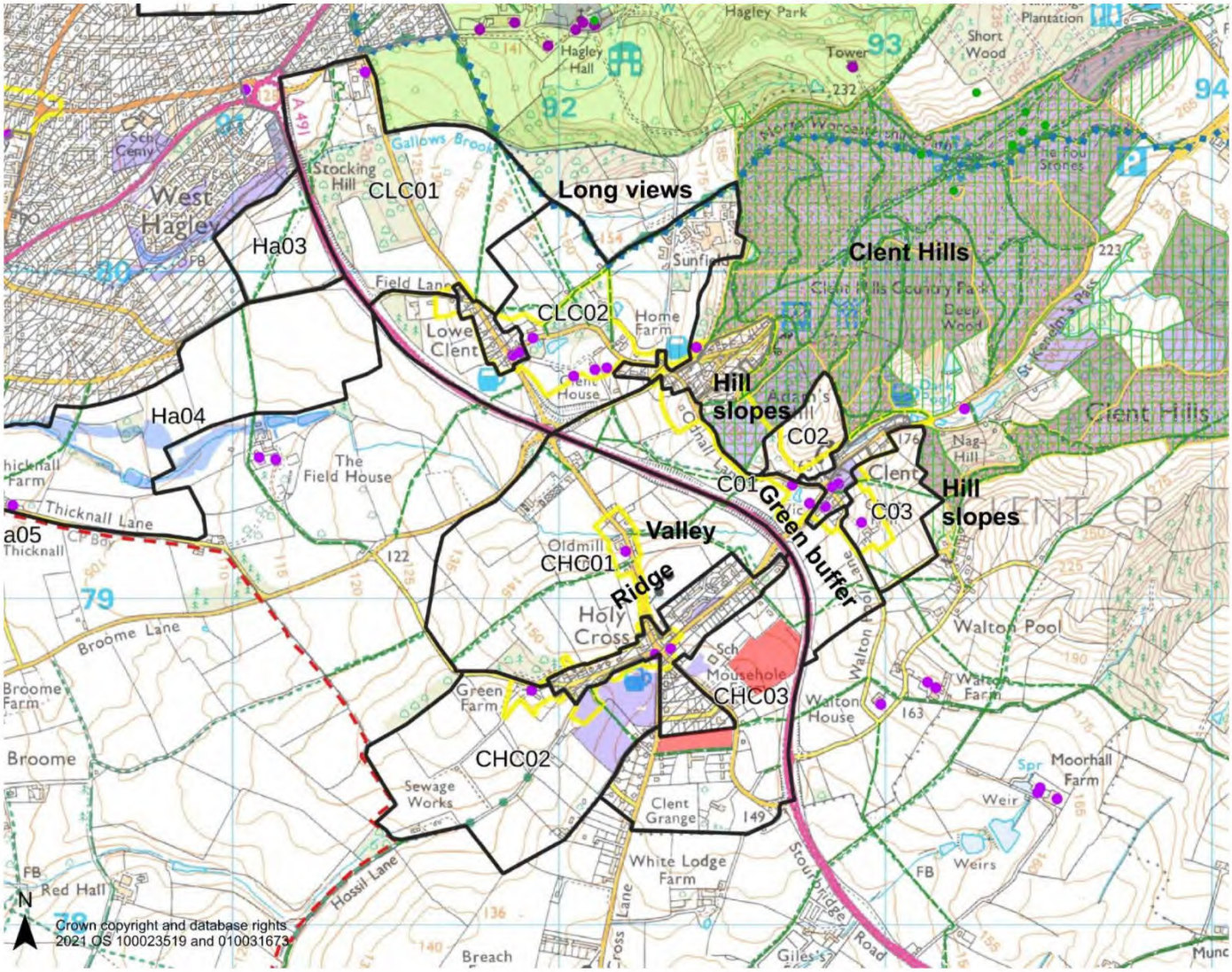
Settlement Sensitivity Summary: Clent, Lower Clent and Holy Cross

Summary

The villages lie on the south western fringes of the Clent Hills with steep slopes around Clent and more gentle slopes to the north west towards Hagley and to the west where Holy Cross lies south of a low ridge. Hagley Hall Registered Park and Garden and associated listed buildings and structures lies to the north and the wooded Clent Hills Country Park lies to the east. Each settlement has a distinct historic linear character with extensive Conservation Areas and associated listed buildings, especially the Clent Conservation Area which covers Clent, Lower Clent and Adam's Hill. Holy Cross is separated from the other settlements by the A491. It has a greater proportion of 20c development with some small estates and recreation facilities to the south. To the north there is extensive new woodland possibly associated with large private properties.

Sensitivity to housing is considered high in the areas around Clent and Lower Clent and high/medium to the north towards Hagley and north and west of Holy Cross. Sensitivity is considered medium to the south east of Holy Cross in CHC03. Here there is opportunity in some fields between the A491 and the settlement and south of the village.

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



Key

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

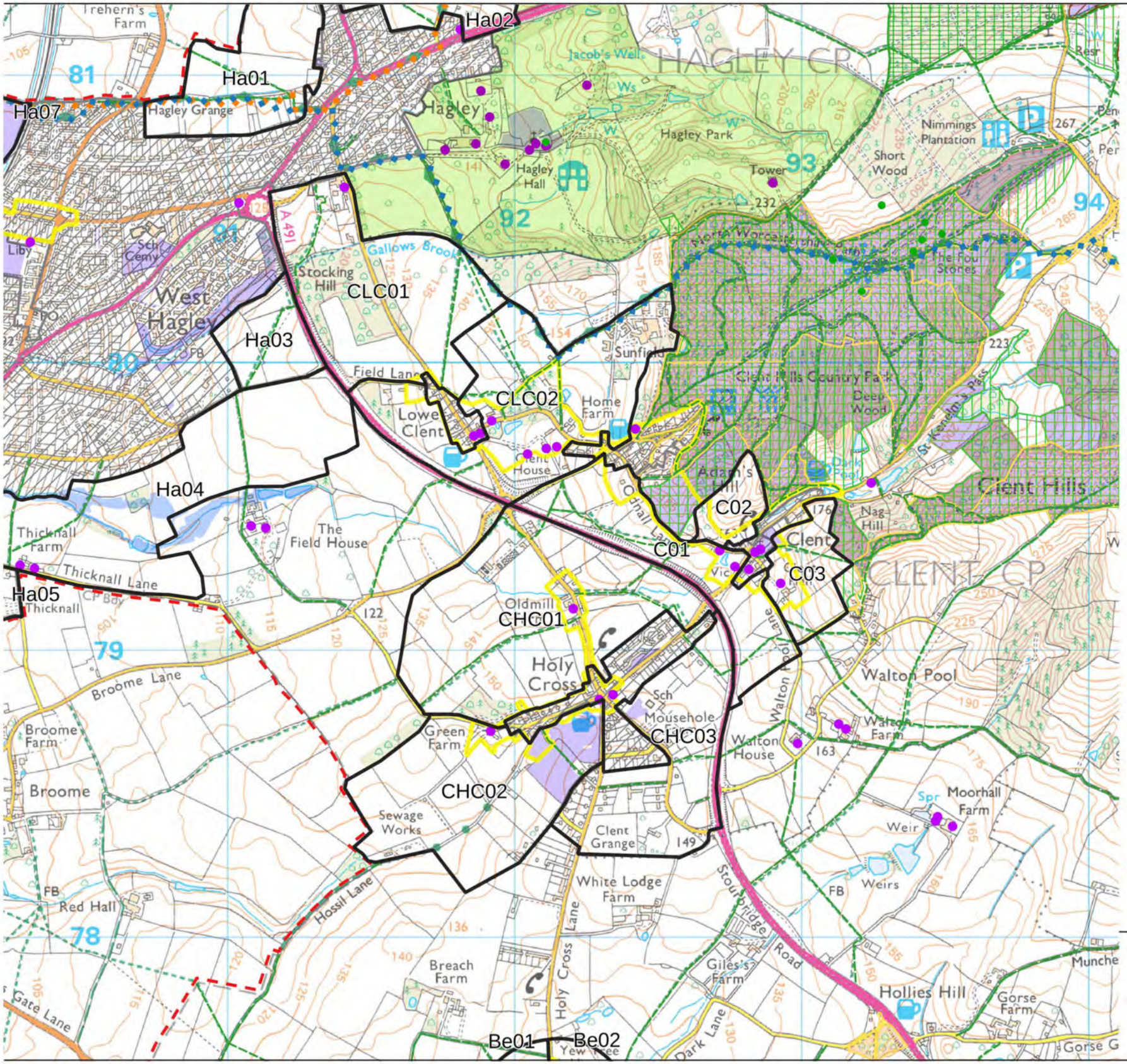
Opportunity for Housing

View north west over Hagley from lower Clent Hill slopes (CLC01).

View north west along Clent Hill slopes (C01 to C02).

View north east towards Clent Hills across valley north of Holy Cross (CHC01).

Green pastoral buffer between Clent and A491 (C01).



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
- Open Spaces
- Country Parks
- Common Land
- North Worcestershire Way
- Monarchs Way
- Public rights of way
- Flood Zone 3

N

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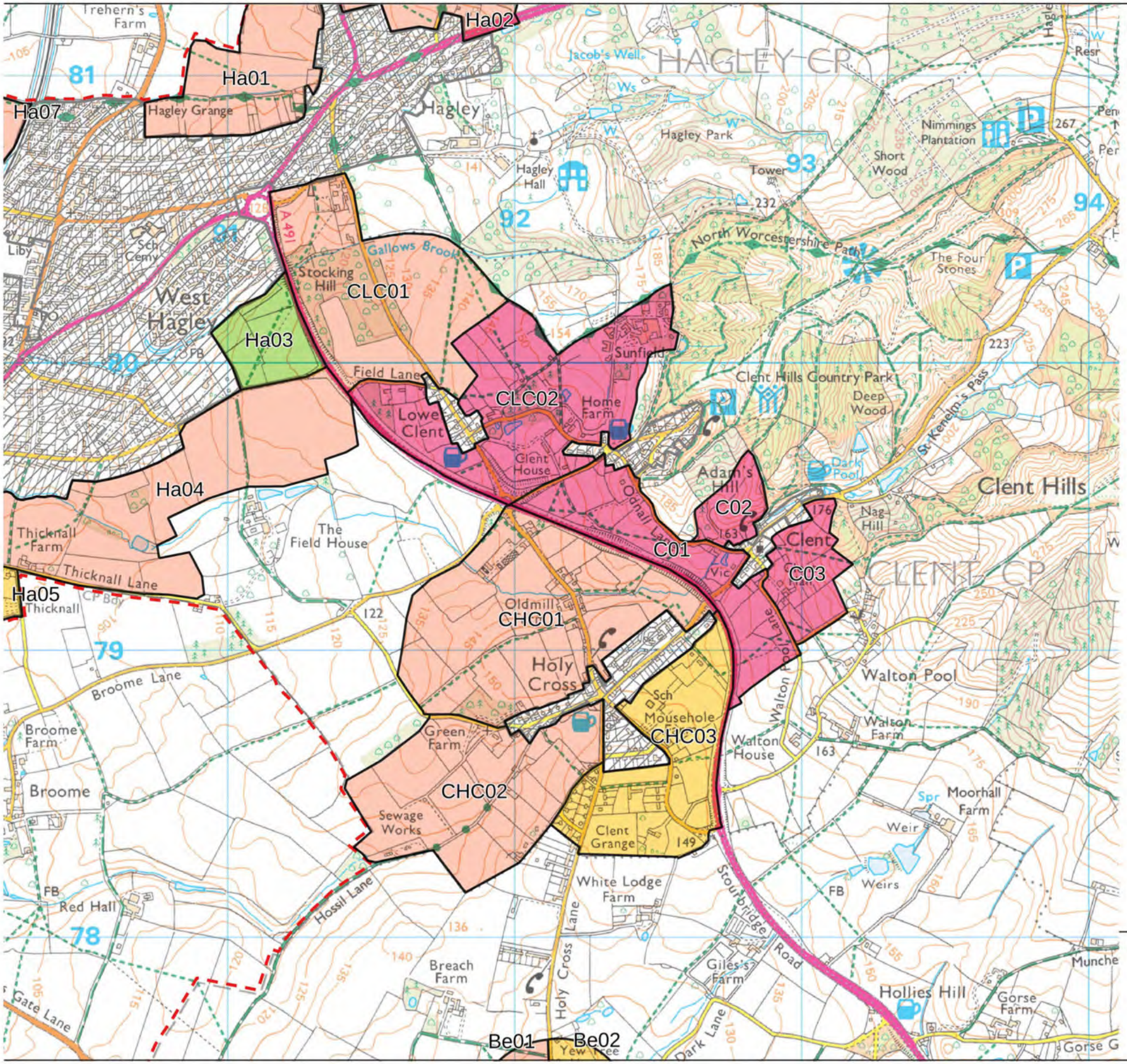
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Clent and Holy Cross
Land parcels, Constraints and Designations



KEY

- District Boundary
- Settlement development limits

Sensitivity to housing development

- High
- High/medium
- Medium
- Medium/low

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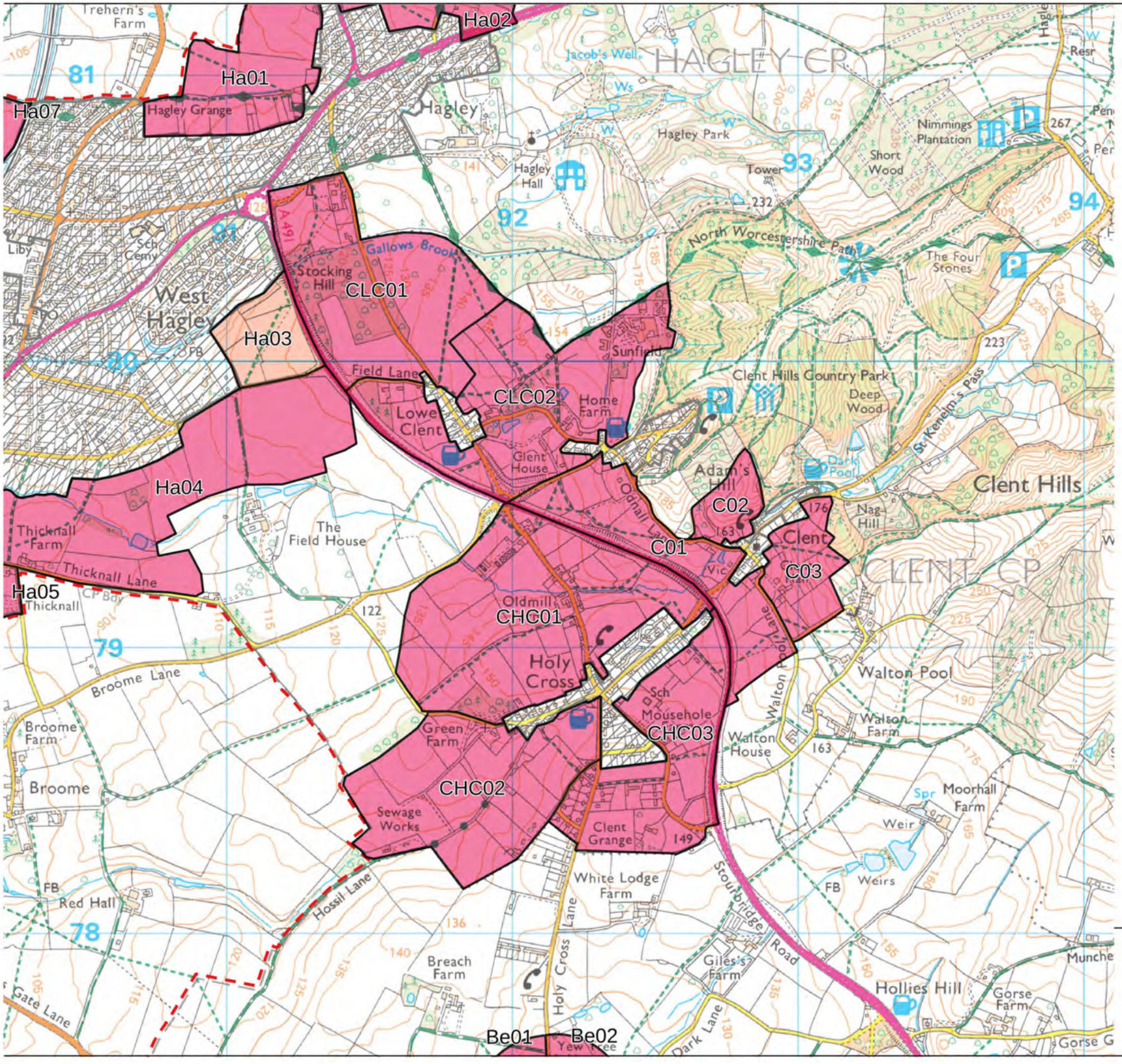
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Clent and Holy Cross Settlements: Sensitivity to Housing



KEY

- District Boundary
- Settlement development limits

Sensitivity to employment use

- High
- High/medium

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

Clent and Holy Cross
Landscape sensitivity to employment use

Land Cover Parcel No.	C01

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the Clent Conservation Area which covers part of the area and runs along its north eastern boundary, the area's role as landscape setting to this Conservation Area, it is in the buffer zone of the Candidate Valued Landscape Area in the CPRE study, the listed buildings, tree and hedge cover, semi-improved pasture and the attractive views along the area including to the settlement edge from PROWs and lanes. Landscape susceptibility to housing lies in the role the area has in separation of the historic settlement and the A491 acting as a buffer in places, the openness along the slopes, the small scale of fields and its essentially rural character. Visual susceptibility to housing lies in some intervisibility with higher slopes, views from the PROWs, lanes and dwellings in the Conservation Area. The parcel is very sensitive to housing. Sensitivity to employment use is even greater due to the rural character quality of the settlement and its adjacent landscape, the size of fields and the openness of the slopes.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	H	Clent Conservation Area covering part of the north eastern edge of the parcel. It is in the buffer zone of the Candidate Valued Landscape Area in the CPRE study.
Natural heritage	M	Outgrown hedgerows with trees around mix of improved pasture, horse pasture and rough grassland with strong tree cover around large gardens and along the A491.
Cultural heritage	H/M	Listed buildings in Conservation Area including the Vicarage and the Schoolhouse, planned enclosure of small to medium sized regular fields and large gardens associated with large properties.
Distinctiveness	H/M	Distinct lower and intermediate slopes of the Clent Hills with historic settlement and steeper slopes rising above.
Perceptual	H/M	
Scenic factors		Attractive framed views along the slopes, some to the village, including views to the church.
Tranquillity		A491 is a source of noise but generally well screened, otherwise minor roads are fairly quiet. Linear village built form is apparent. PROWs crisscross the parcel.
Recreational and functional	M	
Recreational		Access via a number of PROWs passing through the parcel.
Functional		Outgrown hedgerows with trees, rough grassland and strong tree cover in gardens contribute to GI.
Condition	M/L	Poorly managed and often overgrown field hedgerows.
Associations		-

Summary evaluation of overall value		**H/M**
LANDSCAPE SUSCEPTIBILITY FACTORS		
Natural factors	M	
Landform eg steep slopes		Lower transitional slopes of the Clent Hills falling towards the A491.
Presence of water		Small stream bisecting the slopes and large garden pond.
Cultural factors	M	
Historic field/land use pattern		Planned enclosure of small to medium sized regular fields and large gardens.
Settlement pattern		Well contained settlement edge around northeastern boundary of parcel.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Outgrown hedgerows with trees, rough grassland and strong tree cover in gardens contribute to GI. Parcel acts as green separation and buffer between A491 and Clent.
Amenity- presence of footpaths/recreation corridors		Three/four PROWs to the north and one to the south.
Functional relationship between the area and the settlement/key features		Moderate functional relationship along PROWs from adjoining settlement.
Perceptual factors	H/M	
Scale		Small to medium.
Enclosure		Parcel enclosed by surrounding woodland edges and roadside tree belts.
Skyline		Views mostly enclosed by surrounding wooded skylines.
Landmarks/features		-
Detractors		A491 in winter.
Settlement edge character		Traditional settlement edge with indented and discontinuous form.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Important relationship with settlement as a setting to the Conservation Area and as a visual separation between the settlement and the A491.
Summary evaluation of landscape susceptibility		**H/M**
VISUAL SUSCEPTIBILITY FACTORS		
General factors		
Intervisibility	M	Moderate to low intervisibility with adjoining parcels.
Key views	H/M	Key view from PROWs and Odnall Lane towards church tower and village edge.
Key receptors		
Residents- rural/semi-rural	H	View from Clent village properties including Clent Hall.
Residents-urban/suburban edge		

Promoted trails		-
Public rights of way	H/M	From footpaths running through area.
Access/common land		-
Cycleways		-
Roads	M	Some glimpsed views from road running along southwest boundary of 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.	C02

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the Clent Conservation Area which covers part of the area and runs along its southern boundary, the area's role as landscape setting and steep hillside backdrop to this Conservation Area, it is within the Candidate Valued Landscape Area in the CPRE study, and its tree and hedge cover, permanent unimproved pasture. Landscape susceptibility to housing lies in the steepness of slopes , openness to views and relationship with the historic settlement. Visual susceptibility to housing lies in intervisibility with other slopes and lower ground, views from PROWs especially to the east, from lanes and dwellings in the Conservation Area. The parcel is very sensitive to housing. Sensitivity to employment use is greater as well as being impractical.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	H	Clent Conservation Area covering part of the southern edge of the parcel. It is within the Candidate Valued Landscape Area in the CPRE study.
Natural heritage	H	Permanent unimproved or semi-improved pasture, outgrown hedges and trees within mature gardens linking into the adjacent Clent Hills Local Wildlife site and Country Park woodland partly on former common.
Cultural heritage	H/M	Irregular encroachment field enclosure into hillside woodland with large properties and gardens on lower slopes.
Distinctiveness	H	Highly distinctive steep ridge slopes as part of Adam's Hill linking into the wider Clent Hills.
Perceptual	H	
Scenic factors		Prominent slopes contributing to Clent Conservation Area's setting and backcloth.
Tranquillity		A491 is audible but generally well screened, otherwise minor roads are fairly quiet. Discontinuous linear village built form is apparent. No public access.
Recreational and functional	M	
Recreational		No public access.
Functional		Permanent unimproved or semi-improved pasture, outgrown hedges and trees within mature gardens contribute to GI linking into the wider Clent Hills Local Wildlife site and Country Park woodland partly on former common.
Condition	M/L	Some of the field boundaries are poorly managed/overgrown and fenced.
Associations		-
Summary evaluation of overall value		**H**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Very steep spur and valley rising up Adam's Hill.
Presence of water		-
Cultural factors	H/M	
Historic field/land use pattern		Irregular encroachment field enclosure into hillside woodland with large properties and gardens on lower slopes.
Settlement pattern		Clustered incremental historic settlement.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Permanent unimproved or semi-improved pasture, outgrown hedges and trees within mature gardens contribute to GI linking into the wider Clent Hills Local Wildlife site and Country Park woodland partly on former common.
Amenity- presence of footpaths/recreation corridors		No public access.
Functional relationship between the area and the settlement/key features		Limited functional relationship between settlement and parcel.
Perceptual factors	H	
Scale		Small
Enclosure		Open hillside framed by trees.
Skyline		Forms skyline behind settlement.
Landmarks/features		-
Detractors		-
Settlement edge character		Traditional settlement edge with indented form.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Important relationship with settlement as a setting and backdrop to the village/ Conservation Area.
Summary evaluation of landscape susceptibility		**H**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H	High intervisibility of area with its surroundings.
Key views	H/M	Apparent from village centre.
Key receptors		
Residents- rural/semi-rural	H	From adjoining settlement.
Residents-urban/suburban edge		-
Promoted trails		-
Public rights of way	H/M	PROW to the south east overlooks area.

Access/common land		-
Cycleways		-
Roads	M	Restricted views from adjoining minor roads.
Summary evaluation of visual susceptibility		**H**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Opportunities and potential for landscape mitigation where appropriate:

Land Cover Parcel No.	C03

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the Clent Conservation Area which covers part of the area and runs along its eastern boundary, the area's role as landscape setting and steep hillside backdrop to this Conservation Area, it is within the Candidate Valued Landscape Area in the CPRE study, and its tree and hedge cover, permanent unimproved and semi-improved pasture. Landscape susceptibility to housing lies in the steepness of slopes , openness to views and relationship with the historic settlement. Visual susceptibility to housing lies in intervisibility with other slopes and lower ground, views from PROWs, from lanes and dwellings in the Conservation Area. The parcel is very sensitive to housing. Sensitivity to employment use is greater as well as being impractical.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	H	Clent Conservation Area covering part of the western edge of the parcel. It is within the Candidate Valued Landscape Area in the CPRE study.
Natural heritage	H/M	Permanent unimproved or semi-improved pasture, outgrown hedges and trees within mature gardens linking into the adjacent Clent Hills Local Wildlife site and Country Park woodland.
Cultural heritage	H	Semi-regular fields derived from piecemeal enclosure with large properties and gardens including the listed Clent House on lower slopes.
Distinctiveness	H	Highly distinctive steep hill slopes linking into the wider Clent Hills.
Perceptual	H	
Scenic factors		Prominent slopes contributing to Clent Conservation Area's setting and backcloth.
Tranquillity		A491 is audible but generally well screened, otherwise minor roads are fairly quiet. Discontinuous linear village built form is apparent. Two PROWs.
Recreational and functional	H/M	
Recreational		Two PROWs. One PROW linking Clent with Country Park.
Functional		Permanent unimproved or semi-improved pasture, outgrown hedges and trees within mature gardens contribute to GI linking into the wider Clent Hills Local Wildlife site and Country Park woodland.
Condition	M/L	Many of the field boundaries are poorly managed/overgrown and fenced..
Associations		-
Summary evaluation of overall value		**H**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Very steep hillside rising up to Clent Hills.
Presence of water		-
Cultural factors	H/M	
Historic field/land use pattern		Semi-regular fields derived from piecemeal enclosure with large properties and gardens.
Settlement pattern		Clustered incremental historic settlement.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Permanent unimproved or semi-improved pasture, outgrown hedges and trees within mature gardens contribute to GI linking into the wider Clent Hills Local Wildlife site and Country Park woodland.
Amenity- presence of footpaths/recreation corridors		Well used PROW connecting village to higher, more open ground in Clent Hills.
Functional relationship between the area and the settlement/key features		PROW provides strong functional connection between the area and its surroundings.
Perceptual factors	H	
Scale		Small
Enclosure		Open hillside.
Skyline		Forms skyline behind settlement.
Landmarks/features		-
Detractors		-
Settlement edge character		Traditional settlement edge with indented form with church the main feature.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Important relationship with settlement as a setting and backdrop to the Conservation Area and church.
Summary evaluation of landscape susceptibility		**H**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H	High intervisibility of area with its surroundings.
Key views	H	Views from PROW over valley and hillslopes and over mid Worcestershire farmlands to west.
Key receptors		
Residents- rural/semi-rural	H	From adjoining traditional settlement.
Residents-urban/suburban edge		-
Promoted trails		-

Public rights of way	H/M	From PROW though centre of parcel.
Access/common land		-
Cycleways		-
Roads	M	Restricted views from adjoining minor roads.
Summary evaluation of visual susceptibility		**H**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Opportunities and potential for landscape mitigation where appropriate:

Land Cover Parcel No.	CHC01

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape sensitivity lies in the Holy Cross Conservation Area and associated distinctive historic settlement, the listed Old Mill farmhouse, the semi-natural woodland, the watercourse and riparian vegetation, the PROWs running east west and the attractive valley to the east and views north from the ridge. The landscape susceptibility to housing lies in relatively steep valley slopes and ridge slopes facing north, the historic settlement pattern to the south and to the west for which the area provides the setting, the extensive woodland, the relatively small scale of the field pattern and the watercourse and it's riparian corridor. The visual susceptibility to housing lies in views from the PROWs and from the settlement. The parcel is sensitive to housing. Sensitivity to employment uses would be greater due to the sloping landform and the size of fields as well as the relationship with the historic settlement.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	H	Holy Cross Conservation Area
Natural heritage	H/M	A mix of unimproved and improved pasture to the east and grass enclosures to the west with mainly outgrown hedgerows and relatively recent secondary woodland planted over significant part of the area. A small watercourse with riparian vegetation forms a further GI corridor.
Cultural heritage	H/M	Holy Cross Conservation Area and listed Old Mill farmhouse. Semi-regular piecemeal fields to the east and semi-regular planned enclosure to the west.
Distinctiveness	H/M	Distinctive historic linear development, extensive woodland and valley to the north the settlement.
Perceptual	H/M	
Scenic factors		There are attractive views from the hilltop looking north and along the small valley from the east.
Tranquillity		The A491 is busy and there is noise from this as well as some movement seen in winter. Elsewhere the roads are minor and tranquillity increases to the west. Development is visible on the edge of the settlement and at Clent Nurseries.
Recreational and functional	H/M	
Recreational		PROWs cross the area east to west.
Functional		The riparian corridor, extensive secondary woodland and unimproved grassland provide GI corridors and patches along with the hedgerows/trees.
Condition	M	Generally poor condition with gappy outgrown hedgerows but strong woodland cover.
Associations		N/A

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

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Flat ridge top falling with moderately steep slopes to the north and a valley with associated steep slopes to the north east.
Presence of water		Watercourse.
Cultural factors	H/M	
Historic field/land use pattern		Semi-regular piecemeal fields to the east and semi-regular planned enclosure to the west.
Settlement pattern		Linear historic settlement pattern to the north and west with 20c housing estate to the east.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		The riparian corridor, extensive secondary woodland and unimproved grassland provide GI corridors and patches along with the hedgerows/trees.
Amenity- presence of footpaths/recreation corridors		Well used PROWs cross east to west linking the settlement with the wider countryside.
Functional relationship between the area and the settlement/key features		PROWs link into settlement.
Perceptual factors	H/M	
Scale		Medium to small.
Enclosure		Moderate to highly enclosed but open to the north.
Skyline		Ridge forms skyline to the south.
Landmarks/features		Old Mill Farmhouse.
Detractors		Clent Nurseries minor detractor.
Settlement edge character		Traditional linear character to north and west.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Area provides strong setting to historic settlement.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	H/M	Slopes intervisible to the north.
Key views	H/M	Views from PROWs.
Key receptors		
Residents- rural/semi-rural	H	Dwellings along Bromsgrove Road.

Residents-urban/suburban edge	H/M	Settlement to the east.
Promoted trails		N/A
Public rights of way	H/M	PROWs running east to west.
Access/common land		N/A
Cycleways		N/A
Roads	M	A491- largely screened but minor roads within 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.	CHC02

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the Holy Cross Conservation Area and associated distinctive historic settlement, the listed Catholic church of St Wustan and St Oswald, the small semi-natural woodland, the important pitches, allotments and play areas and the PROWs. The landscape susceptibility to housing lies in the role in the north eastern part as a strong green recreational wedge between two parts of the settlement, the valley slopes , the historic settlement pattern to the north for which the area provides the setting and the woodland. The visual susceptibility to housing lies in views from the open spaces, PROWs and from the settlement. The parcel is very sensitive to housing for the above reasons. Sensitivity to the employment uses would be greater due to the sloping landform, the position of the recreational facilities as well as the relationship with the historic settlement.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	H	Holy Cross Conservation Area
Natural heritage	M	Woodland, strong tree cover close to the village and gappy trimmed hedges.
Cultural heritage	H/M	Holy Cross Conservation Area and listed Catholic Church of St Wulstan and St Oswald. Regular/rectilinear Parliamentary enclosure with allotments, playground and sports fields.
Distinctiveness	H/M	Distinctive historic linear settlement development, woodland and series of open spaces as green wedge into the settlement.
Perceptual	H/M	
Scenic factors		Attractive settlement edge to the north.
Tranquillity		Minor roads only. Built form partially filtered by mature garden vegetation.Two PROWs into area alongside outdoor recreation facilities.
Recreational and functional	H/M	
Recreational		Two PROWs into area as well as comprehensive outdoor recreation facilities.
Functional		Woodland and trees contribute to GI infrastructure.
Condition	M/L	Hedgerows generally in poor condition.
Associations		N/A
Summary evaluation of overall value		**H/M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Gentle valley landform.

Presence of water		None noted.
Cultural factors	H/M	
Historic field/land use pattern		Regular/rectilinear Parliamentary enclosure with allotments, playground and sports fields.
Settlement pattern		Linear mixed historic settlement pattern to the north and 20c housing in large gardens to the south.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Woodland and trees contribute to GI infrastructure.
Amenity- presence of footpaths/recreation corridors		Cricket and football piches, allotments and playgrounds form strong green wedge between radiating parts of the settlement. PROWs also through area.
Functional relationship between the area and the settlement/key features		the area, particularly to the north east has a strong functional link with the settlement as its primary open space.
Perceptual factors	H/M	
Scale		Medium to small.
Enclosure		Enclosed to the north east and more open to the west.
Skyline		Edge of valley either side forms local skyline.
Landmarks/features		Church - although only visible from the road.
Detractors		N/A
Settlement edge character		Traditional linear character with gaps to north.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Area provides setting to historic part of the settlement.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Intervisible to the wider countryside to the west.
Key views		N/A
Key receptors		
Residents- rural/semi-rural	H	Cottages on Hossil Lane.
Residents-urban/suburban edge	H/M	Settlement to north and south.
Promoted trails		N/A
Public rights of way	H/M	PROWs in area.
Access/common land		N/A
Cycleways		N/A

Roads	M	Adjacent lanes.
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.	CHC03

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	Medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the strong tree cover, unimproved grassland, continuous outgrown hedgerows and PROWs crossing the area. The landscape susceptibility to housing lies in the area's role to the east as a green buffer between the settlement and the A491, its small size of fields in places and the essentially linear indented and discontinuous character of the settlement. The visual susceptibility to housing is from the PROWs, existing residents and adjacent roads. The area has sensitivity to housing but it may be able to be accommodated in some places such as a strip between Belbroughton and Bromsgrove Roads and in a field to the east providing the whole area between the A491 and the settlement is not filled. The approaches from the south east should be avoided. The sensitivity to employment use is greater than for housing with the size and arrangement of fields in the proximity to existing village residents.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	Strong key tree cover along hedgerows in places and rough grass and unimproved pasture also in places.
Cultural heritage	M	Semi-regular and rectilinear parliamentary enclosure which has been partly reorganised, Clent Grange in a large garden to the south, other houses and care home in mature gardens and various other uses.
Distinctiveness	M/L	No particularly distinctive features.
Perceptual		
Scenic factors		Pleasant views across fields from PROWs to the west.
Tranquillity		A491 is a busy road with noise, and possibly movement apparent in winter. Other roads are minor. Built form is apparent in most parts although less so to the south. PROWs run across the area.
Recreational and functional	M	
Recreational		PROWs run across the area connecting to the east.
Functional		Strong key tree cover along hedgerows in places and rough grass and unimproved pasture also in places may contribute to GI.
Condition	M/L	Hedgerows generally in poor condition and outgrown
Associations		N/A
Summary evaluation of overall value		

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Gently sloping from north to south.
Presence of water		None apparent.
Cultural factors	M/L	
Historic field/land use pattern		Semi-regular and rectilinear parliamentary enclosure which has been partly reorganised.
Settlement pattern		Primarily linear incremental housing development with some infill interspersed with older houses, primary school and horse related infrastructure.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Strong key tree cover along hedgerows in places and rough grass and unimproved pasture also in places may contribute to GI.
Amenity- presence of footpaths/recreation corridors		PROWs run across the area connecting to the east.
Functional relationship between the area and the settlement/key features		PROWs and provision of horse stabling and pastures which may serve the local community.
Perceptual factors	M	
Scale		Medium to small.
Enclosure		Enclosed.
Skyline		N/A
Landmarks/features		N/A
Detractors		A491 in winter may be visible although it is well screened in summer. Employment use adjacent to Willow Nursery is a minor detractor.
Settlement edge character		Indented, discontinuous linear character with some older buildings eg Mouse Hall Farm.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Parcel to the east provides a positive green buffer between settlement and A491.
Summary evaluation of landscape susceptibility		**M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M/L	The area and spaces within it are generally enclosed.
Key views	M/L	N/A
Key receptors		
Residents- rural/semi-rural	H/M	Some edge houses could be considered semi-rural.
Residents-urban/suburban edge	H/M	Settlement towards the eastern part of the parcel.
Promoted trails		N/A

Public rights of way	H/M	Three PROWs.
Access/common land		N/A
Cycleways		N/A
Roads	M	Mainly minor approach roads.
Summary evaluation of visual susceptibility		**H/M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

The strip between Belbroughton and Bromsgrove Roads should retain the PROW to the south as a pleasant green way through with trees. The field to the east between the A491 and the settlement should provide a link from the PROW to the north into the settlement to the south west. It should minimise the effect on adjacent residents through location of buildings and planting mitigation.

Opportunities and potential for landscape mitigation where appropriate:

There should be a strong tree boundary to the south to maintain the green character of the buffer to the south.

Land Cover Parcel No.	CLC01

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in its role as landscape setting to the registered historic park at Hagley Hall adjacent with parkland trees within the area, Clent Conservation Area to the south, it is within the Candidate Valued Landscape Area in the CPRE study, the listed Beacon Hill dwelling south of Hagley, the strong tree cover and brook, and access provided by PROWs to the north and also south east with the North Worcestershire Path. Landscape susceptibility to housing lies in its role as a buffer between the historic park and the A491, its rising open parkland character to the east and its small scale sloping pastoral character to the north west close to the urban edge. Its visual susceptibility lies in views from a number of well used PROWs and the North Worcestershire Path, from the historic park, from adjacent residents and from the roads passing through the area. The parcel is sensitive to housing as it is needed to maintain the green buffer between the Hall and the A491 and further development in Hagley. Susceptibility to employment use is greater due to its likely greater prominence and likely impact on the parkland and Conservation Area.

LANDSCAPE CHARACTER CONTEXT

National character area	Severn and Avon Vales
WCC landscape character type (LCT)	Estate Farmlands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations	H/M	It is within the Candidate Valued Landscape Area in the CPRE study. Clent Conservation Area to the south.
Natural heritage	M	Substantial secondary woodland, some coniferous, parkland and hedgerow trees and some outgrown hedges with a mix of improved and unimproved grassland.
Cultural heritage	H/M	Hagley Hall registered Park and Garden adjoining parcel to north east with part of the area formerly park with associated trees and the rest irregular piecemeal enclosure of fields and plantation woodland. Beacon Hill listed building to the north.
Distinctiveness	H/M	Parcel has a distinctive wooded estate character related to Hagley Hall.
Perceptual	H/M	
Scenic factors		Long views over landscape to the west and south west and towards parkland from PROWs on the hill.
Tranquillity		A491 is a noise source but generally screened, minor roads are fairly quiet. Linear village built form on the edge of Hagley is apparent. PROWs and North Worcestershire Path cross area.
Recreational and functional	H/M	
Recreational		PROWs cross the parcel to the north and south east and the North Worcestershire Path runs along the eastern edge.
Functional		Substantial secondary woodland, some coniferous, parkland and hedgerow trees and some outgrown hedges with a mix of improved and unimproved grassland contribute to GI.

Condition	M	Moderately well maintained hedges.
Associations	H/M	Hagley Hall Park adjoining parcel to east.
Summary evaluation of overall value		**H/M**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Lower slopes associated with the Clent Hills falling from the east to west and cut through by Gallows Brook valley.
Presence of water		Gallows Brook
Cultural factors	H/M	
Historic field/land use pattern		Strong estate character with areas of parkland, woodland and medium sized grass fields.
Settlement pattern		Linear settlement on edge of Hagley and Lower Clent.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Substantial secondary woodland, some coniferous, parkland and hedgerow trees and some outgrown hedges with a mix of improved and unimproved grassland contribute to GI.
Amenity- presence of footpaths/recreation corridors		Well used PROW through parkland connecting Hagley and Lower Clent.
Functional relationship between the area and the settlement/key features		PROWs to the north and south east and North Worcestershire Path along the eastern edge.
Perceptual factors	M	
Scale		Medium
Enclosure		Views framed by tree cover and woodland edges.
Skyline		Woodland edges to east.
Landmarks/features		Mature parkland trees.
Detractors		A491.
Settlement edge character		Hagley urban edge to north is hard but mitigated by pub and historic row to the south. Lower Clent housing set in large gardens.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		See above.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Intervisibility increases up slopes to east and decreases to north and west.
Key views	H/M	Views from the North Worcestershire Path and PROWs to the south-west.

Key receptors

Residents- rural/semi-rural	H/M	From adjoining rural dwellings in area to south.
Residents-urban/suburban edge	H/M	From adjoining urban edge on northern boundary.
Promoted trails	H	North Worcestershire Path on eastern edge of parcel.
Public rights of way	H/M	Three PROWs.
Access/common land		-
Cycleways		-
Roads	M	Limited views from adjoining roads.
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.	CLC02

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the Clent Conservation Area and the Candidate Valued Landscape Area in the CPRE study, the listed walled garden and other listed buildings including Clent House, the pattern of parkland and piecemeal enclosure, North Worcestershire Path and the PROWs which cross the area and the strong tree cover. The landscape susceptibility to housing lies in the role of the area as setting to the linear historic villages, the distinctive undulating hillside landform which exposes part of the area to the north to wider view, the relatively small scale piecemeal and gardens enclosure and the strong tree cover. The visual susceptibility to housing lies in views from listed buildings and other dwellings, from the North Worcestershire Path and PROWs. The parcel is therefore very sensitive to housing development. Sensitivity to employment use is high with the distinct hill slopes and the relationship with the historic settlements and their dwellings and associated parkland and enclosures.

LANDSCAPE CHARACTER CONTEXT

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

LANDSCAPE VALUE FACTORS

Landscape designations	H	Clent Conservation Area and within the Candidate Valued Landscape Area in the CPRE study
Natural heritage	H/M	Substantial secondary woodland, some coniferous, parkland and hedgerow trees and some outgrown hedges with a mix of improved and unimproved grassland.
Cultural heritage	H	Clent Conservation Area, walled garden and parkland associated with Clent House, listed buildings around Clent and Lower Clent, irregular and regular piecemeal enclosure.
Distinctiveness	H	Highly distinctive settlements of Clent and Lower Clent with associated gardens and parkland.
Perceptual	H/M	
Scenic factors		Attractive framed views along the village streets and across parkland towards Sunfield and also north and north west in more open countryside.
Tranquillity		A491 is a source of noise but generally well screened, otherwise minor roads are fairly quiet. Linear village built form is apparent. PROWs crisscross the parcel and the North Worcestershire Path runs along the northern edge.
Recreational and functional	H/M	
Recreational		PROWs crisscross the parcel and the North Worcestershire Path runs along the northern edge.
Functional		Substantial secondary woodland, parkland and hedgerow trees and some outgrown hedges with unimproved grassland contribute to GI.
Condition	M	Generally good condition hedges and tree cover.

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

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	H/M	
Landform eg steep slopes		Distinct hill slopes associated with the Clent Hills falling from the east to west.
Presence of water		Two ponds.
Cultural factors	H	
Historic field/land use pattern		Parkland and irregular and regular piecemeal enclosure.
Settlement pattern		Two linear rural and discontinuous historic settlements.
Land use factors	H/M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Substantial secondary woodland, parkland and hedgerow trees and some outgrown hedges with unimproved grassland contribute to GI.
Amenity- presence of footpaths/recreation corridors		North Worcestershire Path on northern boundary and four other PROWs.
Functional relationship between the area and the settlement/key features		PROWs link into Hagley Hall Historic Park and garden to the north.
Perceptual factors	H/M	
Scale		Small to medium.
Enclosure		Generally highly enclosed with more openness in the fields to the north.
Skyline		The eastern edge of the area forms the skyline.
Landmarks/features		Clent House is a landmark but with only one glimpsed view.
Detractors		A491 to south including road bridge.
Settlement edge character		Traditional settlement edge with indented and discontinuous form.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		The parcel forms a strong rural setting to the traditional settlements linking to the Clent Hills to the east, Hagley Hall parkland to the north and forming a buffer with the A491 to the south west.
Summary evaluation of landscape susceptibility		**H/M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Limited intervisibility except on the slopes to the north and north west.
Key views	H/M	Views from the North Worcestershire Path to the south and south-west.
Key receptors		
Residents- rural/semi-rural	H	From villages' residents.

Residents-urban/suburban edge		N/A
Promoted trails	H	North Worcestershire Path.
Public rights of way	H/M	From four PROWs.
Access/common land		N/A
Cycleways		N/A
Roads	M	Minor roads through villages and possibly from A491 in the winter, screened in summer.
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: