



Miller Homes / Persimmon Homes / Southern and Regional Developments Ltd

Brockhill West

**LANDSCAPE CHARACTER, VISUAL RESOURCES & GREEN
INFRASTRUCTURE –UPDATE**

May 2013

FPCR Environment and Design Ltd

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Figure 1: Conservation Area Landscape Buffer Principles

1.0 INTRODUCTION

- 1.1 This short report has been prepared by FPCR Environment and Design Ltd to provide a summary update of the previous 'Landscape Character, Visual Resources and Green Infrastructure' report also prepared by FPCR in October 2010.
- 1.2 Since preparation of the previous report the following planning documents have become available;
- **Hewell Grange Conservation Area Draft Character Appraisal, Bromsgrove District Council, August 2010**
 - **Worcestershire Landscape Character Assessment, Worcestershire County Council, Supplementary Guidance, October 2011**
 - **Hewell Grange Estate – Setting of Heritage Assets Assessment, Bromsgrove District Council, 2013 (currently in consultation 1st April-15th May 2013)**
 - **The National Planning Policy Framework, March 2012**
- 1.3 In this report the above documents are considered against the 2010 green infrastructure and masterplan proposals for the site. Additionally further information is provided on the proposed green infrastructure design parameters to explain how the proposals can sensitively address the interface with the Hewell Grange Conservation Area and Registered Park and Garden.
- 1.4 A plan has been prepared (**Figure 1**) to define the key existing landscape features and proposed green infrastructure principles that would ensure an appropriate landscape buffer can be maintained between the proposed development and the Conservation Area.
- 1.5 FPCR Ltd is a multi-disciplinary environmental and design consultancy with over 50 years' experience of architecture, landscape, ecology, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

2.0 LANDSCAPE DISCUSSION

Site Description and Land Use

- 2.1 The site is described in detail at paragraphs 2.1-2.3 of the FPCR 2010 report as follows;

The site and context are illustrated at Figure 2, the Aerial Photograph. The site is located at the north-western edge of Redditch. It is enclosed by recent residential development on higher land to the south and east and the A448 and Hewell Lane to the west. Surrounding extensive woodland areas include Foxlydiate Wood, Brockhill Wood and woodland at Cladshill and Hewell Park. These woodlands provide containment to the north and south.

The site comprises the north-east facing slopes of the Batchley Brook valley, and includes the Brook itself, which crosses the north of the site from west to east close to the northern site boundary. The Brook is a small discreet watercourse that winds through a broad swathe of fields within the valley bottom. The site is predominantly in grazing use, with a number of hedgerows and hedgerow trees that provide landscape structure. Two fields within the north-west corner of the site are in arable use.

Existing buildings on the site comprise Tack Farm and Oxstalls Farm complexes. Just to the north Paper Mill Cottages are separated from the site by mature trees and vegetation. Hewell Kennels lies to the north of Batchley Brook and Brockhill Farm complex is located on higher land further north. Hewell Grange Young Offender Institution lies within woodland further to the north-west. Hewell Park which provides the setting to the Grange is listed on the English Heritage register of Historic Parks and Gardens.

- 2.2 The site is contained to the south by residential development at the northern edge of Redditch and to the north by extensive elevated woodland areas including at Cladshill and Hewell Park. Large scale woodland blocks form much of the skyline around the site and the wooded boundaries of Hewell Park are a part of this.

Landscape Designations

- 2.3 Hewell Park lies adjacent to the northern site boundary and is included within the English Heritage Register of Historic Parks and Gardens. The Hewell Grange Conservation Area was designated in 2010. Its boundary covers a slightly larger area than that of the Registered Park and Garden extending slightly to include Paper Mill Cottage and Hewell Kennels, which lie adjacent to and north of the site boundary respectively.

Landscape Character and Sensitivity

- 2.4 The Worcestershire Landscape Character Assessment (WLCA), Worcestershire County Council, Supplementary Guidance was published in October 2011 and updates the previous 'A New Look at the Landscapes of Worcestershire', 2004. No changes have been identified of consequence to the development proposals.
- 2.5 The site and adjacent landscape context (including the Hewell Grange Conservation Area) continue to fall within the following areas;
- Regional Character Area: 'Arden'
 - County level: Landscape Type: 'Wooded Estate lands'

- Local level: Landscape Description Units: 'Bordesley Wooded Estate lands' LDU AR10
- 2.6 No assessment of landscape sensitivity is given within the WLCA descriptions. However at Figure 9 of the publication it ranks 'Wooded Estate lands' as the most resilient overall of the different landscape types.
- 2.7 Landscape guidelines for the Wooded Estate lands are;
- *Conserve all ancient woodland sites and restock with locally occurring native species.*
 - *Promote new large scale woodland planting.*
 - *New woodland planting should be of native broadleaved species, favouring oak as the dominant species and relate to the scale and spatial pattern of the Landscape Type.*
 - *Conserve and restore the hedgerow pattern, particularly primary hedgerows and hedgerow tree cover.*
 - *Seek to ensure hedgerow linkage to all woodland blocks, for visual cohesion and wildlife benefit.*
 - *Conserve and restore parkland including historically correct ornamental planting and with an emphasis on arable reversion.*
 - *Conserve the integrity of estate villages and their associated tree cover*
- 2.8 These guidelines sit well with the design principles set out within the Masterplan and Green Infrastructure proposals for the site as described in the FPCR 2010 report and within Section 5.0 of this report.
- 2.9 Within the WLCA, a fourth tier of information provides detailed Local information on site characteristics. This separates out the Hewell Grange Conservation Area character from that of the surrounding wooded agricultural landscape. The Hewell Grange Conservation Area falls within Landscape Description Sub-unit AR10C and the surrounding landscape including the site (and Paper Mill Cottages and Hewell Kennels) within Sub-unit AR10H.
- 2.10 This separation of local characteristics corresponds with the division of local historic characteristics defined within the Historic Environment Assessment (Redditch Borough Council) Supplementary Statement for HECZ148. Paragraphs 2.23-2.25 of the FPCR 2010 report summarise the salient points of the publication as;

This is based upon the evidence base provided by the Historic Environment Assessment for Bromsgrove and Redditch Councils and the Worcestershire Historic Landscape Characterisation Project and includes a broad review of the potential effect of development generally within Historic Environment Character Zone 148.

*The site lies within HECZ148e, which covers a wide area north west of Redditch. This area is described as "Historic wooded landscape setting around parkland" and is given a sensitivity rating of **medium** and the sensitivity assessment states;*

*"Development will **potentially** impact on historic woodlands and historic hedgerows that act as linkages, and the setting of Hewell Grange".*

*The area registered as Historic Park and Garden at Hewell Grange falls within parcel HECZ148f, this area is described as 'Historic parkland with listed buildings' and given a sensitivity rating of **high**. The sensitivity assessment states;*

“Development will potentially impact on the historic parkland landscape of Hewell Grange and its setting”.

In considering development the assessment recommends informed design to ensure that the historic environment remains a fundamental and integrated part of the landscape and promotes Green Infrastructure (GI) design, stating:

“A key objective in GI design should be the development of opportunities to conserve historic environment features and landscapes, and to promote their contribution towards defining local identity and a ‘sense of place’. These objectives will best be met as part of multi-functional objectives that conserve, promote and enhance historic assets in partnership with other environmental features, such as local habitat and landscape”.

- 2.11 The site forms only a part of the wider HECZ148e area, which has been assessed as medium sensitivity. In contrast the parcel covering Hewell Grange has been assessed as high sensitivity. Although land within HECZ148e has the potential to impact on the setting of Hewell Grange, the masterplan proposals for the site are based on an iterative design process with the existing internal landscape features that provide the historic landscape structure (the Batchley Brook, hedgerows and trees) and the proposed landscape buffer to Hewell Park providing opportunities to extend and enhance local GI provision and protecting the setting of Hewell Grange as shown at **Figure 1**.

Local Landscape Character (relationship of the site to the Hewell Grange Conservation Area)

- 2.12 Hewell Grange and the site are distinctly different in character as is recognised by the landscape description sub-unit divisions in the WLCA and within the Historic Environment Assessment. However they share common landscape components which group them within the same landscape type and overarching landscape description unit. The most evident components being the large elevated woodland blocks and undulating landform that are described as common features of the landscape east of Hewell Lane (the WLCA ‘Wooded Estate lands’ landscape type).
- 2.13 The woodland in combination with the undulating landform defines these individual landscape compartments and provides physical and visual separation between the site and Hewell Grange within its Registered Park and Garden context.
- 2.14 The adjacent settlement context to the south and east of the site also lies within the same undulating wooded framework, with large woodland blocks defining the skyline above Redditch, and setting a precedent for the local character of built development. This settlement edge adjoins the southern and eastern site boundaries and on rising land to the south has an influence on the character of the site. The site itself is therefore not within a deeply rural landscape.
- 2.15 The Hewell Grange Conservation Area follows the same boundary as the Registered Park and Garden designation, with the exception of its inclusion of Paper Mill Cottages and Hewell Kennels. The boundaries are shown at **Figure 1**.
- 2.16 The Hewell Grange Conservation Area is inward looking and there is little inter-relationship with the surrounding landscape (the characteristics of the Conservation Area described in detail within the CGMS Heritage Assessment report) as is described within paragraphs 2.30-2.31 of the FPCR 2010 report, that state;

Hewell Grange

Hewell Grange lies at the heart of this landscape surrounded by historic parkland including a lake which is designated as a SSSI. This landscape is enclosed by woodland and not visible within the wider landscape. The Grange is currently utilised as a young offender's institution. To the north a modern purpose built prison influences the adjacent local landscape and there are residential properties within the wooded landscape. Hewell Park is listed on the English Heritage Register of Historic Parks and Gardens. The listing includes two isolated fields to the south; these are divided from Hewell Park by its peripheral woodland and separated from the adjacent Batchley Brook local landscape character area by the topography.

The landscape of Hewell Grange varies in sensitivity. The features which provide the landscape setting are of high landscape sensitivity. However its character is influenced and by the modern prison uses and buildings which also lie within the landscape setting. Although the area includes uses of low sensitivity overall it has been assessed as having medium landscape sensitivity largely due to its historic landscape structure. Hewell Grange and its landscape are enclosed by woodland and inward looking in character. Appropriate development proposals within adjacent local landscape character areas should not result in any discernible change to this landscape. However, a suitable landscape buffer could be provided in conjunction with development to reinforce the separation of the designated landscape.

- 2.17 Generally the wooded edge of the Hewell Grange Registered Park and Garden and Conservation Area and internal areas of woodland form a wooded backdrop to the site on the skyline. Otherwise there is no inter-visibility between the internal heritage assets within the Conservation Area / Registered Park and Garden and the site. Only Paper Mill Cottages and Hewell Kennels (outside of the Registered Park and Garden) bear any relation to the site, however this is limited.
- 2.18 Paper Mill Cottages within the Batchley Brook valley are contained by trees and Hewell Kennels, are located further to the north on higher ground. Adjacent to Hewell Kennels the stables include a collection of modern sheds and vehicle storage which provides a local visual detractor and this does not represent a significantly sensitive landscape receptor. However this includes built elements associated with Hewell Grange that have resulted in its inclusion within the Conservation Area. Hewell Kennels is relatively elevated in comparison with Paper Mill Cottages with potential views to the Batchley Brook Valley.
- 2.19 The conclusions on landscape in the 2010 FPCR report remain unchanged, these state at paragraphs 6.6 and 6.7;

The undulating, heavily wooded landscape context of the site naturally contains the site and separates the local landscape into distinct parcels. As a result, the effects of development on the wider landscape would be low and importantly no notable effects on the setting of the Hewell Grange have been identified.

The Masterplan and Green Infrastructure proposals demonstrate how existing landscape features within the site (the Batchley Brook and hedgerow network) and the surrounding woodland would be retained and enhanced with development to bring wider GI connections and benefits to the local landscape.

3.0 VISUAL DISCUSSION

- 3.1 The 2010 FPCR report included a visual appraisal of the site. Essentially the following was concluded at paragraphs 6.8-6.11;

In visual terms the photographs demonstrate that the site is visually well contained with only a small visual envelope; this is as a result of the surrounding topography and woodland cover. The site itself is undulating and rises gradually to the south west where it meets the ridgeline [along Hewell Lane]. Development proposals should seek to ensure that new development is located below the ridgeline; a woodland belt located upon the ridgeline would strengthen the woodland connections along this ridgeline and be in keeping with local landscape character.

Only a limited number of potential receptors have been identified. These include residential areas adjacent to the site and potentially on rising land within the northwest of Redditch, although away from the site boundary views towards the site are likely to be restricted by intervening landform, woodland and properties. Within the site landscape context receptors identified are limited to Tack Farm, Oxstalls Farm, Hewell Kennels, Brockhill Farm, two public rights of way through the site, a short section of bridleway adjacent to Brockhill Farm and glimpse views through gaps within hedgerows from peripheral roads of limited parts of the site. From the majority of receptors only parts of the site are visible due to the local variations in topography and vegetation cover, although Tack Farm, positioned on a local highpoint adjacent to the site may have panoramic views.

Importantly no potential view was identified from Hewell Grange or Park, which is contained by woodland. The two arable fields to the south of Hewell Park fall within the English Heritage Register of Parks and Gardens listed area. These fields are located north of a highpoint which divides them visually from the site.

The assessment demonstrates that with a well-considered masterplan, development of the site would have only a limited visual impact on the few receptors identified. From the majority of receptors views would be limited to small parts of the development and restricted by intervening vegetation, landform and / or buildings.

- 3.2 With reference the adjacent Hewell Grange Conservation Area are further observations regarding views to and from the Conservation Area;

- There are limited views from the public right of way at the northern site boundary where it adjoins the Conservation Area. Only the southern arable field within the Conservation Area is visible in views north of the footpath, to the south views are curtailed by a local ridge of land which would contain any private views out from this edge of the Conservation Area;
- The remainder of the Conservation Area is contained by trees and woodland with the exception of Hewell Kennels;
- Paper Mill Cottages lie within the base of the Batchley Brook valley and are contained by trees, only local views within the valley, if any are likely;
- Views across the site towards the Conservation Area are restricted by the undulating landform and vegetation cover. Views, where possible are to the wooded edge of the Conservation Area on the skyline. Limited glimpses of Paper Mill Cottages and Hewell Kennels (with its stables and storage areas that appear as a local visual detractor);

- Public views from the site are limited to the public right of way within Batchley Brook Valley, these views terminate at the woodland at the Conservation Area boundary;
- The extent of the view from a second public footpath internally within the site varies due to the surrounding undulating landform;
- There are occasional views across parts of the site from laybys and where gaps in hedgerows have been sought out adjacent to the site boundary on Hewell Lane and Brockhill Drive. These views are not significant and users of roads are recognised as low sensitivity receptors;
- The Redditch urban area adjacent to the site and on rising land to the south is visible in wider views;
- The site is generally screened in views from Redditch, where it is visible it is seen in the context of residential properties in the foreground. The woodland around Hewell Grange and at Brockhill Wood provides a wooded backdrop on the skyline.

- 3.3 The visual relationship between the site and the Hewell Grange Conservation Area therefore is simply the presence provided by the woodland of the Conservation Area on the local skyline. Views across the site towards this are limited and vary depending upon the location relative to the undulating landform and intervening tree and hedgerow cover. There is no inter-visibility with internal elements of the Conservation Area. Occasional glimpses of Hewell Kennels and Paper Mill Cottages are possible, but these are limited due to undulating topography and presence of trees, hedgerows and woodland.
- 3.4 No views out from the Conservation Area have been identified other than from Hewell Kennels. The local context of this view would be protected with the retention of the landscape buffer alongside the Batchley Brook, which would also preserve the local context of Paper Mill Cottages. On the Masterplan a school site is currently proposed within the landscape buffer however this could be relocated or reduced in extent to ensure retention of the valley's agricultural characteristics.
- 3.5 The Conservation Area Landscape Buffer Principles Plan (**Figure 1**) shows the extent of the woodland and ridgelines that provide containment and identifies the sensitive public views towards the Conservation Area showing these retained within the landscape buffer.
- 3.6 No visual effects on the Registered Park and Garden would occur as a result of development. There is the potential to deliver some landscape benefits on the site at the interface with the arable field at the southern boundary of the designated area. Within the Conservation Area there would be limited visual effects on Hewell Kennels only and the local setting of the Batchley Brook Valley can be preserved.

4.0 PLANNING POLICY

- 4.1 The following documents have been published since the submission of the previous FPCR report;

The National Planning Policy Framework, March 2012

- 4.2 In March 2012, the Government published the NPPF, which replaced the Planning Policy Statement and Guidance documents. The Built Heritage Assessment prepared by CGMS addresses specific heritage matters relating to this.
- 4.3 With regard to landscape and design matters the NPPF does not introduce new environmental assessment or design criteria to those which were set out in the now superseded PPS frameworks. Instead it reinforces the previous robust guidance, and strengthens the overall commitment to delivering growth in sustainable locations. The Ministerial Foreword starts "*The purpose of planning is to help achieve sustainable development*". Throughout the document the aspirations are generally positive - there is a marked absence of specific restrictive policies. A holistic approach is encouraged, balancing benefits with impacts across all aspects of the development process.

Core Planning Principles

With reference to paragraph 17 of the NPPF those applicable to landscape matters are;

Bullet 5. From the outset, the "intrinsic character" of the landscape and countryside at Brockhill West has been carefully addressed and has influenced the outcome of the design proposals and the Green Infrastructure. The emphasis is not on "protection" in this particular context, unlike the reference to the Green Belt.

Bullet 7. This site is not a designated landscape of high value, such as an AONB. It is therefore comparatively of "lesser environmental value". Similarly, it is not of designated ecological value.

Bullet 9. The proposals would deliver "multiple benefits" with a high proportion of green infrastructure.

Bullet 10. No heritage assets have been identified on the site to be conserved however an appropriate landscape buffer would be provided to the adjacent Hewell Grange Conservation Area and Registered Park and Garden "in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations";

Bullets 11 and 12. The proposals are very well related to the existing urban edge and offer good prospects for transport choice, and can deliver green infrastructure community benefits for both new and existing residents, fostering an inclusive community.

- 4.4 Consequently the Masterplan and Green Infrastructure proposals continue to be robust when considered in the light of the cascade of environmental policies extending from the NPPF through to the saved and new landscape and green infrastructure policies of the Bromsgrove District and Redditch Borough Local Plans.

Hewell Grange Draft Conservation Area and Character Appraisal, Aug 2010

- 4.5 The Conservation Area Appraisal identifies the Conservation Area boundaries and provides an analysis and recommendations for enhancement of the internal characteristics and features of the Conservation Area.

- 4.6 It identifies the core focus of the Conservation Area as follows;

"The Hewell Grange Conservation Area is centred on the registered historic park and the village of Tardebigge approximately 2 miles east of Bromsgrove"

The southern boundary is at some distance from this focus and is less significant.

- 4.7 The Appraisal does not refer to the wider setting of the Conservation Area, nor does it identify any key views out from the Conservation Area. It identifies key views within the Conservation Area, these are focused internally around the village of Tardebigge and do not relate to the site.

Worcestershire Landscape Character Assessment, 2011

- 4.8 This update of the 2004 WLCA is discussed earlier within the landscape section (Section 2.0). The website includes specific guidelines for Planning and Development. The guidelines state;

"There is a need to conserve and restore the hedgerow fabric as well as the mixed broadleaf composition of the existing woodlands. New woodland planting would also strengthen and enhance the character. Parkland restoration initiatives should be promoted widely, particularly to reunite the original scale and conceptual framework of parkland by encouraging the conversion of arable land back to permanent pasture"

- 4.9 With development of the site there are opportunities for new woodland planting, conservation and restoration of hedgerows and management of both in perpetuity. Detailed design of the local interface with the Registered Park and Garden could also provide some local landscape benefits, where arable land within the site could be converted to grazing and framed with woodland / tree planting.

Hewell Grange Estate – Setting of Heritage Assets Assessment, 2013

- 4.10 This document is currently out to consultation and its robustness against heritage planning policy is assessed in detail within the CGMS rebuttal report. It asserts in its conclusion that;

"The analysis carried out in this document has demonstrated that development in The Area [i.e. the site] would cause substantial harm to the significance and setting of major assets. The Area should therefore not be allocated"

- 4.11 However the analysis does not appear to be fair or comprehensive and appears based upon a pre-determined conclusion. The report includes an element of landscape and visual analysis. It assesses the site area as a whole and presumes a wholesale change to the area without consideration of the potential for the retention of landscape elements or key areas of landscape within. There is no consideration of what might be an appropriate landscape buffer utilising the natural topography and land cover.

- 4.12 The analysis of visibility within the report is confusing and misleading. It presents together a series of viewpoints that represent both public and publicly inaccessible locations, without clearly differentiating between the two or the significance of this. The photographs included within the

assessment comprise a single shot rather than panoramic and therefore present a channelled rather than a typical panoramic view. The assessment includes zoomed images. This photographic evidence conflicts with the Landscape Institute guidelines on photographic assessment.

- 4.13 Additionally no assessment of the relative significance or sensitivity of the views is given and many of the views are contrived (e.g. from the edge of a field without public access) to obtain the 'desired' view. There is no recognition that some views would remain unchanged with the current masterplan proposals, particularly the more sensitive ones i.e. from the public right of way within the north of the site. In many of the photographs the intervening undulating landform also provides containment and often obscures much of the view, this is not acknowledged.
- 4.14 The photographic evidence within the report actually demonstrates that public views towards the Conservation Area are limited and that only the wooded areas are generally visible elevated on the skyline. This can remain as a feature on the skyline with development and the limited public views towards the Conservation Area on Hewell Lane and the northern public right of way can be retained. The photographs demonstrate the limited influence of the heritage assets on the landscape of the site, with it simply viewed as part of the distant surrounding woodland blocks on higher land.
- 4.15 The assessment fails to properly describe the level of containment provided by the perimeter woodland and by the topography to the south and east of Hewell Grange. It therefore also does not properly describe the relationship between the heritage assets and the site and lack of inter-visibility between these and the site.
- 4.16 Within the assessment views out (Map 3 within the report) are identified from the southern edge of the southern field within the Conservation Area, Paper Mill Cottages (although it acknowledges this property is within trees) and Hewell Kennels only. The photographs in the report show the extent of the views are limited to only parts of the site locally. These views would not alter with the retention of a landscape buffer and in fact there is the opportunity to deliver landscape enhancements through tree planting and conversion of the visible part of the arable field within the site to grazing use.
- 4.17 Finally the influence of the settlement edge on this area is greater than the report suggests as demonstrated by the photographs and as shown within photos accompanying the FPCR 2010 report. Redditch has expanded across undulating farmland with built development on higher ground. This is typical of the built character of the area.

5.0 PROPOSED MASTERPLAN, MITIGATION AND LANDSCAPE ENHANCEMENTS

- 5.1 The masterplan and green infrastructure strategy is set out in detail at Section 5.0 of the FPCR 2010 report. These proposals followed an iterative process with significant input from the team's landscape and heritage consultants to ensure that a sufficient retained buffer to the Hewell Grange Registered Park and Garden was included.
- 5.2 The masterplan design will continue to evolve but fundamentally, with regard to protection of the adjacent Conservation Area and Registered Park and Garden will address the following key green infrastructure principles;
- Retain a robust landscape buffer to the Conservation Area that protects its setting and its character in perpetuity
 - Retain the existing large scale wooded character of the area, including introduction of new woodland blocks on higher ground
 - Retain the character and integrity of the Batchley Brook Valley as a landscape buffer to the Conservation Area
 - Retain and enhance the hedgerow and tree network to provide the landscape structure for the development
 - Retain areas of higher ground free from development; the ridge along Hewell Lane and land around Tack Farm
 - Use of the naturally undulating landform generally to inform the location of built development, open space and planting naturally containing the development within its landscape setting
 - All to form part of a holistic green infrastructure network to enhance local amenity and wildlife values allowing local communities to enjoy the countryside

6.0 SUMMARY

- 6.1 The site is located adjacent to the southern boundary of the designated Hewell Grange Registered Park and Garden and recently designated Conservation Area (2010). From the landscape and visual appraisal it is clear that the peripheral woodland and topography surrounding these heritage assets provide natural containment. The Hewell Grange landscape is contained and inward looking and separately defined by the peripheral woodland blocks and landform. It has little inter-relationship with the site other than providing part of the backdrop of woodland on the skyline.
- 6.2 This is reflected in the WLCA and Historic Environment Assessments which at a local scale separately define the landscape of the site and the wider agricultural landscape from that of Hewell Grange. The HEA identifies the sensitivity of the landscape within which the site lies as medium sensitivity and that of Hewell Grange as high sensitivity.
- 6.3 The green infrastructure proposals retain the landscape features of the site; the Batchley Brook, trees and hedgerows and maintain a landscape buffer to the boundary of the Conservation Area. There is the opportunity to deliver landscape enhancements to the interface with the Conservation Area.
- 6.4 No significant views from the Conservation Area across the site have been identified either as part of this assessment or within the published Conservation Area Appraisal or Hewell Grange Estate – Setting of Heritage Assets Assessment reports.
- 6.5 Inter-visibility between the Conservation Area and the site is limited to;
- The public footpath adjacent to the northern site boundary, where there are views north across the southern arable field within the Conservation Area. Views south into the site are curtailed by the adjacent ridge of land at the northern edge of the site
 - Possible limited local glimpses within the valley from Paper Mill Cottage, although this is contained by trees
 - Potential views south from Hewell Kennels further to the north of the site
- 6.6 Contrary to the conclusions of the Hewell Grange Estate – Setting of Heritage Assets Assessment report, the views towards the Conservation Area across the site are of limited significance. The undulating topography and surrounding woodland creates limited opportunities for public views or for private views from residential receptors.
- 6.7 The Conservation Area Landscape Buffer Principles (**Figure 1**) describes the visual relationship between the site and the Conservation Area and sets out appropriate landscape mitigation and enhancement proposals.
- 6.8 Essentially the Masterplan design can preserve and enhance the interface between the Conservation Area and the built development i.e. the Batchley Brook Valley and areas of higher ground protecting the setting of the Conservation Area and deliver some local landscape benefits as part of the comprehensive green infrastructure proposals.



1

The ridge line at the boundary of the Conservation Area and Registered Park and Garden provides physical and visual separation between the two landscapes. This would be maintained within a landscape buffer. Woodland planting on the south side of the ridge could be implemented if desired to reinforce the natural containment provided by the landform and provide landscape and biodiversity benefits

2

Woodland along the eastern boundary of the Conservation Area provides containment and physical / visual separation.

3

The Batchley Brook Valley provides the local landscape context for Paper Mill Cottages and Hewell Kennels (both located at the edge of the Conservation Area and outside of the Registered Park and Garden). This would be retained as a landscape buffer with development

4

The Batchley Brook Valley would provide a natural extension of the green corridors within Redditch, wrapping around and containing the development to provide an appropriate landscape buffer to the Conservation Area and Registered Park and Garden.

5

The internal undulating landform and hedgerow field boundaries can be utilised to create compartments in which to integrate built development reflecting the pattern of settlement growth within the adjacent urban area.

6

Higher ground at Tack Farm can remain free of built development. The detail of this would be the subject of further study and agreement with the local authorities.

7

The ridge line along Hewell Lane would remain free of development and can be planted with deciduous woodland blocks to connect Foxlydiate Woods with the woodland at the southern edge of the Conservation Area. This would reinforce and enhance local character as it matures and deliver biodiversity benefits.

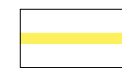
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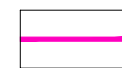
Site Boundary



Borough Boundary (Redditch / Bromsgrove)



Hewell Grange Registered Historic Park & Garden



Hewell Grange Conservation Area



Existing Public Right of Way



Existing Trees (indicative only)



Existing Hedgerows (indicative only)



Existing woodland



Existing ponds / water courses



Redditch 'Primarily Open Space' (Local Plan saved policy R.1)



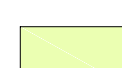
Identified sensitive public views towards edge of Conservation Area



Ridge line provides visual containment at site boundary



Proposed Green Infrastructure linkages (woodland planting)



Proposed landscape buffer to Conservation Area / Registered Park and Garden