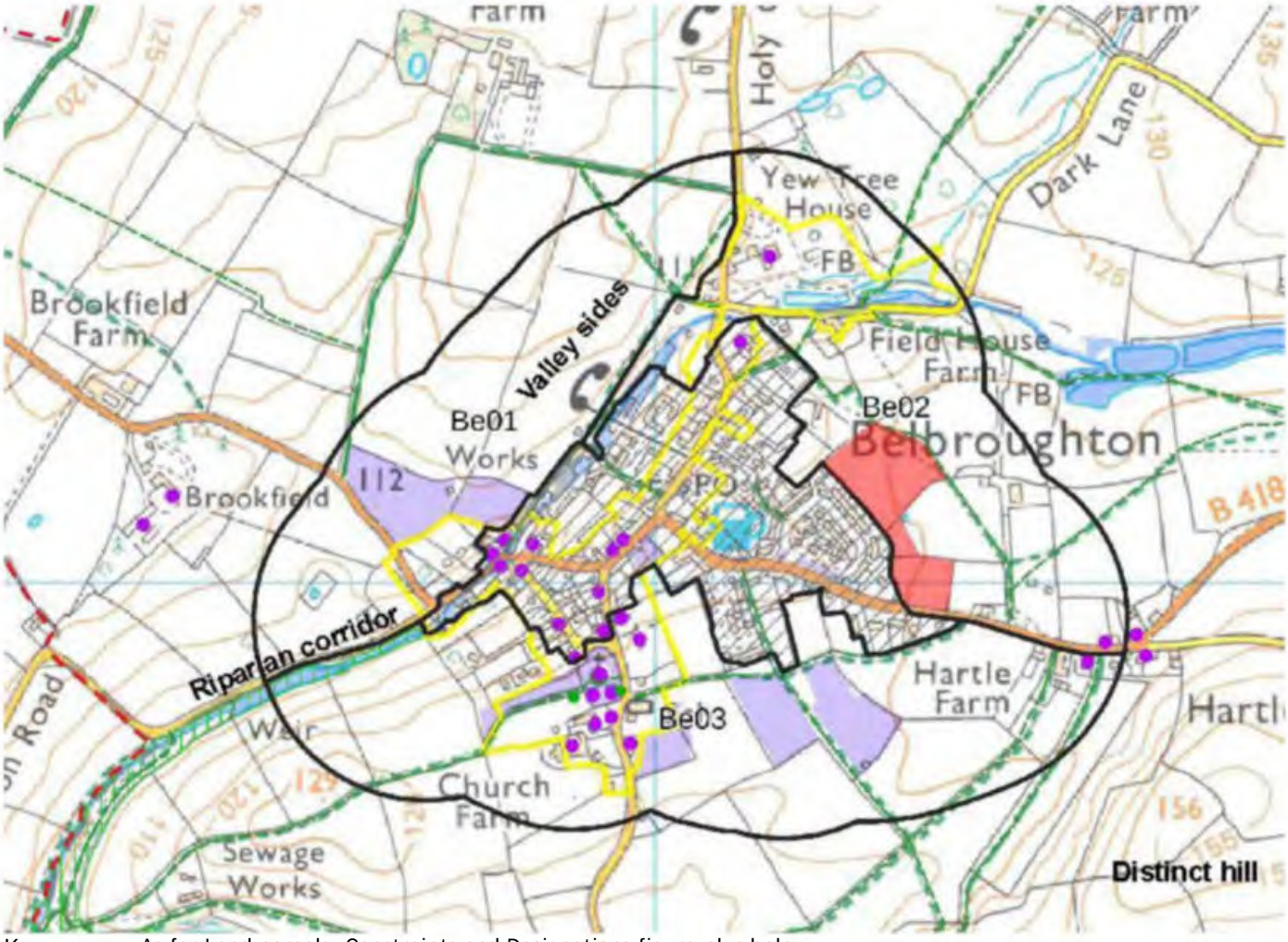
Settlement Sensitivity Summary: Belbroughton

Summary

The small historic settlement of Belbroughton lies on rising land to the south and east of Barnett Brook which was the focus of its industrial past. There is a large Conservation Area running through the settlement from the area around the listed Church of the Holy Trinity to the south through to the listed Yew Tree House to the north, directly abutting open countryside to the north, south and west. There are fine views across the valley towards listed Brookfield House on rising valley sides to the west of the brook which acts as a strong buffer and edge to the settlement. 20c housing estates have expanded to the south east on gently sloping land which has attractive views to hills to the south and south east.

Sensitivity to housing is considered high/medium to the south and north west and medium to the north east. There is an opportunity north west of the late twentieth century housing, possibly linked to a site on the B4188. This would need to be carefully designed and mitigated as set out in the detailed assessment.

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



Key

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

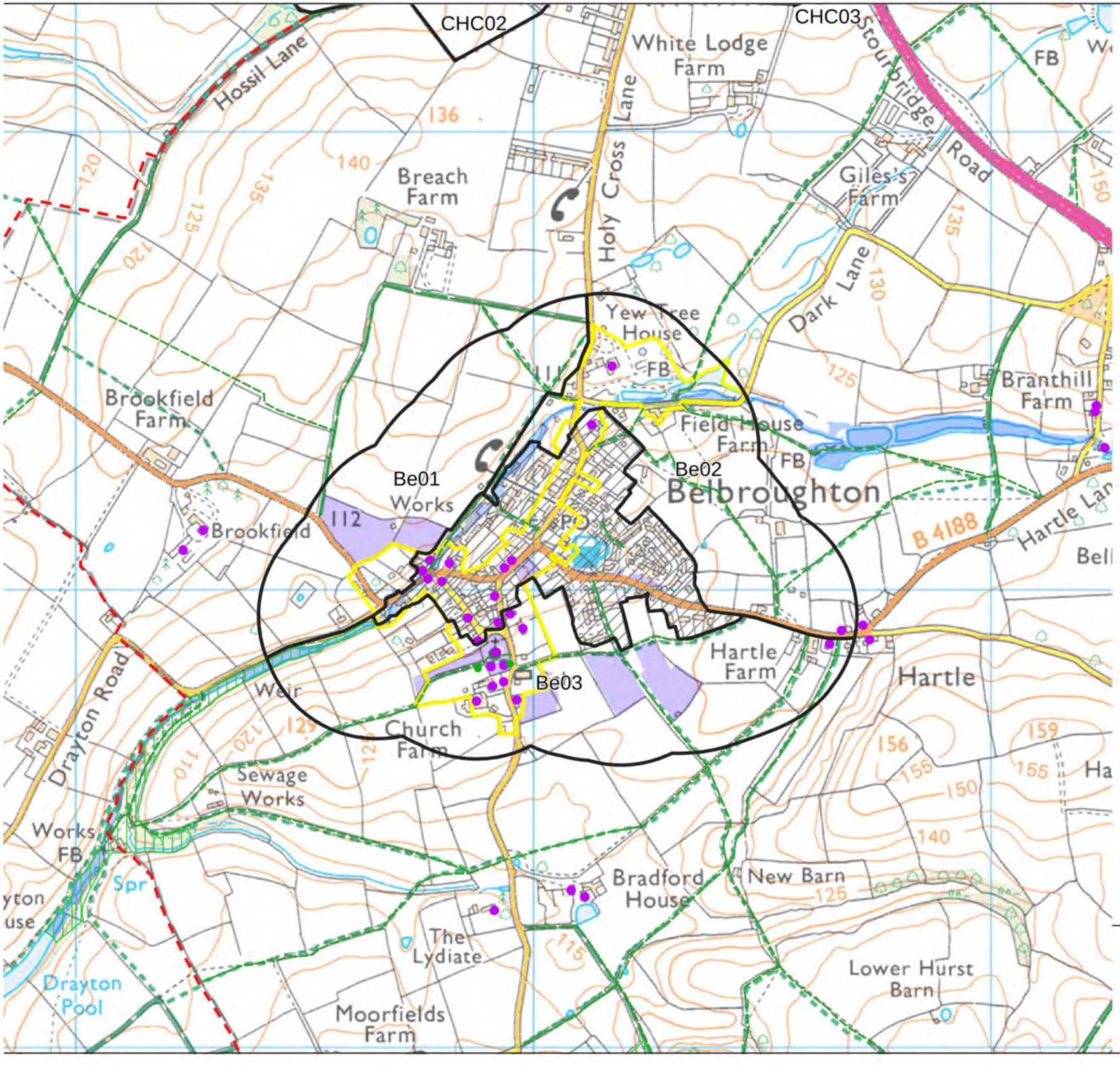
Opportunity for Housing

View north west across Barnett Brook valley towards Brookfield House (Be03 towards Be01).

View south of the settlement towards hills Be03).

View north east towards Yew Tree House entrance Be01).

View north from the north eastern settlement edge towards the Conservation Area around Field House Farm Be02).

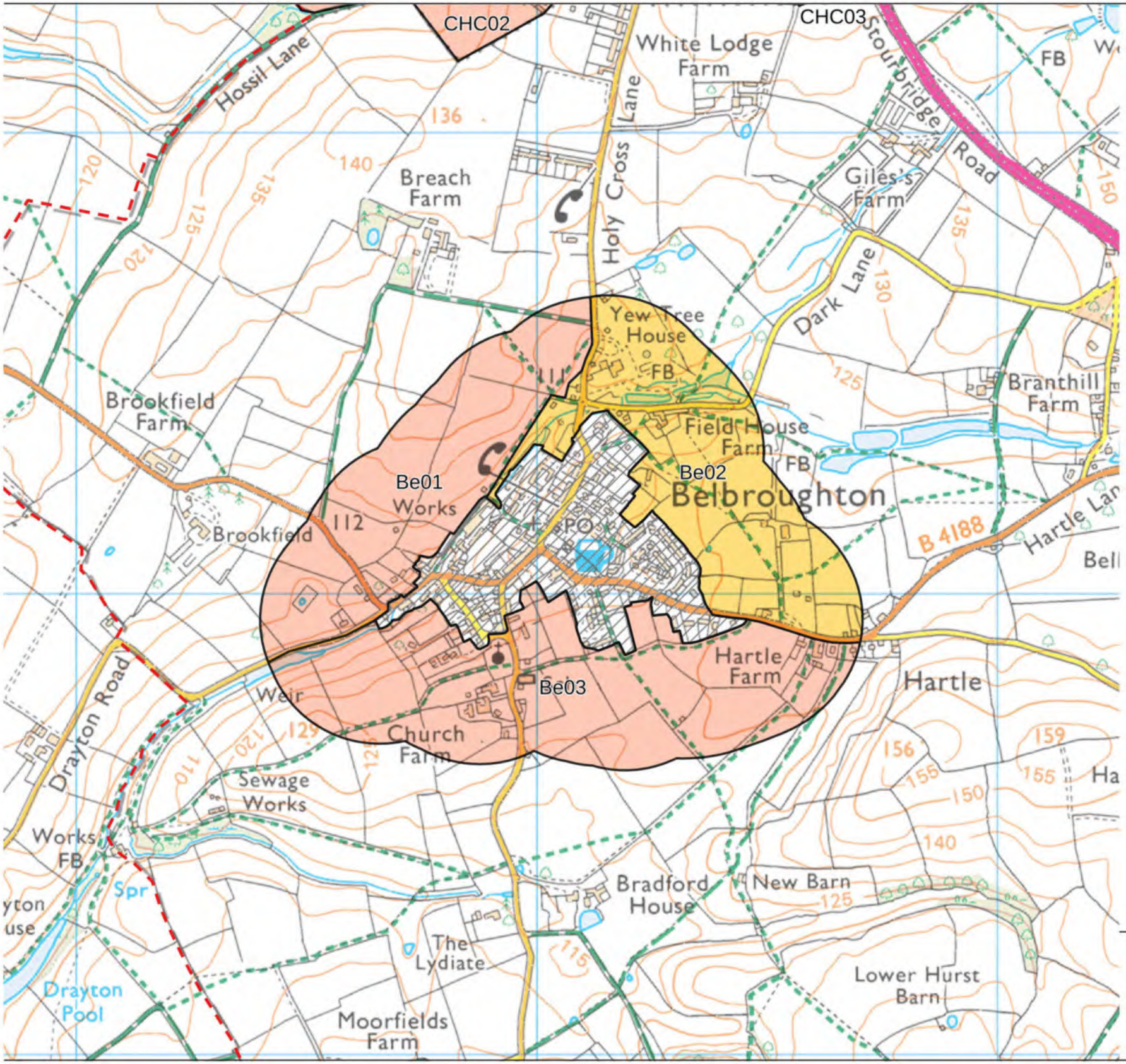


© Crown copyright and database rights
2022 OS 100023519 and 0100031673

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

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

Belbroughton
Land parcels, Constraints and Designations

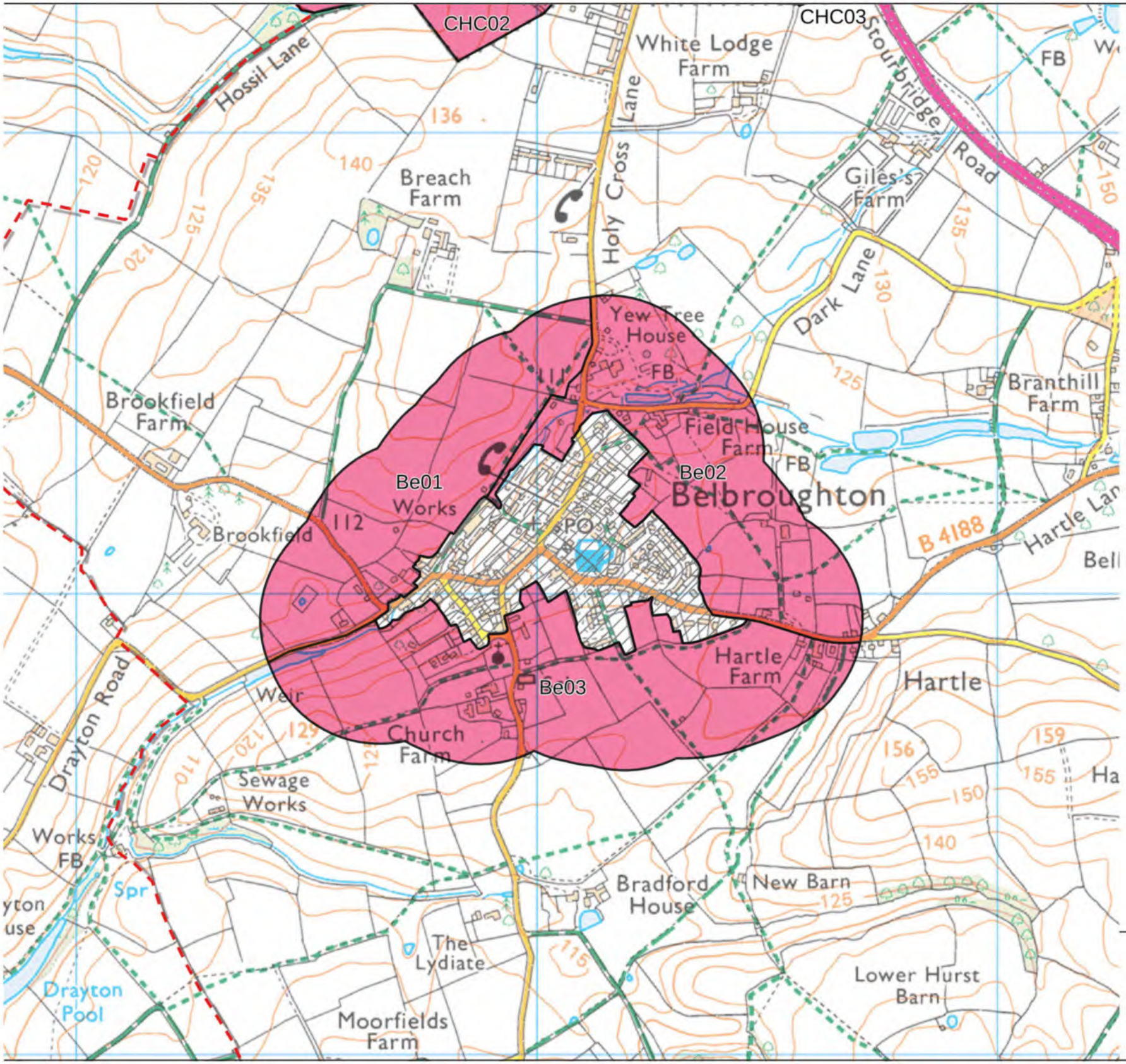


© Crown copyright and database rights
2022 OS 100023519 and 0100031673

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

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

Belbroughton
Settlements: Sensitivity to Housing



© Crown copyright and database rights
2022 OS 100023519 and 0100031673

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

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

Belbroughton
Landscape sensitivity to employment use

Land Cover Parcel No.	Be01

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in parkland associated with listed Brookfield to the south, Belbroughton Conservation Area, the Local wildlife site associated with Barnett Brook along south eastern boundary, parkland trees, the mix of trimmed and outgrown hedgerows with some hedgerow trees and access provided by four PROWs, some of which link into the settlement. Landscape susceptibility to housing lies in the clear separation of the majority of the settlement from the parcel by the well wooded streamline, the steep slopes close to the watercourse and the more open slopes further up the valley side, the relationship with the parkland and listed building at Brookfield. Visual susceptibility to housing lies in the views across the parcel from PROWs on this side and on the opposite side of the valley, from Brookfield and residents in the Conservation Area and the B4188 and Holy Cross Lane road approaches. The parcel is sensitive to housing. Sensitivity to employment use is greater due to the separation from the settlement and its rural, valley slope character as well as the relationship with the parkland and Conservation Area.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	H/M	Belbroughton Conservation Area extends for a short distance adjoining roadway beyond stream on western side of village.
Natural heritage	H/M	Hoo and Barnett Brook Local Wildlife Site along south eastern boundary of parcel. Mix of trimmed and outgrown hedgerows with some hedgerow trees bounding mixed pasture and arable to the north and parkland trees to the south.
Cultural heritage	H/M	Parkland associated with listed Brookfield to the south separated from small to medium regular fields derived from planned enclosure to the north by Belbroughton cricket pitch. Belbroughton Conservation Area extends into the southern edge of the parcel.
Distinctiveness	H/M	Brookfield and associated parkland is a distinctive feature and the valley sides falling towards the settlement also have a strong sense of place.
Perceptual	M	
Scenic factors		Attractive views along the valley and towards Brookfield.
Tranquillity		B4188 to south and lane to north. Settlement edge apparent in trees. Four PROWs.
Recreational and functional	M	
Recreational		Four PROWs and a private cricket ground.
Functional		Brook, trimmed and outgrown hedgerows with some hedgerow trees and parkland trees to the south contribute to GI.
Condition	M	Some hedgerows poorly managed and gappy but others are well managed.
Associations		-

Summary evaluation of overall value		**M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Valley sides increasing in gradient towards the north.
Presence of water		Barnett Brook to the south east adjacent to the parcel and small pond in parkland.
Cultural factors	H/M	
Historic field/land use pattern		Parkland, small to medium regular fields derived from planned enclosure and cricket pitch.
Settlement pattern		Vernacular settlement edge dwellings in large gardens.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Brook, trimmed and outgrown hedgerows with some hedgerow trees and parkland trees to the south contribute to GI.
Amenity- presence of footpaths/recreation corridors		Four PROWs.
Functional relationship between the area and the settlement/key features		PROWs connect area to the settlement.
Perceptual factors	M	
Scale		Medium scale landscape.
Enclosure		Enclosure to the south east and south west becoming more open up slopes.
Skyline		Upper slopes form local skyline.
Landmarks/features		Brookfield visible across parts of parcel.
Detractors		-
Settlement edge character		Mostly hidden by tree cover along streamline, with houses in large plots and cricket club beyond stream at south western end of village.
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	Moderate to high intervisibility with adjoining parcels.
Key views	M	Possible oblique views from Brookfield.
Key receptors		
Residents- rural/semi-rural	H/M	Restricted views from rural dwellings.
Residents-urban/suburban edge	H/M	Limited views from adjoining settlement edge.

Promoted trails		-
Public rights of way	H/M	From footpaths running through and around the area.
Access/common land		-
Cycleways		-
Roads	M	Restricted 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:

Opportunities and potential for landscape mitigation where appropriate:

Land Cover Parcel No.	Be02

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	Medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the Belbroughton Conservation Area and its setting with associated parkland and post-Medieval nucleated settlement, Yew Tree House listed building and a listed barn in Hartle, strong tree cover to the north along Barnett Brook riparian corridor with associated lakes, the attractive views to the north and the five PROWs. The landscape susceptibility to housing lies in the discreet dispersed traditional settlement form in the valley to the north with associated slopes and skyline, the waterbodies, the tree cover and hedges, the openness of the horse pastures north of the B4188 and the role of area separating Belbroughton from Hartle. The visual susceptibility to housing lies in views from the Conservation Area, from PROWs, adjacent residents and road users on the approaches to the village. The main sensitivity to housing development is to the north although there is also a need to avoid linking Belbroughton with Hartle to the south. There is an opportunity for housing in the sawmill site and in the field north east of Woodgate Way. These may be linked but care is needed to implement woodland screening to the east. The sensitivity to employment use is greater due to the rural character of the settlement and its setting and relationship with residential properties.

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	H	Belbroughton Conservation Area partly in the parcel to the north.
Natural heritage	H/M	Strong tree cover to the north along Barnett Brook riparian corridor with associated lakes, parkland and improved grassland, few outgrown hedgerows with some trees to the south enclosing a series of fenced horse pastures.
Cultural heritage	H/M	Belbroughton Conservation Area with associated parkland and post-Medieval nucleated settlement, Yew Tree House listed building and Springtree just outside the area to the north west and listed buildings in Hartle to the south east eg a barn, and post-war mainly regular paddocks derived from piecemeal enclosure between the Conservation Area and B4188.
Distinctiveness	H/M	Conservation Area and valley side setting centred on distinctive Yew Tree House, associated buildings and watercourse.
Perceptual	H/M	
Scenic factors		Attractive views in Conservation Area and associated valley slopes to the south.
Tranquillity		B4188 to the south/Holy Cross Lane and Dark Lane to the north. Built form to the rear of Woodgate Way, some interrupted linear incremental development along the B4188 to Hartle. Five PROWs crossing the area.
Recreational and functional	M	
Recreational		Five PROWs parallel to the settlement and linking into countryside.
Functional		Strong tree cover to the north along Barnett Brook riparian corridor with associated lakes, floodplain and parkland with a few outgrown hedgerows with

		some trees to the south contributing to potential GI.
Condition	M/L	Poor condition outgrown hedgerows to south.
Associations		N/A
Summary evaluation of overall value		**H/M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Distinct valley to the north, and to the south- gently crowned land sloping towards the settlement.
Presence of water		Barnetts Brook to the north.
Cultural factors	H/M	
Historic field/land use pattern		Parkland and gardens to the north and post-war mainly regular paddocks derived from piecemeal enclosure to the south.
Settlement pattern		Settlement edge houses in large gardens to the north and south and post-war settlement expansion and small sawmill to the west of parcel.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Strong tree cover to the north along Barnett Brook riparian corridor with associated lakes, floodplain and parkland with a few outgrown hedgerows with some trees to the south contributing to potential GI.
Amenity- presence of footpaths/recreation corridors		Five PROWs crossing the area parallel to the settlement and linking the settlement into the wider countryside.
Functional relationship between the area and the settlement/key features		PROWs link into the settlement and role of area separating Belbroughton from Hartle.
Perceptual factors	H/M	
Scale		Small scale to the north and medium to the south.
Enclosure		Enclosed to the north and more open to the south.
Skyline		Upper valley sides form skyline when viewed from Dark Lane looking south.
Landmarks/features		Yew Tree House and brick building on Dark Lane.
Detractors		Sheds/associated storage north of Heart Hyli and Woodgate Way.
Settlement edge character		Traditional dispersed settlement to the north and settlement expansion to the south.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Settlement well integrated by landform and vegetation except Woodgate Way housing.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility	M	Some intervisibility to the countryside to the east.
Key views	H/M	From Conservation Area and PROWs to the south.
Key receptors		
Residents- rural/semi-rural	H	Some views from dwellings outside the main settlement to the north and south.
Residents-urban/suburban edge	H/M	From Woodgate Way.
Promoted trails		N/A
Public rights of way	H/M	Five PROWs.
Access/common land		N/A
Cycleways		N/A
Roads	M	B4188, Dark Lane and Holy Cross Lane.
Summary evaluation of visual susceptibility		**M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

There is an opportunity for housing in the sawmill site and in the field north east of Woodgate Way. These may be linked but care is needed to enhance field boundaries and implement additional woodland screening to the east, both as part of public GI, to avoid wider views. It is also important that any development is well located and screened to avoid effects on the landscape setting of the Conservation Area. No built development should occur on the north eastern part of the field north of the PROW.

Opportunities and potential for landscape mitigation where appropriate:

As above.

Land Cover Parcel No.	Be03

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value of the area lies in the distinctive Belbroughton Conservation Area and associated listed buildings including the church, Hartle Farmhouse listed building, Local Wildlife site along Barnett Brook riparian corridor and floodplain, a mix of outgrown and trimmed hedgerows, and across the Barnett Brook Valley, fine views to south to hilly countryside and the PROWs and allotments. The landscape susceptibility to housing lies in the openness to the south, the relationship with the traditional settlement with the landmark church spire, the distinctive slopes and skyline ridge to the west and the role separating settlement from Hartle. The visual susceptibility to housing lies in views from PROWs and houses both in and outside the Conservation area and from the approach roads particular from the south and east. Overall the area is considered to be sensitive to housing development which would become intrusive if it extended to the south/ south east or west of the existing settlement edge and potentially compromise the setting and character of the Conservation Area. The sensitivity to employment use is greater due to the rural character of the settlement and its setting and relationship with residential properties.

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	H	Belbroughton Conservation Area.
Natural heritage	H/M	Local Wildlife site and strong tree cover to the north west along Barnett Brook riparian corridor, a mix of outgrown and trimmed hedgerows with very few trees in the countryside enclosing mainly arable fields with some horse pasture, well treed large gardens and veteran trees in churchyard to the west and a community orchard.
Cultural heritage	H/M	Belbroughton Conservation Area and associated listed buildings including the church, Hartle Farmhouse listed building and a mix of regular and irregular fields derived from planned enclosure.
Distinctiveness	H/M	Highly distinctive Conservation Area with church and singular dwellings.
Perceptual	H/M	
Scenic factors		Attractive views within the Conservation Area and to the west along and across the Barnett Brook Valley, and fine views to south to hilly countryside.
Tranquillity		B4188 to the east and minor road to the west. Built form generally very well integrated by hedgerows garden vegetation. Five PROWs.
Recreational and functional	M	
Recreational		Five PROWs, sports club and well used allotments.
Functional		Strong tree cover to the north along Barnett Brook riparian corridor with associated floodplain and outgrown and trimmed hedgerows with some trees tand orchard contributing to potential GI.

Condition	H/M	Good condition hedgerows.
Associations		N/A
Summary evaluation of overall value		**H/M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Steep valley slopes to the west, and gently sloping ground towards the south elsewhere.
Presence of water		Barnett Brook
Cultural factors	H/M	
Historic field/land use pattern		Mix of regular and irregular fields derived from planned enclosure, with small paddocks and large gardens associated with the settlement to the west.
Settlement pattern		Nucleated cluster of the historic settlement and larger houses to the west, all well integrated by vegetation and trees and 20c housing expansion to the east bounded by hedges and recreational uses.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Barnett Brook floodplain and riparian corridor and a mix of outgrown and trimmed hedgerows with very few trees potentially contribute to GI. Role separating settlement from Hartle.
Amenity- presence of footpaths/recreation corridors		Five PROW and, well used allotments and sports facilities to the south of the settlement.
Functional relationship between the area and the settlement/key features		As above.
Perceptual factors	H/M	
Scale		Medium to small scale against the settlement.
Enclosure		Relatively open.
Skyline		Upper valley sides/minor ridge top to the west form skyline when viewed from north.
Landmarks/features		Church spire and related Conservation Area buildings.
Detractors		None.
Settlement edge character		Nucleated cluster of the historic settlement and larger houses to the west, all well integrated by vegetation and trees and 20c housing expansion to the east bounded by hedges and recreational uses.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		As above.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	Moderate intervisibility of settlement with landscape to the south and also to the north from the western part of the area.
Key views	H/M	From PROWs mainly, also Brookfield House.
Key receptors		
Residents- rural/semi-rural	H	From Brookfield House to the north west, from Hartle and some dwellings to the south.
Residents-urban/suburban edge	H	From some residents in the Conservation Area as well as from other parts of the settlement edge.
Promoted trails		N/A
Public rights of way		Five PROWs.
Access/common land		N/A
Cycleways		N/A
Roads	M	B4188 approach from east and minor road approaches to the south.
Summary evaluation of visual susceptibility		**H/M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Opportunities and potential for landscape mitigation where appropriate: