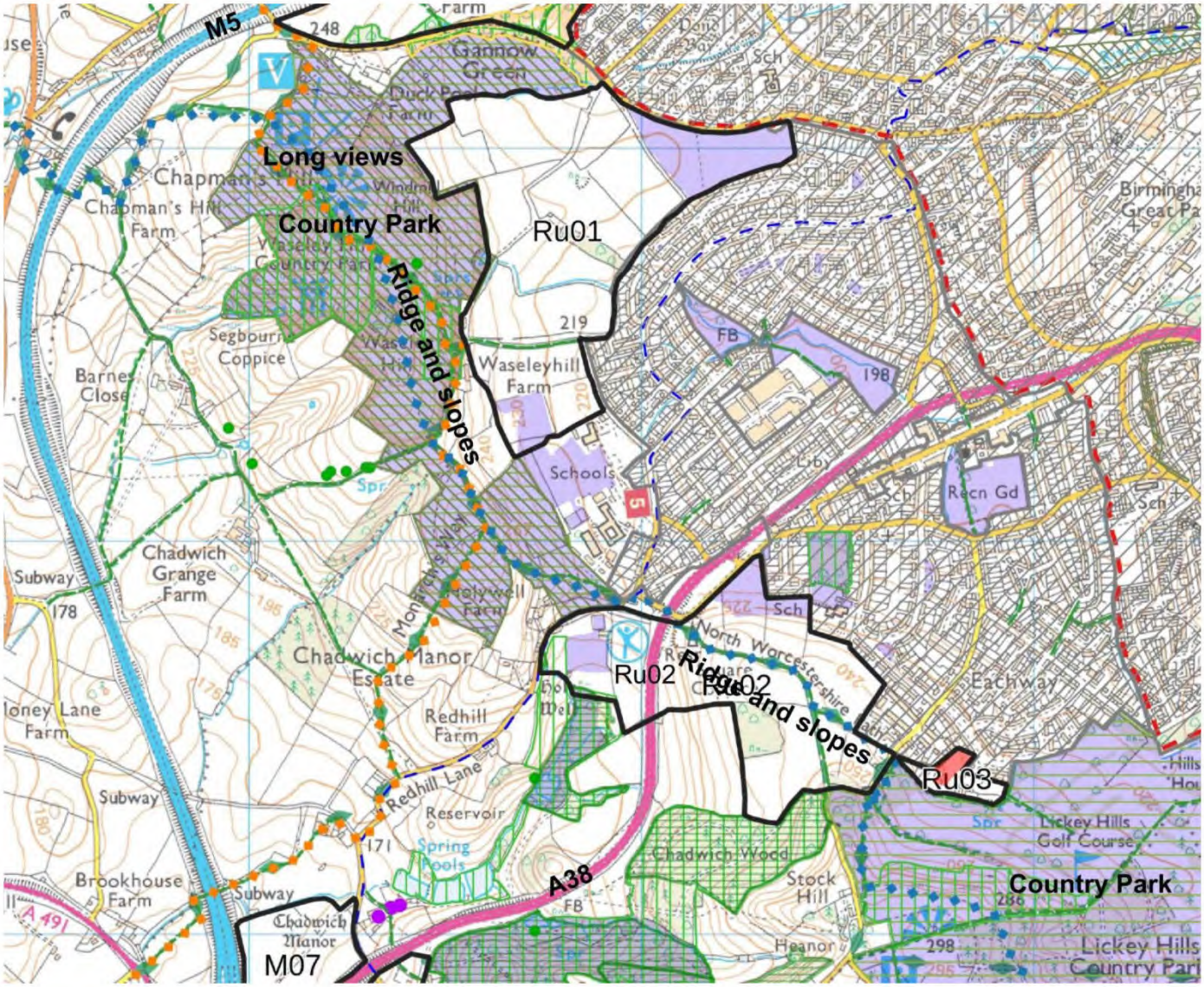
Settlement Sensitivity Summary: Rubery

Summary

The land parcels considered in the study lie on the upper or lower slopes of the Lickey Hills adjacent to the Waseley Hills and Lickey Hills Country Park and bounded by the settlement of Rubery to the east. One parcel comprises the ridge top and steep slopes and is crossed by the North Worcestershire Way and dissected by the A38. The land parcel to the north is overlooked by the open land in the Waseley Hills country park which is also a local nature reserve. The third parcel is squeezed between the settlement edge and golf course.

Sensitivity to housing is considered high on the ridgetop and sides (Ru02), high/medium on the lower slopes to the north east and medium in the small parcel to the south. An opportunity has been identified in Ru03.

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



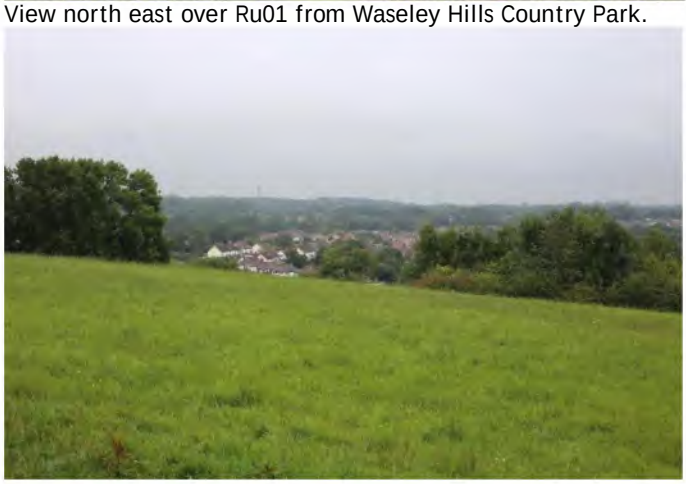
Key

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

Opportunity for Housing

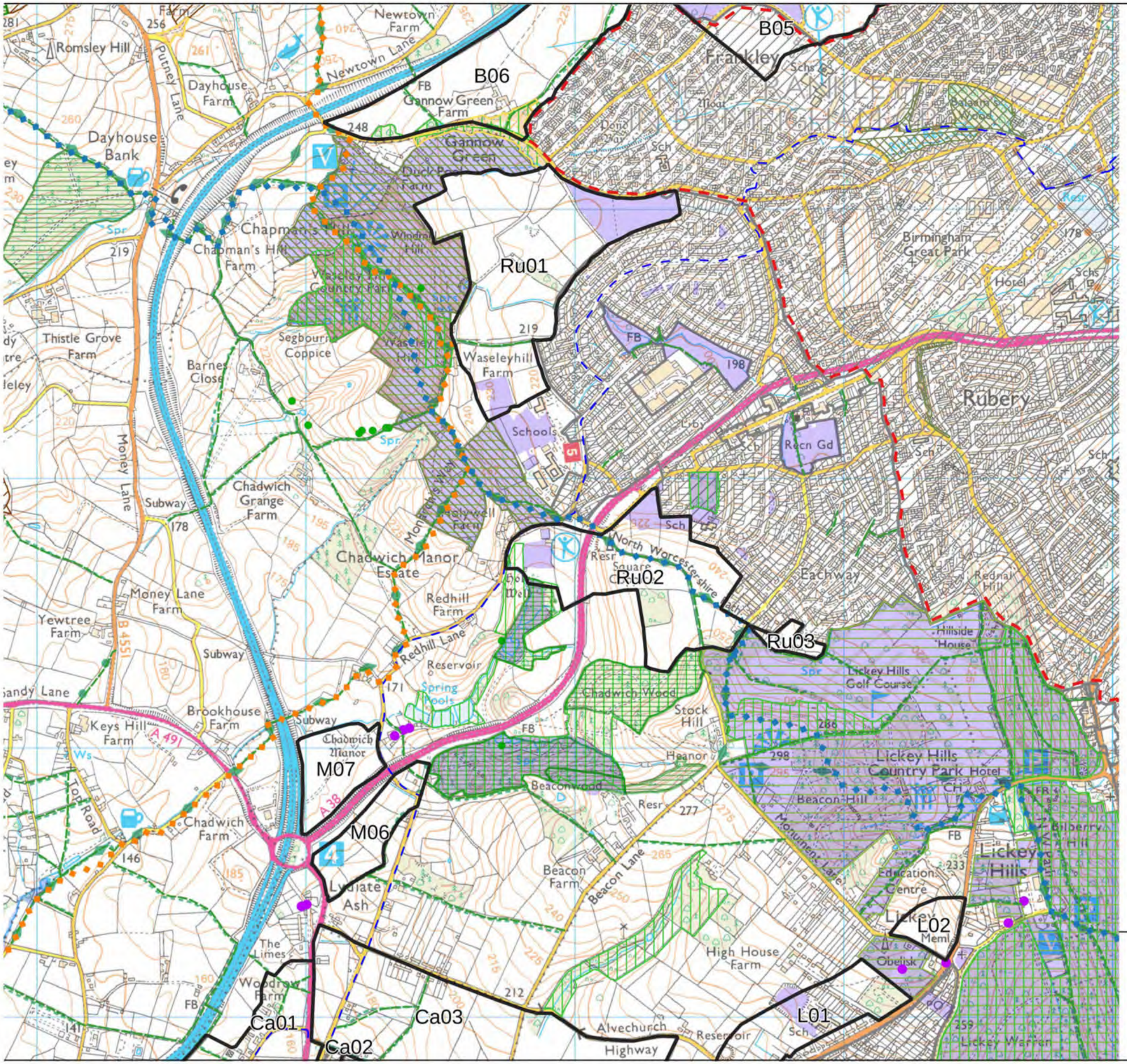
View north east over Ru01 from Waseley Hills Country Park.

View east over Ru01 from Waseley Hills Country Park.



View north east over Ru02 from ridge top.

View along North Worcestershire Way on ancient trackway through Ru02.



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

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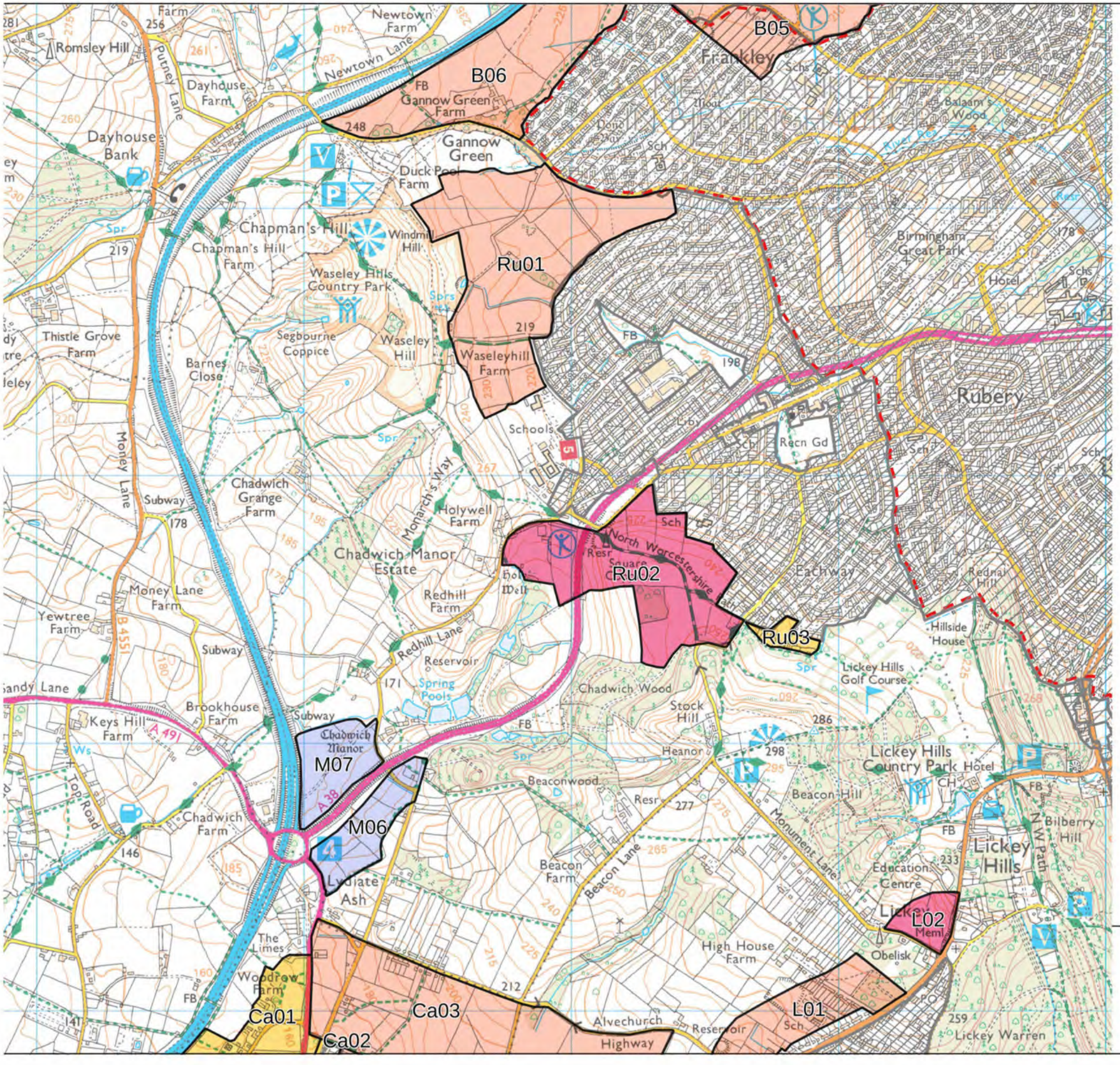
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Rubery and M5 Junction 4
Land parcels, Constraints and Designations



KEY

- District Boundary
- Settlement development limits

Sensitivity to housing development

- High
- High/medium
- Medium
- N/A

N

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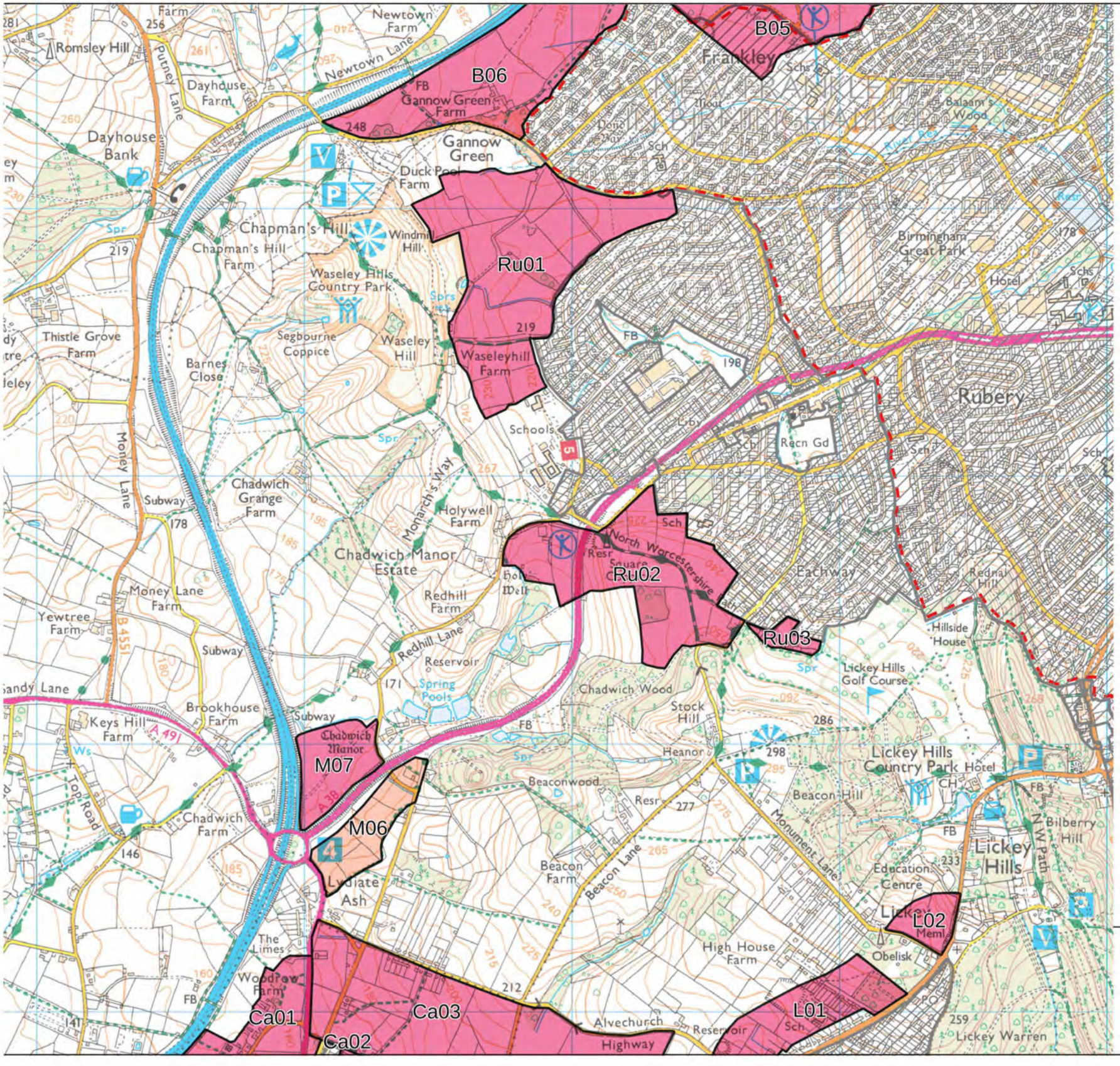
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Rubery and M5 Junction 4
Settlements: Sensitivity to Housing



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.	Ru01

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the non-statutory status as part of the Clent and Lickey Hills candidate Valued Landscape Area (CPRE study), the biodiversity linkage of woodland, scrub, hedgerows and unimproved pasture to the adjacent Local Nature Reserve, the historic pattern of irregular piecemeal enclosure, the PROW and the role as setting to the Waseley Hills Country Park. The landscape susceptibility to housing lies in the strong irregular field pattern and hedgerows, tree cover and watercourse. The visual susceptibility to housing lies in the intervisibility with the hill to the west, with views from the viewpoint and access land at Waseley Hills Country Park, and from the North Worcestershire Path, and from the PROW within the area. Housing development in the land parcel would noticeably extend the currently well-integrated built form to the west and fill a green indentation into the settlement edge which would be highly visible from the hills. Housing could also substantially affect the biodiversity value of the patchwork of unimproved fields and associated hedgerows and trees. Overall, these are strong factors mitigating against housing development on site. The sensitivity to employment use would be greater as structures would be more visible from the Waseley Hills and would have more effect on the vegetation and field pattern.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	H/M	Candidate Valued Landscape Area in CPRE study related to Waseley Hill Country Park on the hills to the west, and to the north.
Natural heritage	H/M	Adjacent to Local Nature Reserve on the hill which links to scrub woodland and strong hedgerows with trees in a irregular field pattern of rough and unimproved pastures. A small watercourse emanates from a spring to the west.
Cultural heritage	M	Irregular field pattern derived from piecemeal enclosure.
Distinctiveness	M	The area is distinctive as an area of farmland with a very strong irregular pattern and low intensity agriculture/abandoned fields.
Perceptual	M	
Scenic factors		The area acts as part of the rural/green setting and buffer between Waseley Hills Country Park and the urban edge.
Tranquillity		The area has some noise from the road and settlement to the east butthis reduces to the west. Settlement is largely screened by vegetation. There are no PROWs through the area.
Recreational and functional	M	
Recreational		One PROW through the area.
Functional		The scrub woodlands, hedgerows and unimproved pastures form valuable GI/biodiversity corridors and patches.
Condition	M/L	The condition is generally poor with very low intensity management.

Associations	M	Associated with the view from the Waseley Hills.
Summary evaluation of overall value		**M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Distinct lower slopes of Windmill Hill which then rises more steeply to the west.
Presence of water		A small watercourse emanates from a spring to the west. (River Rea?)
Cultural factors	M	
Historic field/land use pattern		Irregular field pattern derived from piecemeal enclosure.
Settlement pattern		Scattered rural dwellings.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Biodiversity corridors of scrub woodland and strong hedgerows with trees in a irregular field pattern of rough and unimproved pastures and a small watercourse linking to Local Nature Reserve.
Amenity- presence of footpaths/recreation corridors		One PROW linking through the area between the hill and settlement, playing fields to the east.
Functional relationship between the area and the settlement/key features		PROW connection.
Perceptual factors	M	
Scale		Medium to small scale landcover.
Enclosure		Enclosed.
Skyline		-
Landmarks/features		-
Detractors		-
Settlement edge character		Generally well screened and integrated by hedgerows and trees from ground level views apart from near playing fields.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		There is visual separation between the land parcel and settlement through roads and mature trees.
Summary evaluation of landscape susceptibility		**M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	The area is intervisible with the hills directly to the west, including the viewpoint and access land at Waseley Hills Country Park.
Key views	H/M	The area is overlooked by the viewpoint and access land at Waseley Hills Country Park.

Key receptors

Residents- rural/semi-rural	H/M	A few residents within the area and adjacent.
Residents-urban/suburban edge	H/M	Limited views from adjacent housing due to intervening screening although more visibility to the south.
Promoted trails	H	North Worcestershire Path on the hill to the west.
Public rights of way	H/M	PROW through the area and on the hill.
Access/common land	H	Country Park to the west.
Cycleways		-
Roads	M	Roads to the east.
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.	Ru02

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the non-statutory status as part of the Clent and Lickey Hills candidate Valued Landscape Area (CPRE study), the network of ancient trackways and PROWs, including the North Worcestershire Path, linking tranquil patches of ancient woodland and historic fields to similar areas within the adjoining Lickey Hills, its fine views and recreation facilities to the west. The landscape susceptibility to housing lies in the exposed steep slopes and skylines containing Rubery to the north, the presence of ancient woodlands to the south and the linking irregular pattern of fields with hedgerow trees and scrub and woodland within the area. The visual susceptibility to housing lies in the area's inter-visibility with surrounding lower ground, key views from the North Worcestershire Path on the ridge and related informal paths, views from the A38 and from some adjacent housing. The parcel is very sensitive to housing. Sensitivity is even higher to employment use (within the high range) due to the steep slopes and the likely prominence/dominance of any structures.

LANDSCAPE CHARACTER CONTEXT

National character area	Arden
WCC landscape character type (LCT)	Wooded Hills and Farmlands
WCC land cover parcel (LCP) sensitivity	High

LANDSCAPE VALUE FACTORS

Landscape designations	H/M	Candidate Valued Landscape Area in CPRE study related to hills extending to Lickey Hills to south east and Waseley Hill Country Park to the west.
Natural heritage	H/M	Field pattern of strong hedgerows around improved pasture with trees with woodland within area and ancient woodland to the south to the east and west.
Cultural heritage	H	Semi-regular medium field pattern of strong hedgerows with trees derived from either assarting or piecemeal enclosure and historic hedge trackway with ancient woodland adjoining the parcel to the south.
Distinctiveness	H	Part of prominent ridgeline of the Lickey Hills with distinctive historic trackway.
Perceptual	H/M	
Scenic factors		Elevated views over adjacent lower ground, some filtered by established vegetation.
Tranquillity		A38 is a noise source but noise reduces to east. Rubery apparent in views from ridge slopes to the north. PROWs through centre of eastern part.
Recreational and functional	H/M	
Recreational		North Worcestershire Path along trackway through centre of parcel plus PROW to the south. Sports facilities to the west.
Functional		Strong hedgerows with trees with woodland and scrub within area contribute to GI and link into ancient woodlands to the south.
Condition	M/L	Many features in the area are poorly managed/overgrown.
Associations		-

Summary evaluation of overall value		**H/M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Steep sided ridge to the east with gently rolling summit and sloping more gently to the west of A38.
Presence of water		-
Cultural factors	H/M	
Historic field/land use pattern		Semi-regular medium field pattern of strong hedgerows with trees derived from either assarting or piecemeal enclosure and historic hedge trackway with ancient woodland adjoining the parcel to the south.
Settlement pattern		One house within parcel to east. Remnant interrupted row to north west.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Strong hedgerows with trees with woodland and scrub within area contribute to GI and link into ancient woodlands to the south.
Amenity- presence of footpaths/recreation corridors		Well used PROW along hedged trackway (North Worcestershire Path) and other PROW.
Functional relationship between the area and the settlement/key features		Trackway provides strong functional connection between the area and its surroundings.
Perceptual factors	H	
Scale		Small
Enclosure		Distant and and more framed views.
Skyline		Summit of parcel forms a key local skyline feature.
Landmarks/features		Ridge slopes and woodlands.
Detractors		A38
Settlement edge character		Settlement edge generally softened by vegetation.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Area provides a strong backdrop to urban area in Rubery.
Summary evaluation of landscape susceptibility		**H**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H	High intervisibility of area with its surroundings.
Key views	H/M	Distant views over Rubery and wooded farmland to west.
Key receptors		
Residents- rural/semi-rural	H/M	From adjoining rural farms/dwellings to west

Residents-urban/suburban edge	H/M	From adjoining urban area to east
Promoted trails	H	North Worcestershire Path
Public rights of way	H/M	Other connecting PROWs
Access/common land		-
Cycleways		-
Roads	M	Prominent views from traffic on A38
Summary evaluation of visual susceptibility		**H**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Opportunities and potential for landscape mitigation where appropriate:

Land Cover Parcel No.	Ru03

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	Medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in its role as part of the Lickey Hills ridge and adjacent to the area recommended as a valued landscape area by CPRE, the ancient trackway/PROW adjacent to the south linking along the ridge and the trees within the parcel. The landscape susceptibility to housing lies in the slopes and skylines containing Rubery to the north, the presence of hedgerow trees and scrub and woodland especially along the track to the south and the character of the diffuse settlement edge with spaces between buildings. The visual susceptibility to housing lies in the area's intervisibility with surrounding lower ground, views from the PROW along the ridge slopes, and from some existing dwellings. Housing at a low density may be appropriate in the rough grass enclosure provided a buffer of 10m is kept between any curtilage/boundary fencing and the PROW track to the south and boundary trees are retained and protected. Sensitivity is higher to employment use due to the small size of enclosures adjacent to housing and slopes.

LANDSCAPE CHARACTER CONTEXT

National character area	Arden
WCC landscape character type (LCT)	Urban
WCC land cover parcel (LCP) sensitivity	

LANDSCAPE VALUE FACTORS

Landscape designations	H/M	Adjacent to Candidate Valued Landscape Area in CPRE study related to hills extending to Lickey Hills to south east and Waseley Hill Country Park to the west.
Natural heritage	M	Mix of scrub, rough grassland and bracken enclosure, horse pasture and large gardens with some tree enclosure.
Cultural heritage	M	Small/relic farmstead on former common edge with associated small enclosures and some new housing in large gardens.
Distinctiveness	H/M	Part of slopes of prominent hillside.
Perceptual	M	
Scenic factors		Belt of mature trees along access to farm provide scenic backdrop to rough ground and farmstead.
Tranquillity		Estate road to north and minor road access to south. Estate housing to north and famstead and larger houses within parcel to south and west. PROW track to south.
Recreational and functional	M	
Recreational		PROWs to south and east.
Functional		Mix of trees, scrub, rough grassland and bracken enclosure and pasture contribute to GI.
Condition	M	Generally poor condition enclosures but tree cover strong.
Associations		-
Summary evaluation of overall value		**M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Ridge slopes.
Presence of water		Spring to south east and minor watercourse within area.
Cultural factors	M	
Historic field/land use pattern		Small/relic farmstead on former common edge with associated small enclosures and some new housing in large gardens.
Settlement pattern		As above.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Mix of trees, scrub, rough grassland and bracken enclosure and pasture contribute to GI.
Amenity- presence of footpaths/recreation corridors		PROWs to south and east linking into Lickey Hills.
Functional relationship between the area and the settlement/key features		PROW link settlement to Lickey Hills.
Perceptual factors	M	
Scale		Small
Enclosure		Tightly enclosed.
Skyline		Surrounding trees.
Landmarks/features		-
Detractors		-
Settlement edge character		Estate housing diffused in lower density dwellings on upper slopes.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Enclosures part of diffuse, indented settlement edge.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Moderate intervisibility of area with its surroundings.
Key views		-
Key receptors		
Residents- rural/semi-rural	H/M	Farmstead.
Residents-urban/suburban edge	H/M	From adjoining urban area to north and west.
Promoted trails	M	North Worcestershire Path runs along road at entrance to farm track.
Public rights of way	H/M	Connecting PROW uses farm track.
Access/common land		-

Cycleways		-
Roads	M	View from estate road to north. Restricted views from road at entrance to farm track.
Summary evaluation of visual susceptibility		**M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Housing at a low density may be appropriate in the rough grass enclosure provided a buffer of 10m is kept between any curtilage/boundary fencing and the PROW track to the south. This is to avoid the same scenario that has occurred to the west with detractive boundary fencing removing vegetation along the historic trackway adversely affecting its character.

Opportunities and potential for landscape mitigation where appropriate:

Boundary trees should be retained and protected and the buffer should be planted with native trees and shrubs.