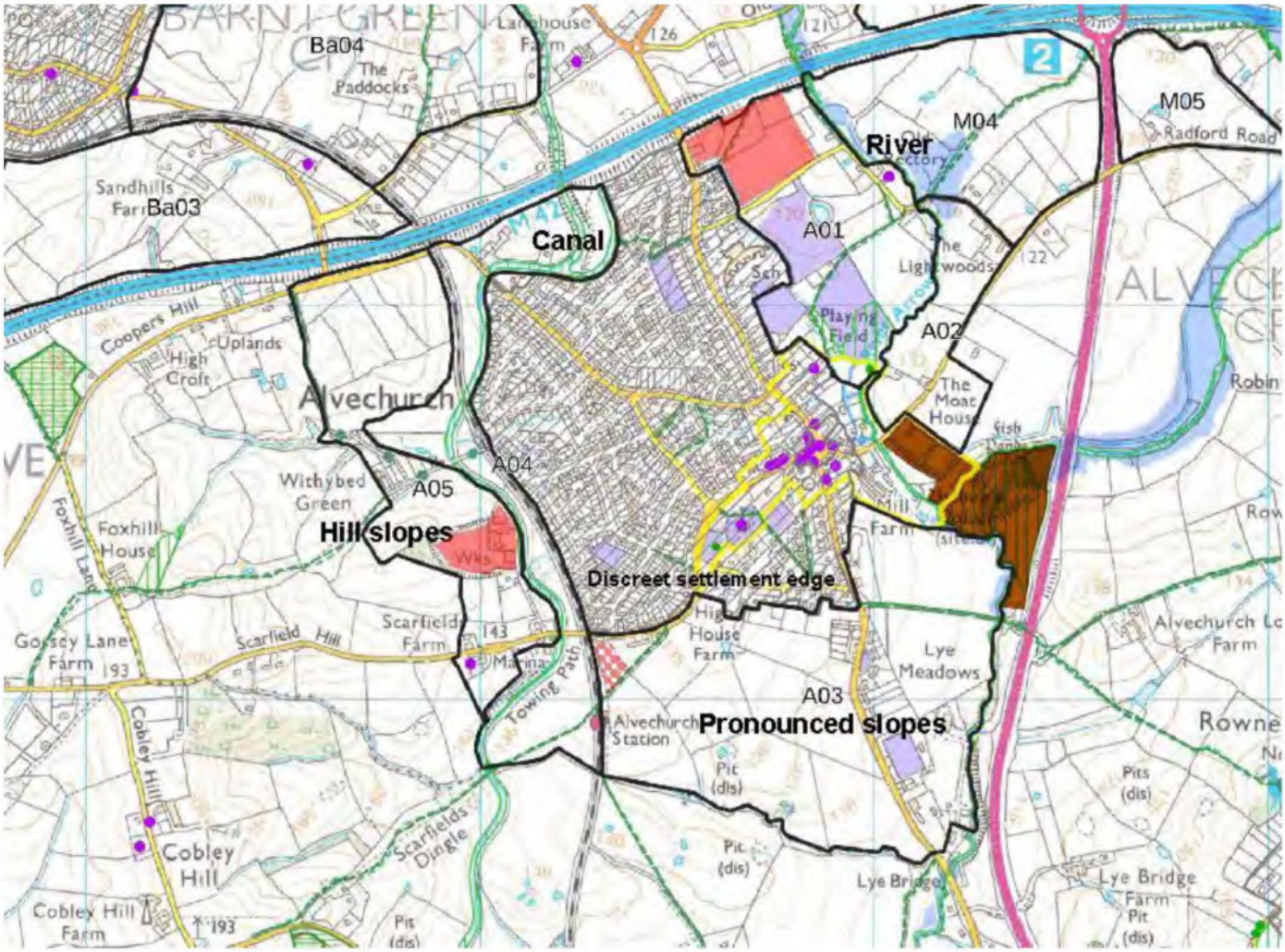
Settlement Sensitivity Summary: Alvechurch

Summary

Alvechurch lies west of the River Arrow on rising slopes. It is an historic town with a scheduled monument related to the Bishops Palace, a town Conservation Area with many listed buildings at its core on the eastern edge and the Worcester and Birmingham canal which, along with a railway, define the western edge of the town. The small settlement cluster around the Old Rectory has a particular distinctive historic character related to the river. To the east of the town, the landform is relatively gently sloping with some floodplain and land rising to the north east of the River Arrow whilst to the west there are pronounced slopes particularly west of the canal. The M42 on vegetated embankment defines the northern edge of the settlement.

Sensitivity to housing is high to the west of the town around the canal corridor and steep slopes and high/medium to the south and south-east related to the open agricultural slopes either side of the River Arrow. Whilst it is considered important to separate Alvechurch from the Old Rectory settlement cluster and maintain the sport and leisure related uses there is considered to be potential for housing development in the north eastern part of land parcel A01. There is also potential for housing in the old brickworks site to the west and in a small field on the station approach. All these sites would require careful design and mitigation as set out in the detailed assessments.

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



Key

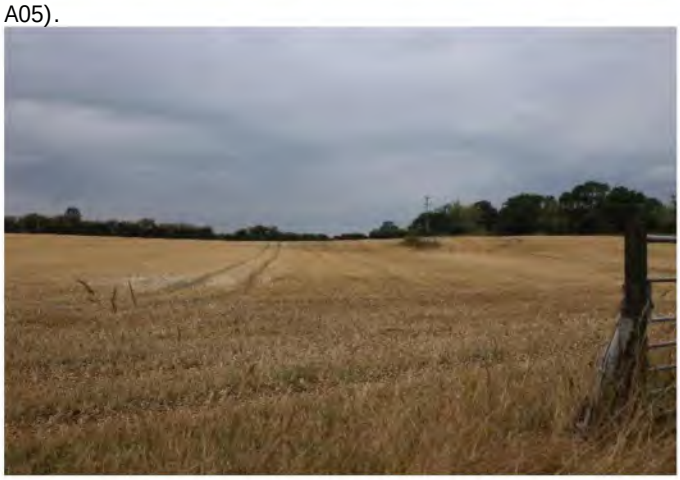
As for Land parcels, Constraints and Designations figure plus below.

Opportunity for Housing

Secondary opportunity for Housing

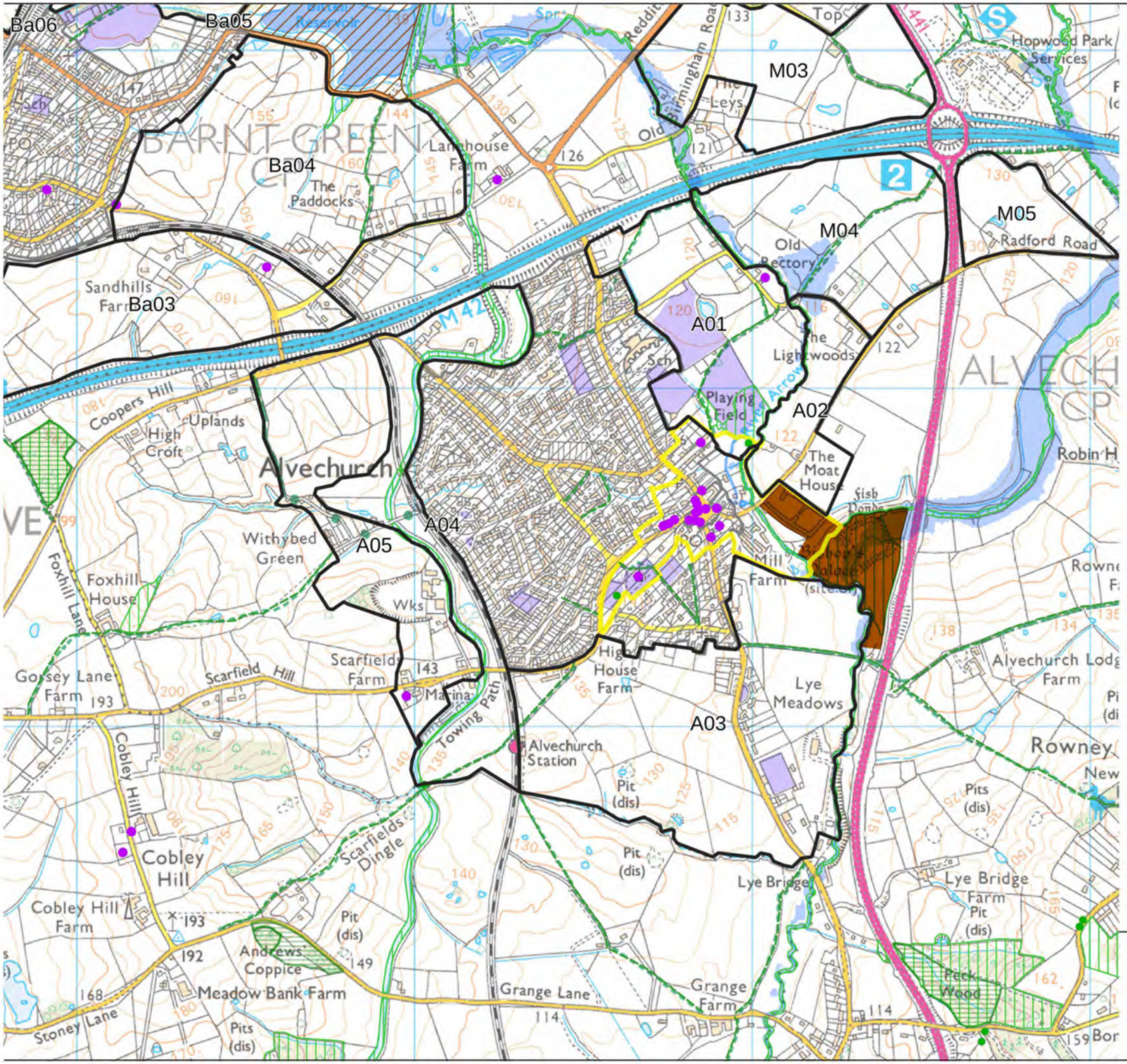
View of canal and hill backcloth west of Alvechurch (A04 and A05).

View towards River Arrow corridor east of Alvechurch (A02).



View of pronounced slopes and treed skyline south of Alvechurch (A03).

View towards hills to the east across Lye meadows south east of Alvechurch (A03).



KEY

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

N

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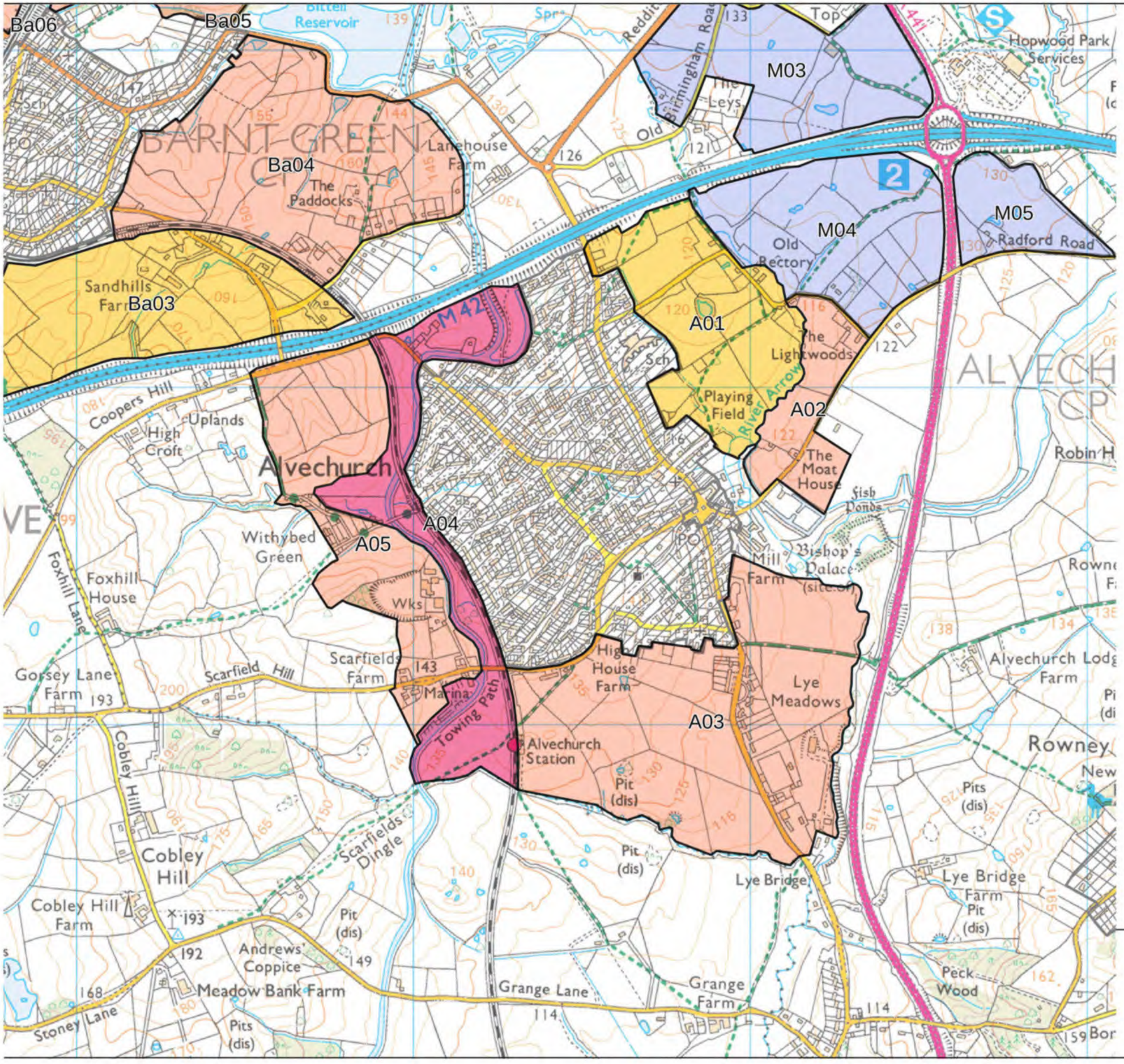
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

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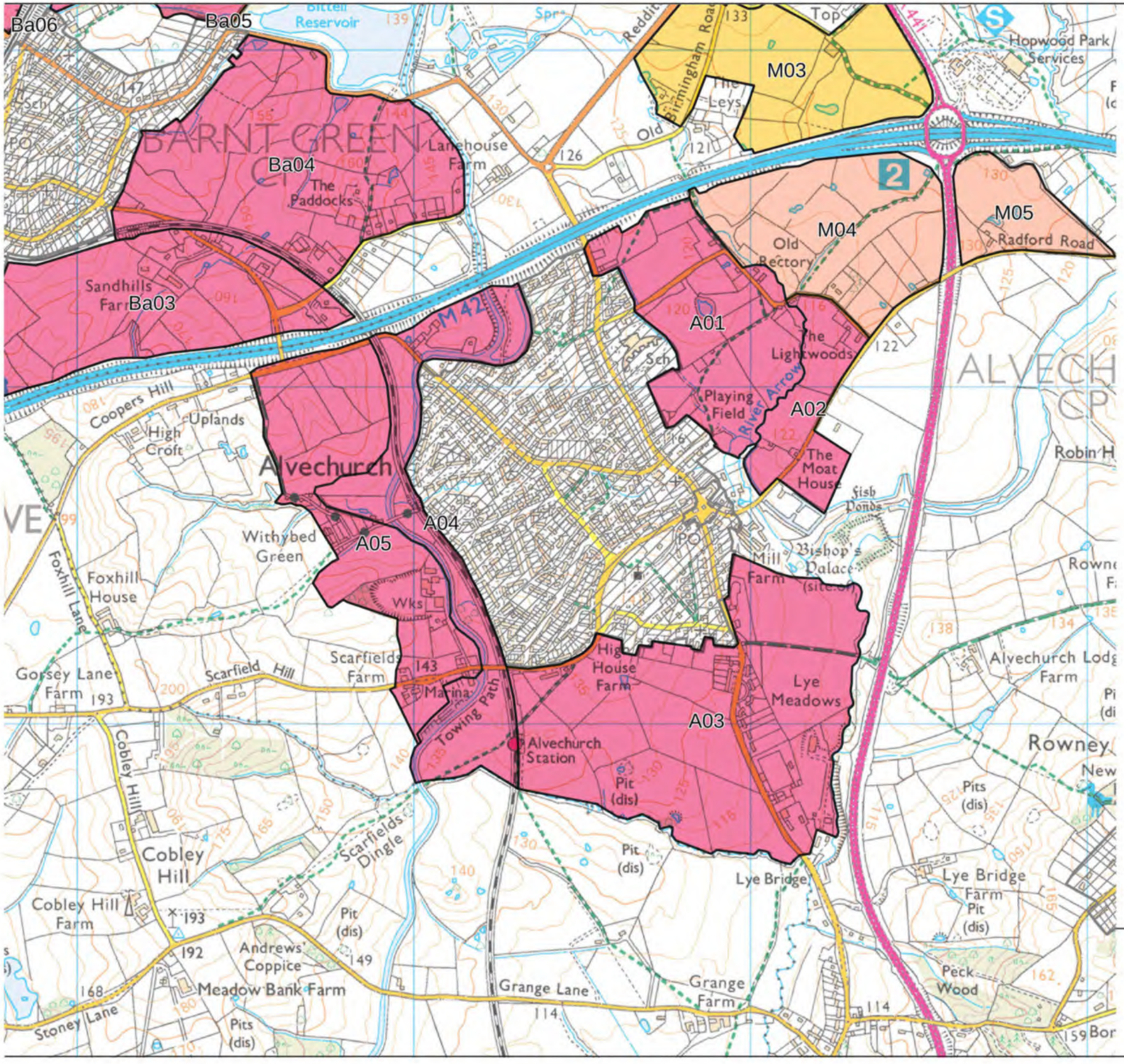
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Alvechurch
Settlements: Sensitivity to Housing



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

Alvechurch
Landscape sensitivity to employment use

Land Cover Parcel No.	A01

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	Medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the River Arrow and the Alvechurch Playing Fields as Local Wildlife sites, the river and its associated wooded corridor and floodplain, the Old Rectory as a listed building, the 19c channels, sluices and other structures along the River Arrow (medieval origins) and the piecemeal semi-regular pastoral fieldscape with strong hedges and trees, the strong recreational and sports use and two PROWs and the attractiveness of the river corridor. The landscape susceptibility to housing is in the the fine grain wooded character of the river corridor and Old Rectory Lane and its interrupted rural settlement pattern which is clearly separated from Alverchurch, the tree cover and hedgerow pattern and recreational uses. The visual susceptibility to housing lies in the views from PROWs, the area around the listed Old Rectory and from leisure uses. The area to the east around the river and discontuous settlement is most sensitive to housing. The fields to the north of Old Rectory Lane to the M42 have some potential providing they are well separated and screened from the rural dwellings to the east. The susceptibility to employment is similar to housing but is greater due to the relationship with housing and recreational uses to the east and west and the small grain of the landscape.

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	The River Arrow and the Alvechurch Playing Fields are Local Wildlife sites. The river and its associated wooded corridor and floodplain is the focus of interest with additional interest provided by the former marlpit pond, strong hedge structure and tree cover including around the park and playing fields.
Cultural heritage	H/M	The Old Rectory is a listed building. The main interest is this building and the 19c channels, sluices and other structures along the River Arrow (medieval origins). The piecemeal semi-regular pastoral fieldscape separates the interrupted row settlement along Old Rectory Lane from the main settlement.
Distinctiveness	H/M	The Old Rectory and the 19c channels, sluices and other structures along the River Arrow are highly distinctive.
Perceptual	H/M	
Scenic factors		The river corridor is very attractive and intimate with associated structures. There are pleasant views across the shallow valley from the central PROW.
Tranquillity		The M42 on embankment to the north and A441 are sources of noise but traffic is not visible in summer. The noise reduces centrally. The settlement edge is well screened except to the north west. The PROW and recreational/sports facililties are well used.
Recreational and functional	H/M	
Recreational		The central PROW, park, sports facililties and allotments all appear well used.

Functional		The river corridor, hedgerows and woodland cover along with rough grassland provide corridors and patches with GI potential.
Condition	H/M	Generally the condition of the field boundaries and trees is good although there is dead elm in places with variable field management.
Associations		-
Summary evaluation of overall value		**H/M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Gentle valley slopes to the River Arrow.
Presence of water		River Arrow and large pond.
Cultural factors	H/M	
Historic field/land use pattern		Piecemeal semi-regular pastoral fieldscape separates the interrupted row settlement along Old Rectory Lane from the main settlement.
Settlement pattern		Interrupted row settlement along river.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Small floodplain, river corridor, hedgerows and woodland cover along with rough grassland provide corridors and patches with GI potential.
Amenity- presence of footpaths/recreation corridors		PROWs, park, sports facililties - cricket club and school playing fields, and allotments
Functional relationship between the area and the settlement/key features		Strong relationship between sports and recreational uses and allotments with the settlement as well as PROW connecting to the wider landscape.
Perceptual factors	M	
Scale		Medium/small
Enclosure		Enclosed
Skyline		-
Landmarks/features		Old Rectory
Detractors		M42, security gates and chainlink fencing around former small nursery.
Settlement edge character		Well screened by tree cover except for the north west where new development forms a raw edge.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Well screened by tree cover except for the north west.
Summary evaluation of landscape susceptibility		**M**

VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility	M/L	Generally enclosed with some views to the south across the River Arrow.
Key views	M	Views from PROWs.
Key receptors		
Residents- rural/semi-rural	H	Along Old Rectory Lane.
Residents-urban/suburban edge	H/M	From north west.
Promoted trails		-
Public rights of way	H/M	Two PROWs.
Access/common land		-
Cycleways		-
Roads	M	Old Rectory Lane.
Summary evaluation of visual susceptibility		**M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

The fields to the north of Old Rectory Lane to the M42 have some potential. There would need to be a positive gateway frontage to the Birmingham Road and no vehicle access onto Old Rectory Lane although pedestrian and cycle access would be desirable.

Opportunities and potential for landscape mitigation where appropriate:

The potential development above should be screened from the rural dwellings to the east and Old Rectory Lane to the south with 15m wide tree buffers.

Land Cover Parcel No.	A02

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the role as landscape setting to the moated site scheduled monument related to the Bishop's Palace to the south, semi-regular/regular planned estate field pattern, the park-like character suggested by sequoias to the south, the River Arrow and its associated riparian corridor and floodplain which are strong GI corridors. The landscape susceptibility lies in the open rural estate character with intervisibility to the east, the river corridor and the strong separation from the settlement. The visual susceptibility lies in views from the PROW to the north west and the role of the area on the approaches to the historic part of the settlement. The parcel is therefore sensitive to housing. The parcel would be more susceptible to employment uses with the juxtaposition with the historic part of the settlement and accommodating large structures on slopes.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	The River Arrow and its associated riparian corridor and floodplain, trimmed hedge structure and tree cover to the south.
Cultural heritage	H/M	Moated site scheduled monument related to the Bishop's Palace to the south of the parcel which forms an important part of the settlement's historic character, semi-regular/regular planned estate field pattern with park character to the south with sequoias either side of Radford Road.
Distinctiveness	H/M	Coherent, strong rural character with large semi-rural houses falling to a historic feature (with the Moat House within it) to the south of the parcel.
Perceptual	M	
Scenic factors		Attractive rolling landscape linking visually to the wooded hills to the east contrasting with enclosed but pleasant river corridor.
Tranquillity		The A441 is audible to the east with occasional glimpses of vehicles. Limited dwellings are generally filtered by trees and hedges and a limited part of settlement edge is just visible . The Radford Road passes through the area.
Recreational and functional	M	
Recreational		No public access.
Functional		The river corridor, hedgerows and woodland cover provide corridors with GI potential.
Condition	H/M	Generally good condition hedges and tree cover.
Associations		-

Summary evaluation of overall value		**M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Gentle rounded valley slopes.
Presence of water		River Arrow.
Cultural factors	M	
Historic field/land use pattern		Semi-regular/regular planned estate field pattern of improved pasture appears to have been historically associated with larger estate.
Settlement pattern		Dispersed semi-rural interrupted row settlement, some with large plots.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Small floodplain, river corridor, hedgerows and woodland cover provide corridors with GI potential whilst the farmland has some productivity.
Amenity- presence of footpaths/recreation corridors		None.
Functional relationship between the area and the settlement/key features		None.
Perceptual factors	H/M	
Scale		Medium
Enclosure		Moderately open to the north and enclosed to the south.
Skyline		-
Landmarks/features		The Moat House, which lies outside the parcel to the south.
Detractors		-
Settlement edge character		A limited part of settlement edge is just visible framed by trees.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		The area has a very limited visual relationship with the settlement due to the wooded River Arrow and Moated House.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Some intervisibility to the east.
Key views	M	View from The Moat House.
Key receptors		
Residents- rural/semi-rural	H/M	Dispersed linear settlement.
Residents-urban/suburban edge		-

Promoted trails		
Public rights of way	H/M	PROW to the north west.
Access/common land		-
Cycleways		-
Roads	M	Old Rectory Lane and Radford 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.	A03

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in its role as part of the setting to the moated site scheduled monument related to the Bishop's Palace and the Conservation Area to the north, intact medium to large semi-regular/regular planned estate field pattern- related to former deerpark to the east, the River Arrow Local Wildlife site, the watercourse to the south, ponds and the two PROWs. The landscape susceptibility to housing lies in the upstanding nature of the landform, its open slopes, its role as skyline in the southern approaches to the settlement, its intact hedged pattern and its current effective containment of the urban form to the north. The visual susceptibility to housing lies in views from the PROWs, the road approaches, adjacent and ribbon development residents and rail users. The area is therefore largely sensitive to housing. There may be an opportunity in a small enclosed field adjacent to the station to the west. The sensitivity to employment use is greater due to the upstanding and/or sloping nature of the landform, the intervisibility of the slopes and the relationship with existing residential development. Existing employment uses are very small scale relatively.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	River Arrow Local Wildlife site and watercourse to the south with associated riparian and marginal wetland vegetation, copses and ponds, trimmed and outgrown hedges and associated trees, semi-improved pasture and arable fields.
Cultural heritage	M	Moated site scheduled monument related to the Bishop's Palace to the north east which forms an important part of Alvechurch's historic character, intact medium to large semi-regular/regular planned estate field pattern- related to former deerpark to the east. Conservation Area borders area to the north at two locations. Linear residential, sports and commercial properties along Redditch Road.
Distinctiveness	M	Bishop's Palace/Conservation Area boundary has distinctive parkland trees.
Perceptual	M	
Scenic factors		The slopes have attractive views to the rural hills to the south and east.
Tranquillity		A441 to the east (screened) and Redditch Road. Settlement edge to the north with some ribbon development along the road to the south. Two PROWs.
Recreational and functional	M	
Recreational		Access via two PROWs passing through the parcel.
Functional		River Arrow and watercourse to the south with associated riparian vegetation, copses and ponds, trimmed and outgrown hedges and associated trees and semi-improved pasture contribute to GI. Productive arable land.
Condition	H/M	Hedgerows generally well managed and stockproof.

Associations		-
Summary evaluation of overall value		**M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Rolling valley sides generally falling from north west to south east, crowned just south of Station Road.
Presence of water		Minor river along eastern boundary.
Cultural factors	M	
Historic field/land use pattern		Intact medium to large semi-regular/regular planned estate field pattern of arable fields.
Settlement pattern		Well contained settlement edge on northern boundary of parcel, with strip of ribbon development along roadside.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		River Arrow and watercourse to the south with associated riparian vegetation, copses and ponds, trimmed and outgrown hedges and associated trees and semi-improved pasture contribute to GI. Productive arable land.
Amenity- presence of footpaths/recreation corridors		Amenity use limited to access along two PROWs.
Functional relationship between the area and the settlement/key features		Moderate functional relationship along PROWs from adjoining settlement.
Perceptual factors	H/M	
Scale		Medium scale landscape.
Enclosure		Relatively open landscape with views to distant wooded skylines.
Skyline		The gentle ridgetop within the parcel forms the rural skyline and skyline also formed by trees and settlement along Redditch Road/Swan Street.
Landmarks/features		-
Detractors		Varied mix of uses within ribbon development along roadside.
Settlement edge character		Much of existing urban edge of Alvechurch sited 'over' hilltop and integrated by trees. Development along roadside partially mitigated by tree cover.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Parcel forms highly rural southern context to settlement and part of the setting of the ancient monument to the east.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	Intervisibility to the south, east and west.

Key views	H/M	Key views from PROWs.
Key receptors		
Residents- rural/semi-rural		-
Residents-urban/suburban edge	H/M	Views from ribbon development to east and some properties along Station Road.
Promoted trails		-
Public rights of way	H/M	From footpaths running through area on both sides of roadside development.
Access/common land		-
Cycleways		-
Roads	M	Westerly views from road running through centre of area.
Summary evaluation of visual susceptibility		**H/M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Development opportunity to the west should retain hedges to the south and east at least with these located outside gardens to ensure their retention. The development should address the station approach positively, mitigated with trees.

Opportunities and potential for landscape mitigation where appropriate:

As above.

Land Cover Parcel No.	A04

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the Worcester & Birmingham Canal and its historic character, its status as Local Wildlife Site, its regional recreational use for boating and its towpath with attractive intimate views, its associated built features such as the red/blue brick canal bridges, the associated tree and canalaside vegetation. The landscape susceptibility to housing lies in the restricted scale of the corridor and the associated enclosed pastures and grassland, its strong tree cover which could be compromised and its recreational use and biodiversity value. The visual susceptibility lies in views from the popular canal, the towpath, PROW and adjacent rural dwellings. The parcel is very sensitive to housing. Sensitivity to employment use is greater due to the small scale of the landscape and highly sensitive receptors.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	H/M	Worcester and Birmingham Canal Local Wildlife Site with associated ecological corridor of linked wetland habitats, trees and scrub and small scale semi-improved pastures and rough grassland.
Cultural heritage	H	Worcester & Birmingham canal and railway corridors with associated bridges and structures defining small field enclosures. Scarfields Farmhouse in the south is listed.
Distinctiveness	H	Historic linear working landscape characterised by built features associated with canal such as the marina to the south and brightly coloured canal barges used for leisure purposes.
Perceptual	H/M	
Scenic factors		An enclosed landscape with attractive framed views along the canal and to surrounding hillslopes.
Tranquillity		M42 to the north, railway and canal with road crossings. Settlement built form largely screened by railway, canal and mature garden vegetation. Public access along canal.
Recreational and functional	H/M	
Recreational		Canal, marinas and towpath, and related leisure uses.
Functional		Canal with linked wetland habitats, trees and scrub and small scale semi-improved pastures and rough grassland contribute to GI.
Condition	M	Canal and towpath generally well maintained, but associated pockets of low lying ground adjoining the canal are often overgrown/untidyly managed.
Associations	H	Strong associated industrial heritage.

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

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Gently sloping land either side of the canal.
Presence of water		Canal, crossing by small watercourses, and mooring basins.
Cultural factors	H/M	
Historic field/land use pattern		Worcester & Birmingham canal and railway corridors with associated bridges and structures defining small field enclosures.
Settlement pattern		Associated canalside pubs and other dwellings.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Canal with linked wetland habitats, trees and scrub and small scale semi-improved pastures and rough grassland contribute to GI.
Amenity- presence of footpaths/recreation corridors		Canal and towpath and PROW to south.
Functional relationship between the area and the settlement/key features		Strong functional relationship between the area and adjoining settlement/farmland along roads, trackways and PROWs.
Perceptual factors	H/M	
Scale		Small scale landscape.
Enclosure		Generally intimate corridor with wider views to south.
Skyline		Views often framed by adjoining skylines on one or both sides.
Landmarks/features		Canal infrastructure.
Detractors		Poorly graded, detailed and mitigated mooring basin at Withybed, commercial area to west and dumping in places.
Settlement edge character		Bounded by railway line, or tall garden fences along towpath.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Limited visual relationship with settlement.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Limited intervisibility except with slopes to west.
Key views	H/M	Attractive views along canal corridor and to hillsides to the west in parts. Also from the marina in the south.
Key receptors		
Residents- rural/semi-rural	H/M	Canalside dwellings.

Residents-urban/suburban edge	M/L	Few dwellings within urban area face onto canal corridor.
Promoted trails	H	Canal towpath.
Public rights of way	H/M	From footpaths bisecting with canal towpath.
Access/common land		-
Cycleways		-
Roads	M	Partial views from three roads crossing the area.
Summary evaluation of visual susceptibility		**H/M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Opportunities and potential for landscape mitigation where appropriate:

Land Cover Parcel No.	A05

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in its distinct undulating convex slopes rising above canal and valley with trees on the skyline with associated attractive views, the minor streams with associated wetland vegetation, copses and remnant hedgerow trees, outgrown hedgerows, permanent pastures and listed farmhouse to the south. The landscape susceptibility to housing lies in the prominent rising ground which would mean development was highly visible, the separation from the main settlement edge by the canal corridor and the irregular field pattern. Visual susceptibility lies in views from the canal and associated towpath, from PROWs running through and bounding the area, from rural residents such as Withybed Green and from road users. The parcel is very sensitive to housing with the exception of the PDL former brickworks site wich offers and opportunity. The sensitivity to employment use is greater due to the steepness and prominence of slopes, scale of field pattern, the separation from the settlement with the only industrial use being highly constrained and discreetly located in the former brickworks site.

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	Network of minor streams in valley with associated wetland vegetation, copses and remnant hedgerow trees, outgrown hedgerows and permanent pastures.
Cultural heritage	H/M	Amalgamated and irregular fields derived from piecemeal enclosure, interrupted row settlement based on canal and commercial uses in old quarry.
Distinctiveness	H/M	Distinct undulating convex slopes rising above canal and valley with trees on skyline.
Perceptual	H/M	
Scenic factors		Attractive views to hillslopes from canal.
Tranquillity		Minor roads with cul de sac centrally, railway to east. Separated from main settlement by canal corridor. Limited access- two PROWs.
Recreational and functional	M	
Recreational		Two PROWs.
Functional		Network of minor streams with associated wetland vegetation, copses, remnant hedgerow trees, outgrown hedgerows and permanent pastures contribute to GI.
Condition	M	Hedgerows generally poorly managed/overgrown or removed to the north.
Associations		-
Summary evaluation of overall value		**H/M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Steep convex hillsides rising from the canal and cut by a valley.
Presence of water		Two small watercourses.
Cultural factors	H/M	
Historic field/land use pattern		Unified pastoral landscape with a pattern of small hedged fields.
Settlement pattern		Scattered farmsteads and small clusters of dwellings.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Network of minor streams with associated wetland vegetation, copses, remnant hedgerow trees, outgrown hedgerows and permanent pastures contribute to GI.
Amenity- presence of footpaths/recreation corridors		Two PROWs.
Functional relationship between the area and the settlement/key features		Minor lane/PROW at Withybed links settlement with wider countryside.
Perceptual factors	M	
Scale		Medium scale landscape.
Enclosure		Views restricted by landform and hedgerow trees.
Skyline		Open skylines reflecting undulating landform.
Landmarks/features		The Crown Inn.
Detractors		Development in old quarry site, but only visible from towpath.
Settlement edge character		Much of existing urban edge integrated by tree cover.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Limited visual relationship with settlement.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	Slopes intervisible with canal corridor and wider landscape to the south east.
Key views	H/M	Key views to area from canal especially around Withybed Green.
Key receptors		
Residents- rural/semi-rural	H/M	Rural dwellings in clusters of roadside dwellings.
Residents-urban/suburban edge	M	Limited views from urban settlement.
Promoted trails		-
Public rights of way	H/M	From footpath running through centre of area.
Access/common land		-

Cycleways		-
Roads	M	Restricted views from roads running through area.
Summary evaluation of visual susceptibility		**H/M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

The development should address the canal in a positive way with appropriate high quality built form fronting the canal, preferably with public access. The road access should avoid standard highway detailing and lighting and respond to the canal edge location.

Opportunities and potential for landscape mitigation where appropriate:

Some suitable trees in paving should soften the development edge along the canal.