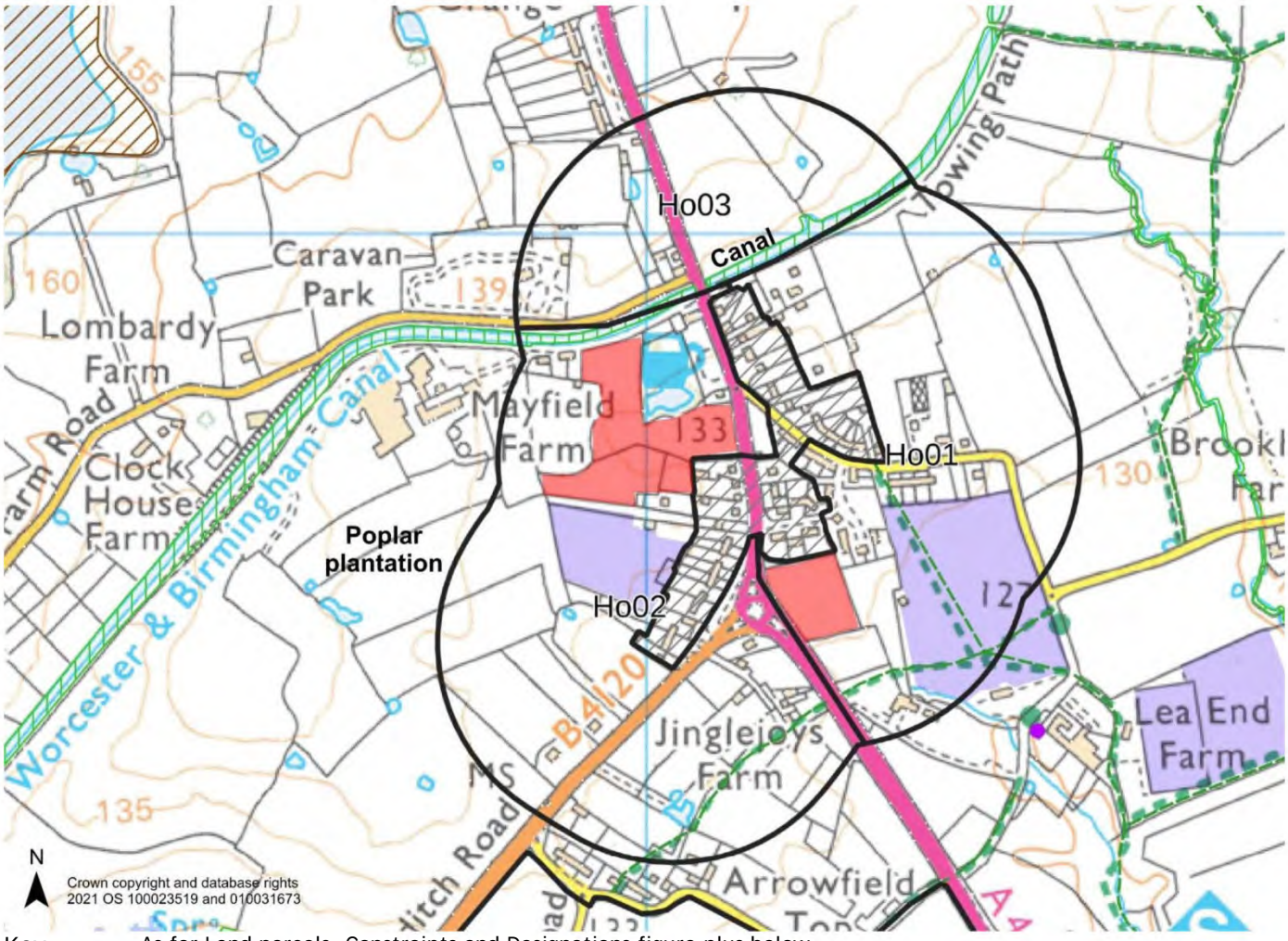
## Settlement Sensitivity Summary: Hopwood

Summary

The original settlement of Hopwood lies along the A441 to the north of the assessed, present day settlement boundary, which forms an incremental linear settlement along the main road and adjoining roads. Its most notable building is the Hopwood House pub. The northern edge of the settlement is defined by the Worcester and Birmingham Canal which is a Local Wildlife site and a tranquil recreational corridor. To the north is interrupted semi-rural settlement and pastures. To the east of the settlement there are a series of paddocks and pastures with hedges that help to integrate the settlement and well-maintained sports fields with views out over open countryside. To the west there are more enclosed pastures and paddocks, some of which are contained by the poplar plantation associated with the well screened pet food factory at Mayfield Farm.

Sensitivity to housing is considered high/medium to the north of the canal and medium to the south. Opportunities have been identified in both land parcels.

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




Key

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

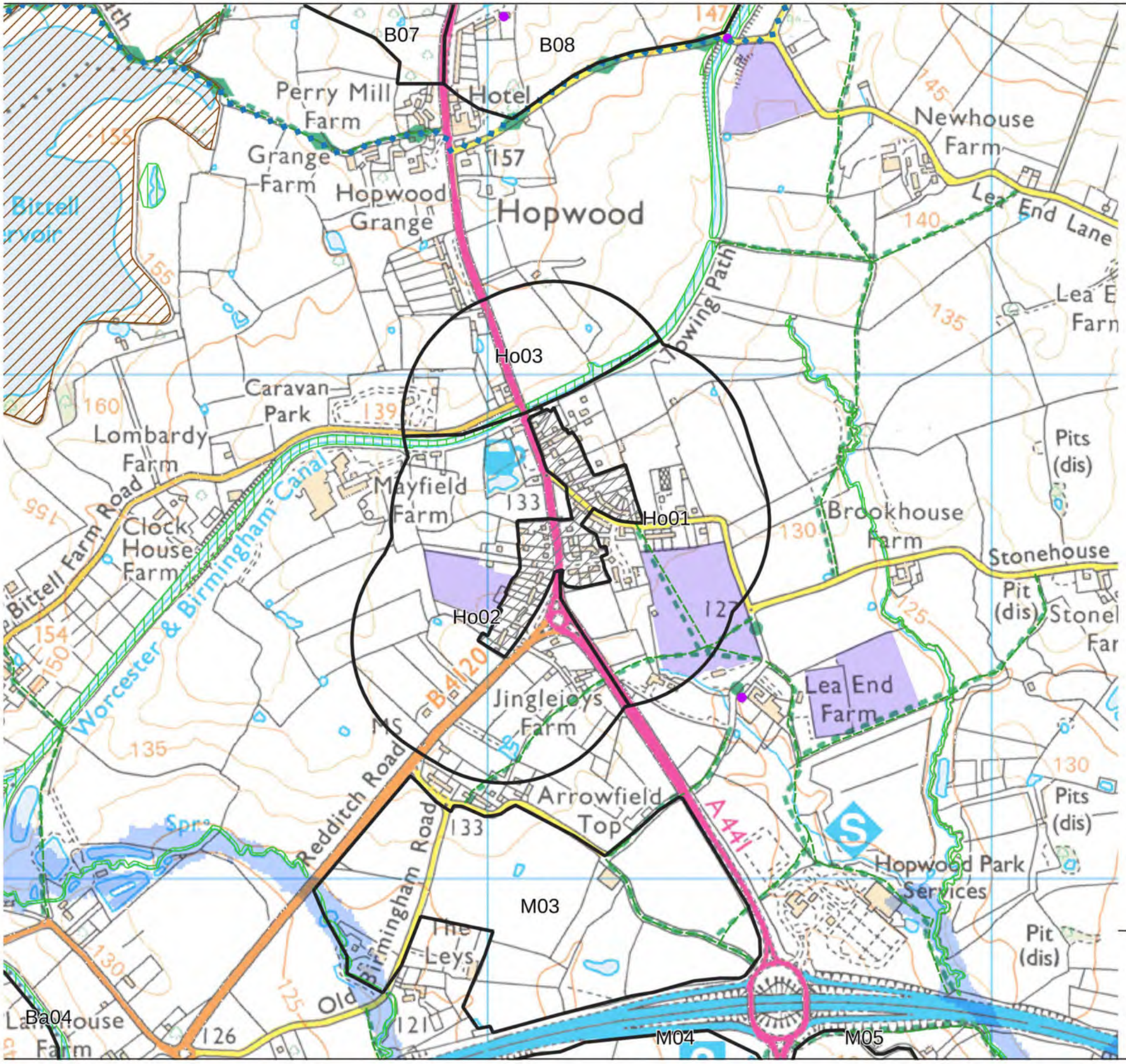
Opportunity for Housing

Worcester and Birmingham Canal defines the northern edge of the settlement (Ho03).

Eastern edge of the settlement is generally well integrated beyond sports fields (Ho01).

Paddocks to the west of the settlement looking towards the poplar plantation (Ho02).

Pastures to the south west of the settlement (Ho02).




**KEY**

- District Boundary
- Land Parcels
- Settlement development limits
- Listed Buildings
- Site of Special Scientific Interest
- Local Wildlife sites
- Open Spaces
- North Worcestershire Way
- Public rights of way
- Flood Zone 3

N

0 250 500 m

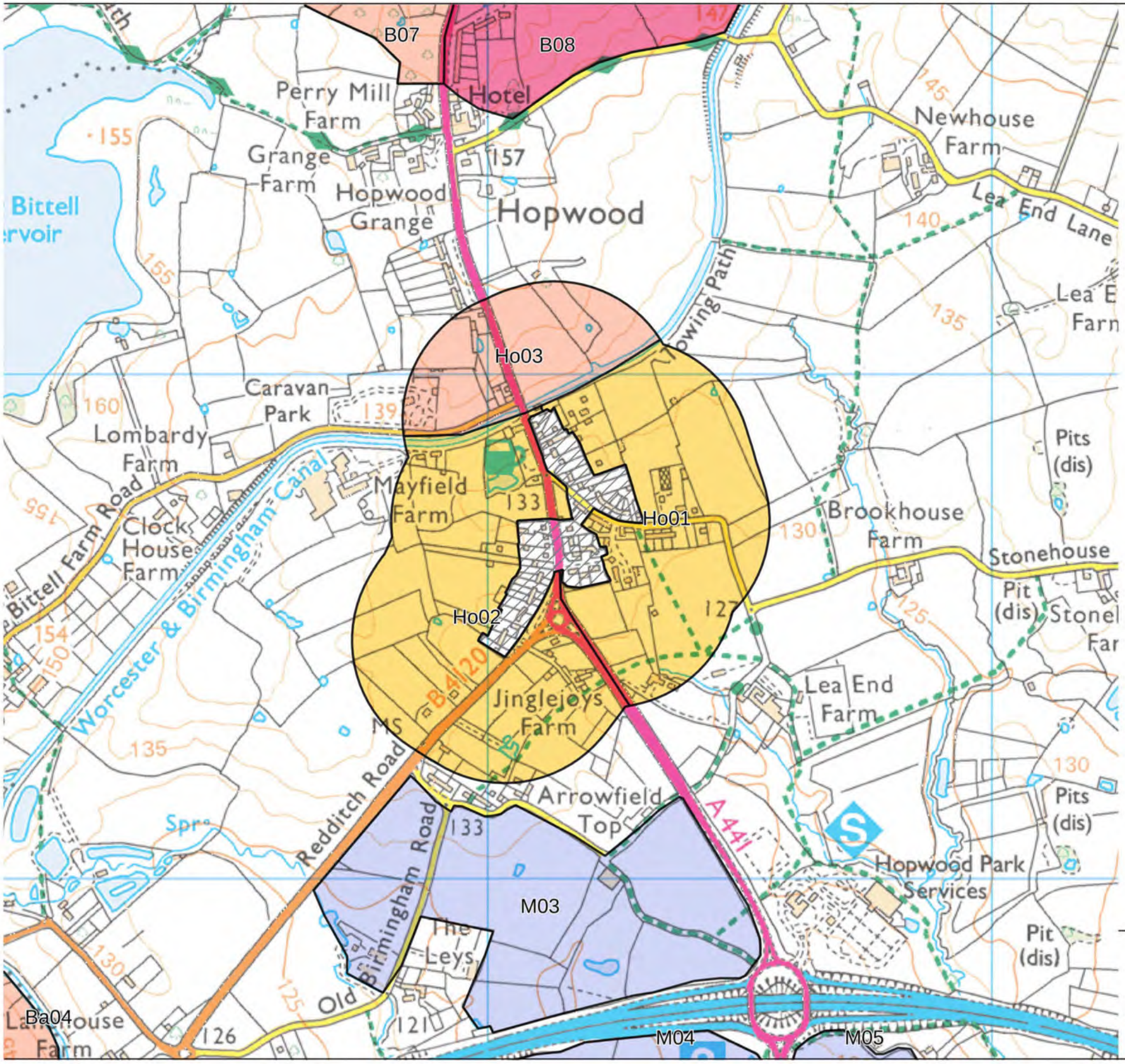
© Crown copyright and database rights
2022 OS 100023519 and 0100031673

white CONSULTANTS

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

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

**Hopwood**
**Land parcels, Constraints and Designations**




**KEY**

- District Boundary
- Settlement development limits

Sensitivity to housing development

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

N

0 250 500 m

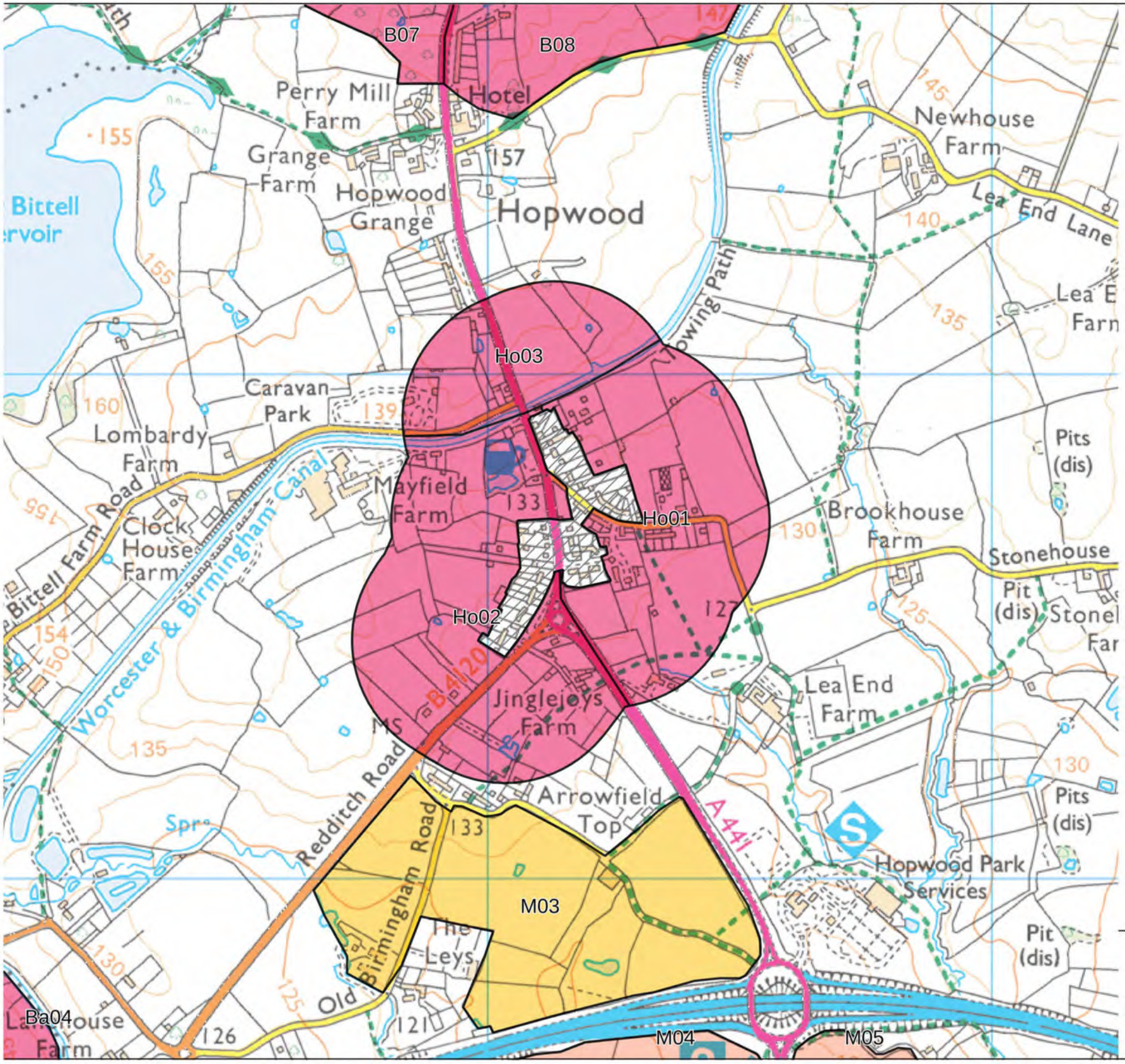
© Crown copyright and database rights
2022 OS 100023519 and 0100031673

white CONSULTANTS

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

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

**Hopwood**
**Settlements: Sensitivity to Housing**




**KEY**

- District Boundary
- Settlement development limits

Sensitivity to employment use

- High
- High/medium
- Medium

N

0 250 500 m

© Crown copyright and database rights
2022 OS 100023519 and 0100031673

white CONSULTANTS

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

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

**Hopwood**
**Landscape sensitivity to employment use**

| Land Cover Parcel No. | Ho01 |
|---|---|

## ASSESSED SENSITIVITY EVALUATION

| | |
|---|---|
| Sensitivity to Housing | Medium |
| Sensitivity to Employment | High |

**Sensitivity Summary**

The landscape value lies in the Worcester and Birmingham Canal which is a Local Wildlife Site with its towing path,the PROWs, the hedgerow oaks and the piecemeal enclosure to the east. The landscape susceptibility to housing lies in the relationship with the canal to the north, the openness to views to the wider countryside to the east, the relatively discreet settlement edge hidden by trees and other vegetation and the positive use of the area to the south for sports fields. The visual susceptibility to housing is in views from the PROWs within the area and to the east and potentially from the canal. The most sensitive areas are therefore on the northern and eastern edges and least sensitive is adjacent to the A441. The storage/brownfield site adjacent to the roundabout may be able to accommodate housing providing it did not extend further eastwards into the grassed paddock as this would mean that housing would be visible to the east.

## 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 | | N/A |
| Natural heritage | M | Worcester and Birmingham Canal Local Wildlife site , some strong oak and other tree cover in places, trimmed hedges, pasture, sports fields and rough grass in some enclosures. |
| Cultural heritage | M | Worcester and Birmingham Canal to north. Mix of piecemeal enclosure with rectilinear fields, sports fields, garden centre, settlement edge paddocks and a brownfield site. |
| Distinctiveness | M | The canal is a distinctive feature and the poplar plantation also influences character. |
| **Perceptual** | M | |
| Scenic factors | | Attractive views towards the countryside to the east and along the canal. |
| Tranquillity | | The A441 is a busy road with noise and movement but it is quiet to the east. Built form and sports paraphernalia are apparent on the edge of the village. Two PROWs cross the private sports fields. |
| **Recreational and functional** | H/M | |
| Recreational | | Canal towpath to the north. PROW crosses to the south. |
| Functional | | Canal and tree cover contribute to the GI network. |
| Condition | M/L | Generally poor although trimmed hedges and trees are well maintained. |
| Associations | | N/A |
| **Summary evaluation of overall value** | | **M** |

## LANDSCAPE SUSCEPTIBILITY FACTORS

| | | |
|---|---|---|
| **Natural factors** | H/M | |
| Landform eg steep slopes | | Gently sloping north to south. |
| Presence of water | | Canal and field pond. |
| **Cultural factors** | M | |
| Historic field/land use pattern | | Mix of piecemeal enclosure with rectilinear fields, sports fields, garden centre, settlement edge paddocks and a brownfield site. |
| Settlement pattern | | Incremental, mainly linear 20c housing development. |
| **Land use factors** | M | |
| Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land. | | Canal is a GI corridor and the agricultural land is moderately productive. |
| Amenity- presence of footpaths/recreation corridors | | Canal, two PROWs and the private sports fields appear well used. |
| Functional relationship between the area and the settlement/key features | | The canal corridor forms an important recreational and biodiversity link. |
| **Perceptual factors** | H/M | |
| Scale | | Medium to small. |
| Enclosure | | Enclosed to west and more open to east. |
| Skyline | | N/A |
| Landmarks/features | | N/A |
| Detractors | | Storage site by roundabout although partly screened by hedge. |
| Settlement edge character | | Generally well screened by tree and hedge cover with occasional houses visible. |
| Visual relationship between the area and the settlement/key features (eg cumulative impact issues) | | Parcel provides a positive transitional setting to the village. |
| **Summary evaluation of landscape susceptibility** | | **M** |

**VISUAL SUSCEPTIBILITY FACTORS**

| | | |
|---|---|---|
| **General factors** | | |
| Intervisibility | M | Limited intervisibility with the wider landscape to the east. |
| Key views | M | Views from canal generally restricted by hedge. |
| **Key receptors** | | |
| Residents- rural/semi-rural | H | Dwelling at Brookhouse Farm to the east. |
| Residents-urban/suburban edge | H/M | Houses on settlement edge. |
| Promoted trails | | N/A |
| Public rights of way | H/M | Canal towpath. PROWs within area and to the south and east. |
| Access/common land | | N/A |

| | | |
|---|---|---|
| Cycleways | | N/A |
| Roads | M | A441 to the west and minor roads to the east. |
| **Summary evaluation of visual susceptibility** | | **M** |

## OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

The storage/brownfield site adjacent to the roundabout may be able to accommodate housing providing it does not extend further eastwards into the grassed paddock as this would mean that housing would be visible to the east.

Opportunities and potential for landscape mitigation where appropriate:

Retain the outgrown hedges on the boundaries of the site and ensure that they are not included in the housing curtilages in order to avoid their removal over time. Enhance the boundaries with additional tree planting.

| Land Cover Parcel No. | Ho02 |
|---|---|

## ASSESSED SENSITIVITY EVALUATION

| | |
|---|---|
| Sensitivity to Housing | Medium |
| Sensitivity to Employment | High |

**Sensitivity Summary**

The landscape value lies in the Worcester and Birmingham Canal Local Wildlife site, its use as a recreational corridor, some strong oak and other tree cover in places and the PROW to the north. The landscape susceptibility to housing lies in its relationship with the canal, the presence of woodland and the well treed field boundaries in places and the sport/recreation field. The visual susceptibility to housing lies in views from canal and tow path users and from existing residents. The canal and users have the greatest sensitivity but carefully designed housing facing the canal and to the south as far as the rec and round to the A441 frontage would be contained and not out of character. The area to the south and east have sensitivity with no clear bounadries to the surrounding countryside which could lead to urban spread.

## 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 | | N/A |
| Natural heritage | M | Worcester and Birmingham Canal Local Wildlife site , some strong oak and other tree cover in places, outgrown and gappy hedges, pasture, sports field and rough grass in some enclosures interspersed with garden curtilages. |
| Cultural heritage | M | Worcester and Birmingham Canal to north. Mix of piecemeal enclosure with small irregular and rectilinear fields, sports field, settlement edge paddocks and a poplar plantation. |
| Distinctiveness | M | The canal is a distinctive feature and the sports ground also influences character. |
| **Perceptual** | M/L | |
| Scenic factors | | Attractive views along the canal. |
| Tranquillity | | The A441 is a busy road with noise and movement and the B4120 also is a noise source but it is quieter to the west. Ribbon development is apparent on the edge of the village and the pet food factory lies to the west. The canal is to the north. |
| **Recreational and functional** | M | |
| Recreational | | Canal towpath to the north. Two PROWs cross the private sports fields. |
| Functional | | Canal and tree cover such as Hopwood House woodland and pond contribute to the GI network. |
| Condition | | Generally poor, gappy hedgerows. |
| Associations | | N/A |
| **Summary evaluation of overall value** | | **M/L** |

## LANDSCAPE SUSCEPTIBILITY FACTORS

| | | |
|---|---|---|
| **Natural factors** | M | |
| Landform eg steep slopes | | Gently sloping north to south. |
| Presence of water | | Canal and field ponds plus recent fishing ponds. |
| **Cultural factors** | | |
| Historic field/land use pattern | | Mix of piecemeal enclosure with small irregular and rectilinear fields, sports field, settlement edge paddocks and a poplar plantation. |
| Settlement pattern | | Hopwood House pub and incremental, mainly linear 20c housing development, some with large gardens. |
| **Land use factors** | M | |
| Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land. | | Canal is a GI corridor and the wood and pond by Hopwood House is a GI patch. |
| Amenity- presence of footpaths/recreation corridors | | Canal appears well used and PROW available to the south. |
| Functional relationship between the area and the settlement/key features | | The canal corridor forms an important recreational and biodiversity link. |
| **Perceptual factors** | M | |
| Scale | | Medium to small. |
| Enclosure | | Generally enclosed by tree cover and outgrown hedges along with built form. |
| Skyline | | N/A |
| Landmarks/features | | Hopwood House pub is a notable building along the canal and A441. |
| Detractors | | Pet food factory but well screened. |
| Settlement edge character | | Ribbon development set within trees in places. |
| Visual relationship between the area and the settlement/key features (eg cumulative impact issues) | | Tree cover and other vegetation helps to integrate the main part of the settlement with the landscape. |
| **Summary evaluation of landscape susceptibility** | | **M** |

**VISUAL SUSCEPTIBILITY FACTORS**

| | | |
|---|---|---|
| **General factors** | | |
| Intervisibility | M/L | Limited intervisibility with the wider landscape. |
| Key views | M | Views from canal. |
| **Key receptors** | | |
| Residents- rural/semi-rural | | N/A |
| Residents-urban/suburban edge | H/M | Occasional houses on settlement edge. |
| Promoted trails | | N/A |

| | | |
|---|---|---|
| Public rights of way | H/M | Canal towpath and PROW within area. |
| Access/common land | | N/A |
| Cycleways | | N/A |
| Roads | M | A441 and B4120 to the west. |
| **Summary evaluation of visual susceptibility** | | **M/L** |

## OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Carefully designed housing facing the canal and to the south as far as the recreation ground and round to the A441 frontage would be contained and not out of character. A positive frontage to the A441 would be needed with aditional links to the canal and rec.

Opportunities and potential for landscape mitigation where appropriate:

The canal frontage houses should be in character with the canal and existing woodland and trees should be retained and enhanced and form part of GI.

| Land Cover Parcel No. | Ho03 |
|---|---|

## ASSESSED SENSITIVITY EVALUATION

| | |
|---|---|
| Sensitivity to Housing | High/medium |
| Sensitivity to Employment | High |

**Sensitivity Summary**

The landscape value lies in the adjoining Worcester & Birmingham Canal Local Wildlife site with associated tow path, its pleasant views north from the canal particularly to the east of the A441, its strong tree cover and hedgerows and unimproved grassland. The landscape susceptibility to housing lies in the parcel's physical separation from the adjoining settlement by the canal which forms a strong boundary, its role contributing to the separation of the main settlement from the old settlement of Hopwood along the A441, and location as part of the more open rural farmed landscape that lies around the latter settlement and Upper Bittell reservoir. Visual susceptibility to housing lies in views from the canal and towpath, from the A441 and minor road and from rural residents. The parcel is sensitive to housing. Sensitivity to employment use would be greater due to its relationship with the canal and with adjacent residential 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 | Worcester and Birmingham Canal Local Wildlife site, some strong oak and other tree cover in places, outgrown and gappy hedges, pasture, unimproved in places. |
| Cultural heritage | H/M | Worcester and Birmingham Canal to south. Mix of piecemeal enclosure with small irregular and rectilinear fields interspersed with garden curtilages on A441 and Mobile Home Park to the west. |
| Distinctiveness | M | The canal is a distinctive feature. |
| **Perceptual** | M | |
| Scenic factors | | Attractive views along the canal. |
| Tranquillity | | The A441 is a busy road with noise and movement with a minor lane to west. Interrupted settlement pattern on A441 separated from village by canal which has towpath on southern side. No other public access into the parcel. |
| **Recreational and functional** | M | |
| Recreational | | Canal and towpath to the south. |
| Functional | | Canal, tree cover, hedges and ponds contribute to the GI network. |
| Condition | M | Hedgerows generally outgrown but continuous. |
| Associations | | - |
| **Summary evaluation of overall value** | | **M** |

## LANDSCAPE SUSCEPTIBILITY FACTORS

| | |
|---|---|
| **Natural factors** | M |

| | | |
|---|---|---|
| Landform eg steep slopes | | Gently sloping north to south. |
| Presence of water | | Canal and field ponds. |
| **Cultural factors** | M | |
| Historic field/land use pattern | | Mix of piecemeal enclosure with small irregular and rectilinear fields. |
| Settlement pattern | | Interrupted linear settlement on A441 and Mobile Home Park to the west. |
| **Land use factors** | M | |
| Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land. | | Canal, tree cover, hedges and ponds contribute to the GI network. |
| Amenity- presence of footpaths/recreation corridors | | Canal appears well used. |
| Functional relationship between the area and the settlement/key features | | The canal corridor forms an important recreational and biodiversity link. |
| **Perceptual factors** | H/M | |
| Scale | | Small to medium scale landscape. |
| Enclosure | | Relatively enclosed landscape. |
| Skyline | | Skyline mostly enclosed by local tree cover. |
| Landmarks/features | | - |
| Detractors | | Varied mix of uses within ribbon development along roadside. |
| Settlement edge character | | Hopwood settlement edge contained by canal corridor to south of parcel. |
| Visual relationship between the area and the settlement/key features (eg cumulative impact issues) | | Limited visual relationship with main settlement. Role contributing to the separation of the main settlement from the old settlement of Hopwood along the A441. |
| **Summary evaluation of landscape susceptibility** | | **H/M** |

**VISUAL SUSCEPTIBILITY FACTORS**

| | | |
|---|---|---|
| **General factors** | | |
| Intervisibility | M | Some intervisibility with adjoining parcels to south. |
| Key views | H/M | Views from canal. |
| **Key receptors** | | |
| Residents- rural/semi-rural | H/M | Semi-rural dwellings within roadside development. |
| Residents-urban/suburban edge | H/M | Views contained by tree cover along canal corridor. |
| Promoted trails | H | Canal towpath. |
| Public rights of way | | - |
| Access/common land | | - |

| | | |
|---|---|---|
| Cycleways | | - |
| Roads | M | A441 and Bittell Farm 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: