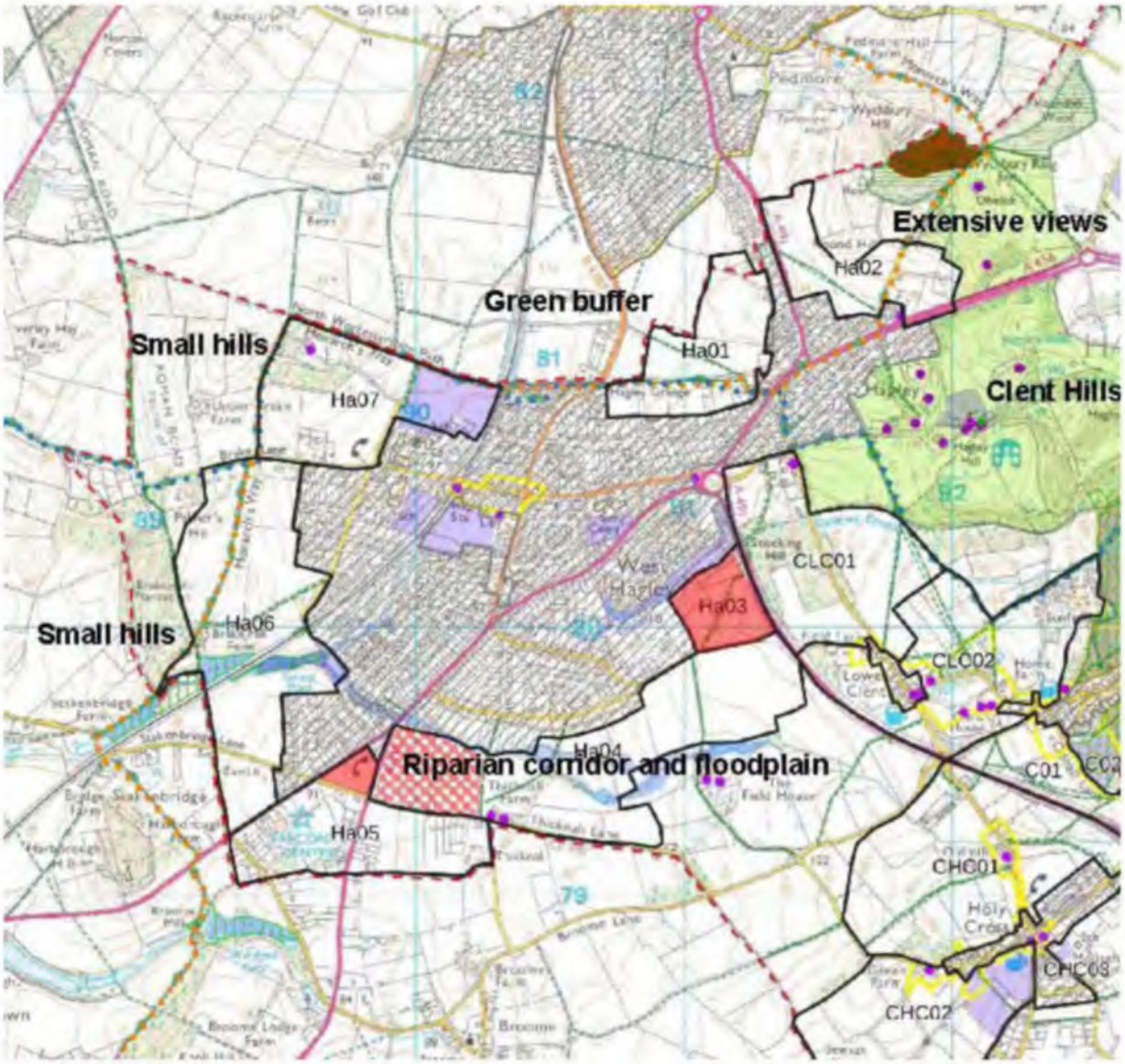
Settlement Sensitivity Summary: Hagley

Summary

Hagley lies on gently rolling land dissected by small watercourses between the distinctive hills of Wychbury Hill and the northern end of the Clent Hills to the east and the small but nevertheless distinct sandstone hills such as around the listed Birches, Palmer's Hill and Harborough Hill to the west. It consists primarily of incremental 20c development with a small Conservation Area in the centre and listed buildings on its eastern edge. The eastern environs are defined by Hagley Hall registered park and garden which rises up the hill and associated listed buildings and structures. Tree cover gives emphasis to the sloping landform in the western environs which are open to view from the North Worcestershire Way and Monarch's Way which pass through it and join to run north of the settlement. This gently sloping area acts as a relatively narrow green buffer between Hagley and Stourbridge and is overlooked by Wychbury Hill with its associated scheduled monument hillfort and Obelisk. To the south, the landform is gently sloping with a distinct river corridor with associated floodplain and riparian vegetation, and listed buildings at Thicknall Farm.

Sensitivity to housing is considered high/medium around the majority of the settlement. Opportunities have been identified in Ha03 to the south east of the settlement adjacent to the A491 and south and west of very recent and approved development. Potential has also been identified in the northern part of Ha05 bounded by the A450 and A456. Ha04 is considered to be an area of constraint in landscape and visual terms as a high/medium sensitivity parcel but if further housing allocations are needed then the least sensitive part is to the west.

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



Key

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

Opportunity for Housing

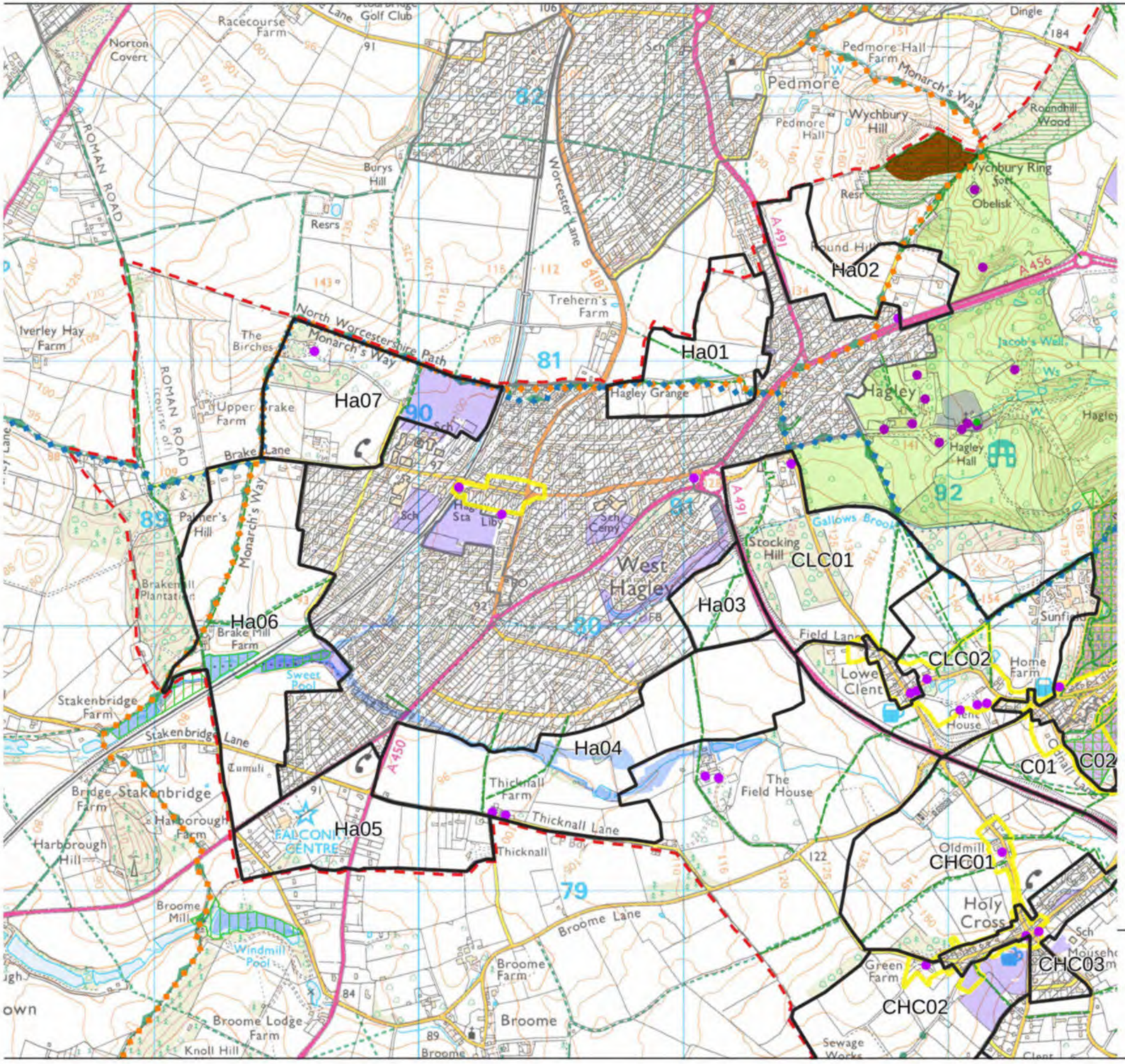
Secondary opportunity for Housing

View to north of Hagley to Wychbury Hill (Ha01).

View south from North Worcestershire Way and Monarch's Way west of Hagley (Ha06).

View from south of Hagley to Clent Hills (Ha04).

View of approach to The Birches north west of Hagley (Ha07).



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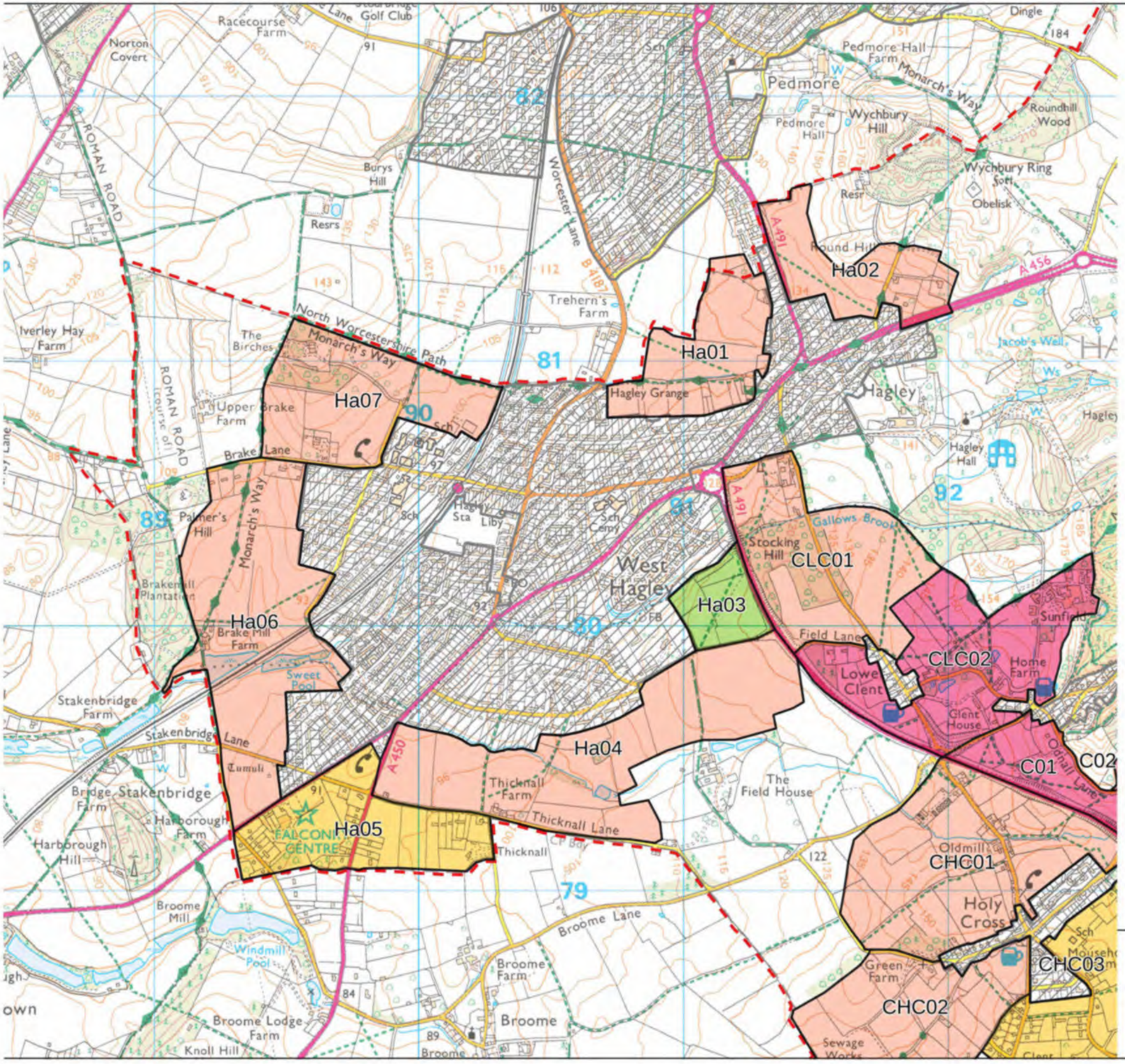
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Hagley
Land parcels, Constraints and Designations



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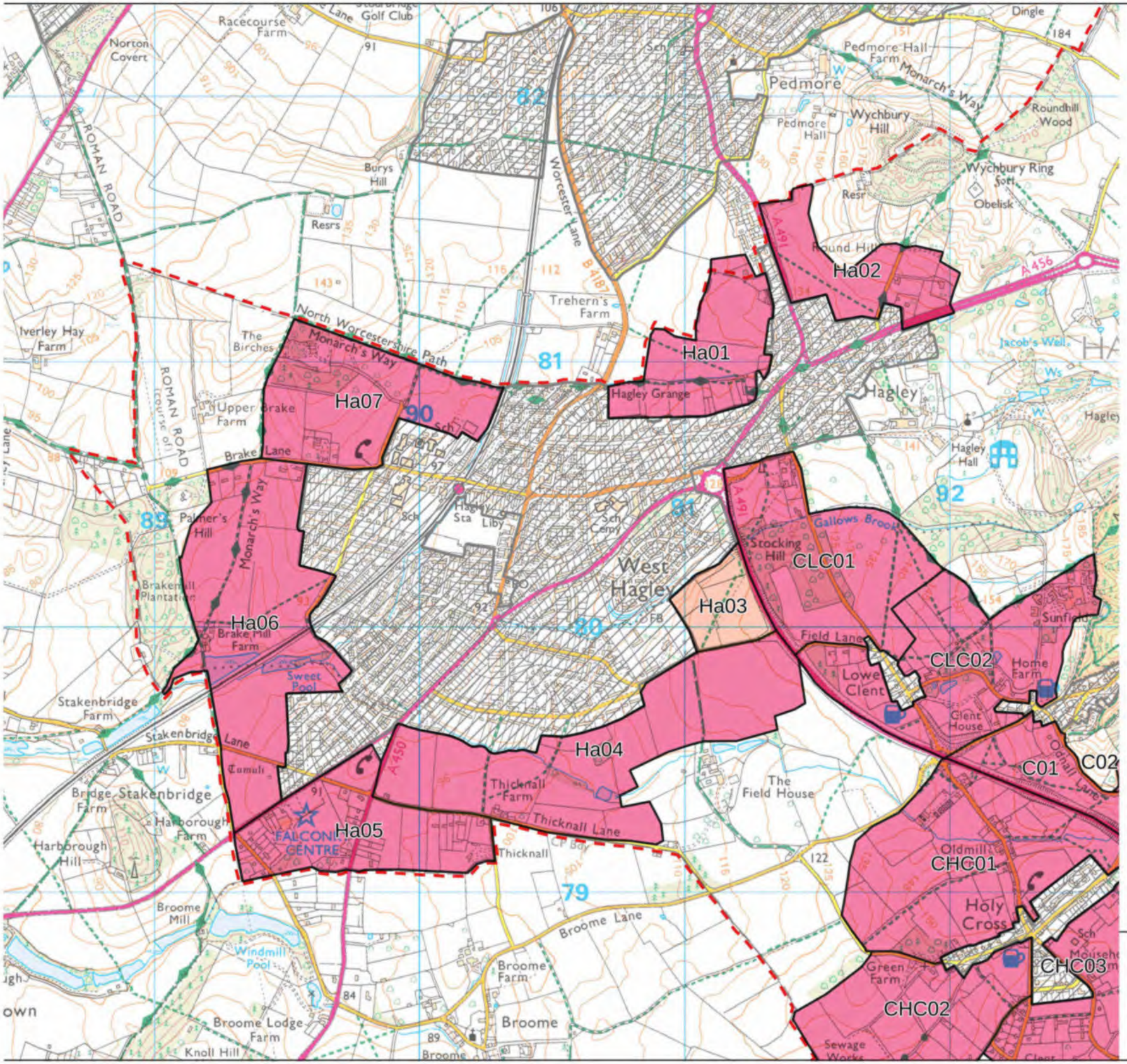
Client: Bromsgrove District Council

Hagley
Settlements: Sensitivity to Housing



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

Hagley
Landscape sensitivity to employment use

Land Cover Parcel No.	Ha01

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value of the area lies in the inter-visibility of the area with Wychbury Hill and the obelisk to the east, The area's role as a green gap between Hagley and Stourbridge, the presence of two long distance trails, Monarch's Way and North Worcestershire Path running along the series of small fields to the south, a further PROW to the north and the informal use of larger pastures for recreation and the oaks and other tree and hedge cover. The landscape susceptibility to housing lies in the narrowness of the gap between the two settlements, of which this parcel forms a significant part, the visibility of the raw new edge of Stourbridge to the north which should not be replicated to the south where there is currently a discreet edge, the openness of the two main fields and the smaller size of the fields to the south through which the long-distance trails run. The visual susceptibility to housing lies in views to and from Wychbury Hill, from the long-distance trails and PROW, and views from local residents. The parcel is very sensitive to housing which would close the gap between the two settlements and which would adversely affect the sensitive receptors. Housing within the smaller paddocks to the south may create a harder edge to the settlement particularly where there are not significant screening established trees and hedges. Even with additional landscape treatment it is likely that housing here would be more apparent than the existing housing to the south and would adversely change the character of this particular pinch point between the settlements and therefore would be undesirable. The parcel would be more sensitive to Employment use as it would be more visible to sensitive receptors including residents, less easy to screen, would substantially close the gap between the two settlements and would not fit into the small scale field pattern to the south. It would therefore be highly inappropriate.

LANDSCAPE CHARACTER CONTEXT

National character area	Mid Severn Sandstone Plateau
WCC landscape character type (LCT)	Estate Farmlands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	Mix of outgrown and trimmed hedges and trees in places with a higher density of vegetation cover to south around grassed paddocks.
Cultural heritage	M	Mix of amalgamated semi-regular piecemeal enclosure with larger fields to the north and paddocks and some extended garden curtilages to the south.
Distinctiveness	H/M	Distinct gap between settlements with strong views to Wychbury Hill and obelisk to the east.
Perceptual	M	
Scenic factors		Attractive views especially east towards Wychbury Hill.
Tranquillity		The B4187 has some noise and movement. The built edge to the south and east is heavily filtered by vegetation in the parcel and gardens but the relatively new urban edge of Stourbridge is prominent. Long distance trails and a PROW cross area.
Recreational and functional	H/M	
Recreational		Both the Monarch's Way and North Worcestershire Path and a PROW run through the area and two fields appear to be used informally for dog walking.

Functional		The parcel forms part of a narrow green gap between Hagley and Stourbridge and tree cover and hedgerows contribute to a potential GI network.
Condition	M	Poor condition with outgrown hedges but these have few gaps.
Associations		N/A
Summary evaluation of overall value		**M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Crowned to the east and sloping down gently to the west.
Presence of water		Small watercourse of along east west hedge boundary.
Cultural factors	M	
Historic field/land use pattern		Mix of amalgamated semi-regular piecemeal enclosure with larger fields to the north and smaller paddocks and some extended garden curtilages to the south.
Settlement pattern		Incremental settlement edge to the east and larger houses in large gardens with linear estate character to the south.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Hedges, trees and pasture in small fields to the south.
Amenity- presence of footpaths/recreation corridors		Both the Monarch's Way and North Worcestershire Path and a PROW run through the area and two fields appear to be used informally for dog walking.
Functional relationship between the area and the settlement/key features		Strong recreational corridor and patch.
Perceptual factors	H/M	
Scale		Medium to small.
Enclosure		Generally enclosed to the south and more open to the north.
Skyline		N/A
Landmarks/features		None within area but views to the obelisk.
Detractors		Stourbridge urban edge.
Settlement edge character		Discreet edge to the south heavily filtered or screened by trees with more visible edge to the east although framed by garden vegetation.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Area provides positive setting to the settlement and a view corridor east west.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility	H/M	Intervisibility with Wychbury Hill and with Stourbridge edge.
Key views	H/M	Views across area from Wychbury Hill.
Key receptors		
Residents- rural/semi-rural	H	Views from farm to the west.
Residents-urban/suburban edge	H/M	Filtered views from settlement edge.
Promoted trails	H	Monarch's Way and North Worcs Way
Public rights of way	H/M	Well used PROW through area.
Access/common land		N/A
Cycleways		N/A
Roads	M	B4187 to the west.
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.	Ha02

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the intervisibility of the area with Wychbury Hill and the obelisk to the east, the area's role as a green gap between Hagley and Stourbridge, the presence of Monarch's Way running up Monument Lane, a further PROW and the informal use of a field for recreation and the oaks and other tree and hedge cover. The landscape susceptibility to housing lies in the narrowness of the gap between the two settlements, of which this parcel forms a significant part, the openness of the main field to the west and the smaller size of the fields to the east. The visual susceptibility to housing lies in views to and from Wychbury Hill, from the long-distance trail and PROW, and views from local residents. The parcel is very sensitive to housing which would close the gap between the two settlements and which would adversely affect the sensitive receptors. Employment use would be more visible to sensitive receptors including Wychbury Hill and residents, less easy to screen, would substantially close the gap between the two settlements and would not fit into the small scale field pattern to the east. It would therefore be highly inappropriate.

LANDSCAPE CHARACTER CONTEXT

National character area	Mid Severn Sandstone Plateau
WCC landscape character type (LCT)	Estate Farmlands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	Outgrown hedgerows enclosing improved pasture with well treed lane and large gardens to the east.
Cultural heritage	H/M	Large and small irregular and regular fields derived from former parkland, forming part of the setting for Wychbury Ring and Obelisk and bounding Hagley Hall parkland to the east and Pedmore Hall environs to the north.
Distinctiveness	H/M	Part of a distinctive wooded estate landscape and green gap dominated by Wychbury Hill and hillside to the east.
Perceptual	H/M	
Scenic factors		Attractive views especially east towards Wychbury Hill and obelisk.
Tranquillity		The A491 has substantial noise and movement. The built edge to the west is linear and quite hard but to the south is heavily filtered by vegetation within gardens. Long distance trail and a PROW run through the area.
Recreational and functional	H/M	
Recreational		Both the Monarch's Way and North Worcestershire Path and a PROW run through the area and two fields appear to be used informally for dog walking.
Functional		The parcel forms part of a narrow green gap between Hagley and Stourbridge and tree cover and hedgerows contribute to GI.
Condition	M/L	Poor condition with gappy outgrown hedges and rationalised fields.
Associations		-

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

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Lower slopes of Wychbury Hill.
Presence of water		None
Cultural factors	M	
Historic field/land use pattern		Large and small irregular and regular fields derived from former parkland.
Settlement pattern		Large houses in large gardens to the east.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		The parcel forms part of a narrow green gap between Hagley and Stourbridge and tree cover and hedgerows contribute to a potential GI network.
Amenity- presence of footpaths/recreation corridors		Monarch's Way and a PROW run through the area and one field appear to be used informally for dog walking.
Functional relationship between the area and the settlement/key features		PROWs link settlement with Wychbury Hill.
Perceptual factors	M	
Scale		Medium to small.
Enclosure		Open to the west and enclosed to the east.
Skyline		-
Landmarks/features		None within area but views to the obelisk.
Detractors		Hagley Road and ribbon development housing.
Settlement edge character		Incremental settlement edge to the east and larger houses in large gardens with linear estate character to the south.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Area provides positive setting to the settlement and a view corridor east west.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	High intervisibility of area to the east.
Key views	H/M	Views across area to and from Wychbury Hill.
Key receptors		
Residents- rural/semi-rural	H/M	Restricted views from rural dwellings in east of parcel.
Residents-urban/suburban edge	H/M	Filtered views from settlement edge.

Promoted trails	H	Frequent views from Monarch's Way.
Public rights of way	H/M	Open views from second PROW passing through area.
Access/common land		-
Cycleways		-
Roads	M	A491 to the west.
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.	Ha03

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	Medium/low
Sensitivity to Employment	High/medium

Sensitivity Summary

The landscape value lies primarily in the Gallows Brook corridor with associated trees and other vegetation which contribute to a GI corridor, the PROW, the existing outgrown hedgerows and trees across the rest of the parcel. The landscape susceptibility to housing lies in the relatively exposed location on the south east of the settlement on rising ground, the role of the brook and vegetation as a strong GI corridor with recreational as well as biodiversity potential and the openness to the south. The visual susceptibility lies in views from the PROW within the site and to the south and from motorists approaching West Hagley along the A491. The most sensitive areas are to the north in the valley and to the south east. Housing could be accommodated within the site providing it protected and enhanced the existing Brook corridor with its associated vegetation accommodating the existing PROW within it and on its western boundary as part of GI. It would also be important to keep development away from the south east corner and the eastern boundary and provide substantial tree planting in these locations and also on the southern boundary to screen housing from the roads and from the landscape to the south as well as providing further public amenity areas. The parcel would be more substantially more sensitive to employment uses due to its open location adjacent to a major road approach and overlooked by housing. It would be highly inappropriate here.

LANDSCAPE CHARACTER CONTEXT

National character area	Mid Severn Sandstone Plateau
WCC landscape character type (LCT)	Estate Farmlands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	Gallows Brook to the north and associated corridor with trees and scrub within the parcel, outgrown and trimmed hedges with occasional trees around rough grass fields.
Cultural heritage	M/L	Reorganised semi-regular piecemeal enclosure.
Distinctiveness	M/L	Limited distinctiveness on main part of parcel south of the Brook corridor.
Perceptual	M	
Scenic factors		Pleasant views to wooded Stocking Hill to the east.
Tranquillity		The A491 is a busy at grade road to the east with noise and movement. New built form apparent to the north. A PROW crosses the parcel.
Recreational and functional	M	
Recreational		PROW crosses area linking to the north and south.
Functional		Stream corridor especially and associated trees and hedgerows may be potential GI corridors.
Condition	M/L	Poor condition hedgerows.
Associations		-
Summary evaluation of overall value		**M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Gently crowned site falling to the valley floor in the north west corner in particular.
Presence of water		Gallows Brook on northern boundary.
Cultural factors	M/L	
Historic field/land use pattern		Reorganised semi-regular piecemeal enclosure.
Settlement pattern		New housing development implemented or planned to the north and west respectively.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Brook and associated vegetation provides main GI corridor.
Amenity- presence of footpaths/recreation corridors		PROW crosses area.
Functional relationship between the area and the settlement/key features		PROW well linked to the north and south.
Perceptual factors	M/L	
Scale		Medium scale.
Enclosure		Moderately open.
Skyline		-
Landmarks/features		-
Detractors		Housing construction site to the north.
Settlement edge character		Modern settlement edge but appears to respect brook corridor.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Visually connected with new settlement extension across the valley to the north. Would extend the settlement substantially to the south east.
Summary evaluation of landscape susceptibility		**M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Primarily intervisible with the landscape to the south.
Key views	M/L	From PROW but views from Hagley Hall screened by woodland on Stocking Hill.
Key receptors		
Residents- rural/semi-rural		-
Residents-urban/suburban edge	M	Will be views from new development.
Promoted trails		-

Public rights of way	H/M	PROW on site and to south.
Access/common land		-
Cycleways		-
Roads	M	A491 and Western Road. Any building on the eastern edge of the parcel would be very visible from the A491 and would extend the perceived extent of Hagley.
Summary evaluation of visual susceptibility		**M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Housing could be accommodated within the site providing it protects and enhances the existing Brook corridor with its associated vegetation accommodating the existing PROW within it and on its western boundary and leaving strong green buffers to the east and south.

Opportunities and potential for landscape mitigation where appropriate:

Protect and enhance the existing brook corridor with its associated vegetation. Create substantial tree planting in the south east corner (50m deep) and the eastern boundary (25m) and on the southern boundary (10m) to screen housing from the roads and from the landscape to the south as well as providing further public amenity areas.

Land Cover Parcel No.	Ha04

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in its watercourse with associated riparian vegetation, floodplain, mix of outgrown and trimmed hedges, floodplain meadow grassland, listed Thicknall Farmhouse and barn and their setting and approach to listed Field House to the south east, and three PROWs. Landscape susceptibility to housing lies in its crowned open rural character to the east and west, its small scale secluded valley floor centrally, its watercourse and riparian vegetation which help to integrate the settlement to the north, its floodplain function and role separating Hagley from settlement on Thicknall Lane. Visual susceptibility lies in views from the PROWs, A491 and A450 approaches and from rural residents to the south and settlement edge residents to the north. The parcel is sensitive to housing due to the above sensitivities and as the settlement forms a well defined urban edge and new development would be a clear extension into open countryside. Sensitivity to employment uses would be greater due to the increased prominence of this land use and the relationship with residential development to the north and to the south.

LANDSCAPE CHARACTER CONTEXT

National character area	Mid Severn Sandstone Plateau
WCC landscape character type (LCT)	Estate Farmlands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	H/M	Watercourse with associated riparian vegetation, mix of outgrown and trimmed hedges, floodplain meadow grassland and arable land.
Cultural heritage	M	Amalgamated and small regular fields derived from planned enclosure. Listed Thicknall Farmhouse and barn and approach to listed Field House to the south east.
Distinctiveness	M	Well treed valley floor, small fields and watercourse are main distinctive elements along with Thicknall farmhouse complex to the south.
Perceptual	M	
Scenic factors		Pleasant views along stream and associated fields.
Tranquillity		The A491 is a busy at grade road to the east with noise and movement and A450 to the west. Some built form apparent to the north. Three PROWs cross the parcel.
Recreational and functional	H/M	
Recreational		Three PROWs cross the parcel linking settlement to wider countryside.
Functional		Brook corridor especially and trees and hedgerows may be potential GI corridors and are floodplain.
Condition	M	Relatively well managed landscape, with gappy field hedgerows in places.
Associations		-

Summary evaluation of overall value		**M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Gently crowned parcel falling to the valley floor.
Presence of water		Stream and pond.
Cultural factors	M	
Historic field/land use pattern		Amalgamated and small regular fields derived from planned enclosure.
Settlement pattern		Established housing to the north some behind large mature gardens. Rural dwellings to the south.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Stream corridor especially and trees and hedgerows may be potential GI corridors and are floodplain in parts.
Amenity- presence of footpaths/recreation corridors		Three PROWs cross area.
Functional relationship between the area and the settlement/key features		Three PROWs cross the parcel linking settlement to wider countryside.
Perceptual factors	H/M	
Scale		Medium scale landscape.
Enclosure		An open landscape with localised sense of enclosure adjoining wooded streamlines.
Skyline		-
Landmarks/features		Wooded streamline.
Detractors		A491.
Settlement edge character		Established housing to the north some behind large mature gardens.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Linear settlement edge well screened to the west but more apparent to the east.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Moderate intervisibility with landscape to the south east.
Key views		-
Key receptors		
Residents- rural/semi-rural	H/M	Restricted views from rural dwellings within parcel and in adjoining areas.
Residents-urban/suburban edge	H/M	Limited views from adjoining settlement edge.

Promoted trails		-
Public rights of way	H/M	From footpaths running through the area.
Access/common land		-
Cycleways		-
Roads	M	Frequent views from roads around boundary of parcel.
Summary evaluation of visual susceptibility		**H/M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Housing is undesirable in this parcel. However, if development is required around Hagley the least sensitive part of this parcel is between the A450, Thicknall Lane and the PROW to the east. If allocated, there should be separation of built form from the listed buildings in Thicknall Farm and other dwellings on Thicknall Lane buffered with open space with native tree and shrub planting. The hedge and PROW to the east should be retained and enhanced as part of GI with tree planting. The hedges along the A450 and Thicknall Lane should be retained and enhanced to maintain a soft edge to the development. The stream corridor to the north should form part of accessible GI corridor linking into the PROW to the east.

Opportunities and potential for landscape mitigation where appropriate:

As above.

Land Cover Parcel No.	Ha05

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	Medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value of the area lies in the substantial tree cover, unimproved pastures and hedges with value also being added by Thicknall Farm listed buildings just outside the area to the east. The landscape susceptibility to housing lies in its location mostly away from the existing settlement edge, the relatively small scale of fields, tree cover and the established pattern of ribbon development of large houses in large plots with mature vegetation. The visual susceptibility to housing is primarily from existing residents and car users with possible views from PROWs outside the parcel. An opportunity identified is the triangular field south of the junction of the A450 and A456. The sensitivity to employment uses is greater than for housing with the size of the fields and the character interspersed with detached houses in large gardens.

LANDSCAPE CHARACTER CONTEXT

National character area	Mid Severn Sandstone Plateau
WCC landscape character type (LCT)	Sandstone Estatelands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	Strong tree cover on field boundaries, copses and gardens with mix of outgrown and trimmed hedges enclosing a mix of unimproved and improved grassland.
Cultural heritage	M	Mix of small parliamentary enclosures with rectilinear boundaries, nursery and incremental housing ribbon development in large gardens. Thicknall Farm listed buildings outside area to the east.
Distinctiveness	M	Distinctive small mixed enclosures.
Perceptual	M/L	
Scenic factors		Limited views but pleasant fields enclosed by trees.
Tranquillity		A450 and A456 are busy roads with noise and movement. Built form is filtered by trees and hedges. No PROWs through the area.
Recreational and functional	M	
Recreational		No PROWs.
Functional		Trees , hedges and unimproved pastures could contribute to GI patches.
Condition	M/L	Poor condition with outgrown hedges, dead elm and horse pasture in places.
Associations		N/A
Summary evaluation of overall value		**M/L**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Gently sloping down from east to west.

Presence of water		No obvious presence of waterbodies.
Cultural factors	M	
Historic field/land use pattern		Mix of small parliamentary enclosures with rectilinear boundaries, nursery and incremental housing ribbon development in large gardens.
Settlement pattern		Urban area to the north west, garden centre and large houses in ribbon development form within area.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Trees, hedges and unimproved pastures may contribute to GI.
Amenity- presence of footpaths/recreation corridors		No PROWs.
Functional relationship between the area and the settlement/key features		Limited connections.
Perceptual factors	M/L	
Scale		Medium to small.
Enclosure		Enclosed.
Skyline		N/A
Landmarks/features		None.
Detractors		No substantial detractor.
Settlement edge character		Linear mid 20c settlement edge with mature suburban gardens.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Green edge and transitional area to countryside to the south.
Summary evaluation of landscape susceptibility		**M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M/L	Intervisibility to east but limited overall.
Key views	M/L	None.
Key receptors		
Residents- rural/semi-rural	H	Possible views from rural dwellings outside area.
Residents-urban/suburban edge	H/M	Houses on settlement edge.
Promoted trails		Monarch's Way lies to the west but unlikely to have views into pasture elements of the parcel.
Public rights of way	H/M	PROW to the east.
Access/common land		N/A

Cycleways		N/A
Roads	M	A450 and A456 and minor roads.
Summary evaluation of visual susceptibility		**M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

The only opportunity identified is the triangular field south of the junction of the A450 and A456. Housing should not back against any road boundary to ensure that rear garden fences are not a feature here.

Opportunities and potential for landscape mitigation where appropriate:

Landscape buffers enhancing the existing hedges are most appropriate on the eastern and southern boundaries to ensure that the housing minimises its impact on the wider landscape.

Land Cover Parcel No.	Ha06

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in Churchill and Blakedown Valleys Local Wildlife site and its associated water bodies and vegetation, Monarch's Way on an old trackway, North Worcestershire Path to the north and PROWs within and adjacent to the parcel, the attractive views across and down the tributary valley north of Brake Mill Farm, and the tumuli to the south. The landscape susceptibility to housing lies in the sloping valley landform and skylines to the north and west, the waterbodies in the valley bottom and associated GI potential, the amenity of the various trails and PROWs. The visual susceptibility to housing lies in the views from Monarch's Way and the North Worcestershire Path especially where they meet with the framed view looking across the area from the north, views from other PROWs and from adjacent residents, road and rail users. The area is therefore sensitive to housing and there are no identified opportunities. The sensitivity to employment uses would be greater, particularly on the slopes to the north, with the scenic quality of the area, its trails and the relationship with adjacent dwellings.

LANDSCAPE CHARACTER CONTEXT

National character area	Mid Severn Sandstone Plateau
WCC landscape character type (LCT)	Sandstone Estatelands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations

Natural heritage	H/M	Watercourse and pools on valley floor are Local Wildlife sites (part of Churchill and Blakedown Valleys LWS) with associated vegetation and some trees along part of trackway and along gappy hedgerows.
Cultural heritage	M	Tumuli (not visible) to the south, old trackway on which Monarch's Way runs, amalgamated parliamentary enclosure and watercourse with pool and woodland east of Brakemill Farm.
Distinctiveness	H/M	To the north, distinctive side valley with views across to Brakemill Plantation to the west. Centrally distinctive waterbodies. To the south less distinctive but tumuli may provide interest.
Perceptual	H/M	
Scenic factors		Attractive views down to and along the valley to the north.
Tranquillity		A456 to the south but increasingly quiet lanes crossing area to the north. The settlement edge apparent to the east but is mitigated to an extent by mature garden vegetation. Monarch's Way and a PROW cross the area.
Recreational and functional	H/M	
Recreational		Monarch's Way, North Worcestershire Path to the north, a PROW through the area and one to the west.
Functional		The water bodies and surrounding vegetation in the floodplain contribute to a strong GI corridor with adjacent hedges linking into this.
Condition	M/L	Poor condition with outgrown, gappy and patchy hedges in places.

Associations		N/A
Summary evaluation of overall value		**H/M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Distinct side valley landform to the north, narrow valley floor centrally and gentle slopes to the south.
Presence of water		Churchill valley watercourse and ponds.
Cultural factors	M	
Historic field/land use pattern		Semi-regular amalgamated parliamentary enclosure fields.
Settlement pattern		Small semi-rural complex at Brakemill Farm plus large houses in gardens to the north within area and urban settlement adjacent to the east.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		The water bodies and surrounding vegetation in the floodplain contribute to a strong GI corridor with adjacent hedges linking into this.
Amenity- presence of footpaths/recreation corridors		Monarch's Way and one PROW cross area with PROW on western boundary.
Functional relationship between the area and the settlement/key features		Relates to the Churchill Valley corridor.
Perceptual factors	H/M	
Scale		Medium.
Enclosure		Moderately enclosed.
Skyline		Northern and north western edge of parcel and rises within parcel form local skylines.
Landmarks/features		Large houses in places- but minor.
Detractors		No substantial detractor.
Settlement edge character		Linear mid 20c settlement edge with mature suburban gardens.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Though the settlement is 20c housing estates the parcel forms a very positive setting.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Generally enclosed by housing or woodland/trees as well as landform.
Key views	H/M	Key views are along Monarch's Way and other PROWs.

Key receptors

Residents- rural/semi-rural	H	Brakemill Farm dwellings.
Residents-urban/suburban edge	H/M	Houses on settlement edge and within parcel.
Promoted trails	H	Monarch's Way passing through the middle of the area.
Public rights of way	H/M	PROWs to west and within area.
Access/common land		N/A
Cycleways		N/A
Roads	M	Lanes to the north and south and railway cutting parcel in half.
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.	Ha07

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the listed house at The BIrches in its wooded grounds and drive, the unified wooded estate character, the strong network of PROWs, including both the North Worcestershire Path and the Monarch's Way which bound the parcel, the distinctive hill with attractive views to and from Wychbury Hill to the east and the wider landscape to the west. Landscape susceptibility to housing lies in the upstanding hill and open slopes character, the skyline character and the contribution the area makes in separating Hagley from Stourbridge. Visual susceptibility to housing lies in views from the North Worcestershire Path and the Monarch's Way, the PROW within the parcel and in the wider landscape to the north, and from adjacent residents and users of the sports fields. The parcel is sensitive to housing. Sensitivity to employment use is greater due to the relationship with the listed building, prominence on the hill slopes and incompatibility with adjacent housing and education uses.

LANDSCAPE CHARACTER CONTEXT

National character area	Mid Severn Sandstone Plateau
WCC landscape character type (LCT)	Sandstone Estatelands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	Trimmed hedges to the south west and outgrown hedges to the north east with strong tree cover in the Birches and its approaches and in mature large gardens to the south.
Cultural heritage	H/M	Estate character with small to large regular fields derived from planned enclosure with The Birches listed building in grounds, other houses in large gardens and school sports fields.
Distinctiveness	H/M	Distinctive wooded estate hill landscape with large house.
Perceptual	H/M	
Scenic factors		Attractive views to and from the wooded hill and house linking to the wider landscape to the west and Wychbury Hill to the east.
Tranquillity		Quiet minor cul de sac lanes, and railway to east. Built edge apparent but well screened by mature garden and boundary trees. PROWs on perimeter and within area.
Recreational and functional	H/M	
Recreational		Monarch's Way and North Worcestershire Path to the north and west, a PROW through the area. All very well connected to network in wider landscape.
Functional		Hedges and strong tree cover contribute to GI in productive arable farmland, and the area contributes to the separation of Hagley from Stourbridge.
Condition	H/M	Well managed mixed farmland.
Associations		-

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

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Distinct hill sloping down from the north west.
Presence of water		None
Cultural factors	H/M	
Historic field/land use pattern		Small to large regular fields derived from planned enclosure with The Birches listed building in grounds.
Settlement pattern		Large houses in large grounds within wider landscape of dispersed farmsteads.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Hedges and strong tree cover contribute to GI in productive arable farmland, and the area contributes to the separation of Hagley from Stourbridge.
Amenity- presence of footpaths/recreation corridors		Monarch's Way and North Worcestershire Path to the north and west, a PROW through the area. Private school playing fields.
Functional relationship between the area and the settlement/key features		Monarch's Way and North Worcestershire Path provides strong functional connection between the parcel and adjoining urban area.
Perceptual factors	H/M	
Scale		Medium to large.
Enclosure		Open landscape with more distant views framed by landform, tree cover and woodland edges.
Skyline		Hill forms treed skyline on northern edge and centrally when viewed from the east.
Landmarks/features		The Birches can be glimpsed in strong treed grounds on hill.
Detractors		-
Settlement edge character		Large houses in mature gardens and school hidden by trees for the most part.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Urban edge partially hidden by tree cover.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	Moderately high intervisibility of area with its surroundings.
Key views	H/M	Attractive views to and from the wooded hill and house linking to the wider landscape to the west and Wychbury Hill and obelisk to the east.
Key receptors		
Residents- rural/semi-rural	-	-

Residents-urban/suburban edge	H/M	Restricted views from adjoining urban area to south and east.
Promoted trails	H	Monarch's Way and North Worcs Way skirt parcel.
Public rights of way	H/M	PROW through centre of the area and in surrounding landscape.
Access/common land		-
Cycleways		-
Roads	M	Views from minor roads running along urban edge on southern/eastern boundary 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: