunity for Employment use



Key

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

Opportunity for Employment use

View north east across M01: M42 Junction 3

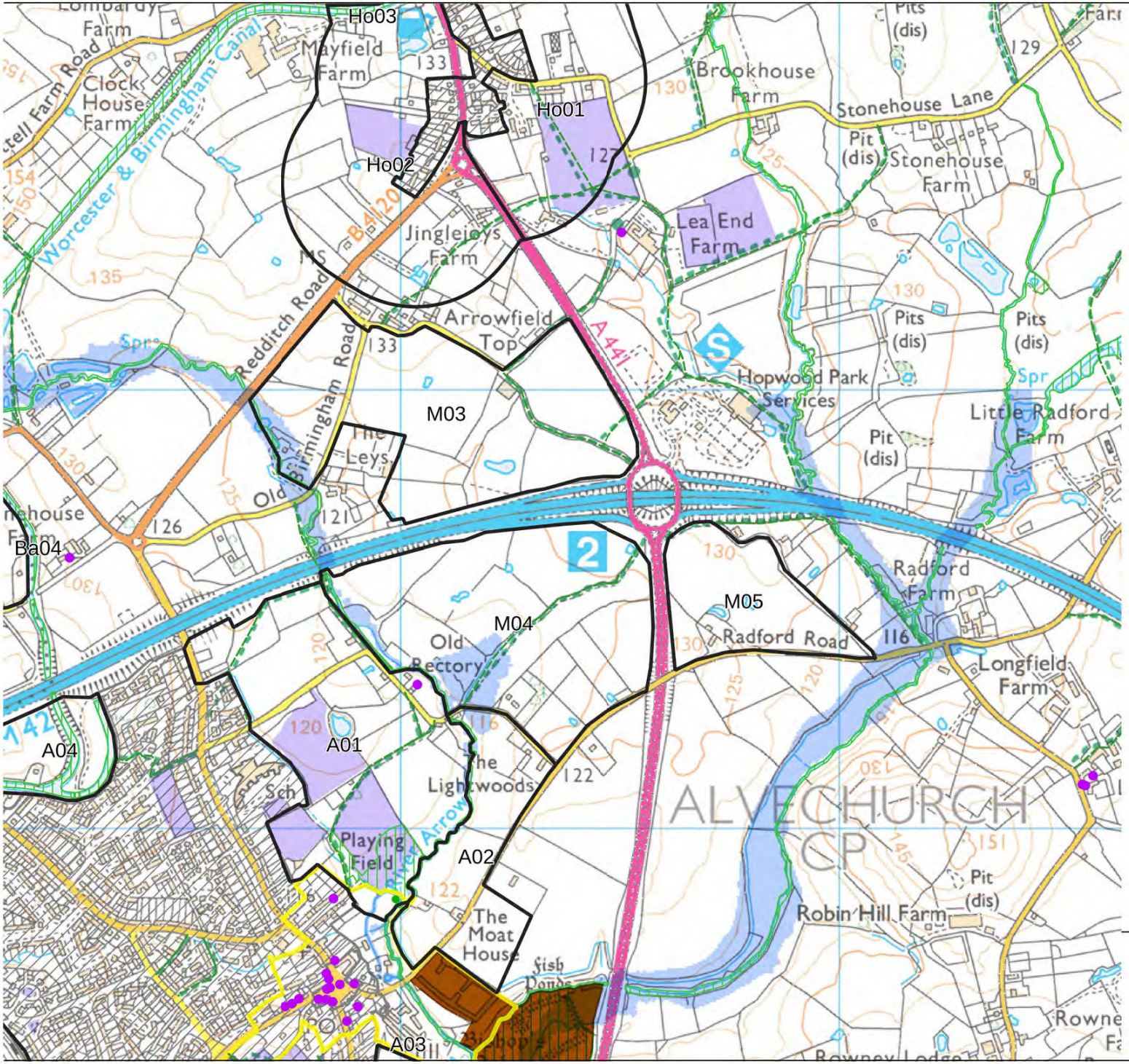
View north across M02 showing maturing plantation: M42 Junction 3

View north east across M03 showing dwellings on skyline: M42 Junction 2

View south across M04: M42 Junction 2

View west across M06: M5 Junction 4

View north west across M07: M5 Junction 4



KEY

- District Boundary
- Land Parcels
- Settlement development limits
- Ancient Veteran and Notable Trees
- Conservation Areas
- Listed Buildings
- Scheduled Monuments
- Local Wildlife sites
- Open Spaces
- Public rights of way
- Flood Zone 3

N

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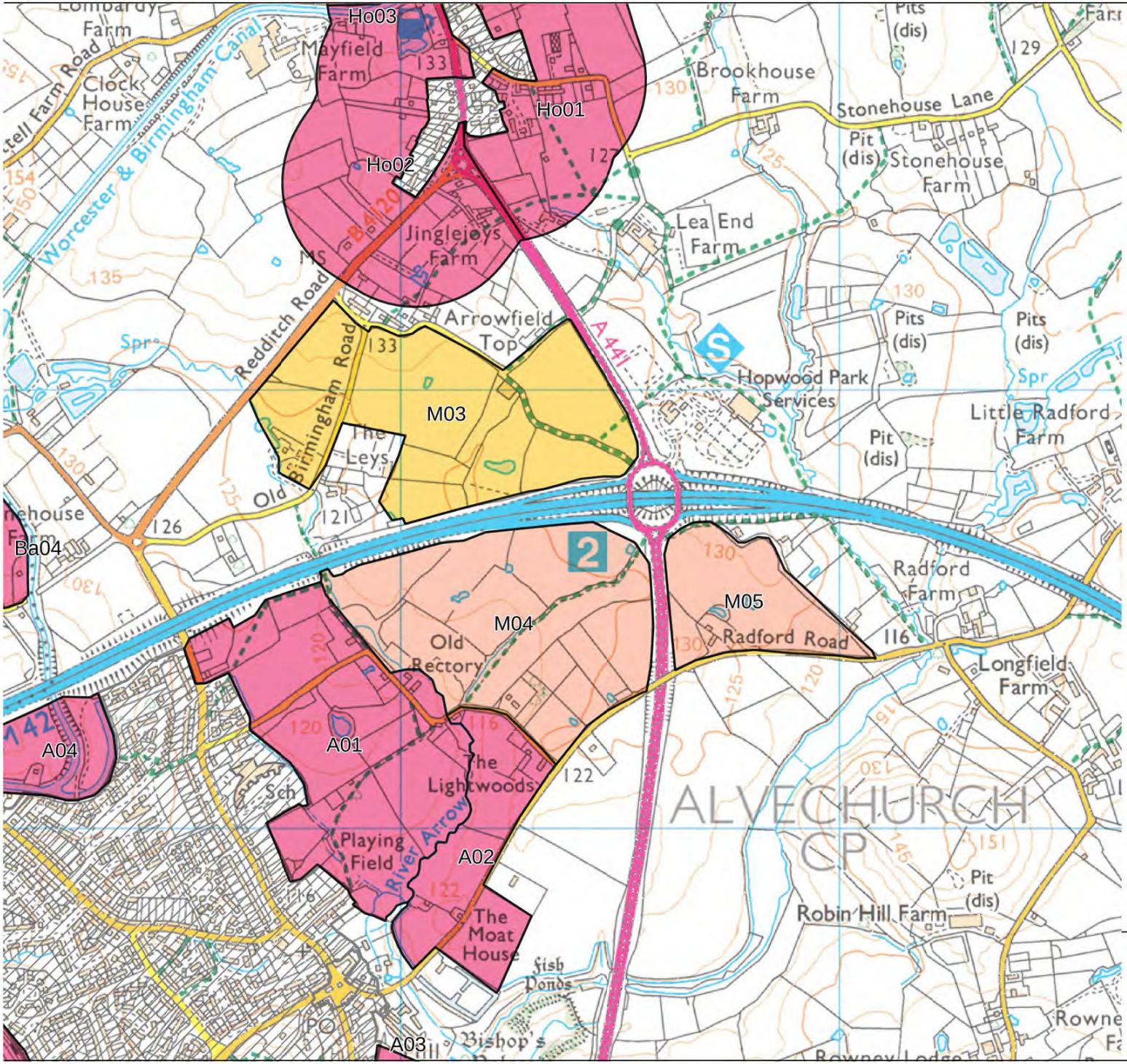
10/02/22 | v0 | Drawn: JW |Checked: SW

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

M42 Junction 2
Land parcels, Constraints and Designations



KEY

- District Boundary
- Settlement development limits

Sensitivity to employment use

- High
- High/medium
- Medium

N

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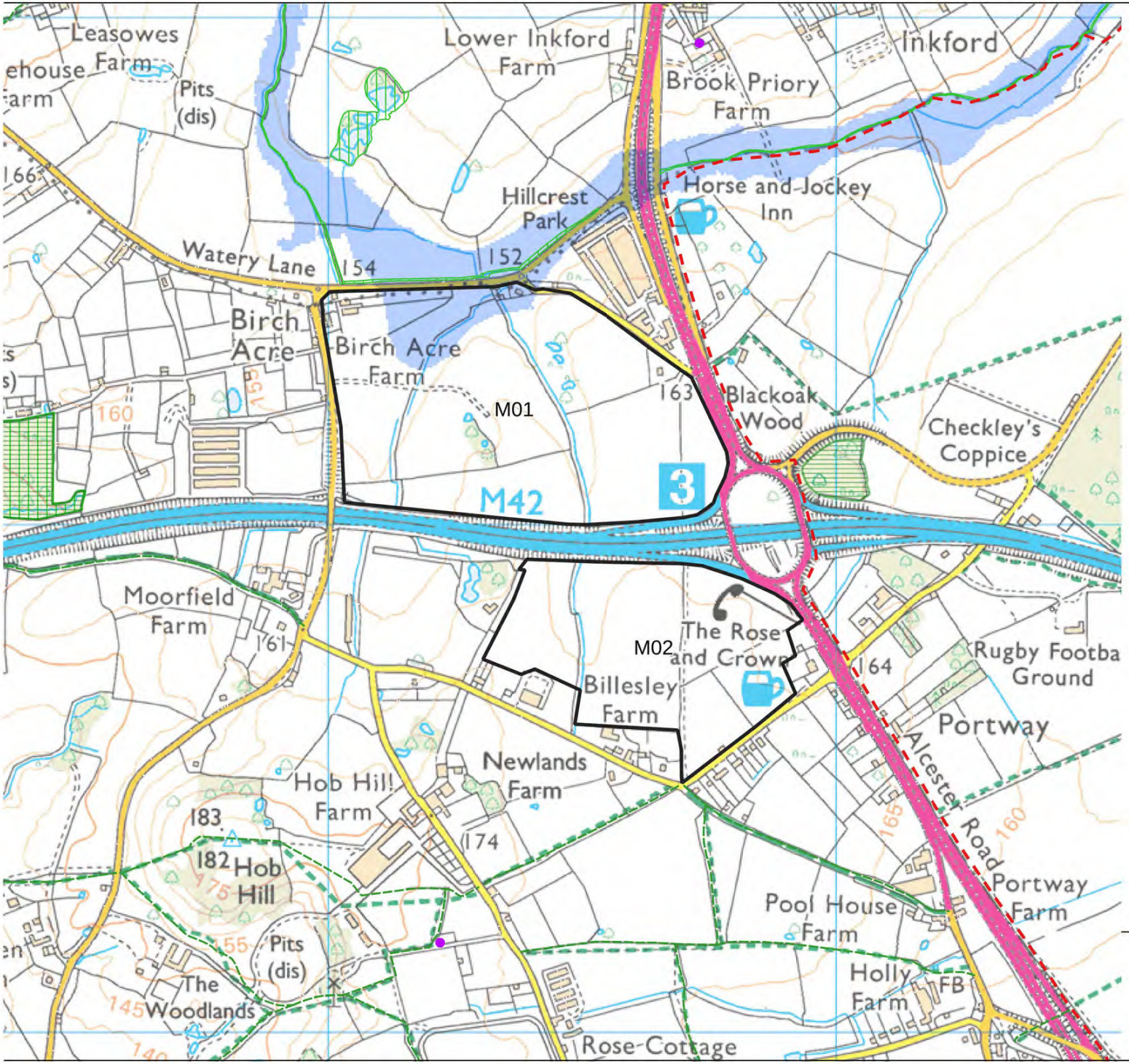
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

M42 Junction 2
Landscape sensitivity to employment use



KEY

- District Boundary
- Land Parcels
- Ancient Woodland
- Listed Buildings
- Local Wildlife sites
- Public rights of way
- Flood Zone 3

N

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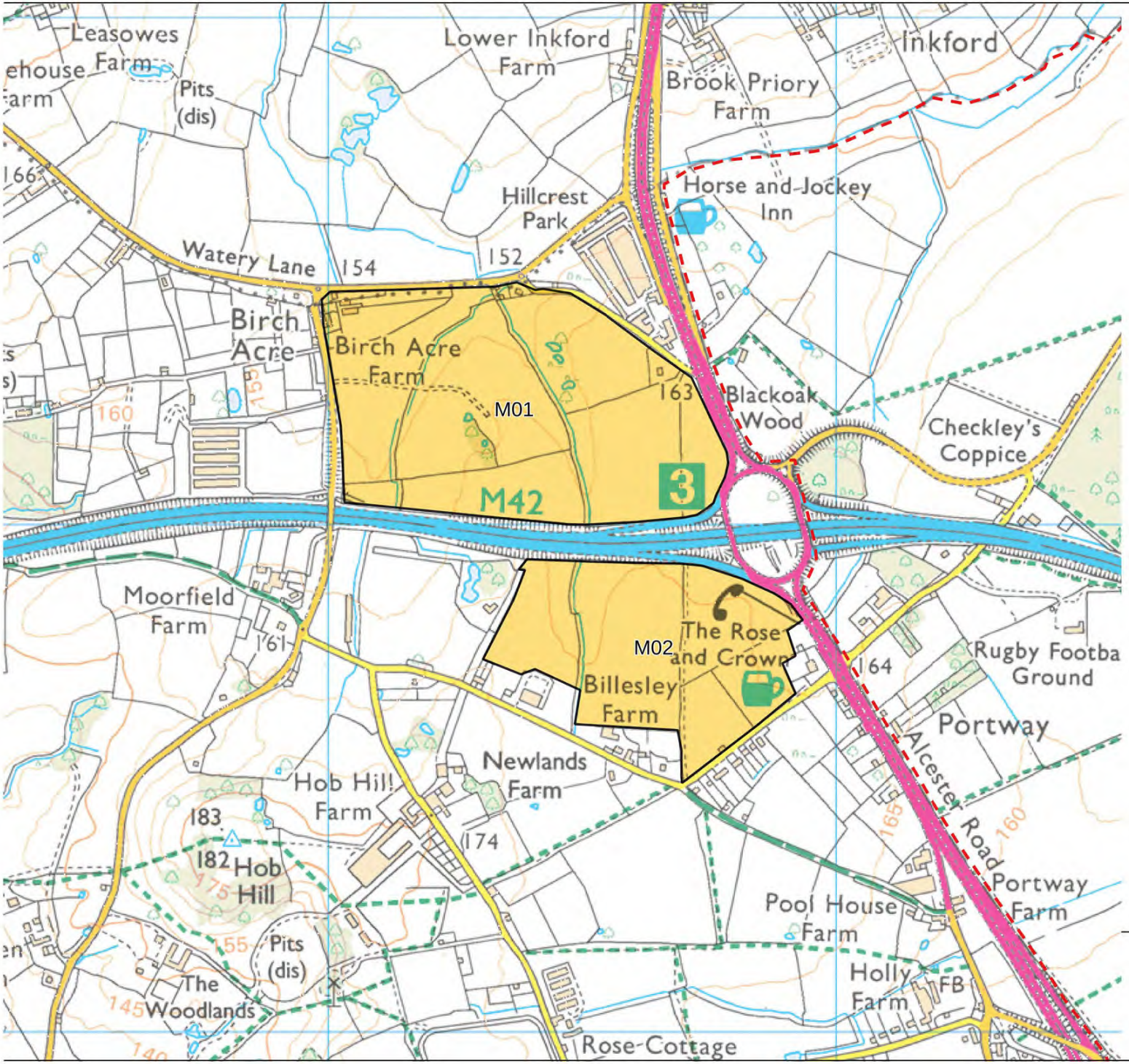
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

M42 Junction 3
Land parcels, Constraints and Designations



KEY

District Boundary

Sensitivity to employment use

Medium

N

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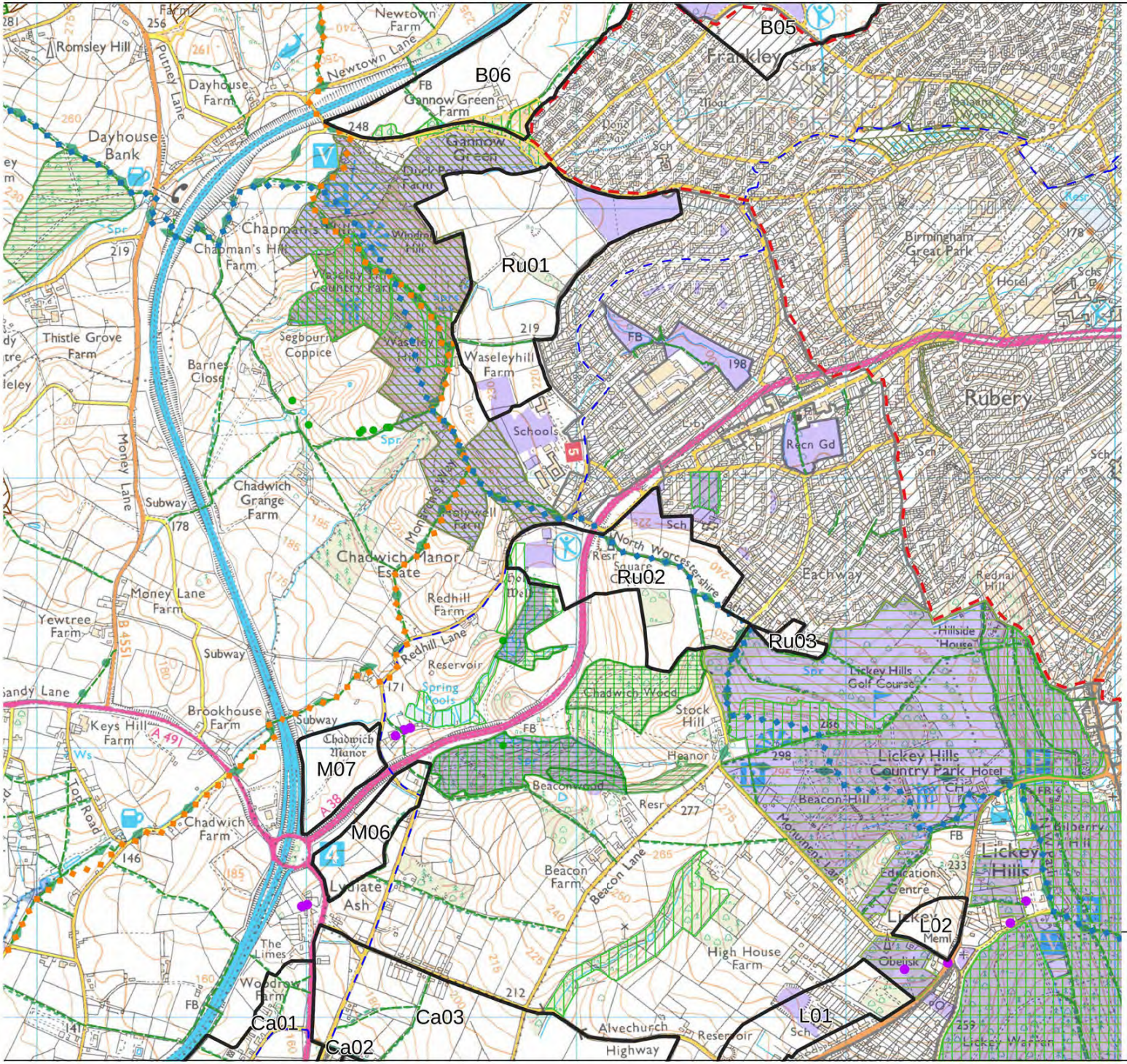
Client: Bromsgrove District Council

M42 Junction 3
Landscape sensitivity to employment use



KEY

- District Boundary
- Land Parcels
- Settlement development limits
- Ancient Woodland
- Ancient Veteran and Notable Trees
- Listed Buildings
- Site of Special Scientific Interest
- Local Wildlife sites
- Local Nature Reserves
- Open Spaces
- Country Parks
- Common Land
- North Worcestershire Way
- Monarchs Way
- Public rights of way
- National Cycle Route
- Flood Zone 3

N

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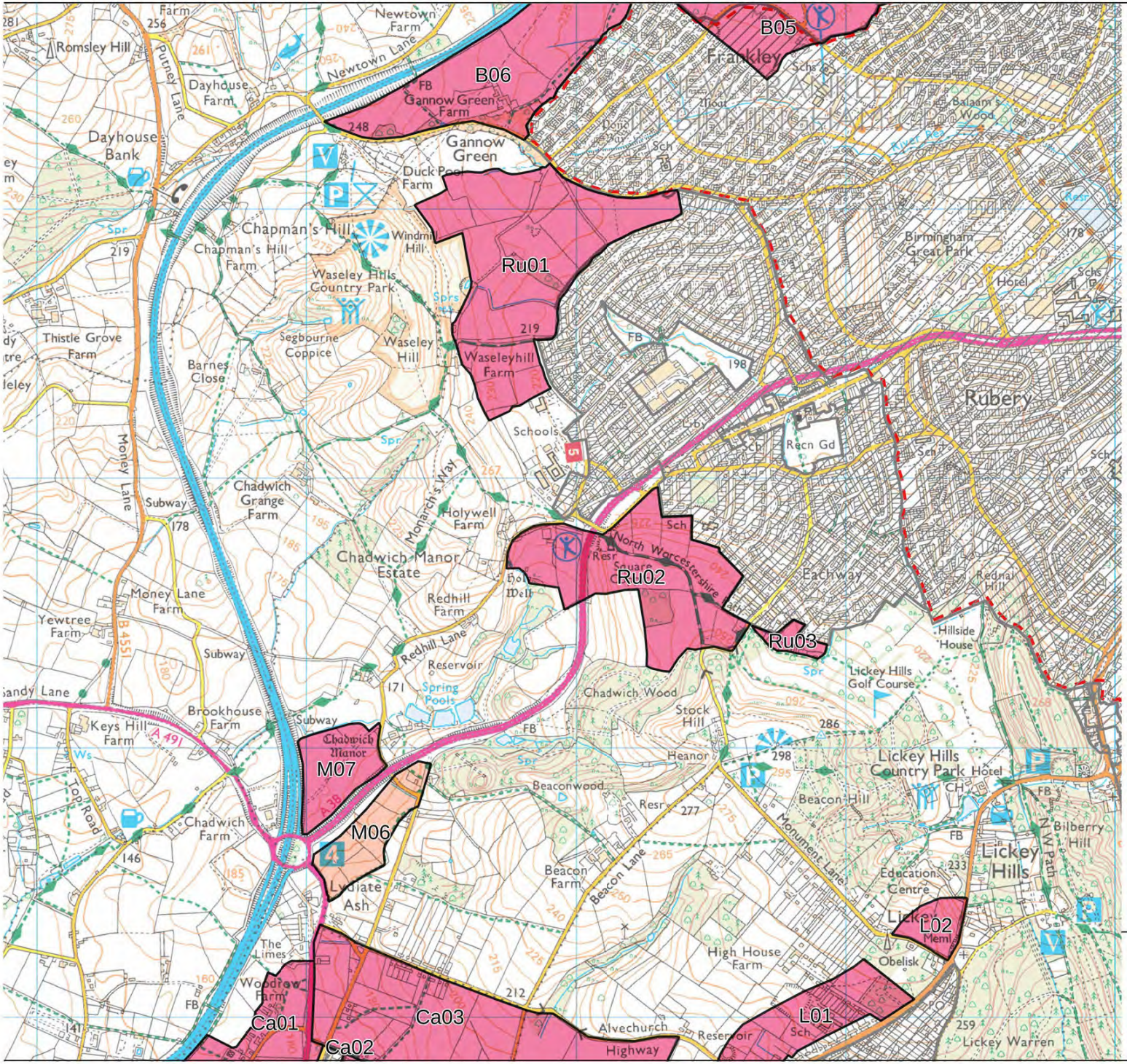
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Rubery and M5 Junction 4
Land parcels, Constraints and Designations



KEY

- District Boundary
- Settlement development limits

Sensitivity to employment use

- High
- High/medium

N

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

Rubery and M5 Junction 4
Landscape sensitivity to employment use

Land Cover Parcel No.	M01

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	N/A
Sensitivity to Employment	Medium

Sensitivity Summary

The landscape value lies in the small watercourses and ponds surrounded by trees with tree cover, the attractive views from the east and the floodplain. The landscape susceptibility to employment use lies in the rising landform to the east and centrally which would skyline buildings, the floodplain, the strong hedge tree cover in places, irregular field boundaries and waterbodies with associated trees. The visual susceptibility to employment use is overlooking by rural and semi-rural properties on the edges of the land parcel. The parcel is sensitive to employment use but could accommodate it with careful retention of the most important landscape elements, screening from exisiting residents and avoidance of the floodplain.

LANDSCAPE CHARACTER CONTEXT

National character area	Arden
WCC landscape character type (LCT)	Timbered Pastures
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	Small watercourses and ponds surrounded by trees with tree cover along some trimmed hedgerows.
Cultural heritage	M	Predominantly reorganised piecemeal enclosure with irregular boundaries and planned enclosure to the south east.
Distinctiveness	M	Distinctive tree clumps with strong tree cover especially to the east.
Perceptual	M	
Scenic factors		Attractive filtered views across the area from the east.
Tranquillity		Noise and movement from the M42, Junction 3 and A435. Built form limited and semi-rural. No public access.
Recreational and functional	M	
Recreational		No public access.
Functional		Floodplain on the northern edge. Waterbodies and trees are potential GI corridors and patches.
Condition	M/L	Generally poor- gappy outgrown hedges and some rough land.
Associations		N/A
Summary evaluation of overall value		**M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Gently rolling landscape with watercourses in shallow valleys. Rising land to the east and lower and flatter to the west.

Presence of water		Small watercourses and several field ponds.
Cultural factors	M	
Historic field/land use pattern		Predominantly reorganised piecemeal enclosure with irregular boundaries and planned enclosure to the south east.
Settlement pattern		A few semi-rural dwellings on fringes of parcel.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Floodplain to the north, productive arable land, waterbodies and trees contribute to GI.
Amenity- presence of footpaths/recreation corridors		No public access.
Functional relationship between the area and the settlement/key features		No functional relationship.
Perceptual factors	M	
Scale		Medium to large.
Enclosure		Moderately open.
Skyline		Tops of rises form local skylines.
Landmarks/features		N/A
Detractors		M42, A435 and chicken sheds to the west.
Settlement edge character		Mobile home park well screened.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Away from clustered settlement.
Summary evaluation of landscape susceptibility		**M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Buildings would not be widely visible due to surrounding landform and landcover.
Key views	M/L	Limited views from PROWs.
Key receptors		
Residents- rural/semi-rural	H	From Birch Acre Farm and a few other rural residents.
Residents-urban/suburban edge	H/M	From some dwellings but very limited from mobile home park.
Promoted trails		N/A
Public rights of way		Very limited.
Access/common land		N/A
Cycleways		N/A
Roads	M	M42 and A435 and minor road to the south.

Summary evaluation of visual susceptibility	**M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

There are opportunities to accommodate large employment uses units with careful retention of the most important landscape elements ie watercourses and ponds with trees, main tree lined hedgerows, avoidance of the floodplain and substantial screening from residents.

Opportunities and potential for landscape mitigation where appropriate:

The main mitigation measures need to be to the north and north east with retention of GI infrastructure based on the natural elements in the parcel. Cut and fill should be used to set the units down into the landscape where possible, between high points and tree cover.

Land Cover Parcel No.	M02

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	N/A
Sensitivity to Employment	Medium

Sensitivity Summary

The landscape value lies in the small watercourse and hedgerow tree cover. The landscape susceptibility to employment use lies in the tree cover and its enclosing potential, the watercourse and riparian vegetation, the relationship with the rural and semi-rural housing and associated enclosures to the south especially around Billesley Farm. The visual susceptibility to employment use lies in views from dwellings and a lane and PROW to the south. There is some sensitivity to employment use but a series of smaller units may be able to be accommodated with appropriate mitigation especially to the south.

LANDSCAPE CHARACTER CONTEXT

National character area	Arden
WCC landscape character type (LCT)	Timbered Pastures
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	Small watercourse, outgrown hedgerows and trees with rough grassland and scrub to the north east.
Cultural heritage	M/L	Predominantly reorganised piecemeal enclosure with irregular boundaries and tree belt.
Distinctiveness	M/L	Limited distinctiveness.
Perceptual	M/L	
Scenic factors		Limited in itself but contributing to rural landscape continuum.
Tranquillity		Noise and movement from the M42, Junction 3 and A435. Built form semi-rural including agricultural sheds. No public access.
Recreational and functional	M/L	
Recreational		No public access.
Functional		Trees may be potential GI corridors/patches.
Condition	M/L	Generally poor- gappy hedges, mostly trimmed.
Associations		N/A
Summary evaluation of overall value		**M/L**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M/L	
Landform eg steep slopes		Relatively flat.
Presence of water		No obvious presence of waterbodies.
Cultural factors	M	

Historic field/land use pattern		Predominantly reorganised piecemeal enclosure with irregular boundaries.
Settlement pattern		A few semi-rural dwellings on southern fringes of parcel.
Land use factors	M/L	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Trees and hedges contribute to potential GI, although tree belt to east appears mainly non-native.
Amenity- presence of footpaths/recreation corridors		No public access.
Functional relationship between the area and the settlement/key features		No functional relationship.
Perceptual factors	M/L	
Scale		Medium.
Enclosure		Generally enclosed.
Skyline		N/A
Landmarks/features		N/A
Detractors		M42, A435 and agricultural sheds to the south.
Settlement edge character		Away from significant settlement.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Away from clustered settlement.
Summary evaluation of landscape susceptibility		**M/L**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M/L	Buildings would not be widely visible due to landcover.
Key views	M/L	Limited views from PROWs.
Key receptors		
Residents- rural/semi-rural	H	From Billesley Farm and a few other rural residents.
Residents-urban/suburban edge	H/M	Some from semi-rural housing.
Promoted trails		N/A
Public rights of way		Very limited.
Access/common land		N/A
Cycleways		N/A
Roads	M	M42 and A435 and minor roads on other sides.
Summary evaluation of visual susceptibility		**M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

There are opportunities to accommodate employment uses units at the smaller end of the range to the north and west of the main tree belt with careful retention of the most important landscape elements ie the tree belt, watercourse, hedgerow trees where possible and screening from residents. Development of the south east field is problematic due to residents adjacent.

Opportunities and potential for landscape mitigation where appropriate:

The main mitigation measure would be to retain and extend the existing tree belt so that properties at Billesley Farm and to the south east are screened from the development. Further mitigation tree belts would also be needed to the south west to screen development.

Land Cover Parcel No.	M03

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	N/A
Sensitivity to Employment	Medium

Sensitivity Summary

The landscape value lies in the two field ponds, floodplain, oaks, hedges and their potential for GI, the PROWs and the attractive relationship between the western part of the parcel with the brick cottages on Pestilence Lane to the north. The landscape susceptibility to employment uses lies in the more pronounced slopes to the west, the irregular field boundaries and oaks, the productive arable land to the west and relationsip with the settlement. The visual susceptibility to employment uses lies in views from the dwellings to the north and also from the PROWs although these may be little used. The land to the west is more sensitive to employment uses due to the overlooking by dwellings, productive arable land and the attractive landform. The parcel to the east of a line taken from Fairlawn to the eastern boundary of The Leys complex would be able to accommodate large employment units with substantial mitigation. There would be an association with Hopwood Services on this side of the M42.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	River Arrow, two field ponds, outgrown hedges with pasture/cut meadow to the east and trimmed hedges with occasional oak trees to the west.
Cultural heritage	M/L	Predominantly reorganised piecemeal enclosure with irregular boundaries to the east and more regular boundaries to the west.
Distinctiveness	M	Distinctive relationship between terraced cottages on Pestilence Lane and the western part of the parcel.
Perceptual	M	
Scenic factors		Attractive views across the western part of the parcel including views to and from cottages on Pestilence Lane.
Tranquillity		Noise and movement from the M42, Junction 2 and A441. Built form semi-rural dwellings adjacent and a semi-industrial shed within area. Two PROWs to the east.
Recreational and functional	M	
Recreational		Two PROWs to the east.
Functional		River, ponds and trees are potential GI patches and hedgerows may be potential GI corridors.
Condition	M	Moderate/poor- outgrown and trimmed hedges but generally without gaps.
Associations		N/A
Summary evaluation of overall value		**M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Gently sloping from north east to south west with more pronounced slopes to the west.
Presence of water		River Arrow to the south west, one large and one small field pond.
Cultural factors	M	
Historic field/land use pattern		Predominantly reorganised piecemeal enclosure with irregular boundaries to the east and more regular boundaries to the west.
Settlement pattern		Semi-rural dwellings on the north western edges of parcel and rural and semi-industrial buildings to the south west. All are away from Hopwood.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Productive arable land to west. Ponds, trees and hedgerows may be potential GI patches/corridors.
Amenity- presence of footpaths/recreation corridors		Two PROWs to the east which may not be used much due to need to cross major roads beyond.
Functional relationship between the area and the settlement/key features		Limited functional relationship.
Perceptual factors	M	
Scale		Medium.
Enclosure		Moderately enclosed- more so to the east.
Skyline		Cottages form the skyline to the north west.
Landmarks/features		Brick cottages on Pestilence Lane are a minor landmark.
Detractors		M42, A441, Hopwood car sales shed and semi- industrial shed within area.
Settlement edge character		Older part of semi- rural settlement edge to the north is a positive landscape feature. Hopwood Services are located to the east.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		The area to the west (including east of Old Birmingham Road) provides setting to houses on Pestilence Lane.
Summary evaluation of landscape susceptibility		**M**

VISUAL SUSCEPTIBILITY FACTORS		
General factors		
Intervisibility	M	Buildings may be visible more to the south towards distant rising land.
Key views	M	Some attractive views across area but limited views from PROWs.
Key receptors		
Residents- rural/semi-rural		N/A
Residents-urban/suburban edge	H/M	Some from semi-rural housing.

Promoted trails		N/A
Public rights of way	H/M	From two PROWs.
Access/common land		N/A
Cycleways		N/A
Roads	M	M42 and A441, B4120 and minor roads.
Summary evaluation of visual susceptibility		**M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

The parcel to the east of a line taken from Fairlawn to the eastern boundary of The Leys complex would be able to accommodate large employment units with substantial mitigation. Access should be from the A441 and carefully address the junction in a positive way. The design should take into account how to minimise visual impact from nearby dwellings through mitigation and building height and colour on this boundary.

Opportunities and potential for landscape mitigation where appropriate:

Mitigation should include retention of ponds as part of GI if possible, a large slightly raised planted buffer on the western boundary to screen views from dwellings along Pestilence Lane.

Land Cover Parcel No.	M04

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	N/A
Sensitivity to Employment	High/medium

Sensitivity Summary

The landscape value lies in the listed buildings adjacent to the south west, the floodplain and watercourse of the River Arrow and tributary, the field ponds, the woodland and piecemeal enclosure of the distinctive linear central meadow, and PROW. The landscape susceptibility to employment use lies in the location on the upper valley sides and approaches to the historic town of Alvechurch to the south west, the historic field pattern and woodland. The visual susceptibility lies in the visibility from nearby dwellings and PROW and potential intervisibility of buildings to the south east and to a lesser extent to the south west. These factors make the parcel sensitive to employment development.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	H/M	River Arrow and tributary with riparian vegetation, five field ponds, secondary woodland, outgrown hedges and trees with rough grass in places.
Cultural heritage	H/M	Old Rectory listed buildings to the south of woodland, mix of post medieval meadow running length of area, and reorganised piecemeal and planned enclosures.
Distinctiveness	M	Distinctive meadow running along tributary and the distinctive cluster of dwellings along Rectory Lane to the south west.
Perceptual	M	
Scenic factors		Attractive linear meadow with wooded backcloth.
Tranquillity		Noise and movement from the M42, Junction 2 and A441 to north and east. Built form limited to one semi-rural dwellings within area and other dwellings adjacent to the south. One PROW runs the length of the meadow.
Recreational and functional	M	
Recreational		One PROW eventually linking into the settlement to the south west.
Functional		Floodplain to south west. Watercourses and hedgerows are potential GI corridors and ponds, woodland and trees are potential GI patches.
Condition	M/L	Generally poor- overgrown and gappy hedges, rough grass and horse pasture in places.
Associations		N/A
Summary evaluation of overall value		**M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Gently sloping valley running down from north east to south west towards River Arrow.
Presence of water		River Arrow, tributary and five field ponds.
Cultural factors	H/M	
Historic field/land use pattern		Mix of irregular post medieval meadow running length of area, and reorganised irregular piecemeal and regular planned enclosures.
Settlement pattern		Semi-rural dwellings on the southern edges of parcel all away from larger settlement.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Floodplain. Watercourses, ponds, woodland, trees and hedgerows may be potential GI patches/corridors.
Amenity- presence of footpaths/recreation corridors		One PROW which may not be used much due to need to cross major roads beyond but is a pleasant walk in itself.
Functional relationship between the area and the settlement/key features		PROW links with settlement.
Perceptual factors	H/M	
Scale		Medium.
Enclosure		Moderately enclosed to north and more open to south east.
Skyline		Buildings in parcel would be on the skyline when viewed from the south east and west.
Landmarks/features		Old Rectory is local landmark but screened by woods from the parcel.
Detractors		M42, A441 and caravan storage within area, although most well hidden by hedges.
Settlement edge character		Located away from Alvechurch.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Area some distance from historic Alvechurch and on higher ground on rural road approach.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Buildings in parcel would be visible from the south east and potentially to the south west.
Key views	M	Some attractive views across area but limited to views from PROW.
Key receptors		
Residents- rural/semi-rural		N/A
Residents-urban/suburban edge	H/M	Some from semi-rural housing.

Promoted trails		N/A
Public rights of way	H/M	From one PROW.
Access/common land		N/A
Cycleways		N/A
Roads	M	M42, A441 and minor roads.
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:

Land Cover Parcel No.	M05

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	N/A
Sensitivity to Employment	High/medium

Sensitivity Summary

The landscape value lies in the field ponds, associated trees, the hedgerows especially to the east and the unimproved pasture. The landscape susceptibility to employment use lies in the location in open countryside on a small hilltop above the River Arrow valley in a relatively constrained site with remnant landscape features such as ponds. The visual susceptibility to employment use lies in the potential intervisibility of buildings on the site with the landscape especially to the south and views from the dwelling on site. It would be difficult to accommodate employment development in the parcel due to these sensitivities.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	Two field ponds with trees, strong hedges to the east and on road, unimproved pasture.
Cultural heritage	M/L	Largely reorganised piecemeal enclosure.
Distinctiveness	M/L	No apparent distinctive features.
Perceptual	M/L	
Scenic factors		Privacy measures mean that no views in possible.
Tranquillity		Noise and movement from the M42, Junction 2 and A441 to north and west. Built form limited to one semi-rural dwellings within area.
Recreational and functional	M/L	
Recreational		No public access.
Functional		Field ponds, trees and hedges are potential GI patches/corridors.
Condition	M/L	Poor- field boundaries removed.
Associations		N/A
Summary evaluation of overall value		**M/L**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M/L	
Landform eg steep slopes		Local high point at 130mAOD to the north and west falling distinctly to the east.
Presence of water		Two field ponds.
Cultural factors	M	

Historic field/land use pattern		Largely reorganised piecemeal enclosure.
Settlement pattern		Semi-rural dwelling on the southern edges of parcel away from larger settlement.
Land use factors	M/L	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Small biodiversity patches with possible permanent pasture.
Amenity- presence of footpaths/recreation corridors		No public access.
Functional relationship between the area and the settlement/key features		No links with settlement.
Perceptual factors	H/M	
Scale		Medium.
Enclosure		Enclosed in terms of landcover but rising hill.
Skyline		Buildings in parcel would be on the skyline when viewed from the south.
Landmarks/features		N/A
Detractors		M42, A441 and adjacent small sheds, although well hidden by hedges.
Settlement edge character		Located away from Alvechurch.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Area some distance from historic Alvechurch in open countryside and on higher ground on rural road approach.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Buildings in parcel would be especially visible from the south and potentially to the south west.
Key views	M/L	No views across area fro nearby.
Key receptors		
Residents- rural/semi-rural	H/M	One dwelling.
Residents-urban/suburban edge		N/A
Promoted trails		N/A
Public rights of way		N/A
Access/common land		N/A
Cycleways		N/A
Roads	M	M42, A441 and minor road.

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:

Land Cover Parcel No.	M06

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	N/A
Sensitivity to Employment	High/medium

Sensitivity Summary

The landscape value lies in the proximity to the Clent and Lickey Hills Valued Landscape Area (CPRE study) to the east, the PROW and trees mainly on boundaries of improved pastures. The landscape susceptibility to large scale employment use is the dimensions of the parcel overall with its limited width, the slope with 10m change in level which would be likely to mean that any large building would require large scale cut and fill with limited flexibility, and the removal of most internal vegetation. The visual susceptibility to large scale employment lies in the location in essentially rural surroundings where other development is rural or discreet and where development would be seen against the Lickey Hills. There would be views from the North Worcestershire Path to the north and from dwellings to the east. As such a large scale employment use would be likely to be prominent above existing tree cover and would be undesirable.

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	M	Adjacent to Clent and Lickey Hills Valued Landscape Area (CPRE study) to the east but not in buffer zone.
Natural heritage	M/L	Some outgrown and discontinuous hedgerows with trees mainly on boundaries of improved pastures.
Cultural heritage	M/L	Semi-regular hedge field pattern and rectilinear enclosures of horse pasture.
Distinctiveness	M/L	Distinctiveness gained from location as part of rural edge landscapes near Lickey Hills.
Perceptual	M/L	
Scenic factors		Limited in itself but contributing to rural landscape continuum north of Catshill.
Tranquillity		Noise and movement from A38 and M5 Junction 4. Built form limited and semi-rural. PROW along eastern boundary.
Recreational and functional	M/L	
Recreational		PROW along eastern boundary.
Functional		Some outgrown and discontinuous hedgerows with trees.
Condition	M/L	Discontinuous hedges and fenced horse pasture.
Associations		-
Summary evaluation of overall value		**M/L**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M/L	
Landform eg steep slopes		Definite undulating slope across the parcel- around 10m fall from east to west.

Presence of water		Ditch to the north.
Cultural factors	M	
Historic field/land use pattern		Semi-regular hedge field pattern and rectilinear enclosures of horse pasture.
Settlement pattern		None within site but some older houses along old A38 to the east.
Land use factors	M/L	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Some limited hedgerows and trees, mainly along edges.
Amenity- presence of footpaths/recreation corridors		PROW along eastern boundary.
Functional relationship between the area and the settlement/key features		Limited relationship with settlement to the south
Perceptual factors	M	
Scale		Medium to small scale.
Enclosure		Moderately enclosed.
Skyline		-
Landmarks/features		-
Detractors		Adjacent M5 junction
Settlement edge character		Discontinuous ribbon development
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Appears in the wider landscape including from the motorway as discreet slopes with the backcloth of the Lickey Hills.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	Buildings on the site would be widely visible to the north and west albeit with some mitigation of A38 planting. Possible views from receptors in the Lickey Hills.
Key views	H/M	Views from the North Worcestershire Path to the north. Possible views from receptors in the Lickey Hills.
Key receptors		
Residents- rural/semi-rural	H/M	On old A38 Birmingham Road and elsewhere.
Residents-urban/suburban edge	H/M	Possibly from the south.
Promoted trails	H	Views from the North Worcestershire Path to the north.
Public rights of way	H/M	PROW within the area.
Access/common land		-

Cycleways		-
Roads	M	M5 and A38 to the north and south.
Summary evaluation of visual susceptibility		**H/M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Opportunities and potential for landscape mitigation where appropriate:

Land Cover Parcel No.	M07

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	N/A
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the proximity to the Clent and Lickey Hills Valued Landscape Area (CPRE study) to the east and the location of the area in the buffer zone, the listed buildings to the east , the North Worcestershire Path to the north and the riparian corridor to the north. The landscape susceptibility to large scale employment use is the relatively small dimensions of the parcel and its openness in the wider landscape against the backcloth of the Wasely Hills and Lickey Hills and the attractive rural buildings. The visual susceptibility to large scale employment lies in the location in essentially rural surroundings where other development is rural or discreet and where development would be seen in views against the Waseley and Lickey Hills. There would be views from the North Worcestershire Path to the north and from dwellings and curtilages to the north and to the east. As such, the parcel is sensitive to a large scale employment development which would be likely to be very prominent.

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	H/M	Lies in proximity to the Clent and Lickey Hills Valued Landscape Area (CPRE study) to the east and the location of the area in the buffer zone
Natural heritage	M	Watercourse on the northern boundary with associated riparian vegetation and tree clump.
Cultural heritage	H/M	Listed buildings (house and residential barns at Chadwick Manor) to the east.
Distinctiveness	M	Open sloping pasture with tree clump and focus outside the parcel of barns to the east and other farmhouse to the north
Perceptual	M	
Scenic factors		Open sloping pasture influenced by hill and barns to the east and other farmhouse to the north
Tranquillity		Noise and movement from A38 and M5 Junction 4. Built form outside the parcel is highly rural. No public access.
Recreational and functional	M	
Recreational		No public access.
Functional		Watercourse on the northern boundary with associated riparian vegetation forms a biodiversity corridor.
Condition	M/L	Generally poor because field boundaries appear to have been removed.
Associations		-
Summary evaluation of overall value		**M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Gentle slopes
Presence of water		Watercourse on the northern boundary
Cultural factors	M	
Historic field/land use pattern		Field pattern has been modified but watercourse appears natural.
Settlement pattern		None within the parcel but Chadwick Manor lies to the east and farm complex to the north.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Watercourse on the northern boundary with associated riparian vegetation forms a biodiversity corridor.
Amenity- presence of footpaths/recreation corridors		No PROWs.
Functional relationship between the area and the settlement/key features		-
Perceptual factors	H/M	
Scale		Medium
Enclosure		Relatively open
Skyline		-
Landmarks/features		Listed barns to the east.
Detractors		Adjacent M5 junction
Settlement edge character		Away from settlement
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Appears in the wider landscape including from the motorway as open slopes with the backcloth of the Waseley Hills and Lickey Hills.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	Buildings on the site would be widely visible to the north. Possible views from receptors in the Waseley Hills and Lickey Hills.
Key views	H/M	Views from the North Worcestershire Path to the north and listed buildings. Possible views from receptors in the Waseley Hills and Lickey Hills.
Key receptors		
Residents- rural/semi-rural	H/M	Farmhouse and residential barns/curtilage.
Residents-urban/suburban edge		-
Promoted trails		North Worcestershire Path to the north.

Public rights of way		-
Access/common land		-
Cycleways		-
Roads	M	M5 and A38
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: