Settlement Sensitivity Summary: Redditch

Summary

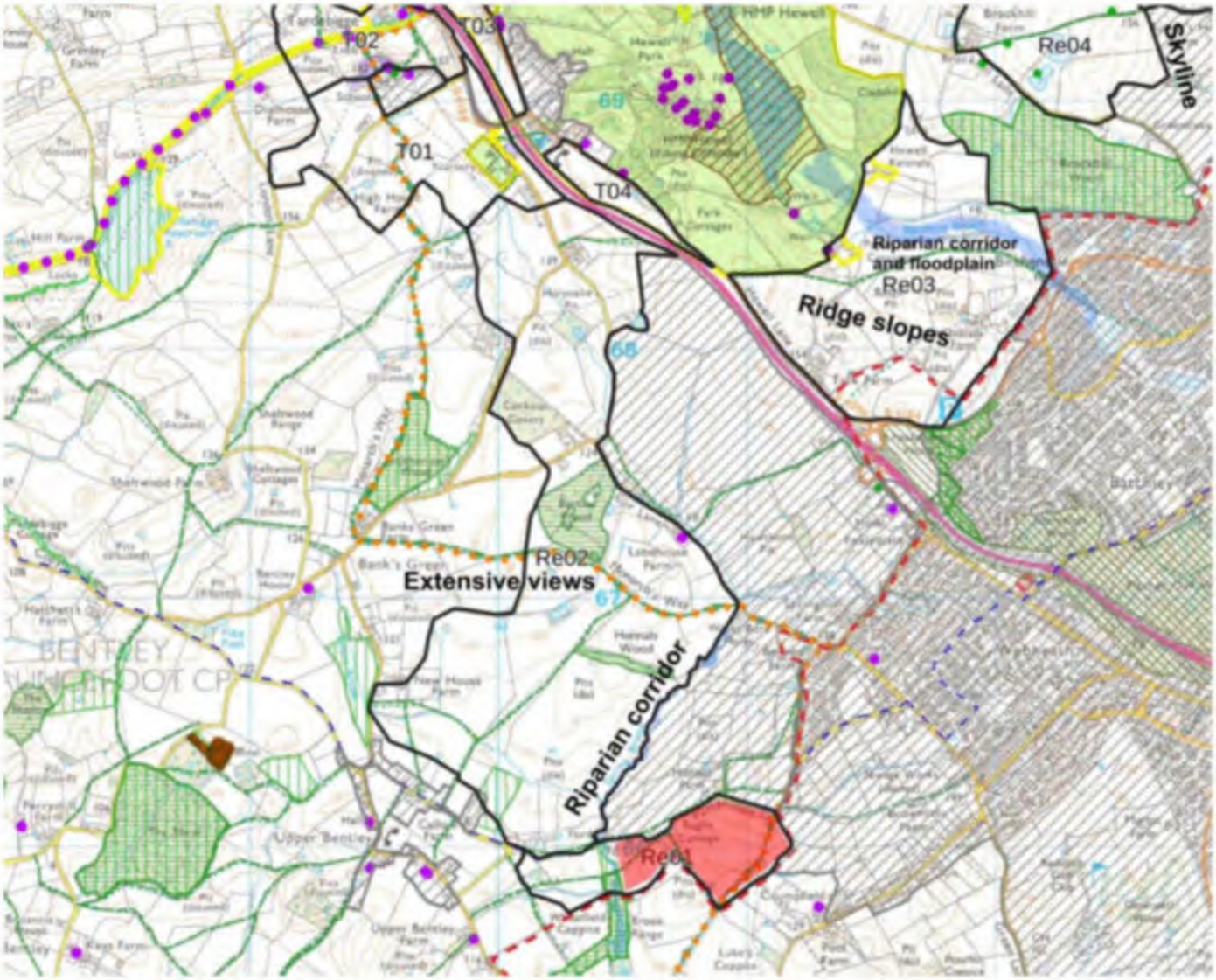
Redditch is a new town which has been designed in accordance with a masterplan with well defined areas of housing, employment, retail, community and sports facilities and strong green corridors focused on the river valleys such as the River Arrow and the Dagnell Brook.

The northern edges of the settlement east of the River Arrow are well contained and integrated by strong mature planting, sometimes along peripheral roads, and by established open space including the Abbey Hotel Golf and Country Club. To the north east, Beoley Hill is prominent with its scheduled monument Motte and listed church and other buildings. The topography rises further east becoming more pronounced towards Branson's Cross. Beoley Conservation area is separated from Redditch by a narrow green buffer. Employment use has expanded to the north east rising up the lower slopes, including a very large development for Amazon.

The northern edges of the settlement west of the River Arrow are now being transformed by a major urban extension under construction and rising up the slopes of Butler's Hill and Lowan's Hill. This is constrained by landfill north of Weights Lane and by the ancient woodlands of Butler's Hill Wood and Brockhill Wood with veteran trees in the intervening gap. To the north west, Hewell Grange registered historic park and garden is separated from the relatively well contained settlement by Batchley Brook valley and rising rolling countryside. West of the A448, a further major urban expansion has been permitted on the slopes falling from the A448 Bromsgrove Highway to Spring Brook and its tributaries. Open gently rolling countryside with various ancient woodlands such as Bartles Wood extends to the west.

Sensitivity to housing is considered high on Beoley Hill, east of Hewell Grange and between the ancient woodlands of Butler's Hill Wood and Brockhill Wood. Sensitivity is considered to be high/medium to the north and north-east of the settlement due to the well-defined and integrated edge of the existing settlement, the character of the River Arrow and Dagnell Brook valleys continuing the open space corridors into the town, and the character of the intervening areas. The open landscape with its ancient woodlands and rolling character to the west of the proposed urban extension is also considered to be high/medium sensitivity. The only opportunities for housing are considered to be to the south west of the Foxlydiate urban extension in Re01 east of Spring Brook and north of the Brockhill urban extension in Re05 on and around the landfill if this is considered safe and viable.

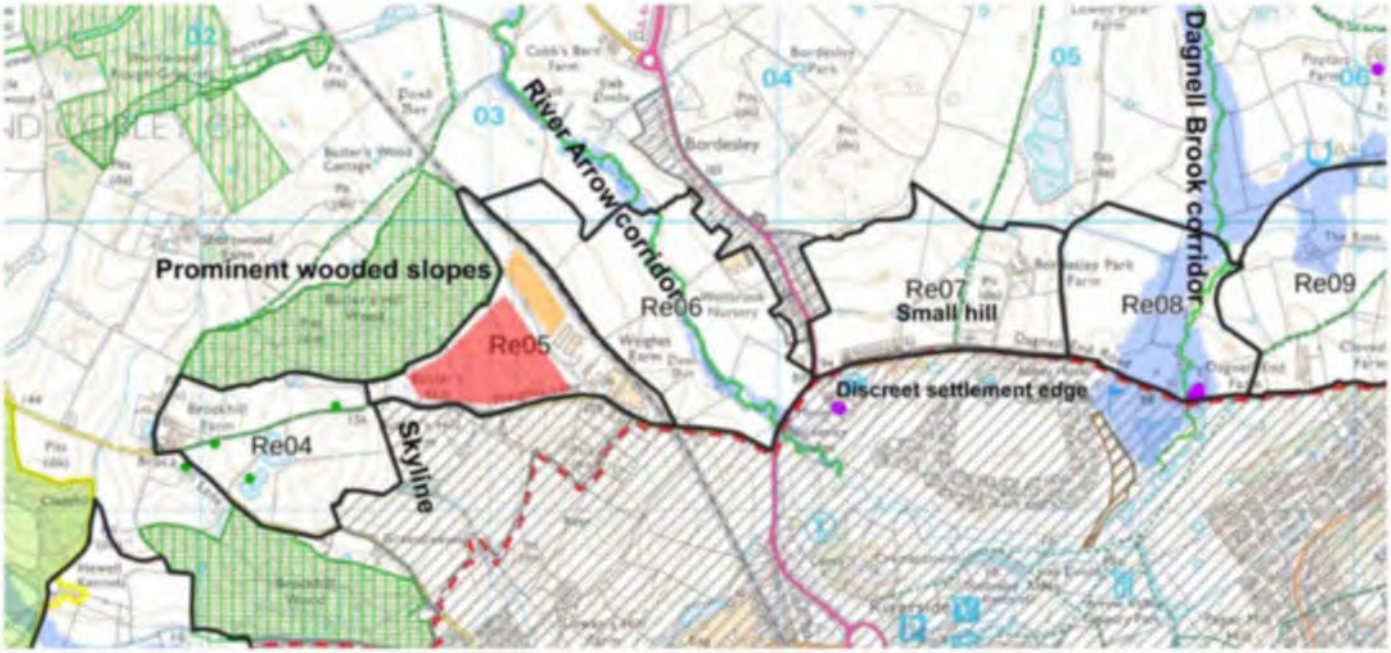
Sensitivity to employment use is considered high in all areas around the settlement except for two land parcels. There is some potential on the remaining lower slopes adjacent to the existing employment buildings in Re11, subject to maintaining the separation with Holt End and the layout and mitigation measures set out in the detailed assessment. There is also limited small scale potential on Re05 east of the landfill if this is considered safe and viable.



Key

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

Opportunity for Housing

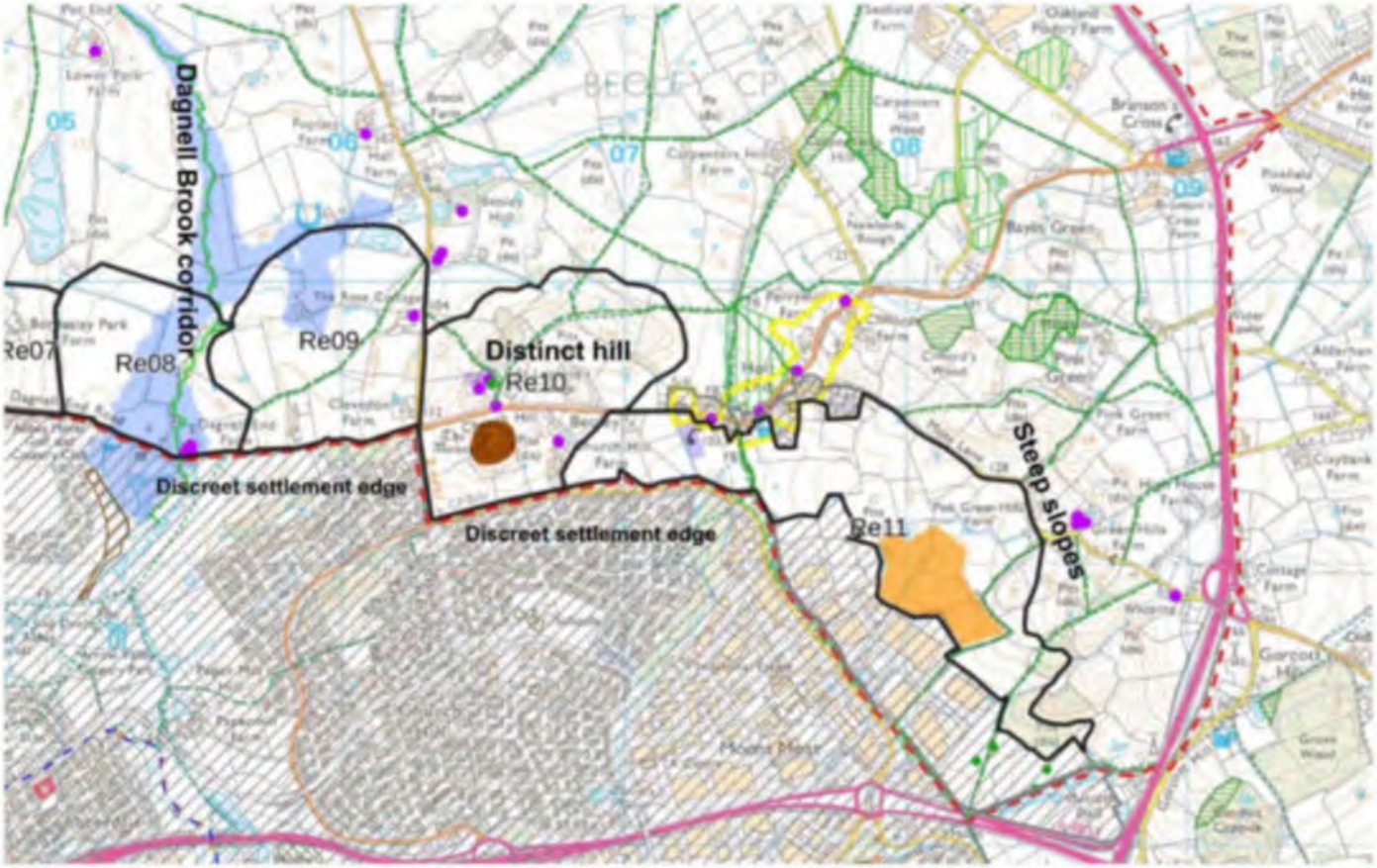


Key

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

Opportunity for Housing

Opportunity for Employment use



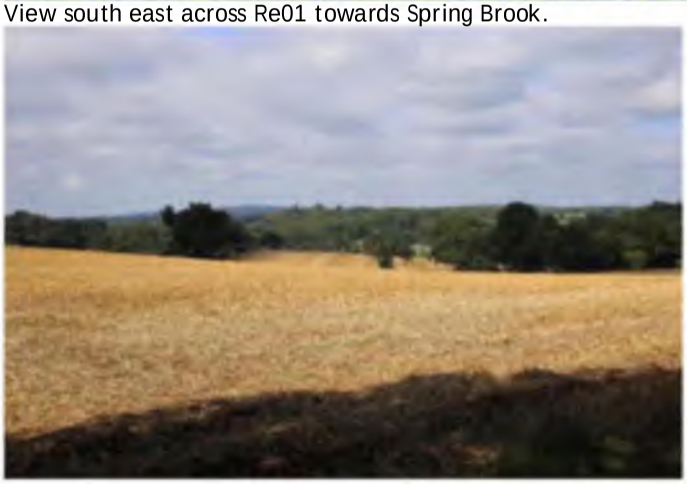
Key

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

Opportunity for Employment use

View south east across Re01 towards Spring Brook.

View north east across Re02 showing rural character.



View north across Re03 towards Brockhill Wood.

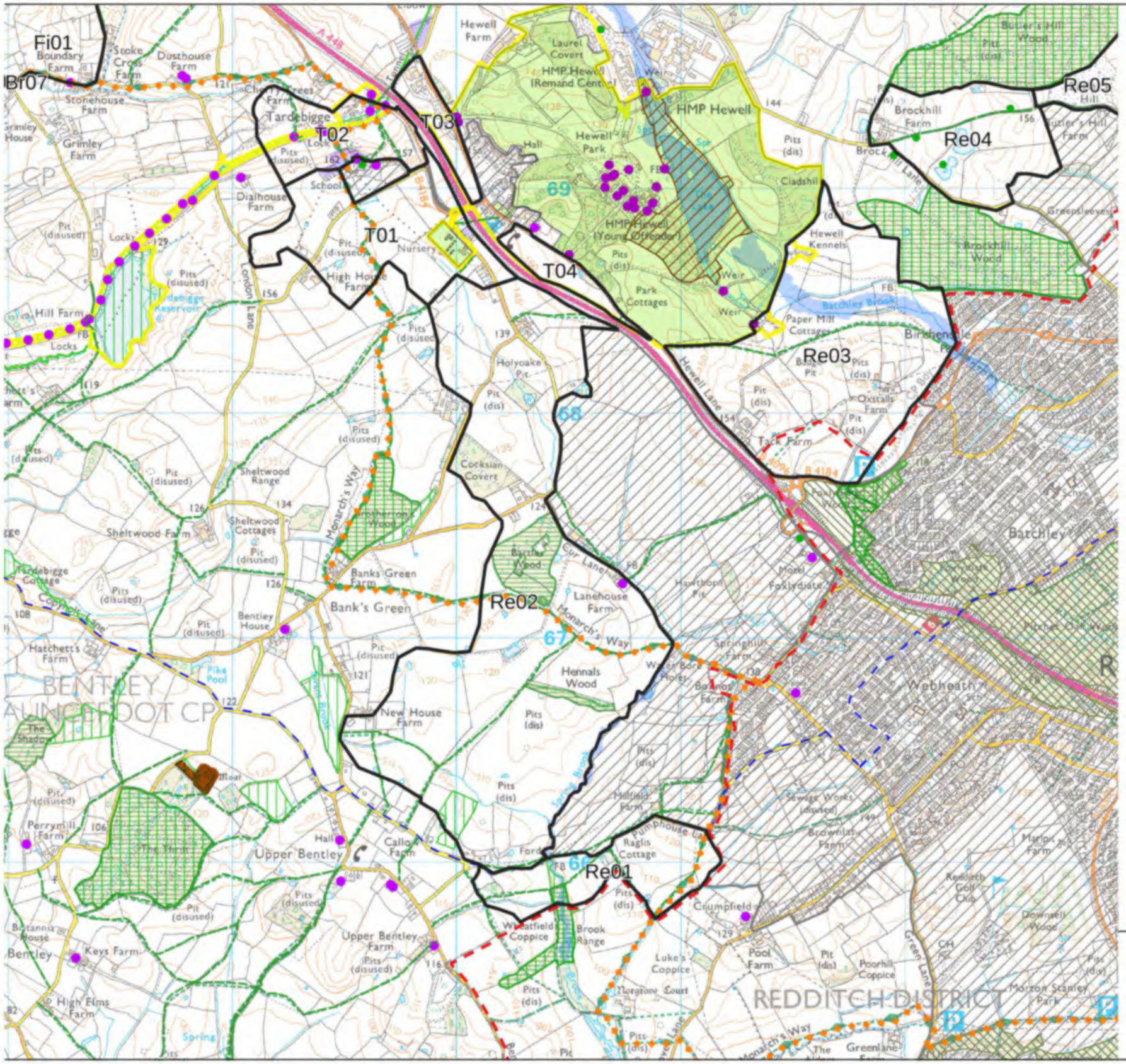
View along Batchley Brook in Re03 towards Hewell Grange

View east towards Butler's Hill skyline with veteran oak (Re04).

View north along River Arrow valley (Re06).

View north across undulating landscape in Re07.

View east across lower slopes of Re11 to employment uses on edge of Redditch.



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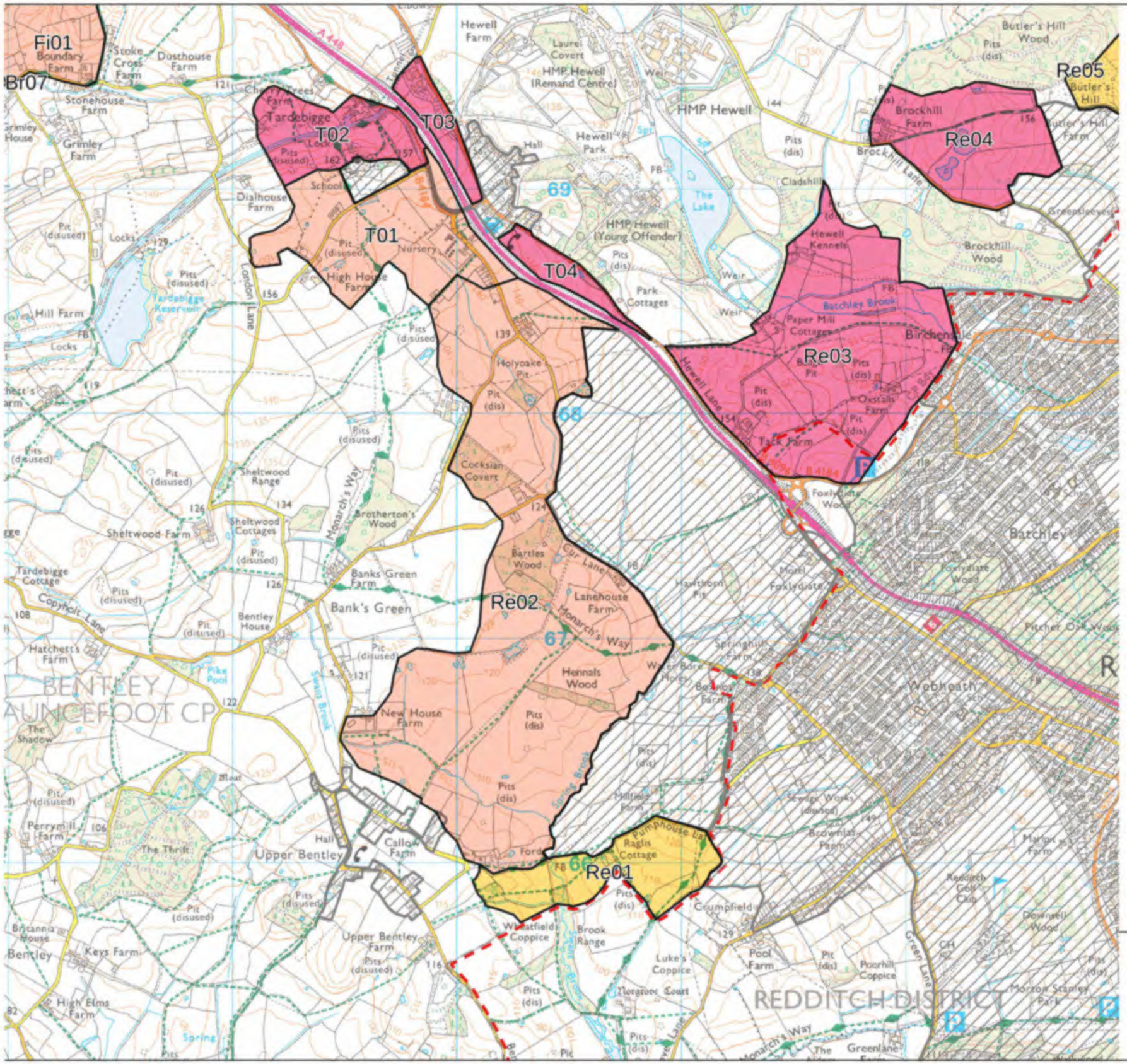
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Redditch west fringes
Land parcels, Constraints and Designations



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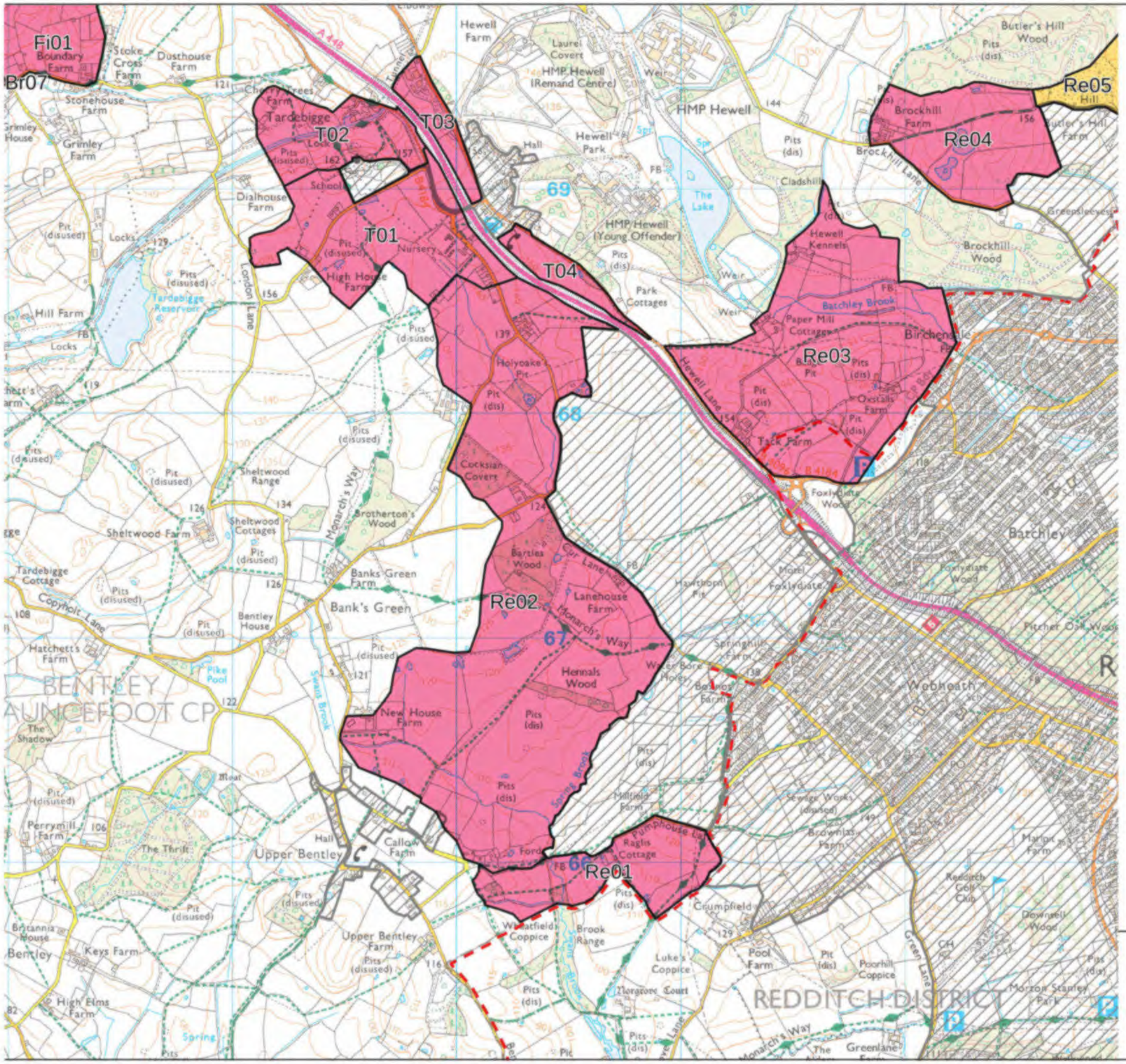
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Redditch west fringes
Settlements: Sensitivity to Housing



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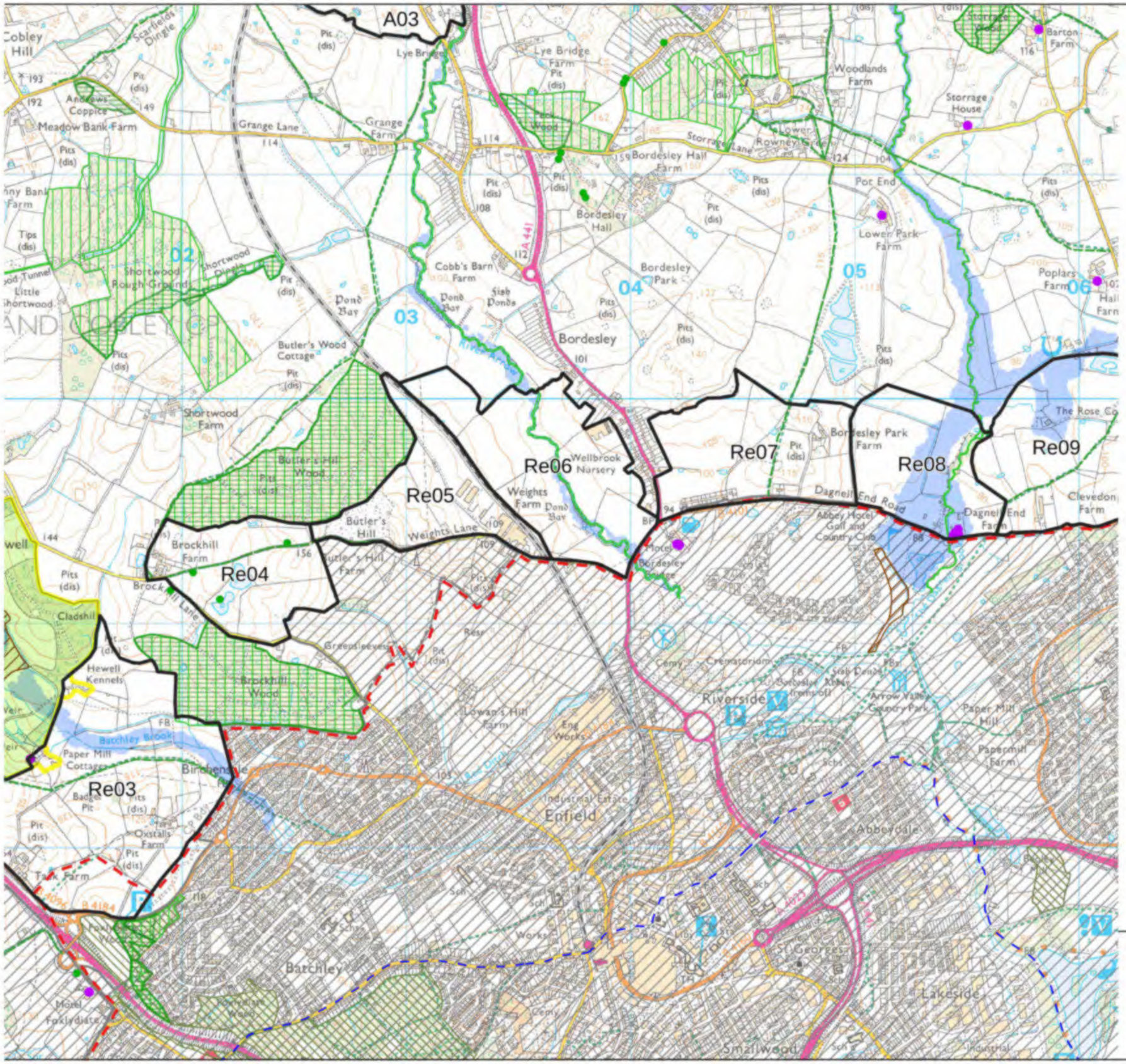
Client: Bromsgrove District Council

Redditch west fringes
Landscape sensitivity to employment use



KEY

- District Boundary
- Land Parcels
- Settlement development limits
- Ancient Woodland
- Ancient Veteran and Notable Trees
- Registered Historic Parks & Gardens
- Conservation Areas
- Listed Buildings
- Site of Special Scientific Interest
- Local Wildlife sites
- Local Nature Reserves
- Open Spaces
- Public rights of way
- National Cycle Route
- Flood Zone 3

N

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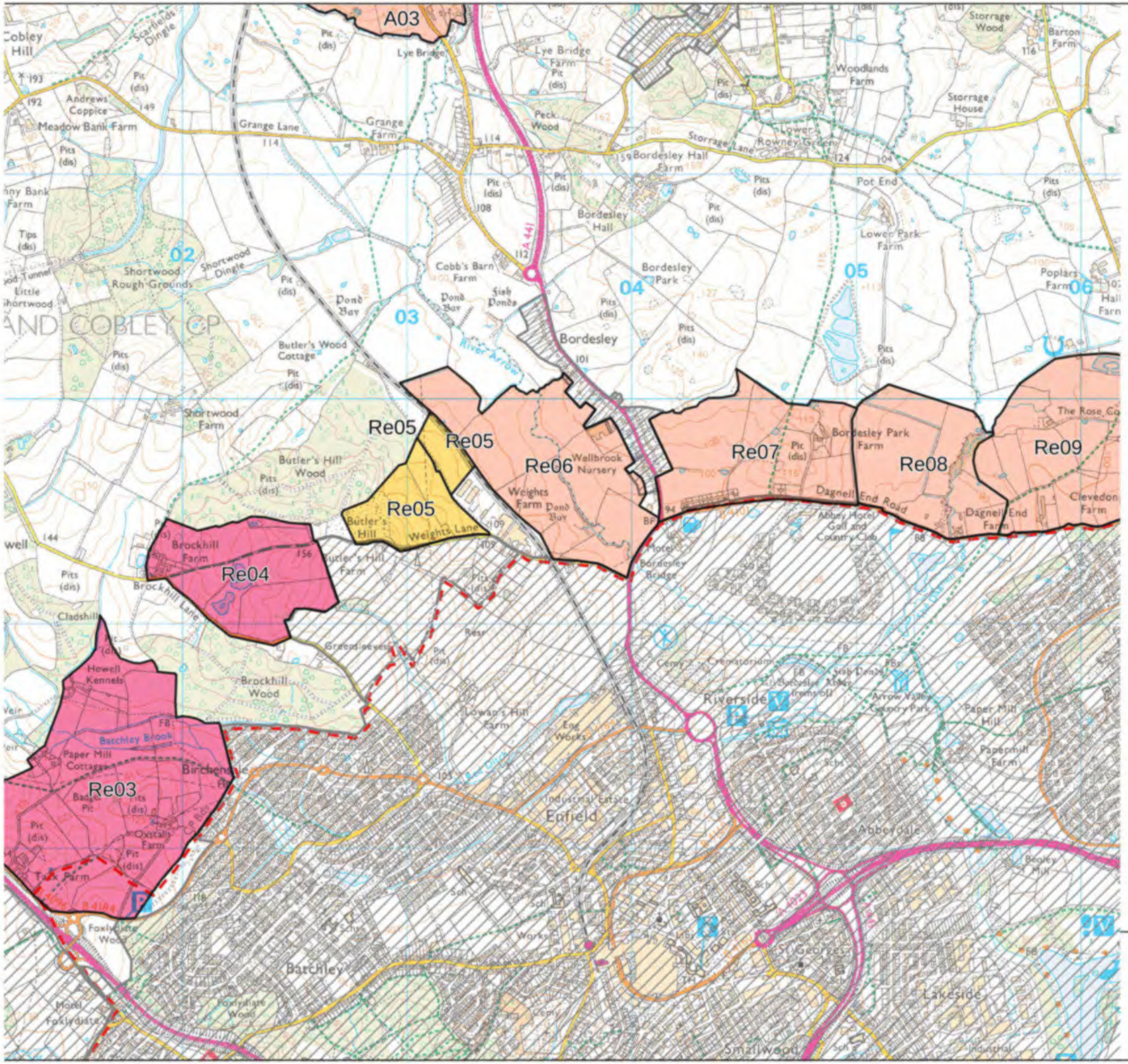
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Redditch north fringes
Land parcels, Constraints and Designations



KEY

- District Boundary
- Settlement development limits

Sensitivity to housing development

- High
- High/medium
- Medium

N

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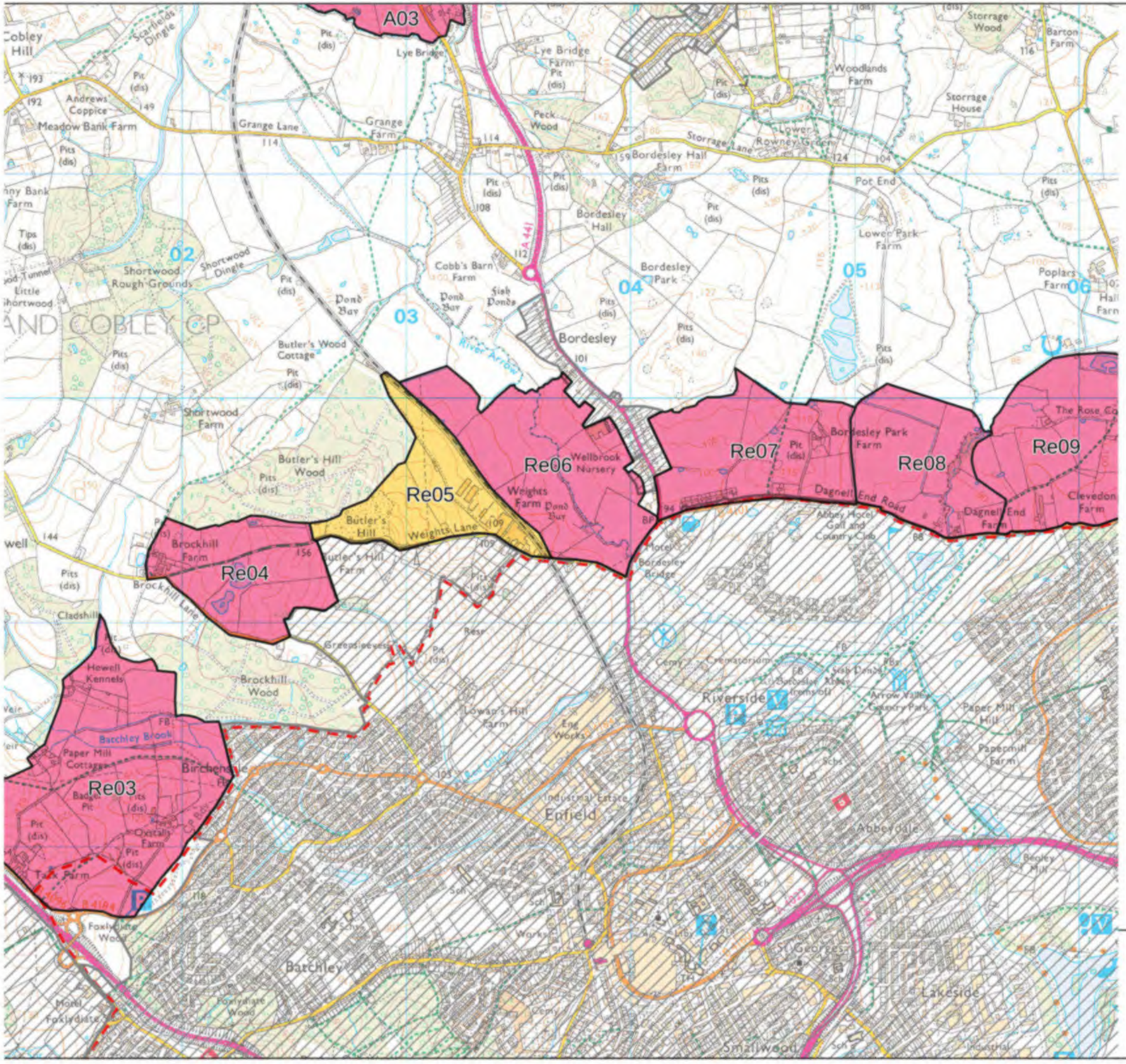
Client: Bromsgrove District Council

Redditch north fringes
Settlements: Sensitivity to Housing


A03
Re03
Re04
Re05
Re06
Re07
Re08
Re09
01
02
03
04
05
06
A441
Lye Bridge
Grange Lane
Grange Farm
Peck Wood
Bordesley Hall Farm
Bordesley Hall
Bordesley
Bordesley Park
Cobb's Barn Farm
Fish Ponds
Pond Bay
River Arrow
Storrage Lane
Lower Rowney Green
Woodlands Farm
Storrage Wood
Storrage House
Barton Farm
Pot End
Lower Park Farm
Poplars Farm
Andrews Coppice
Meadow Bank Farm
Scarfields Dingle
Shortwood Rough Grounds
Shortwood Dingle
Little Shortwood
Butler's Wood Cottage
Shortwood Farm
Butler's Hill Wood
Butler's Hill
Weights Lane
Weights Farm
Wellbrook Nursery
Bordesley Park Farm
Dagnell End Road
Dagnell End Farm
Clevedon Farm
The Rose Co
Abbey Hotel Golf and Country Club
Bordesley Bridge Motel
Brockhill Farm
Brockhill Lane
Brockhill Wood
Cladshill
Hewell Kennels
Batchley Brook
Paper Mill Cottage
Oxstalls Farm
Tank Farm
Foxlydiate Wood
Lowan's Hill Farm
Riverside
Arrow Valley Country Park
Paper Mill Hill
Papermill Farm
Enfield
Industrial Estate
Batchley
Abbeydale
Lakeside
St Georges
Smallwood
Cemy
Crematorium
Eng Works
Sch
Pits (dis)
Pit (dis)
Tips (dis)
Old Tunnel
FB
TH
Cemy
Works
Ind Estate
Industrial
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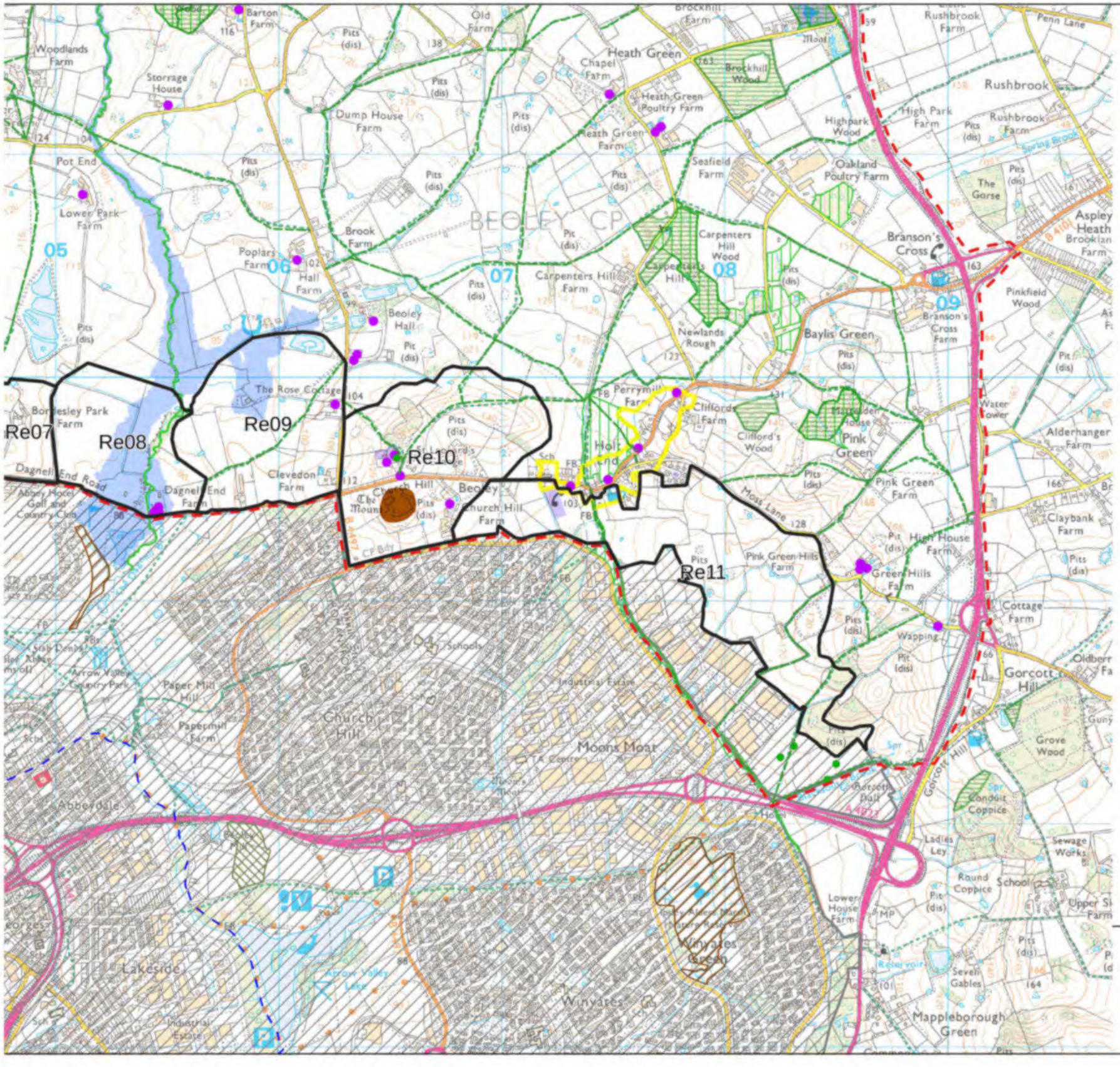

KEY

- 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
- Local Nature Reserves
- Open Spaces
- Public rights of way
- National Cycle Route
- Flood Zone 3

N

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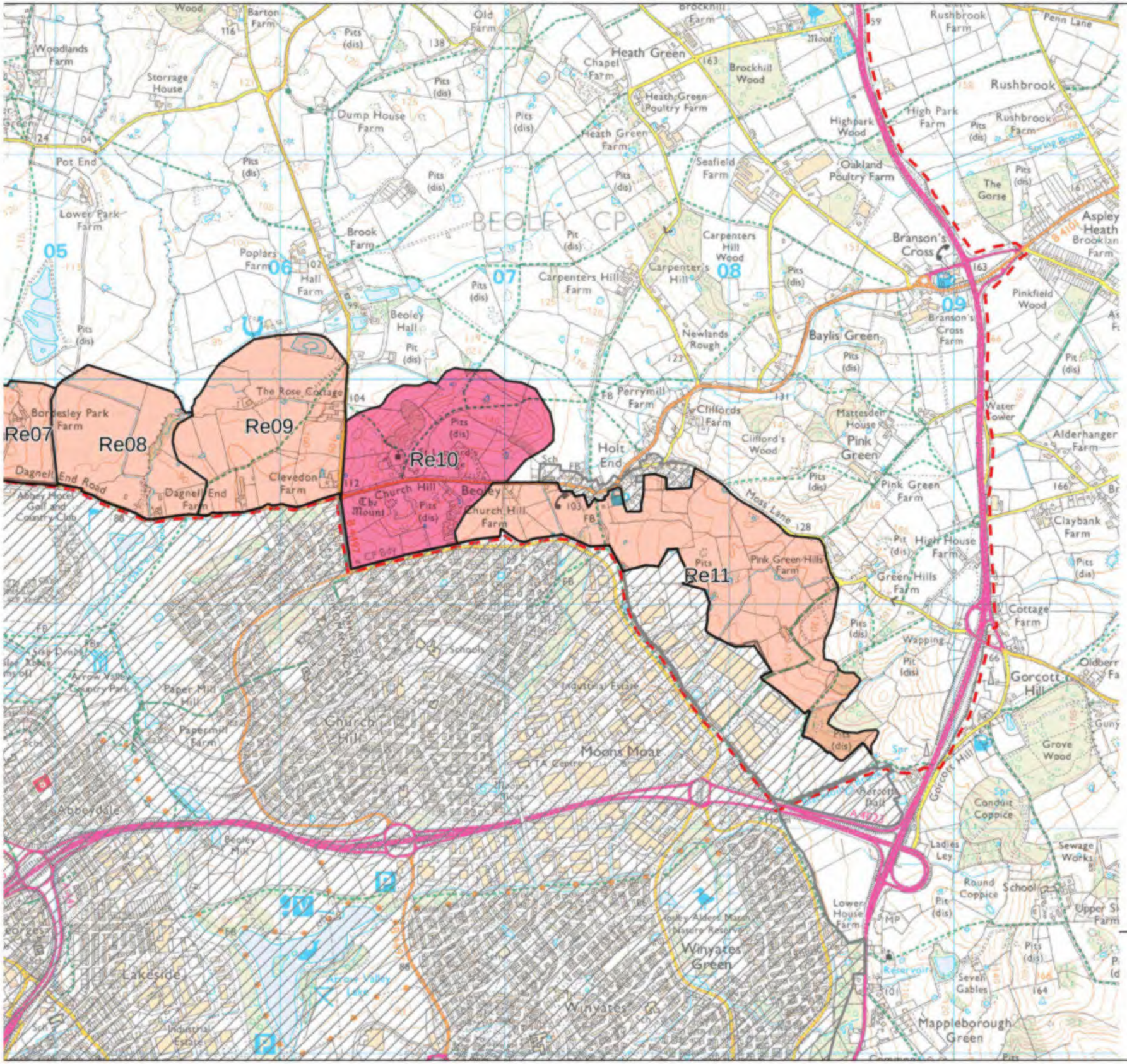
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Redditch north east fringes
Land parcels, Constraints and Designations



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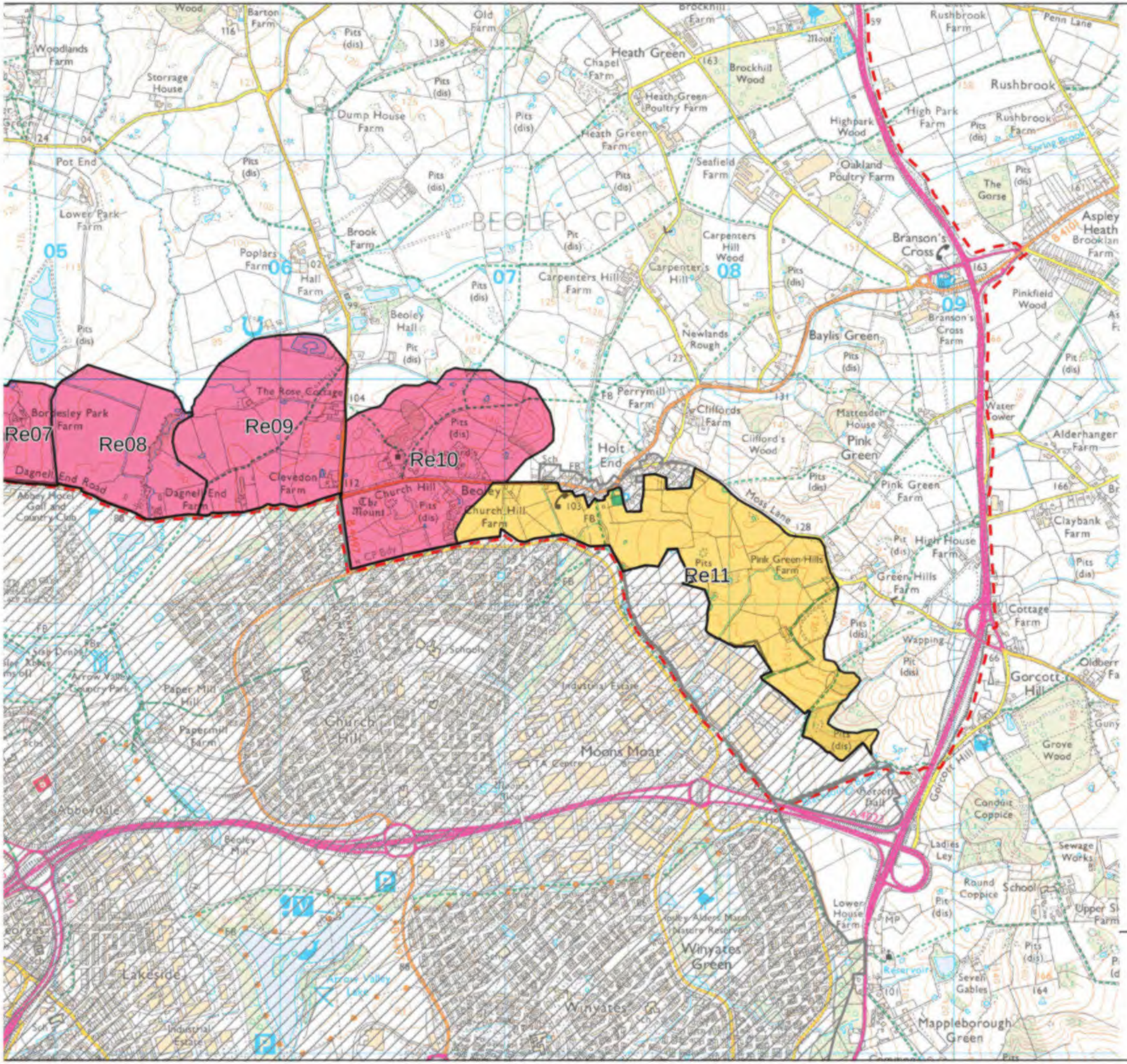
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Redditch north east fringes
Settlements: Sensitivity to Housing



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

Redditch north east fringes
Landscape sensitivity to employment use

Land Cover Parcel No.	Re01

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	Medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the Local Wildlife site along the Spring Brook corridor with its distinctive character, the remnant oaks and hedges, the function as recreational corridor both for the Monarch's Way, PROWs and National Cycle route, the attractive relationship between the open valley sides and the wooded floor and its current tranquillity. The landscape susceptibility to housing lies in the sloping valley sides which would expose housing to views, the presence of water in Spring Brook, the lack of settlement currently, its openness to the east, and its amenity through PROWs. Its visual susceptibility to housing lies in views from the Monarch's Way, the cycle route, PROWs and rural settlement. There is potential for views from Norgrove Court in winter to the south but this has not been verified due to the site visit in summer months. Overall, the parcel is sensitive to housing with its current character and receptors but there is a major allocation for housing to the north and east which will substantially change the baseline character. As such, housing development in the parcel may be considered in the long term. Spring Brook is a natural barrier and so any housing would need to protect this and enhance this and keep east of it. The susceptibility to employment is greater due to its highly rural character and sloping nature.

LANDSCAPE CHARACTER CONTEXT

National character area	Severn and Avon Vales
WCC landscape character type (LCT)	Principal Timbered Farmlands
WCC land cover parcel (LCP) sensitivity	High

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	Spring Brook and associated riparian wet woodland Local Wildlife site, hedgerows and remnant hedgerow trees.
Cultural heritage	M	Norgrove Court 500m to the south. Regular piecemeal enclosure with rural dwelling on Pumphouse Lane.
Distinctiveness	H/M	Spring Brook is a distinctive valley floor watercourse and woodland with a ford on the lane.
Perceptual	H/M	
Scenic factors		Attractive valley side and floor with sweeping slopes and contrast between open fields and enclosed woodland.
Tranquillity		Very quiet at present as rural with proposed adjacent development not yet implemented. Very limited settlement visible. Walkers on Monarch's Way and PROWs.
Recreational and functional	H/M	
Recreational		Monarch's Way and PROWs.
Functional		Spring Brook is a strong GI corridor.
Condition	M	Trimmed roadside hedges in good condition with strong waterside trees.
Associations		N/A

Summary evaluation of overall value		**H/M**
LANDSCAPE SUSCEPTIBILITY FACTORS		
Natural factors	H/M	
Landform eg steep slopes		Distinct convex valley slopes and narrow valley floor
Presence of water		Spring Brook.
Cultural factors	M	
Historic field/land use pattern		Regular piecemeal enclosure with rural dwelling.
Settlement pattern		Single rural dwelling with adjacent small farmsteads.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Spring Brook is a GI corridor and the land is productive arable land.
Amenity- presence of footpaths/recreation corridors		Monarch's Way and PROWs.
Functional relationship between the area and the settlement/key features		Currently separated from settlement but will be on the edge with PROWs linking into it.
Perceptual factors	M	
Scale		Medium
Enclosure		Open on valley sides.
Skyline		Hedge to the east forms local skyline.
Landmarks/features		N/A
Detractors		None.
Settlement edge character		Currently no settlement adjacent but proposed Redditch urban extension at Foxlydiate appears to have green buffers.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Currently no settlement adjacent but proposed urban extension at Foxlydiate appears to have green buffers.
Summary evaluation of landscape susceptibility		
VISUAL SUSCEPTIBILITY FACTORS		
General factors		
Intervisibility	H/M	Intervisibility with open countryside to the north and west.
Key views		Views from Monarch's Way and PROWs.
Key receptors		
Residents- rural/semi-rural	H	View from rural dwelling.
Residents-urban/suburban edge		N/A

Promoted trails	H	Monarch's Way
Public rights of way	H/M	One PROW.
Access/common land		N/A
Cycleways	H/M	National Cycle route runs along Pumphouse Lane.
Roads	M	Pumphouse Lane- very quiet rural lane.
Summary evaluation of visual susceptibility		**H/M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Spring Brook is a natural barrier and so any housing development would need to protect and enhance this as part of GI and keep east of it. Monarch's Way should be incorporated in the GI and proposals should be mitigated in terms of views from the south and south east.

Opportunities and potential for landscape mitigation where appropriate:

As above and boundary hedgerows and trees should be retained and enhanced as part of publicly acccessible GI.

Land Cover Parcel No.	Re02

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the Local Wildlife sites along the Spring Brook corridor and at Callow Farm, the ancient woodlands, the hedgerow oaks and hedges, the function as recreational corridor both for Monarch's Way, PROWs and National Cycle route, the function especially to the north as a separation/gap between Tardebigge and its Conservation Area (including walled garden) and the proposed Foxlydiate urban extension, the attractive relationship between the open rolling valley sides and the watercourse corridors and its current tranquillity. The landscape susceptibility to housing lies in the strong open rural and sparsely settled character, the slopes which would expose housing to view, the presence of water in Spring and Swanns Brooks and field ponds, and its amenity of Monarch's Way and PROWs. Its visual susceptibility to housing lies in views from the Monarch's Way, the cycle route and PROW and rural settlement. Overall, the parcel is sensitive to housing with its current character and receptors. Even when the urban extension is implemented Spring Brook remains a natural barrier and development should keep east of it. The parcel is also relatively open, especially to the south. The susceptibility and therefore sensitivity to employment use is greater due to its highly rural open character and sloping nature.

LANDSCAPE CHARACTER CONTEXT

National character area	Severn and Avon Vales
WCC landscape character type (LCT)	Wooded Estatelands
WCC land cover parcel (LCP) sensitivity	High

LANDSCAPE VALUE FACTORS

Landscape designations		N/A
Natural heritage	H/M	Spring Brook and associated riparian wet woodland and Callow Farm Meadows Local Wildlife sites, Bartles Wood and Hennals Wood ancient woodlands, Swans Brook corridor, field ponds, coverts, hedgerows and hedgerow trees.
Cultural heritage	H/M	Walled Garden in Hewell Grange Conservation Area to the north outside the parcel, Lanehouse farmhouse listed building within area, mix of planned enclosure, piecemeal enclosure and amalgamated fields with ancient woodland.
Distinctiveness	H/M	Spring Brook is a distinctive valley floor watercourse and woodland with a ford on the lane and the area has a distinctive strong character of rolling wooded estate farmland.
Perceptual	H/M	
Scenic factors		Attractive rolling landscape of valley sides and floors with sweeping slopes and contrast between open fields and enclosed woodland.
Tranquillity		Very quiet at present as rural with the proposed Redditch urban extension at Foxlydiate not yet implemented. Very limited settlement visible. Walkers on Monarch's Way and PROWs.
Recreational and functional	H/M	
Recreational		Monarch's Way and three PROWs.
Functional		Spring Brook is a strong GI corridor with Swans Brook linking in. Ancient woodlands and meadows are GI patches.

Condition	H/M	Trimmed hedges in generally good condition with strong woodlands and waterside trees.
Associations		N/A
Summary evaluation of overall value		**H/M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Convex rolling landscape of low hills, valley slopes and watercourses.
Presence of water		Spring Brook, Swans Brook and field ponds.
Cultural factors	M	
Historic field/land use pattern		Mix of piecemeal and planned enclosure with amalgamation in parts.
Settlement pattern		Linear rural settlement with gaps to the south, scattered small farmsteads, and a few atypical isolated dwellings.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Separation between Tardebigge and proposed Redditch Foxlydiate urban extension. Spring Brook and Swans Brook are GI corridors, the woodlands and meadow grassland are patches and the land is generally productive arable land.
Amenity- presence of footpaths/recreation corridors		Monarch's Way and PROW.
Functional relationship between the area and the settlement/key features		Currently separated from settlement but will be close by with separation provided by Spring Brook and green buffers with PROWs linking into it.
Perceptual factors	H/M	
Scale		Medium
Enclosure		Open rolling landscape with occasional woodland blocks.
Skyline		Woodlands form local skylines.
Landmarks/features		Tardebigge church to north.
Detractors		None.
Settlement edge character		Currently no settlement adjacent but proposed Redditch urban extension appears to have green buffers.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Currently no settlement adjacent but proposed Redditch urban extension appears to have green buffers.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	Intervisibility with open countryside to the south west.

Key views	H/M	Views from Monarch's Way and PROWs.
Key receptors		
Residents- rural/semi-rural	H	View from rural dwellings.
Residents-urban/suburban edge		N/A
Promoted trails	H	Monarch's Way
Public rights of way	H/M	Three PROWs.
Access/common land		N/A
Cycleways	H/M	National Cycle route runs on southern edge.
Roads	M	Various local lanes and A448 to north.
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.	Re03

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in an enclosed estate landscape with a tranquil secluded character at its heart, lying between the Conservation Area and park and garden of Hewell Grange and the large block of ancient woodland at Brockhill Wood, the riparian corridor of Batchley Brookwhich runs through the parcel, the many mature hegderow oaks, the PROW linking the settlement with the park and wider landscape and productive arable landscape. The landscape susceptibility to housing lies in the openness of the rolling countryside particularly to the south west, its location on the skyline here, the river corridor and associated floodplain and the area's role in separating the urban edge from the registered Park and Garden. The visual susceptibility to housing lies in the presence of a well used PROW running through the centre of the parcel, providing a strong functional connection with the adjoining urban area, from Hewell Road and from rural and settlement edge residents. The parcel is very sensitive to housing based on the above factors. Sensitivity to employment use is greater (in the range of high sensitivity) due to the greater potential for visibility of structures on the ridge and valley sides and the relationship with both the Park and Garden and housing.

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	H	Hewell Grange Conservation Area with two listed structures extends into north western side of this parcel and the registered park and garden runs along this boundary.
Natural heritage	H/M	Patches of wetland vegetation and riparian vegetation along Batchley Brook, ancient woodland to the north and woodland and parkland to the north west, and two field ponds.
Cultural heritage	H	Hewell Grange Conservation Area with two listed structures extends into north western side of this parcel indicating a connection between the parcel and the registered Park and Garden which runs along the boundary. Estate landscape with irregular small to medium piecemeal enclosure to the north and south of the area and planned enclosure of more regular pattern along the valley floor.
Distinctiveness	H/M	Distinctive valley of Batchley Brook and surrounding rolling landscape with oaks rising to the ridge to the south west enclosed by surrounding woodlands.
Perceptual	H/M	
Scenic factors		Attractive valley of Batchley Brook and surrounding rolling landscape with oaks rising to the ridge to the south west enclosed by surrounding woodlands.
Tranquillity		A448 to the south west, B4184 to the south east. Settlement generally screened but some visibility of suburban edge such as along Batchley Brook valley. One PROW.
Recreational and functional	H/M	
Recreational		One PROW linking the settlement and the wider countryside.

Functional		Patches of wetland vegetation and riparian vegetation along Batchley Brook, ancient woodland to the north and woodland and parkland to the north west, and two field ponds contribute to GI.
Condition	M	Structure of landscape in decline with many fenced/gapped up field boundaries and little replacement tree planting.
Associations		-
Summary evaluation of overall value		**H/M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Varied undulating topography rising to rounded ridge to the south west and dissected by narrow valley.
Presence of water		Batchley Brook and two field ponds.
Cultural factors	M	
Historic field/land use pattern		Irregular small to medium piecemeal enclosure to the north and south of the area and planned enclosure of more regular pattern along the valley floor.
Settlement pattern		Dispersed farmsteads and rural dwellings.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Patches of wetland vegetation and riparian vegetation along Batchley Brook floodplain, ancient woodland to the north and woodland and parkland to the north west, and two field ponds contribute to GI.
Amenity- presence of footpaths/recreation corridors		Well used PROW along valley floor.
Functional relationship between the area and the settlement/key features		PROW provides strong functional connection between parcel and adjoining area of urban development.
Perceptual factors	H/M	
Scale		Small to medium.
Enclosure		Views framed by landform and woodland edges.
Skyline		Valley sides and ridge top to south west.
Landmarks/features		Tack Farm is a noticeable cluster of traditional red brick buildings.
Detractors		-
Settlement edge character		Hard urban edge on lower lying eastern boundary.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Area provides green buffer between settlement and registered park and garden. Suburban edge noticeable to the northern part of the eastern boundary but screened effectively on the southern part of the boundary.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	Intervisible with landscape to the north and park edge.
Key views	H/M	Key views from PROW and glimpse views from Hewell Lane.
Key receptors		
Residents- rural/semi-rural	H	From adjoining rural farms/rural dwellings.
Residents-urban/suburban edge	H/M	From adjoining urban edge on eastern boundary.
Promoted trails		-
Public rights of way	H/M	PROW running through the centre of the parcel.
Access/common land		-
Cycleways		-
Roads	M	Views from ridge top Hewell Road over undulating landscape.
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.	Re04

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the scattered veteran trees indicative of an old enclosed estate landscape with a tranquil secluded character and attractive views to the west and east from the PROW and the trees, hedges and pasture linking the ancient woodlands/Local Wildlife sites to the north and south. Landscape susceptibility to housing lies in the parcel's strong estate character with veteran trees, woodland and farmstead apparently associated with the Hewell Estate to the west, its separation from the settlement by the ridgetop and associated vegetation, and its ponds and pastoral use. Visual susceptibility to housing lies in the presence of a well used PROW running through the centre of the parcel, views from rural residents and the minor road. The parcel is very sensitive to housing as it would extend urban built form into the countryside close to Hewell Grange and put pressure on ancient woodland to the north and south. Sensitivity to employment would be greater within the range of high sensitivity with a larger impact on the character of the area and visual impacts on the setting of Hewell Grange.

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	H	Several veteran trees, mixed hedgerows with other trees, semi-improved pasture, rough grassland and arable fields and fishing ponds lie between two large blocks of ancient woodland/Local Wildlife sites.
Cultural heritage	H	Irregular mainly piecemeal enclosure with veteran trees associated with Brockhill Farm with traditional/vernacular buildings.
Distinctiveness	H/M	Distinctive rolling older farm estate landscape with traditional farm complex buildings and veteran trees bounded by thick woodland.
Perceptual	H/M	
Scenic factors		Attractive partly framed views across parcel from slopes south west to Hewell Grange and to ponds and up slopes to copse on the skyline.
Tranquillity		Minor road on one side of parcel. Rural farm and small business complex in traditional buildings on one side. PROW through middle of area.
Recreational and functional	H/M	
Recreational		PROW through middle of area.
Functional		Veteran trees, mixed hedgerows with other trees, semi-improved pasture, rough grassland and fishing ponds link two large blocks of ancient woodland contributing to GI.
Condition	M	Intensively managed mixed farmland with declining field pattern.
Associations		-

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

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Undulating upper slopes rising towards ridge top to the east.
Presence of water		Two fishery ponds.
Cultural factors	M	
Historic field/land use pattern		Irregular mainly piecemeal enclosure with veteran trees associated with Brockhill Farm.
Settlement pattern		Rural farmstead/small business centre.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Veteran trees, mixed hedgerows with other trees, semi-improved pasture, rough grassland and fishing ponds link two large blocks of ancient woodland contributing to GI.
Amenity- presence of footpaths/recreation corridors		One PROW.
Functional relationship between the area and the settlement/key features		Currently well separated from the settlement but urban extension to the east will bring settlement closer.
Perceptual factors	H	
Scale		Medium.
Enclosure		Views framed by woodland edges.
Skyline		Woodlands to the north and south and arable field with copse and trees to the east.
Landmarks/features		Scattered veteran trees.
Detractors		-
Settlement edge character		No existing views to settlement edge.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Current urban edge beyond ridge to the east. Development on this area would extend urban influence significantly to the west.

Summary evaluation of landscape susceptibility	**H**

VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility	H/M	Moderate intervisibility to the west.
Key views	H/M	Key views from PROW to Hewell Grange and open countryside to west/south west.

Key receptors

Residents- rural/semi-rural	H	From adjoining rural farms/roadside dwellings.
Residents-urban/suburban edge		-
Promoted trails		-
Public rights of way	H/M	PROW running through the centre of the parcel.
Access/common land		-
Cycleways		-
Roads	M	Limited views from Brockhill Lane.
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.	Re05

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	Medium
Sensitivity to Employment	Medium

Sensitivity Summary

The landscape value lies in Butler's Hill Wood ancient woodland and Local Wildlife site directly adjacent to the north and the potential contribution of the regenerating vegetation to green infrastructure. The landscape susceptibility to housing lies in the steep slopes falling to the valley which are open and exposed to views to the east and the contribution to the skyline to the west. Visual susceptibility to housing lies in the views from PROWs, residents and road users to the east. The slopes and exposure to views make the parcel sensitive but housing is proposed on adjacent slopes to the south outside the parcel and Butler's Hill Wood forms a strong stop and constraint to the north. If housing is feasible on the landfill site then this may be appropriate at lower levels, retaining the regenerating upper slopes to establish as a backcloth and to prevent breaching the skyline. Employment uses at a small scale (lower than template) may be possible at the lower level as far as the southern edge of the wood with woodland planting in the remaining triangle would limit landscape and visual effects.

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/L	Mix of regenerating vegetation and planting on former quarry and landfill, active inert landfill, and improved grassland on lower slopes. Adjacent is Butler's Hill Wood ancient woodland and Local Wildlife site.
Cultural heritage	M/L	Former quarry and partly completed and active inert landfill site on upper slopes, and commercial/employment uses and paddocks on lower slopes.
Distinctiveness	M/L	Part of Butler's Hill slopes with distinctive wood adjacent.
Perceptual	M/L	
Scenic factors		Disturbed hillside landscape with commercial buildings.
Tranquillity		Noise from industrial estate. Presence of buildings. No public access.
Recreational and functional		
Recreational		No public access.
Functional		Regenerating vegetation could contribute to a biodiversity patch.
Condition	M/L	Condition is poor with few original features.
Associations		N/A
Summary evaluation of overall value		**M/L**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	
Landform eg steep slopes	Steep slopes to the west falling to more gentle slopes to the east.

Presence of water		N/A
Cultural factors		
Historic field/land use pattern		Virtually all agricultural landscape pattern has been removed and replaced with the landfill, industrial site, breakers yard and paddocks.
Settlement pattern		Two dwellings, industrial estate and breakers yard.
Land use factors	M/L	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Regenerating vegetation could contribute to a biodiversity patch.
Amenity- presence of footpaths/recreation corridors		No public access.
Functional relationship between the area and the settlement/key features		Currently related to unsightly industrial estate extending out into the valley landscape and will be abutted by new development on adjacent slopes to the south.
Perceptual factors	M	
Scale		Medium
Enclosure		Open and exposed to view across valley.
Skyline		Western edge forms part of skyline.
Landmarks/features		N/A
Detractors		Landfill and industrial estate.
Settlement edge character		Existing industrial estate forms an unsightly edge. Proposed housing will be prominent on adjacent steep slopes.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		
Summary evaluation of landscape susceptibility		**M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	High intervisibility with valley landscape to the east.
Key views	M	Views from general open landscape including PROWs.
Key receptors		
Residents- rural/semi-rural	H/M	One rural cottage in parcel and farm adjacent.
Residents-urban/suburban edge	H/M	From Bordesley, not Redditch at present.
Promoted trails		N/A
Public rights of way	H/M	PROW at a distance to east.
Access/common land		N/A
Cycleways		N/A

Roads	M	Most roads at a distance across valley but views towards parcel are possible.
Summary evaluation of visual susceptibility	**M**	

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

If housing is feasible on the landfill site then this should be placed at the lower levels with open space and planting above to visually extend Butler's Hill Wood.

Opportunities and potential for landscape mitigation where appropriate:

A wide publicly accessible green buffer of 25m minimum should be located adjacent to Butler's Hill Wood to the north and housing should be broken up with tree planting to reduce massing. All conifer hedges should be removed.

Land Cover Parcel No.	Re06

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the River Arrow Local Wildlife site, its riparian corridor and wetland habitats, the attractiveness of the parcel as a strong green valley floor corridor, the semi-improved grassland, trees and hedgerows. Landscape susceptibility to housing lies in the very open pastoral character with few features other than the river corridor, the important green space linkage to the south with the valley corridor through Redditch and views along the valley into open coutryside and to wooded skylines. The visual susceptibility to housing lies in the intervisibility across and along the valley and views from adjacent residents and roads. Housing here would disrupt the green corridor of the River Arrow valley and be an obvious extension of the settlement out of character with the landscape and linear settlement of Bordersley. Sensitivity to employment use would be greater as this would break through the current well defined edge of the railway line to the west and be out of character with the residential settlement to the east. It would also be much more noticeable in the landscape and have a greater impact on the continuity and width of the river valley corridor.

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	H/M	River Arrow Local Wildlife site and its associated riparian trees and wet marginal vegetation,floodplain, remnant field trees and mixed hedgerows, semi-improved and improved pastures.
Cultural heritage	M	Amalgamated fields derived from piecemeal enclosure and disused nursery.
Distinctiveness	H/M	Low lying, open grassland corridor associated with a meandering tree lined watercourse in the centre of the parcel is a distinctive feature with a strong sense of place.
Perceptual	H/M	
Scenic factors		An open landscape with a strong rural character.
Tranquillity		A441 adjacent. New housing development to the south, Bordesley to the east and commercial estate to the west. No public access.
Recreational and functional	M	
Recreational		No public access.
Functional		River Arrow and its associated riparian trees and wet marginal vegetation, remnant field trees and mixed hedgerows and semi-improved pastures contribute to GI. Floodplain function.
Condition	M/L	Gappy internal hedgerows with wire fencing.
Associations		-

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

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Low lying gently sloping river valley with floodplain.
Presence of water		River Arrow.
Cultural factors	M	
Historic field/land use pattern		Pastoral farmland with a planned pattern of medium to large sized fields.
Settlement pattern		No settlement within area.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		River Arrow and its associated riparian trees and wet marginal vegetation, remnant field trees and mixed hedgerows and semi-improved pastures contribute to GI. Floodplain function.
Amenity- presence of footpaths/recreation corridors		No public access.
Functional relationship between the area and the settlement/key features		The River Arrow green corridor continues to the south through Redditch.
Perceptual factors	H/M	
Scale		Medium scale landscape.
Enclosure		Open landscape with internal views framed by tree lined river corridor.
Skyline		Views out of area framed by adjoining rising land.
Landmarks/features		Trees along meandering river channel.
Detractors		Mast and commercial estate to the west.
Settlement edge character		Hard urban edge to south along Redditch fringe, with softer edge to linear roadside settlement of Bordesley to north.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Bordersley housing has mature gardens. Edges to west are well defined by road and railway lines.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	High intervisibility of open valley with its surroundings.
Key views	M	Views along river corridor from south and north.
Key receptors		
Residents- rural/semi-rural		
Residents-urban/suburban edge	H/M	Views from adjoining urban area to south and Bordersley.

Promoted trails		-
Public rights of way	H/M	PROW to north.
Access/common land		-
Cycleways		-
Roads	M	Views from main road running along urban edge on southern 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.	Re07

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in its field and hedgerow trees, estate character related to Bordersley Park, trimmed hedges and field ponds and attractive views north. Landscape susceptibility to housing lies in the open rising character of this mixed farming landscape, its separation from the settlement by the golf course and other green uses with associated strong tree cover between the River Arrow and Dagnell Brook valleys, along with the sub-regular pattern of medium sized fields and dispersed pattern of rural settlement. Visual susceptibility to housing lies in intervisibility of the crowned landform, especially to the north and west, in the presence of a well used PROW running through the centre of the parcel and linking with the wider countryside to the north, from adjacent residents and users of the B4101. The parcel is sensitive to housing. The sensitivity to employment is greater due to larger scale structures which would be more visible and prominent and the relationship with housing the south and west.

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	Trimmed hedges with hedgerow and field trees and field ponds around improved grassland/pasture.
Cultural heritage	M	Estate related landscape of regular and irregular fields derived from planned enclosure with Bordesley Park farmstead.
Distinctiveness	M	Mature field trees indicate estate character.
Perceptual	H/M	
Scenic factors		Attractive views to the north across area and acts as pleasant open green slopes to River Arrow valley to the west.
Tranquillity		B4101 to the south. Linear housing development to the south west and west. One PROW.
Recreational and functional	M	
Recreational		Existing recreational use restricted to access along a single PROW crossing the area.
Functional		Trimmed hedges with hedgerow and field trees and field ponds contribute to GI.
Condition	M/L	Field boundaries poorly managed/removed.
Associations		-
Summary evaluation of overall value		**H/M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Local minor hill and valley slopes in rolling countryside.
Presence of water		Field ponds.
Cultural factors	M	
Historic field/land use pattern		Mixed farmland with an irregular pattern of medium sized fields.
Settlement pattern		One farmstead and ribbon development roadside dwellings isolated from main settlement.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Trimmed hedges with hedgerow and field trees and field ponds contribute to GI.
Amenity- presence of footpaths/recreation corridors		One PROW linking to the countryside to the north.
Functional relationship between the area and the settlement/key features		Limited functional connection between this area and adjoining urban edge.
Perceptual factors	H/M	
Scale		Medium scale landscape.
Enclosure		Open landscape with distant views.
Skyline		Views to distant wooded skylines.
Landmarks/features		-
Detractors		-
Settlement edge character		Limited settlement integrated into treed landscape including golf course to the south of B4101 between the River Arrow and Dagnell Brook valleys.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Limited visual relationship to settlement due to physical and visual separation with isolated developments.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H	High intervisibility of area with its surroundings.
Key views	H/M	Distant views over rural landscapes to the north, with more contained views over urban area to the south.
Key receptors		
Residents- rural/semi-rural	H/M	Frequent views from adjoining farm/roadside dwellings.
Residents-urban/suburban edge	H/M	From Bordersley.
Promoted trails		-

Public rights of way	H/M	From single PROW passing through area.
Access/common land		-
Cycleways		-
Roads	H/M	Views from main road running along urban edge on southern 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.	Re08

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the Dagnell Brook, its floodplain and riparian corridor along with the other watercourse and tree cover which contribute to potential GI corridors and the listed buildings at Dagnell End Farm. The landscape susceptibility to housing lies in the effective physical and visual separation of this area from the urban edge by the Dagnell Brook valley floor corridor with its associated vegetation and recreational uses as well as its function as a floodplain biodiversity corridor. The visual susceptibility to housing lies in the views from the rural residents, users of the PROWs to the east and the golfers and road users to the south. The area is therefore sensitive to housing expansion northwards with Dagnell End Road acting as a strong edge to the town. Susceptibility to employment is greater with this use very much out of place in this location.

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	H/M	Large floodplain, Dagnell Brook has a strong wooded riparian corridor which contributes to GI with trees around Dagnell End and occasionally along gappy trimmed hedgerows with ditches.
Cultural heritage	M	Dagnell End Farm listed buildings. Irregular field pattern of former parliamentary and piecemal enclosure now amalgamated in parts with remnant deer park boundaries to the east of the Dagnell Brook.
Distinctiveness	M	The Dagnell Brook and valley floor contribute to the distinctive green corridor extending out from Redditch.
Perceptual	H/M	
Scenic factors		Pleasant valley corridor focussed on river.
Tranquillity		Some noise from road to the south. Only rural settlement apparent. PROW on eastern boundary.
Recreational and functional	M	
Recreational		PROW to the east.
Functional		The watercourses, riparian corridor and hedgerow tree cover all contribute as potential GI corridors and patches.
Condition	M/L	Hedgerows are generally relic although riparian corridor is strong.
Associations		N/A
Summary evaluation of overall value		**H/M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Low lying valley floor and floodplain.
Presence of water		Dagnell Brook and feeder ditch.
Cultural factors	M	
Historic field/land use pattern		Irregular field pattern of former parliamentary and piecemal enclosure now amalgamated in parts with remnant deer park boundaries to the east of the Dagnell Brook.
Settlement pattern		Traditional farmsteads and dwellings.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Large floodplain, productive arable land in part, Dagnell End Brook's strong wooded riparian corridor contributes to GI along with trees and gappy trimmed hedgerows with ditches.
Amenity- presence of footpaths/recreation corridors		One PROW to the east.
Functional relationship between the area and the settlement/key features		The Dagnell Brook valley floor is an important component of Redditch's open space network and masterplan. This extends this to the north.
Perceptual factors	H/M	
Scale		Medium.
Enclosure		Generally open.
Skyline		N/A
Landmarks/features		N/A
Detractors		None.
Settlement edge character		Redditch is completely hidden by trees and vegetation. Only traditional farmsteads apparent.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Area contributes to strong green setting /corridor to settlement.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	Intervisible to higher land to east and west, to the golf course to the south and to landscape to the north.
Key views	M	Views from golf course and PROW to east.
Key receptors		
Residents- rural/semi-rural	H	Rural dwellings
Residents-urban/suburban edge		None.
Promoted trails		N/A

Public rights of way	H/M	PROWs to east.
Access/common land		N/A
Cycleways		N/A
Roads	M	B1401 to the south.
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.	Re09

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the watercourse and related riparian vegetation, the floodplain, unimproved grassland, the outgrown hedges, the historic significance of Roman road Icknield Street and the listed building at Rose Cottage, and attractive veiws to and from Beoley Hill. Landscape susceptibility to housing lies in the location north of Dagnell End Road that forms a well defined, tree screened, physical and visual edge to Redditch, the relationship with open Beoley Hill and church which is a local landmark, the floodplain, and the sub-regular pattern of medium sized fields with strong hedges. Visual susceptibility to housing lies in the presence of a well used PROW running through the centre of the parcel and linking the open space network of Redditch with the adjoining rural landscapes to the north. Despite the exisiting semi-rural structures and detractors in the area, housing is undesirable as it would breach the current well defined edge as well as adversely affecting the other sensitivities. Sensitivity to employment is greater due to the greater visibility of commercial uses, and the lack of any relationship with substantial commercial uses.

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	Watercourse with riparian vegetion to the north with low lying floodplain and unimproved and rank grassland, enclosed with outgrown hedgerows which with roadside trees to south and east form strong structure.
Cultural heritage	M	Small- medium irregular fields derived from piecemeal enclosure of deer park with characteristic curved boundary to the north, with dispersed roadside settlement including listed Rose Cottage and bounded by Roman Road, Icknield (Ryknild) Street, to the east.
Distinctiveness		-
Perceptual	H/M	
Scenic factors		Part of pleasant gentle valley sides with views to and from Beoley Hill.
Tranquillity		Some noise from B4497 to the east and Dagnell End Road to the south. Rural settlement apparent alongside isolated metal recycling use to the south, chicken sheds to the west and informal structures to the north. PROW diagonally crosses area.
Recreational and functional	H/M	
Recreational		PROW diagonally crosses area linking into Redditch green space to the south.
Functional		Watercourse with riparian vegetation to the north, the unimproved and rank grassland, outgrown hedgerows and roadside trees constribute to GI. Floodplain function.
Condition	M	Hedgerows outgrown but extant, some fields abandoned to the north.

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

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Floodplain and gentle slopes of Dagnell Brook valley rising towards Beoley Hill.
Presence of water		Dagnell Brook feeder ditch, field ponds and informal 'leisure' pond to the north.
Cultural factors	M	
Historic field/land use pattern		Small- medium irregular fields derived from piecemeal enclosure of deer park with characteristic curved boundary to the north.
Settlement pattern		Dispersed rural settlement.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Watercourse with riparian vegetation to the north, the unimproved and rank grassland, outgrown hedgerows and roadside trees constribute to GI.
Amenity- presence of footpaths/recreation corridors		PROW diagonally crosses area linking into Redditch green space to the south.
Functional relationship between the area and the settlement/key features		Limited functional connection between this area and adjoining urban edge.
Perceptual factors	H/M	
Scale		Medium scale landscape.
Enclosure		Generally enclosed with some longer views.
Skyline		-
Landmarks/features		-
Detractors		Large chicken sheds, metal recycling and informal uses to the north.
Settlement edge character		Adjoining urban edge screened behind well wooded roadside.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Limited visual relationship to settlement, other than providing a rural contrast to urban area.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	Intervisible with Beoley Hill.
Key views	H/M	Views to and from Beoley Hill.
Key receptors		
Residents- rural/semi-rural	H/M	Limited dwellings.

Residents-urban/suburban edge		-
Promoted trails		-
Public rights of way	H/M	From single PROW passing through area.
Access/common land		-
Cycleways		-
Roads	M	From Icknield Street and Dagnell End Road.
Summary evaluation of visual susceptibility		**H/M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Opportunities and potential for landscape mitigation where appropriate:

Land Cover Parcel No.	Re10

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the Mount scheduled ancient monument (motte castle) and five listed structures including the Church of St Leonard and their settings, the distinctive character of the hill and attractive views to and from it, the piecemeal enclosure from parkland/deer park to the north, ancient veteran tree and other mature trees around church and motte, woodland and copses, semi-improved pasture and hedges and PROWs. Landscape susceptibility to housing lies in the distinct open hill slopes, the wooded skyline, the irregular pattern of small to medium sized fields and the dispersed pattern of rural settlement. Visual susceptibility to housing lies in high intervisibility of the hill slopes, the views from the hilltop and PROWs, from the settlement edge to the south west and from the roads. The distinctive parcel is highly inappropriate for housing development. The sensitivity to employment use is even greater due to the relationship with the historic features, the steepness of the slopes and relationship with housing.

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	Ancient veteran tree and other mature trees around church and motte, woodland to the north east and in the Grange, various parkland trees and copses and trees along roads, semi-improved pasture and hedges.
Cultural heritage	H	The Mount scheduled ancient monument (motte castle) and five listed structures including the Church of St Leonard and its vicarage on top of the hill and Church Hill Farm, piecemeal enclosure from parkland/deer park to the north, planned enclosure to the south west of the Mount and associated small scale fields and the Grange gardens.
Distinctiveness	H	Distinctive treed hilltop with listed buildings.
Perceptual	H/M	
Scenic factors		Attractive views to and from the hill.
Tranquillity		B4497 Icknield Street and B4101 are moderately busy roads in rush hour. Redditch edge is apparent to the south west and to an extent to the south. Three PROWs.
Recreational and functional	H/M	
Recreational		Access via three PROWs passing through area.
Functional		Ancient veteran tree, other mature trees around church and motte, woodland, copses and trees along roads, ponds, semi-improved pasture and hedges contribute to substantial GI.
Condition	M	Landscape features such as hedgerows often in decline.
Associations		-

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

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Distinct hill with undulating landform.
Presence of water		Several small field ponds.
Cultural factors	H/M	
Historic field/land use pattern		Mixed farmland with an irregular pattern of small to medium sized fields and woodlands.
Settlement pattern		Church, large house and farmstead.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Ancient veteran tree, other mature trees around church and motte, woodland, copses and trees along roads, ponds, semi-improved pasture and hedges contribute to substantial GI.
Amenity- presence of footpaths/recreation corridors		Access via three PROWs passing through area.
Functional relationship between the area and the settlement/key features		PROWs provide access to church from surrounding areas.
Perceptual factors	H	
Scale		Small to medium.
Enclosure		Enclosed top with some open slopes.
Skyline		Forms distinct treed skyline.
Landmarks/features		Motte and hilltop church surrounded by trees.
Detractors		Busy road bisecting area.
Settlement edge character		Adjoining urban edge to the south screened behind well wooded roadside with more visibility to south west.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Limited visual relationship to settlement, other than providing a prominent wooded hilltop.
Summary evaluation of landscape susceptibility		**H**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	Intervisible to especially to the north east and west.
Key views	H/M	Views in places over rural landscapes to the north, east and west.
Key receptors		
Residents- rural/semi-rural	H	Some views from dispersed rural dwellings.

Residents-urban/suburban edge	H/M	Views from adjoining urban area to south west.
Promoted trails		-
Public rights of way	H/M	From three PROWs passing through area.
Access/common land		-
Cycleways		-
Roads	M	Views from B4101 passing through area and from Icknield Street to 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.	Re11

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	Medium

Sensitivity Summary

The landscape value lies in Beoley Conservation Area with associated listed buildings, predominantly post-Medieval piecemeal irregular pastoral fields with strong hedgerow tree cover especially south of Beoley, deciduous woodland here and in blocks to the south east and in the watercourses and field ponds. The landscape susceptibility to housing lies in the slopes which are steeper to the south east and north east rising towards the skyline, the watercourses and reltively small scale irregular field pattern in places and the narrow gap between Beoley and the edge of Redditch. The visual susceptibilty to housing lies in the visibility of the parcel from Beoley Hill, from Beoley and from PROWs passing through the parcel. The parcel is sensitive to housing as it would either close the gap between Beoley and Redditch which would adversely affect the rural settlements character and identity or, if located north east of the industrial estate, it would be divorced from facilities. Employment use would only be possible on lower more gentle slopes avoiding the break in slope and the more complex irregular hedged fields which could separate and screen it from Beoley. A limited extension between Acanthus Road and PROW BE-583 may be accommodated using smaller units to allow appropriate terracing at as low a level as possible.

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	M	Predominantly pastoral fields with some amalgamated and regular fields with strong hedgerow tree cover especially south of Beoley and deciduous woodland here along the watercourse and in blocks on the hillside to the south east. Unimproved pasture lies just south of Beoley. A watercourse runs centrally and field ponds are apparent to the south east of Beoley.
Cultural heritage	H/M	Beoley is a Conservation Area with associated listed buildings. Predominantly post-Medieval piecemeal irregular pastoral fields with some amalgamated and regular fields with strong hedgerow tree cover especially south of Beoley and deciduous woodland here and in blocks to the south east.
Distinctiveness	H/M	Distinctive hill slopes with strong hedge oak tree pattern centrally and Beoley to the north is a distinctive linear post-Medieval settlement with red brick cottages.
Perceptual	M	
Scenic factors		Attractive views to rising hillside and skyline to the north east with associated highly rural countryside around Moss Lane.
Tranquillity		Some noise emanates from the industrial estate, A4023 and Ravensbank Drive but quietness increases to the north and east towards Moss Lane. Adjacent commercial units are visible, including Amazon to the south east. Three PROWs cross the area.
Recreational and functional	M	
Recreational		Three PROWs cross the area and Moss Lane lies to the north.

Functional		The watercourse south of Holt End, pastoral fields (some unimproved) with with strong hedgerow tree cover and deciduous woodland all contribute as potential GI corridors and patches.
Condition	M	There is a range of good (centrally) to poor to the south east and west.
Associations		-
Summary evaluation of overall value		**M**
LANDSCAPE SUSCEPTIBILITY FACTORS		
Natural factors	M	
Landform eg steep slopes		Slopes rise relatively gently but steadily from the industrial estate but are steeper to the east of the PROW BE-583 and north east of the parcel beyond Moss Lane.
Presence of water		Two watercourses in shallow valleys and field ponds.
Cultural factors	M	
Historic field/land use pattern		Predominantly post-Medieval piecemeal irregular pastoral fields with some amalgamated and regular fields with strong hedgerow tree cover especially south of Beoley and deciduous woodland here and in blocks to the south east.
Settlement pattern		Rural dwellings on the fringes of the area adjacent to road and lane.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Watercourses, predominantly pastoral fields (some unimproved) with strong hedgerow tree cover especially south of Beoley and deciduous woodland are potential GI corridors and patches.
Amenity- presence of footpaths/recreation corridors		Three PROWs, one linking Beoley with Redditch.
Functional relationship between the area and the settlement/key features		As above.
Perceptual factors	M	
Scale		Medium
Enclosure		Enclosed centrally and more open to the east up the slopes.
Skyline		To the east
Landmarks/features		-
Detractors		Adjacent industrial estate.
Settlement edge character		Linear large scale industrial estate behind a hedge and trees, residential area bounded by peripheral road with hedges and trees, and Beoley- incremental historic linear rural settlement.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Industrial estate sits down to an extent with embankments up to fields to the east but upper parts of buildings are visible. Residential area entirely screened by edge planting.

Summary evaluation of landscape susceptibility	**H/M**	

VISUAL SUSCEPTIBILITY FACTORS

General factors

Intervisibility	H/M	Intervisible with Beoley Hill and areas to the north west.
Key views	M	Views from Beoley Hill

Key receptors

Residents- rural/semi-rural	H	Beoley residents and couple of houses on outer edges of area.
Residents-urban/suburban edge		-
Promoted trails		-
Public rights of way	H/M	Three PROWs.
Access/common land		-
Cycleways		-
Roads	M	Peripheral roads- Church Hill/Beoley Lane, Ravensbank Drive, Moss Lane (very rarely used).

Summary evaluation of visual susceptibility	**M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

A limited extension in 5 fields between Acanthus Road and PROW BE-583 may be accommodated using smaller units to allow appropriate terracing at as low a level as possible.

Opportunities and potential for landscape mitigation where appropriate:

The hedge and pond north east of Acanthus Road should be retained and peripheral hedges should be reinforced with tree belts to form a permament upper limit and edge to this commercial area to ensure it stays well below the skyline.