



Landscape and Visual Appraisal  
**Bordesley Hall, Alvechurch**  
29<sup>th</sup> January 2021

12426/R01aDRAFT/RP/CD





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# 1 Introduction and Site Context

## Background

- 1.1 Tyler Grange have been appointed by The Corbally Group (Bordesley Hall) to provide technical information to support an outline planning application for the development of land at Bordesley Hall, Alvechurch (hereby referred to as the 'site').
- 1.2 The proposals are to re-develop previously developed land (PDL) for residential use within the site and retain its location within the Green Belt. This will be through the delivery of 'appropriate development in the Green Belt'. This assessment will identify key opportunities and constraints which in landscape and visual terms will help to facilitate this approach.
- 1.3 Reference is made to the Bromsgrove District Plan 2011-2030 (adopted January 2017), adopted SPD, the Worcestershire County Council Landscape Character Assessment, and findings of the site specific fieldwork to identify key landscape features and the visual context of the site.

## Site Context

- 1.4 The site is located 525 metres to the south west of the village of Rowney Green (as shown on Plan 1) in the administrative area of Bromsgrove District Council. Located within the Green Belt the site is located on Previously Developed Land on the grounds of Bordesley Hall, an 18th Century Hall. The site covers 4.85 hectares of land.
- 1.5 Arable fields to the south of the site separate the site from the settlement edge of Redditch, located approximately 2km to the south.
- 1.6 The access to the site is gained off The Holloway and Storage Lane located at the site's northern boundary, and is gained at the tree lined track which runs into the site.
- 1.7 The PDL contains a number of buildings and features which surround the original structure of Bordesley Hall. Areas of hard-standing, garages and industrial units as well as associated infrastructure are a common feature within the site. The site is well vegetated, both at the boundaries and internally with mature deciduous and evergreen tree planting present throughout. Areas of more formal planting are also present within the site around the existing buildings and Bordesley Hall estate.
- 1.8 The site boundaries and immediate surroundings are shown on the aerial photograph on **Plan 2**.

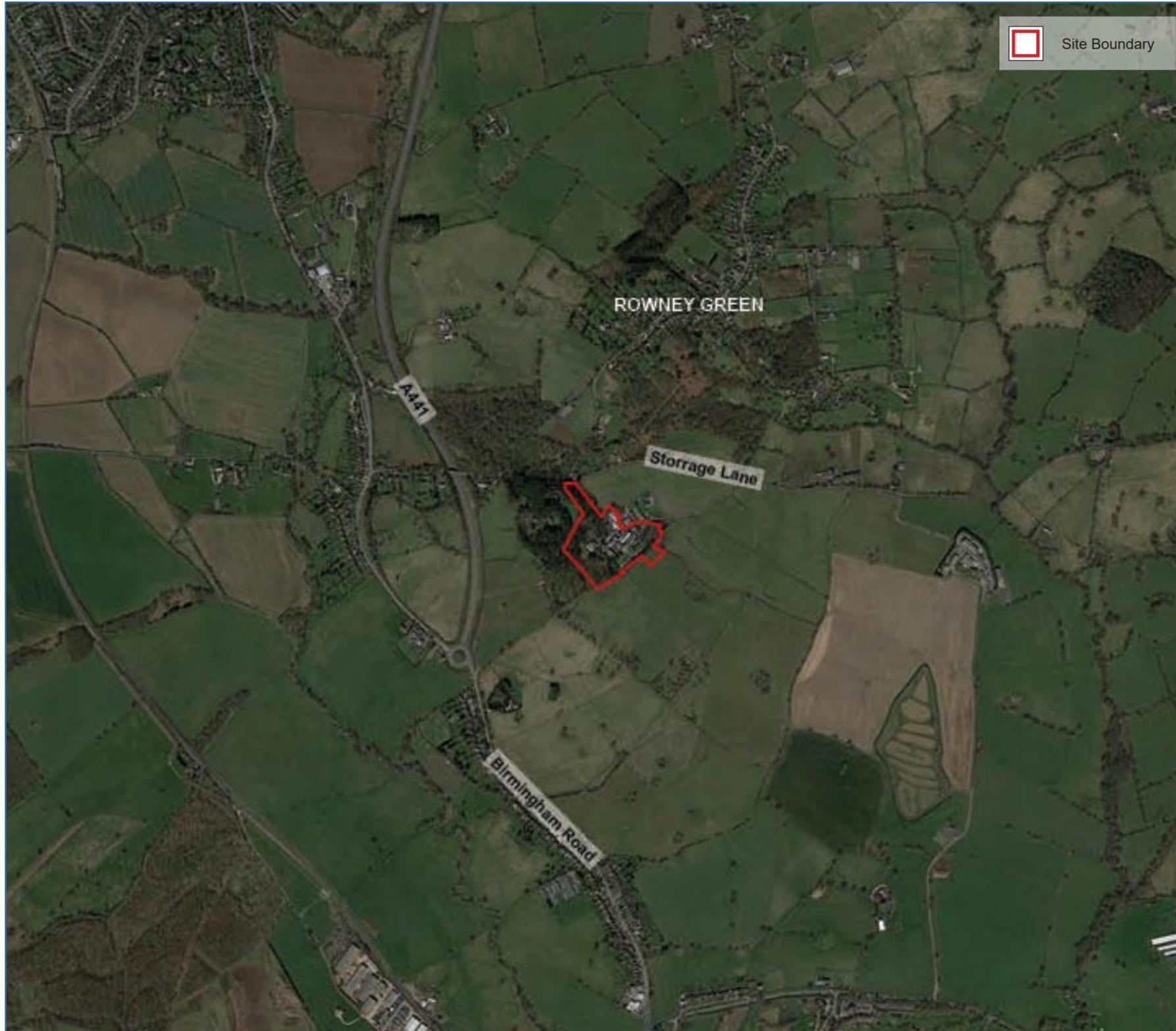
Plan 1: Site Location (12426/P01)



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# 1 Introduction and Site Context

Plan 2: Site Context (12426/P02)



- 1.9 The topography of the site slopes towards the south west corner, with the lowest point at approximately 130 AOD. The highest point within the site is at the north western part of the site at approximately 163 AOD. Within the wider landscape the topography is undulating.
- 1.10 Public rights of way (PRoW) are found to the east of the site within the proximity of the village of Rowney Green, and link to the wider network of footpaths in the landscape.
- 1.11 To the west of the site the Redditch-Bromsgrove train line can be found running north-south.

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# 1 Introduction and Site Context

## Methodology

- 1.12 This report has been undertaken in accordance with the following guidance:
- An Approach to Landscape Character Assessment, Natural England, 2014; and
  - Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, Landscape Institute and IEMA, 2013.
- 1.13 This is a standalone report and does not constitute a landscape chapter in the context of an Environmental Statement (ES) required by an Environmental Impact Assessment (EIA).
- 1.14 Table 3.1 of the GLVIA3 outlines what is required in this type of appraisal report, as a project outside of an EIA. This includes the following:
- Establish the existing nature of the landscape and visual environment in the study area;
  - Provides a description of the proposed development, identifying the main features of the proposals and the changes that will occur; and
  - Systematically identifies and describes the effects that are likely to occur, including whether they are adverse or beneficial.
- 1.15 The approach taken in the preparation of this report is considered to be appropriate and proportional in the context of the professional guidance published by the Landscape Institute.
- 1.16 Professional judgement plays an important role in the landscape and visual analysis process where the analysis of landscape character and visual amenity is both a subjective and objective process. However, the analysis process seeks to provide a narrative to explain the judgement reached.
- 1.17 The study area for this LVA has been defined through fieldwork, GIS analysis and ZTV mapping, and includes those viewpoints from which the site and the development proposed would be visible.

### National Planning Policy Framework 2019 (NPPF)

- 2.1 At the heart of the NPPF is a presumption in favour of sustainable development. For plan making the presumption requires plans to positively seek opportunities to meet the development needs of an area and be sufficiently flexible to adapt to rapid change. Footnote 6 identifies protected areas or assets of particular importance including:
- Sites of Special Scientific Interest (SSSI);
  - Green Belt;
  - Local Green Space;
  - Areas of Outstanding Natural Beauty (AONB);
  - National Parks;
  - Irreplaceable Habitats;
  - Heritage Coasts;
  - Designated Heritage Assets; and
  - Areas at Risk of Flooding or Coastal Erosion.
- 2.2 Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the status of the development plan as the starting point for decision making. Furthermore, it confirms that where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 2.3 The creation of high quality buildings and places is fundamental to what the planning and development process should achieve, as stated at paragraph 124.
- 2.4 Paragraph 127 seeks to ensure that developments:
- “Will function well and add to the overall quality of the area, just not for the short term but over the lifetime of the development;
  - Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

2.5 Paragraph 170 requires planning policies and decisions to contribute to and enhance the natural and local environment by fulfilling criteria including amongst others:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*

2.6 Paragraph 145 states that exceptions to new building within the Green Belt include:

- “c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;”*

2.7 It goes on to state that:

- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
- not have a greater impact on the openness of the Green Belt*

*than the existing development; or*

*– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

### National Planning Practice Guidance (July 2019 Update)

2.8 The July 2019 update to the Planning Practice Guidance (PPG) provides additional information on the role of the Green Belt in the planning system to supplement Section 13 of the NPPF. It identifies three changes;

*Change 1: What factors can be taken into account when considering the potential impact of development on the openness of the Green Belt?*

2.9 The revised PPG provides clarity with regard to the type of factors that need to be considered when a judgement is made with the impact of a proposal on the openness of Green Belt. The factors have been identified through case law and comprise the spatial and visual aspects of openness, the duration and the remediability of the development and the impacts of any associated activity such as traffic generation. (Paragraph: 001 Reference ID: 64-001-20190722)

*Change 2: How might plans set out ways in which the impact of removing land from the Green Belt be offset by compensatory improvements?*

2.10 This change is encouraging the production of strategic policies by Local Authorities to compensate for loss of Green Belt land to development by improvements to the ‘environmental quality and accessibility of the remaining Green Belt land’. Examples of compensatory measures provided include new or enhanced Green Infrastructure and woodland planting, landscape or visual enhancements, improvements to biodiversity, habitat connectivity and natural capital and improved access to new, enhanced or existing recreational and playing field provisions. (Paragraph: 002 Reference ID: 64-002-20190722)

*Change 3: How can the strategic policy-making authority ensure that compensatory improvements to the environmental quality and accessibility of the Green Belt be secured?*

2.11 This change provides guidance on how compensatory measures may be achieved starting with the early engagement with landowners and other stakeholders for land identified for release and compensatory improvements, the identification of the

improvements needed and the associated implications including deliverability. In addition, this change provides suggestions by which compliance to implement and maintain the necessary compensatory measures may be secured (use of Conditions, s106 obligations and CIL). (Paragraph: 003 Reference ID: 64-003-20190722).

### National Design Guide (October 2019)

- 2.12 The introduction of the National Design Guide confirms that a place is more complex and multi-faceted than a building as it comprises of a number of components including being made up of buildings, landscape and infrastructure which are likely to ensure longer than buildings themselves. In addition, the beauty of a place may range from a long view down to the details of a building or a landscape.
- 2.13 The National Design Guide addresses how to recognise well designed places by outlining the Governments priorities for well designed places in the form of ten characteristics. It is based on national planning policy, practice guidance and objectives for good design set out in the NPPF.
- 2.14 Hard and soft landscape are identified as key components of good design. Paragraph 21 clarifies that a well design place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings and includes making right choices at all levels on a number of components including the layout, form and scale of buildings and landscape.
- 2.15 Paragraph 28 defines landscape as:
- “Landscape is the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. Landscape includes landform and drainage, hard landscape such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape – trees, shrubs and other planting.”*
- 2.16 Whilst paragraph 29 confirms that the materials used for a building or landscape affect how well it functions and lasts over time. In considering context, it is necessary for development to understand and relate well to the site, its local and wider context which includes landscape character. Paragraph 42 sets out that well design new development is integrated into its wider surroundings physically, socially and visually. It is based on a understanding of the existing situation which includes:
- “the landscape character and how places or developments sit*

*within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it; and*

*“public spaces, including their characteristic design and details, both hard and soft.”*

- 2.17 In terms of identify, paragraph 49 confirms that the identify or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is therefore necessary for new development to be influenced by an appreciation and understand of land amongst other criteria. This also includes consideration of hard landscape, soft landscape, landscape setting and backdrop as outlined by paragraph 52.
- 2.18 Well designed places contribute to local distinctiveness and this may include using local building, landscape or topographical features, materials or planting types amongst others to create a positive and coherent identity that residents and local communities can identify with. Paragraph 57 states that character starts to be determined by the siting of development in the wider landscape, then by layout, landscape and spaces, movement network and arrangement of development blocks.
- 2.19 In considering movement, in particular a clear structure and hierarchy of connected streets, paragraph 83 identifies that well designed streets create an attractive public spaces with character through their layout, landscape, including street trees, lighting, street furniture and materials. Whilst paragraph 86 states well designed parking is attractive, well landscaped and sensitively integrated into the built form so that it does not dominate the street scene. It also states:
- “It incorporates green infrastructure, including trees, to soften the visual impact of cars, help improve air quality and contribute to biodiversity. Its arrangement and positioning relative to buildings limit its impacts, whilst ensuring it is secure and overlooked.”*
- 2.20 Nature is an identified design characteristic. The first objective for the nature characteristic is for development to provide high quality, green open spaces with a variety of landscape and activities including play. Paragraph 92 set out a series of criteria to take account of for well designed places to provide usable green spaces, including:
- The wider and local context, including existing landscape and ecology;
  - Access;

- How spaces are connected;
  - The balance between public and private open spaces;
  - Their potential to contribute to a strategic green infrastructure system, and to water management;
  - Their ability to support a range of activities and provide amenity value, and
  - How they are to be managed and maintained.
- 2.21 The guidance also includes detail relating to public open space. In terms of landscape, public open space should include a variety of natural and designed landscapes for everyone, with different functions to suit a diverse range of needs as outlined at paragraph 94.
- 2.22 The second objective relating to nature relates to improving and enhancing water quality where paragraph 96 states:
- 2.23 *“...In well-designed places, water features form part of an integrated system of landscape, biodiversity and drainage. This includes new water features that manage drainage and also existing watercourses. Together with green and brown roofs, swales, rain gardens, rain capture and other drainage, water features create multifunctional ‘green’ sustainable drainage systems. They also enhance the attractiveness of open spaces and provide opportunities for play, interaction and relaxation.”*

Public Open Space is also a defined design characteristic. In creating well located, high quality and attractive public spaces the design of landscape is considered to influence the micro-climate and can promote tranquillity as outlined at paragraph 103.

### Local Planning Policy

- 2.24 The following text summarises the local planning policies relevant to landscape and visual issues associated with the site and are summarised below. The site lies within the administrative area of Bromsgrove in north east Worcestershire.

### Bromsgrove District Plan (2011-2030)

- 2.25 The adopted development plan for the site is The Bromsgrove District Plan 2011-2030 (adopted January 2017). The specific policies that are relevant for landscape and visual matters and applicable to the site are summarised below.

## 2 Policy Context

### Policy BDP1: Sustainable Development Principles

- 2.26 In acknowledge to the Council's approach to sustainable development, this policy notes that *'the quality of the natural environment including potential impact on ... landscape and the provision of/and links to green infrastructure (GI) networks', 'compatibility with adjoining uses and the impact on residential amenity', 'the impact on visual amenity', 'the causes and impacts of climate change' and 'the impact on the historic environment and the significance of Heritage Assets and their setting'* as factors that will be considered with regard to proposals for development.

### Policy BDP4: Green Belt

- 2.27 The site comprises Previously Developed Land in the Green Belt. This policy states that development in the Green Belt is considered inappropriate, except for a number of circumstances which include *'Limited infilling or the partial or complete redevelopment of previously developed sites that would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development'*.
- 2.28 As the site comprises previously developed land in the Green Belt, the redevelopment will need to be sensitively designed to respect the openness and function of the Green Belt. This will be further explored in Section 6 of this LVA.

### Policy BDP15: Rural Renaissance

- 2.29 Of relevance this policy notes: *'In all cases development should be designed to be sustainable, ... should not conflict with the environmental protection and nature conservation policies of the District Plan but should seek to enhance the environment; and should provide any necessary mitigating or compensatory measures to address harmful implications. Within the Green Belt, inappropriate development which is otherwise acceptable within the terms of this policy will still need to be justified by very special circumstances.'*

### Policy BDP16: Sustainable Infrastructure

- 2.30 Of relevance this policy notes: *'Infrastructure for pedestrians and cyclists, for example access routes and cycle parking, will be provided in a safe and sustainable environment within the context of green infrastructure, as an integral feature of proposed development.'*

### Policy BDP19: High Quality Design

- 2.31 Of particular relevance, this policy states that high quality design will be achieved in part by:
- *'Ensuring development enhances the character and distinctiveness of the local area';*
  - *'Protecting and enhancing important local and longer-distance visual corridors';*
  - *'Ensuring all trees that are appropriate (e.g. in terms of size, species, conditions and predicted climate) are retained and integrated within new development'; and*
  - *'Ensuring development incorporates sufficient, appropriate soft landscaping and measures to reduce the potential impact of pollution (air, noise, vibration, light, water) to occupants, wildlife and the environment'.*

### Policy BDP21: Natural Environment

- 2.32 This policy states that the Council will expect developments to have regard to features with conservation value and *'Protect and enhance the distinctive landscape character of Bromsgrove, as identified in the Worcestershire Landscape Character Assessment, and take account of the Worcestershire Landscape Character Assessment Supplementary Guidance'*.

### Policy BDP23: Water Management

- 2.33 This policy states that all developments will be required *'to set aside land for Sustainable Drainage Systems (SuDS) and follow the SuDS management train concept'... 'in line with BDC24 Green Infrastructure and ensuring that an appropriate buffer zone is provided between the watercourse and any development.'*

### Policy BDP24: Green Infrastructure

- 2.34 This policy, amongst others, states that development will be required to *'improve connectivity and enhance the quality of Green Infrastructure'*. In addition development should *'have regard to and contribute towards, the emerging Worcestershire Green Infrastructure Strategy, any local GI Strategy and where available, the GI Concept Plans'*.

### **Supplementary Planning Documents (SPDs)**

- 2.35 Relevant SPDs are set out below:
- SPG6 Alvechurch Village Design Statement (Version 1.3): This document contains relevant information covering the site and its locality including detail on landscape setting, settlement form and buildings for the parish of Alvechurch.

### **Alvechurch Neighbourhood Plan (2011-2030)**

- 2.36 The Alvechurch Neighbourhood Plan refers to the Bordesley Hall site and states that:
- "any new build on the brownfield site should not have an unacceptable impact on the amenity of nearby residents"*
- 2.37 The policy aim for the site is:
- "To support Bordesley Hall's continued use as a significant site for parish based business activity and so providing local employment opportunities that together bring associated social and environmental benefits."*

- 2.38 It also states the following:
- "New business development on the Brownfield Site area of Bordesley Hall will be encouraged which may make use of existing buildings or require new build in whole or in part.*
- 1. Any such changes should ensure no undue adverse impacts on the amenities of surrounding residential or recreational uses.*
  - 2. Any visual impacts arising from changes to the site must be addressed through building design and site layout and landscaping*
  - 3. The change of use of Bordesley Hall for general housing purposes will not be supported unless it can be demonstrated that the existing use is no longer viable."*

### **Worcestershire Green Infrastructure Strategy (2013-2018)**

- 2.39 The Green Infrastructure Strategy identifies high level priorities for the county, and identifies that the site is located within the Forest of Feckenham profile. It's strategic aim is to protect and enhance the environmental quality of the area and the overarching environmental principals should be to protect the traditional field patterns, boundaries and small woodlands, and stream corridors.

## 2 Policy Context

### Designations

- 2.40 The site is not covered by any landscape designations, nor does it contain any scheduled ancient monuments or listed buildings, or is within close proximity of a conservation area.
- 2.41 The trees within the site are covered by a group TPO and there are no Public Rights of Way within the site.

### Planning Policy Conclusion

#### The following policy recommendations should be taken into account in the development of the site:

- Development within the Green Belt on PDL in terms of visual openness will need careful consideration;
- Protect the distinctive character of the site and its surroundings, with reference made to the published Landscape Character Assessment (Policy BDP21);
- Provide SUDS and appropriate Green Infrastructure (Policy BDP23)
- Ensure development represents local character and ensure existing trees are integrated into development (Policy BDP19);
- Protect longer distance visual corridors (Policy BDP19);
- Protect the visual amenity of nearby residents (Alvechurch Neighbourhood Plan and Policy BDP19)
- Protect the existing trees within and surrounding the site (Worcestershire Green Infrastructure Strategy, Policy BDP19 and Policy BDP24)
- Consideration should be made to existing Green Infrastructure corridors and the adjacent landscape, with consideration made to the impact on visual amenity (Policy BDP1); and
- Careful consideration should be made to the layout, design and landscaping associated with the development of Bordesley Hall to ensure that there are no adverse effects on the surrounding landscape or visual amenity (Alvechurch Neighbourhood Plan).

### 3 Landscape and Visual Baseline

#### Purpose of the Landscape and Visual Baseline

3.1 The landscape and visual baseline describes the site specific landscape character and sets this in the context of the published landscape character assessments and the landscape planning context. This forms the baseline against which the proposals and their potential impacts, in both landscape and visual terms are considered.

#### Landscape Character

- 3.2 The characterisation process is a non-value judgement process; therefore, classifying landscapes into distinct areas does not suggest that one character area is more sensitive than another or valued by people more or less.
- 3.3 The landscape character appraisal process explores detailed character features and site specific characteristics identified through fieldwork completed by Tyler Grange, and reviews the published character assessment at a regional level that informs local distinctiveness and sense of place.
- 3.4 This baseline information will enable the identification of the relevant characteristics, site features worthy of retention and will also identify detracting features which will need to be addressed within the proposals.
- 3.5 The adjacent **Plan 3** and the following pages and photos provide an overview of the site specific character across the site.

Plan 3: Site Specific Character (12426/P06)



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### 3 Landscape and Visual Baseline

#### Site Specific Character

In order to gain an understanding of how the site fits within the local landscape, Tyler Grange has undertaken a site specific assessment which considers features, landscape structures, land use, enclosure, condition and characteristics of the site. This should be read in conjunction with **Plan 3** and the photos on the following pages.

- 3.6 This section should also be read in conjunction with the assessment set out in **Section 6**, and the review of the site and development in PDL, Green Belt, and Openness terms.

#### Topography

- 3.7 The topography of the site varies, with the highest part of the site located along the access road into the site to the north west at approximately 163m AOD. The lowest part of the site is located on the south western part of the site at approximately 139m AOD. The sloping nature of the site is illustrated on **Image 1**.

#### Access Driveway

- 3.8 Access to the site is gained off The Holloway and Storage Lane to the north of the site, with a long and well vegetated access road running south into the site. The access track gently slopes down into the main part of the site. **Image 2** illustrates the secluded nature of the access road, which is flanked by evergreen and deciduous vegetation.

#### Hard-standing

- 3.9 Extensive areas of hard-standing are present across the site, located centrally within and around the existing built form as illustrated on **Images 5, 6 and 7**.
- 3.10 These areas of hard standing include large areas of car parking, access roads and pedestrian paved areas. Expansive areas of tarmac exist around the buildings as well as forming the access road into the site at the north.

#### Existing Buildings

- 3.11 There are a number of buildings found within the site boundaries, located centrally and at the site's north eastern boundary. These buildings vary from informal garages, to industrial warehouses, to concrete office blocks.
- 3.12 As illustrated on **Image 6**, the original Bordesley Hall remains in

place in a central and prominent location within the site, sitting on a raised area overlooking the site's south eastern boundaries.

- 3.13 Various building types can be found across the site, and these have a strong presence within the site and the site character as illustrated on **Image 7 and 8**. Most of the buildings are found clustered around the original Bordesley Hall, and these create a dense form and mass.
- 3.14 Attached in **Appendix 1** is a building mass assessment which details the total mass of buildings currently located within the site boundaries. The built form totals 36,397 m<sup>3</sup>, with a floorspace of 3,969.75 sq. m. **Appendix 1** also includes details of the building heights found across the site.

#### Internal Landscape Features

- 3.15 A mature Oak tree is present at the southern part of the access road into the site creating a positive feature within the landscape as illustrated on **Image 1**.
- 3.16 Areas of formal planting are present across the site around the areas of existing built form as illustrated on **Image 6**. These include areas of evergreen tree and hedge planting as well as amenity shrubs. All existing trees within the site are covered by a blanket group TPO.

#### Boundaries

- 3.17 North western - The north western boundary of the site comprises mature tree planting which runs the length of the access road into the site, and mature tree planting which creates an enclosed and secluded character, as illustrated on **Image 2**.
- 3.18 South eastern - The south eastern boundary of the site comprises mature deciduous tree planting which separates the site from the wider arable land to the south, as illustrated on **Image 9**.
- 3.19 North eastern - The north eastern boundary of the site sits adjacent to the buildings associated with Bordesley Hall, with existing buildings sitting close to this boundary. Much of this boundary comprises close board fencing, and affords an open nature to the adjacent Bordesley Hall. This part of the site is much more open in character than the rest of the site as illustrated on **Image 10**.
- 3.20 South western - The south western boundary of the site comprises expansive areas of mature evergreen and deciduous

tree planting which rise above the site creating a contained and secluded character, as illustrated on **Image 4**.

- 3.21 The majority of the boundaries of the site are formed by well vegetated planting which creates a strong and substantial buffer to the wider countryside.

#### Site specific conclusion

- 3.22 Overall, the site is well-vegetated with large areas of mature deciduous and coniferous tree planting found and three of the four site boundaries.
- 3.23 This existing mature vegetation, combined with the topography of the site serves to create a secluded character across much of the site as illustrated on **Image 2, 3 and 4** with built form surrounded by established planting from the north west, south west and south.
- 3.24 Large areas of hardstanding and the built form are uncharacteristic with the published Landscape Character Assessment, having said this the contained character of the site and dense boundary planting to much of the site separates the built form and areas of hardstanding from the wider landscape.

### 3 Landscape and Visual Baseline



1 Internal mature tree planting found at the junction of existing roads within the site which is a key characteristic feature within the landscape.



4 Mature dense evergreen and deciduous tree planting along the south western boundary of the site, which provides a contained and enclosed character around the existing warehouse building.



2 Densely planted access road flanked by evergreen and deciduous tree and shrub planting which create a contained and enclosed character.



5 Low fencing along the sites eastern boundary and open nature with the adjacent properties present. The sloping nature of the site is illustrated with the warehouse structure seen sitting above the site.



3 Areas of hardstanding surrounded by areas of mature tree planting creating areas which have a contained and secluded character.



6 Bordesley Hall set above areas of hard-standing in central location within the site. Bordesley Hall sits on a raised plateau.

### 3 Landscape and Visual Baseline



### 3 Landscape and Visual Baseline

#### Published Landscape Character

3.25 The landscape character of the land within the study area has been considered by a hierarchy of landscape character assessments at national, district and local level. The findings of these assessments are illustrated on Plan 4: Landscape Character.

#### National Landscape Character

3.26 The site lies within National Character Area 97: Arden however at a more relevant scale, the site is identified within the Worcestershire County Council's Landscape Character Assessment as being located wholly within the Wooded Estatelands Landscape Character Type (LCT).

#### Regional Landscape Character

##### Worcestershire County Council's Landscape Character Assessment

3.27 The site lies with the Wooded Estatelands LCT as classified by the Worcestershire County Councils Landscape Character Assessment.

3.28 Key visual attributes of this LCT are listed as 'many large, irregularly shaped ancient woodlands, often prominently situated on low crests'. In addition it is noted that this landscape can appear 'functional, due to its scale; it can lack intimacy and warmth' and that the landscape 'relies heavily upon its woodland component as the critical element in defining its character' with hedgerow pattern 'important in defining the scale, and providing the structure to the landscape'.

3.29 The character attributes of relevance to the site are summarised as being:

##### Topography

*'Rolling topography with occasional steep-sided hills and low escarpments'.*

##### Land use and field patterns

*'Large discrete blocks of irregularly-shaped woodland'.*

*'Mixed farming land use'.*

*'Semi-regular pattern of large, hedged fields'.*

*'Woodland of ancient character'.*

##### Settlement, road patterns and rights of way

*'Discrete settlement clusters often in the form of small estate villages'.*

*'Large country houses set in parkland and ornamental grounds'.*

##### Views and perceptual qualities

*'Medium distance framed views'.*

3.30 With regard to landscape guidelines, it is noted that the hedgerow pattern should be retained in addition to ancient woodland sites. Guidance for woodland creation and habitat connectivity is provided.

3.31 The site shares some of the characteristics with the published landscape character assessment. As detailed in the site specific character studies, there is a strong presence of irregular blocks of tree planting found across the site.

3.32 The presence of the built form, areas of hardstanding and ancillary buildings associated with Bordesley Hall are uncharacteristic with the key characteristics outlined in the published guidance and with the wider landscape and opportunities exist to improve the landscape within the site and soften built form with additional internal landscaping.

#### Landscape Character Conclusion

The following provides an overview of the key landscape character recommendations which should be used to inform the development of the site:

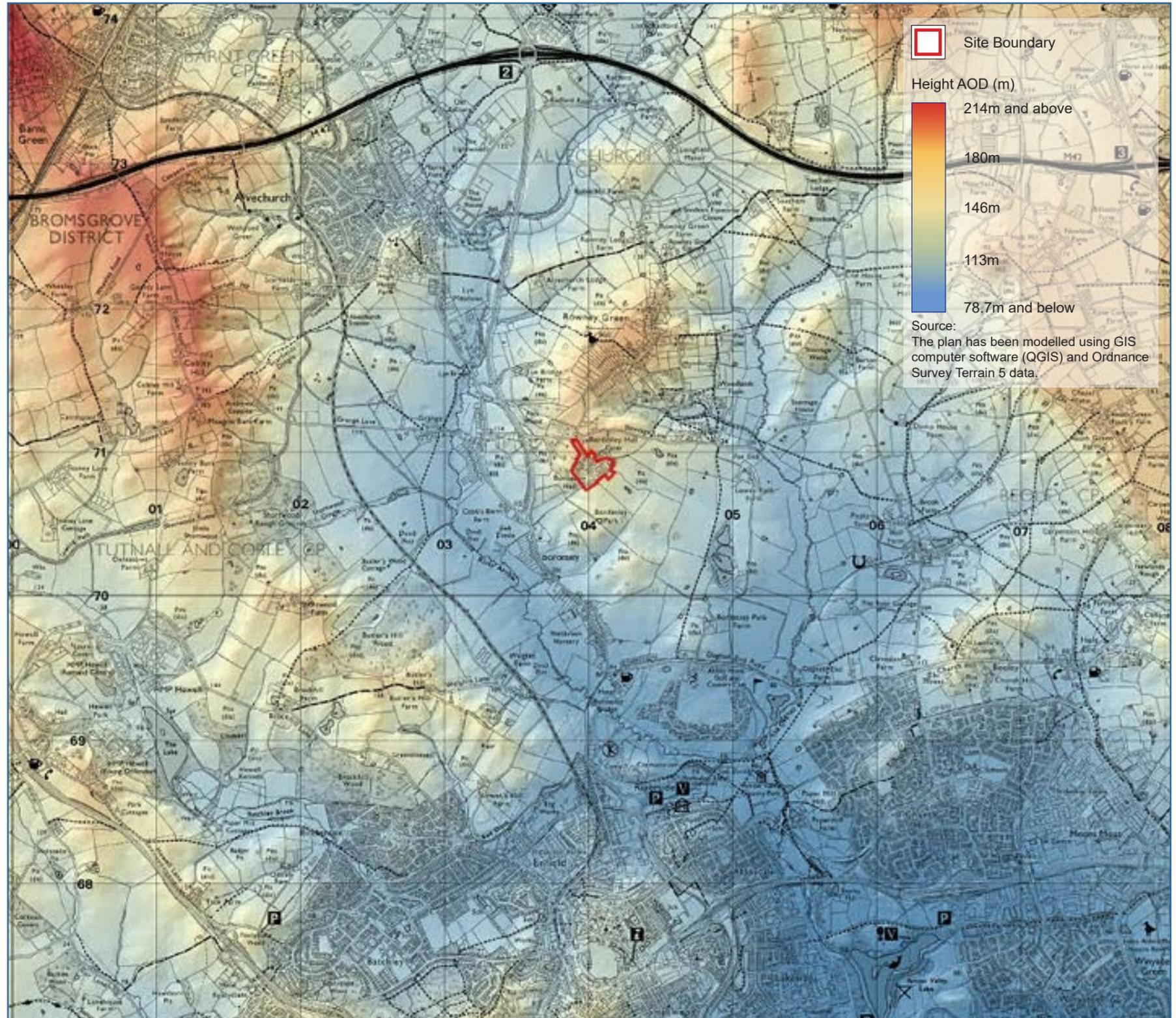
- Areas of hardstanding which will inform the current plot layout of the site, with the mass of buildings and presence of commercial/industrial use across the site;
- Internal area of soft landscaping and the presence of TPO tree planting, with a group TPO across the site meaning that existing tree planting should be retained and incorporated into the proposals;
- The combination of high amounts of tree planting and the topography of the site creates a contained and secluded character, separating most of the site from the wider landscape to the north east of the site;
- Large areas of hardstanding and irregular built form is uncharacteristic with the surrounding landscape and opportunities exist to incorporate additional characteristic landscape features into the development of the site;
- Proximity of tree planting to any development with careful consideration of RPA's and incorporating existing tree planting into the scheme;
- The retention of existing dense areas of tree planting into the development;
- Access into the site currently gained from the north should be utilised in the scheme;
- The existing Bordesley Hall should be built into the development and its setting considered carefully in the proposals; and
- Careful consideration for massing and layout of the scheme in Green Belt terms which will be explored further in Section 6.

### 3 Landscape and Visual Baseline

#### Visual Context and Visual Receptors

- 3.33 In order to establish the degree of any change that may arise from future development on site and the extent to which such changes will affect identified local receptors, it is important to understand the existing situation in terms of visual amenity alongside the availability and context of views associated with the local area. Chapter 6 of the GLVIA3 sets out how the visual baseline is established. The baseline should establish the area in which the proposed development may be visible, those people who may experience views of the development, the key viewpoints representative of affected views and the nature of the views at the viewpoints.
- 3.34 The visibility of the site considers representative views towards it from the surrounding area. This is based on the findings of topographical mapping (**Plan 5: Topography**) and Geographic Information System (GIS) first sieve analysis mapping (**Plan 6: Zone of Theoretical Visibility (ZTV)**) and has been refined and verified through field assessment.
- 3.35 The software generated image illustrates the extent to which development of up to 8m high on the site would be potentially visible within a 5km radius to a 1.6m high receptor. The calculation is based on Ordnance Survey Terrain 5 data only, and does not take into account built form or vegetation present within the landscape. The Theoretical Zone of Visual Influence (ZTV) generated for the proposed development on the site development clearly identifies the influence of the topography in limiting views.
- 3.36 Given the local landform and the dense woodland vegetation in the areas surrounding much of the site, the ZTV indicates a considerably greater area than in reality. The influence in particular of the surrounding vegetation, including the dense vegetated site boundaries serve to limit inter-visibility.
- 3.37 This first sieve exercise has been verified in the field to take into account any significant vegetation or built form which further restricts or limits the extent of visibility. Following the completion of a visit to the site during August 2019, and a follow-up visit during January 2021, a number of representative viewpoints have been included that illustrate the approximate extent of areas from which the site is visible. In accordance with GLVIA3, the visual analysis is based on views from external spaces within the public domain excluding barely discernible views and not from inside buildings or private spaces.

Plan 4: Topography (12426/P03)



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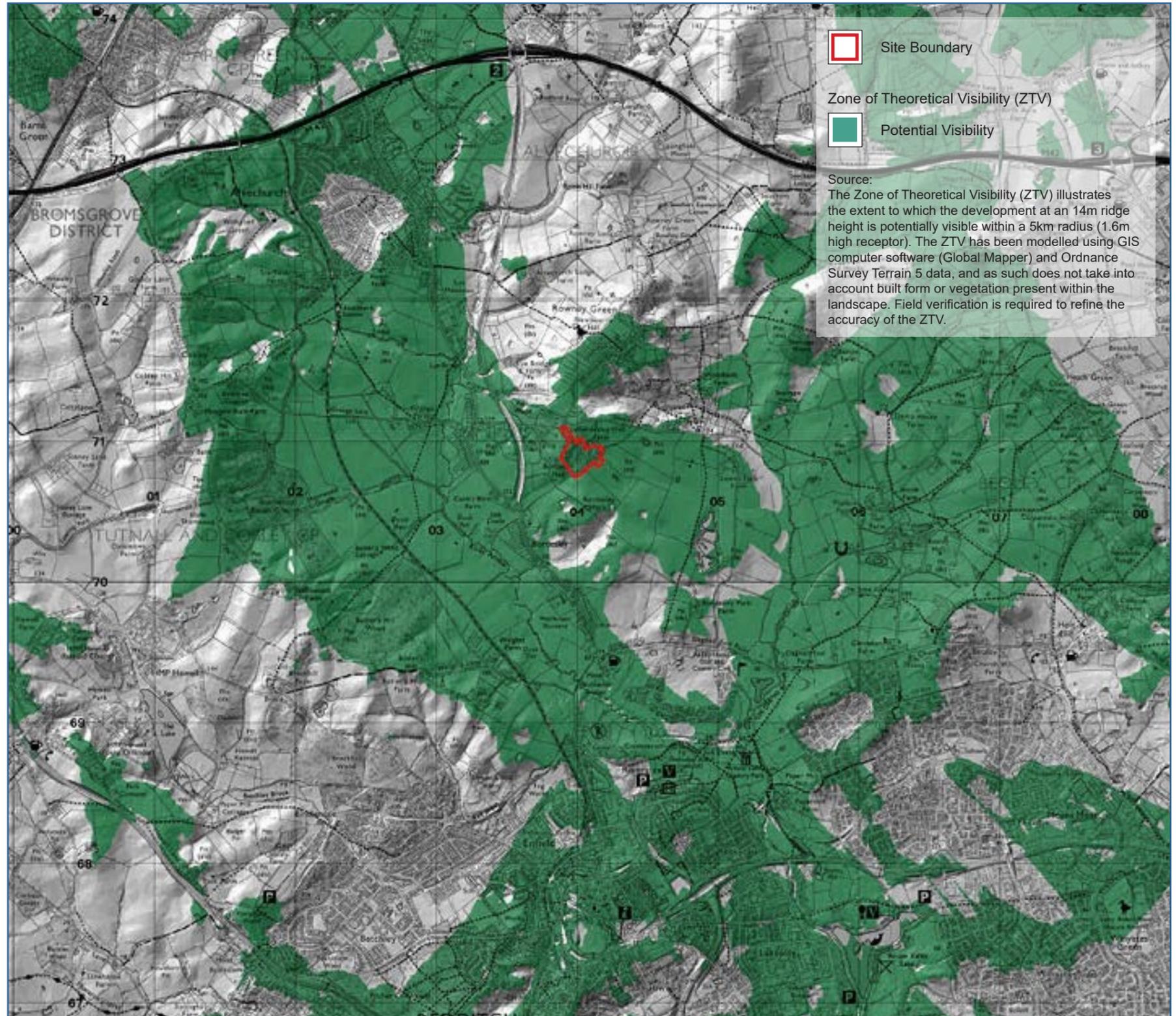
### 3 Landscape and Visual Baseline

- 3.38 Photographs were taken from selected viewpoints with a digital camera with an equivalent 50mm focal length lens at level (approximately 1600mm above ground). A total of 10 representative viewpoints have been chosen from locations surrounding the site to enable the effects of the development to be assessed from all directions (see **Photoviewpoints 1-10**).
- 3.39 Whilst the views are chosen to be representative of the area, they cannot provide continuous coverage of all potential locations within the vicinity of the development. Often, views will occur as a sequence within the surrounding environment, with the most significant views assessed further within this report.
- 3.40 Likewise, where transient or fleeting views are possible, these will also be assessed as part of the report.
- 3.41 The GIS Zone of theoretical visibility suggests that the site will be visible as far north as Rowney Green, and as far south as the urban edge of Redditch to the south. To the east the GIS Zone of theoretical visibility suggests that the site will be visible as far east as land to the north of the settlement of Beoley. To the west the ZTV suggests that the site and development will be visible as far west as the Worcester Birmingham canal, and areas of woodland around Shortwood Farm and Butlers Hill Wood.
- 3.42 In reality, the rolling topography and presence of dense tree planting to the north west, west and south serves to limit the visibility of the site. The site is located within a depression of land, and the topography assists in limiting the visibility of the site.

#### Public Rights of Way

- 3.43 Public footpaths are present in the landscape to the north of the site through the arable land and around the village of Rowney Green, and in the wider landscape to the north and east of the site. The presence of footpaths to the south west of the site are limited. Existing footpaths are illustrated on the adjacent **Plan 7: Public Rights of Way, Photoviewpoints and Visual Receptors Plan**.

Plan 5: GIS Zone of Theoretical Visibility (12426/P04)



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## 4 Visual Study

### Extent of Visibility

#### Views from the North

- 4.1 From the north views of the site are possible from The Holloway and Storage Lane where short distant glimpsed views of the site's north eastern boundary can be seen as illustrated on representative **Photoviewpoint 1,2,3 and 4**. The presence of dense tree planting found along the site's access road limits views of the site as illustrated on representative **Photoviewpoint 1**. Residential properties located off Storage Lane are likely to experience short distance views of the site's north eastern boundary as illustrated on representative **Photoviewpoint 2**.
- 4.2 Further north middle distance and long distance views of the site are not possible due to the presence of tree and hedgerow planting and the village settlement of Rowney Green. The undulating topography, combined with the presence of dense areas of tree planting in the wider landscape to the north limits views of the site.

#### Views from the East

- 4.3 From the east, short distant views of the site can be seen from PRoW 628(C) where glimpsed views of the buildings found at the site's eastern boundary are possible as illustrated on representative **Photoviewpoint 6**. The topography in the wider landscape to the east falls away from the site and this limits the potential for visibility.

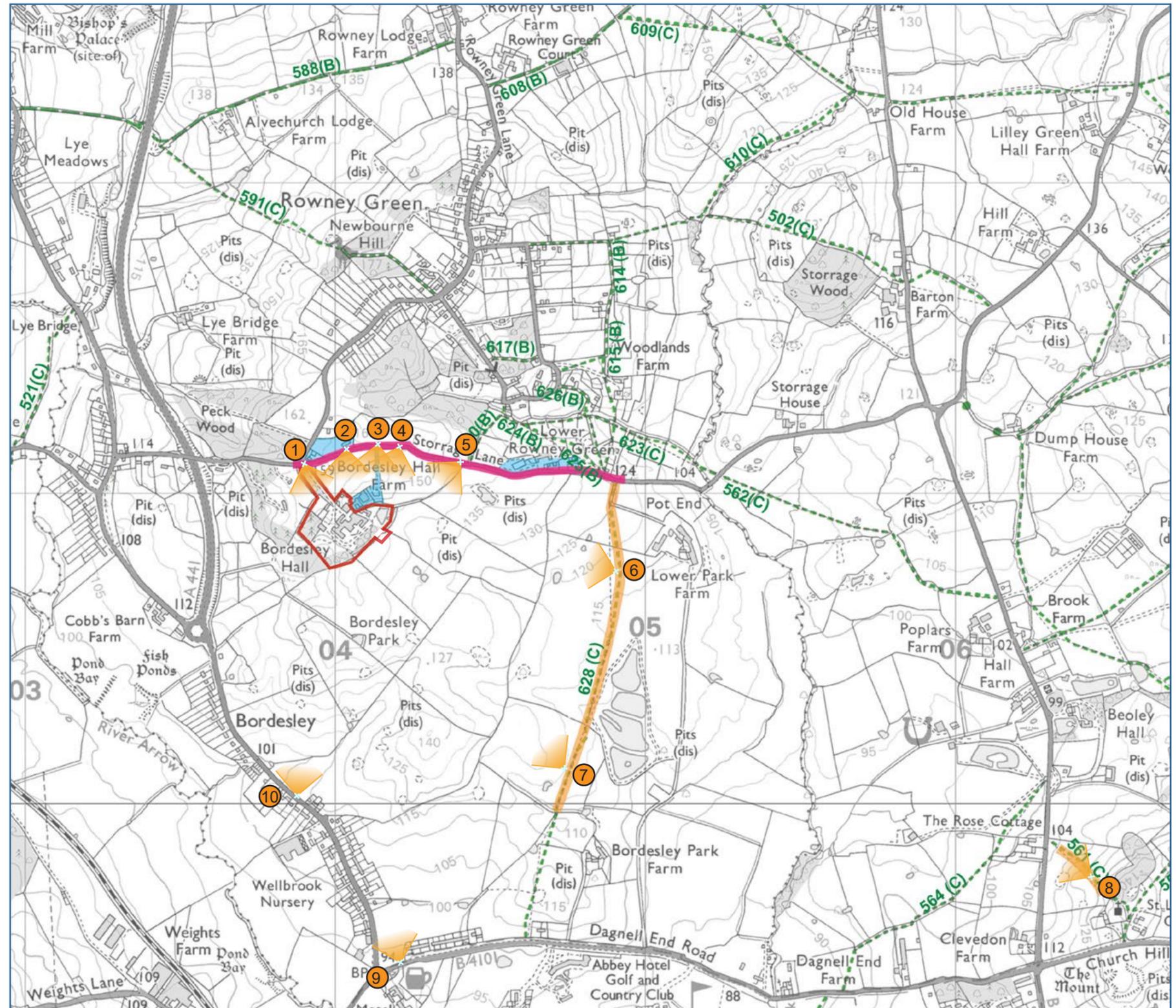
#### Views from the South

- 4.4 A general lack of public footpaths to the south and south-west of the site, the undulating topography, and strong presence of planting found at the southern boundary of the site limits visibility (see **Photoviewpoints 9 and 10**). Glimpsed views of the site can be seen from PRoW 628 (C) to the south east of the site, where the dense planting at the site's southern boundary can be seen as illustrated on representative **Photoviewpoint 7**. From the south east, where the land rises towards the village of Beoley, glimpsed views of the site are possible from PRoW 561 (C) and from Beoley C of E Church as illustrated on representative **Photoviewpoint 8**.

#### Views from the West

- 4.5 From the west, views of the site are not possible due to the presence of dense areas of evergreen and deciduous tree planting which surrounds the entirety of the site's western boundary.

Plan 6: Public Rights of Way, Photoviewpoints and Visual Receptors (12426/P09)



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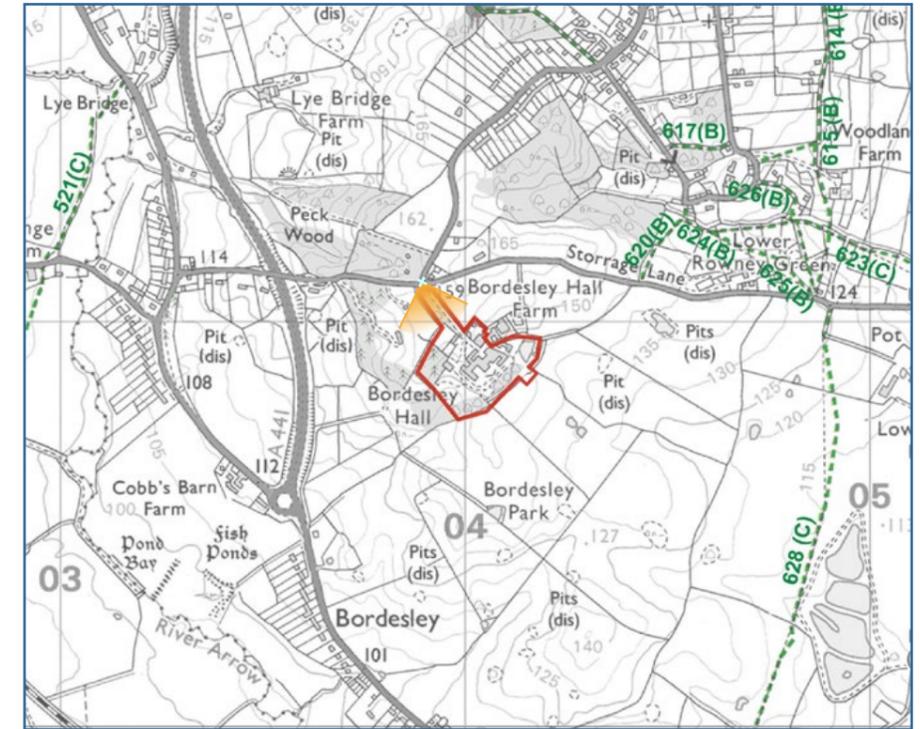
## 4 Visual Study

### Photoviewpoint 1:

- 4.6 Taken at the north western boundary of the site at the site entrance. Views of the site from Storage Lane and The Holloway are seen with coniferous trees filtering views of the site.
- 4.7 The dense planting found within the site and along the access road can be seen from this location. Any development within the site will not register within this view due to the presence of existing belts of tree planting.

### Receptors

- Transient users of Storage Lane and The Holloway.



**Photoviewpoint 1:** Taken from the junction of Storage Lane and The Holloway at the entrance to the site

**Orientation:** South-East **Distance from site:** 0m

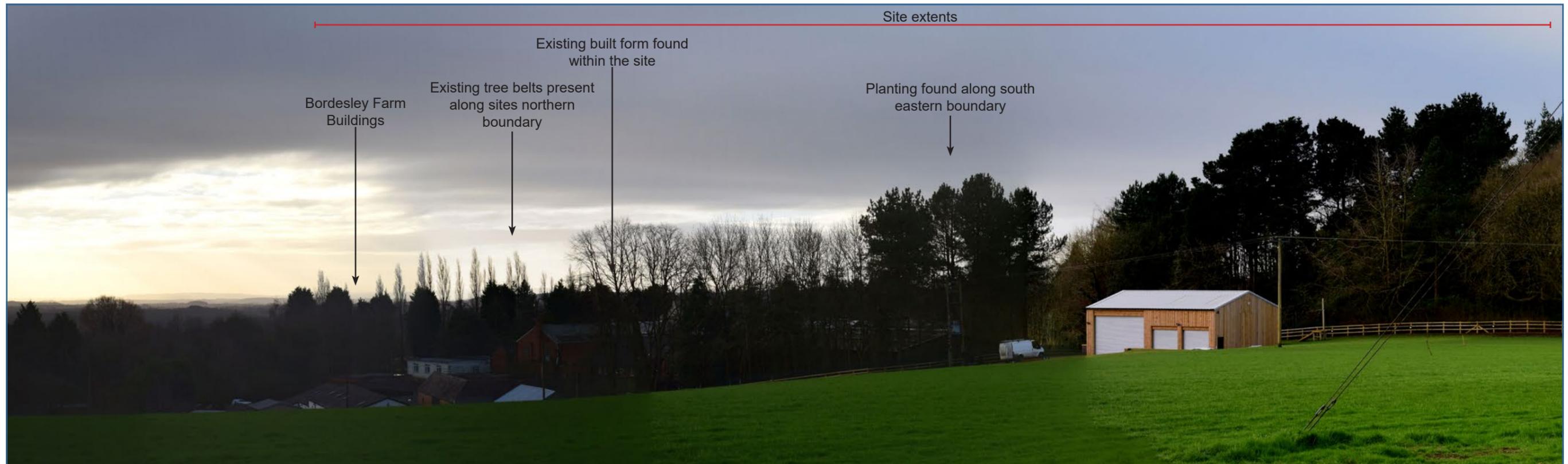
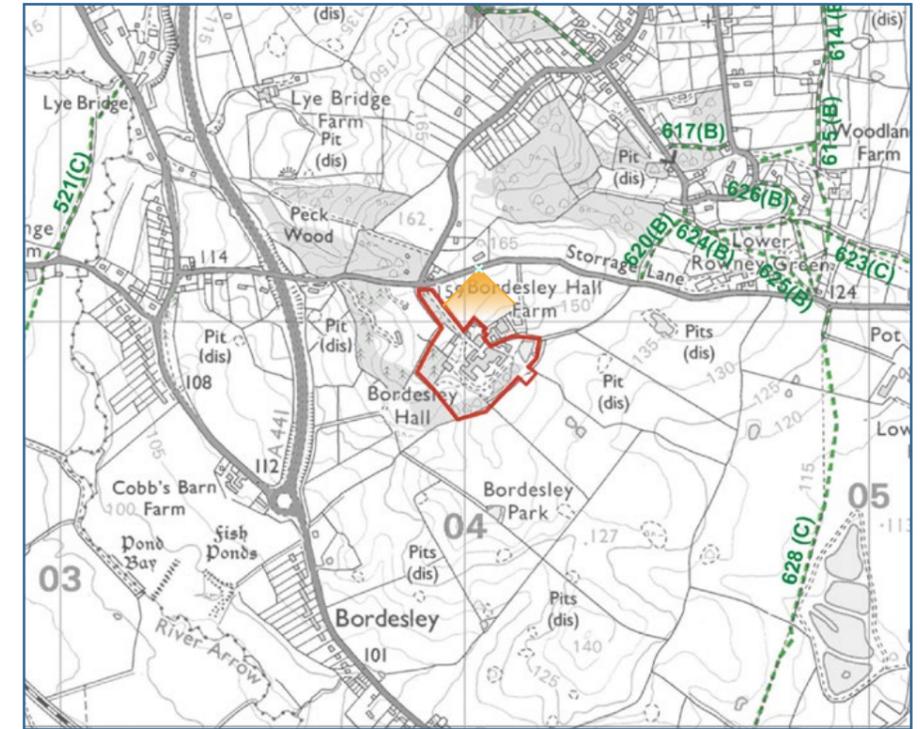
## 4 Visual Study

### Photoviewpoint 2:

- 4.8 Direct views of the built form found within the site can be seen from this photoviewpoint, with built form heavily influencing this view.
- 4.9 From this location, the existing built form can be seen sitting amongst the mature tree planting which is found along the south eastern and much of the north eastern boundary of the site with buildings seen sitting below the tree line partly due to the sloping topography of the site.

### Receptors

- Transient users travelling along Storage Lane.



Photoviewpoint 2: Taken from Storage Lane to the north of the site.

Orientation: South Distance from site: 124m

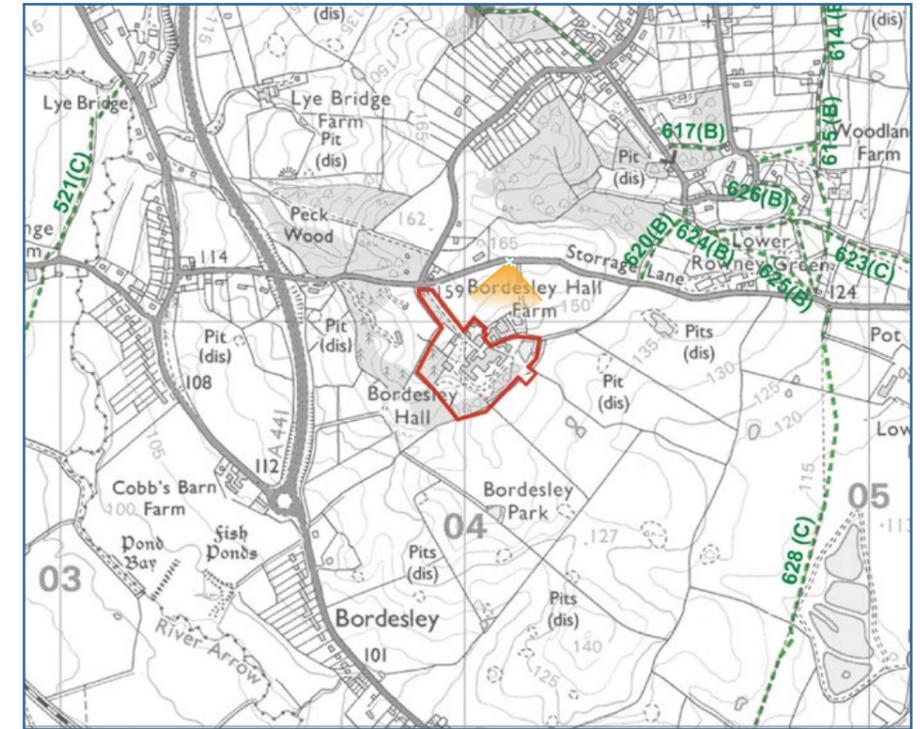
## 4 Visual Study

### Photoviewpoint 3:

- 4.10 Views of the site from this location illustrate the sloping topography and dense tree planting found along the northern boundary.
- 4.11 From Storage Road open views of the buildings found along the site's north eastern boundary can be seen, with rooflines and ridges of the existing warehouse and industrial units visible and seen in the context of the adjacent buildings at Bordesley Farm.
- 4.12 Dense tree planting which is present along the northern boundary of the site is seen along the skyline and forms much of the view from this representative photoviewpoint.
- 4.13 The surrounding vegetation found along the site's southern boundary can be seen along the skyline within the view, forming the backdrop to the visible built form.

### Receptors

- Transient users travelling along Storage Lane.



Photoviewpoint 3: Taken from Storage Lane

Orientation: South Distance from site: 184m

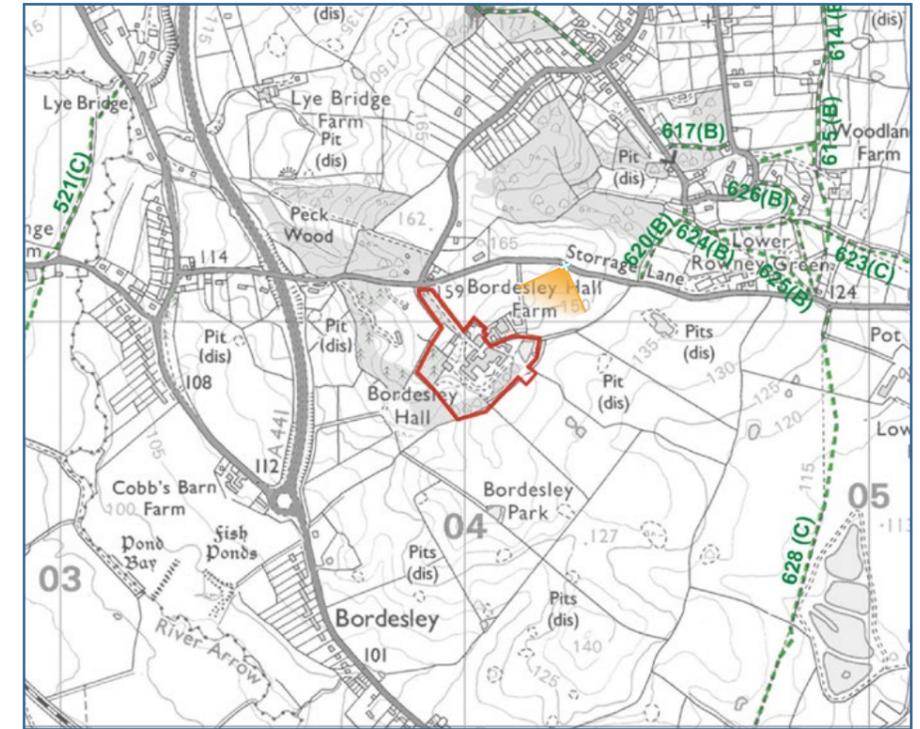
## 4 Visual Study

### Photoviewpoint 4:

- 4.14 From this view the wooded skyline can be seen containing views of the site from the wider landscape. The sloping nature of the landscape can also be seen from this location, with the site falling away from view at the skyline.
- 4.15 Glimpsed views of the rooflines of building found along the north eastern boundary of the site can be seen from this location, with dense tree planting forming the backdrop along the horizon.

### Receptors

- Transient users travelling along Storage Lane.



Photoviewpoint 4: Taken from Storage Lane

Orientation: South Distance from site: 208m

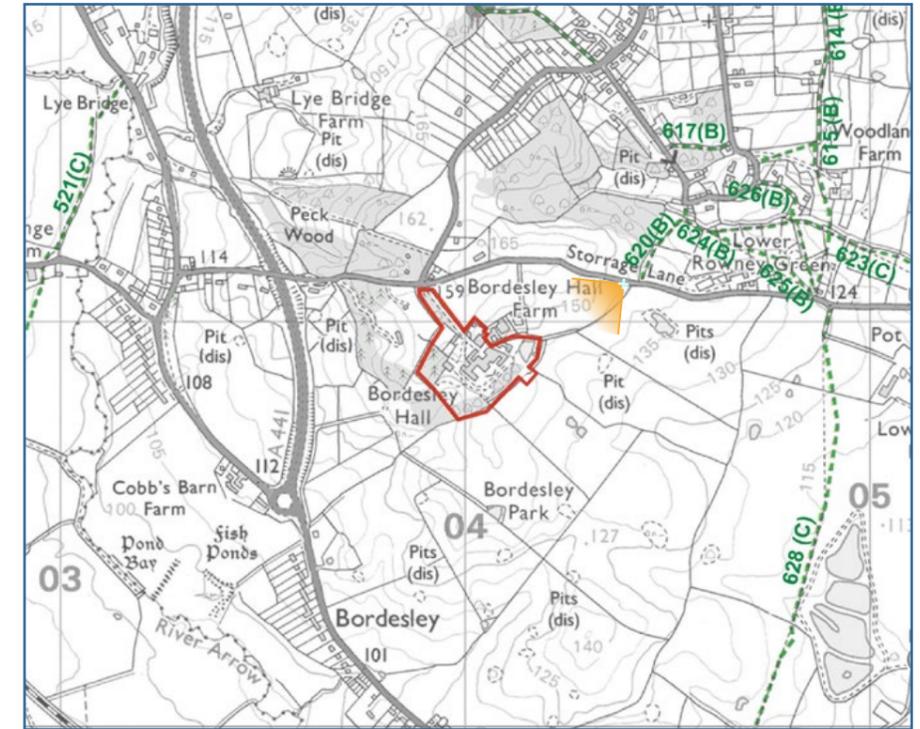
## 4 Visual Study

### Photoviewpoint 5:

4.16 View from Storage Lane to the north east of the site. Rooflines of the existing buildings found within the site can be seen from this location sitting amongst dense evergreen and deciduous tree planting which surrounds much of the site.

### Receptors

- Transient users of Storage Lane.



Photoviewpoint 5: Taken from Storage Lane

Orientation: South-West Distance from site: 332m

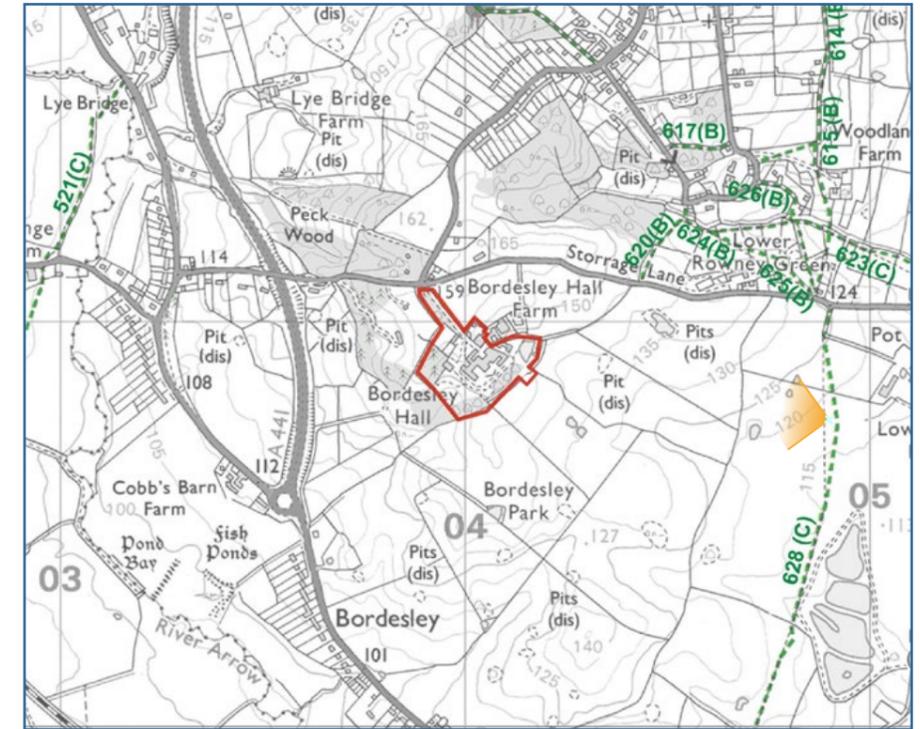
## 4 Visual Study

### Photoviewpoint 6:

- 4.17 Dense deciduous and evergreen tree planting surrounding much of the site can be seen along the skyline in this view.
- 4.18 Glimpsed views of the buildings within the site can be seen sitting amongst the tree belts which form the majority of the site boundaries.
- 4.19 Glimpsed views of the outbuildings found on the adjacent land can also be seen from this viewpoint.
- 4.20 The rolling topography of the surrounding landscape is also seen from this representative photoviewpoint.

### Receptors

- Recreational users of PRow 628 (C).



Photoviewpoint 6: Taken from PRow 628 (C)

Orientation: West Distance from site: 913m

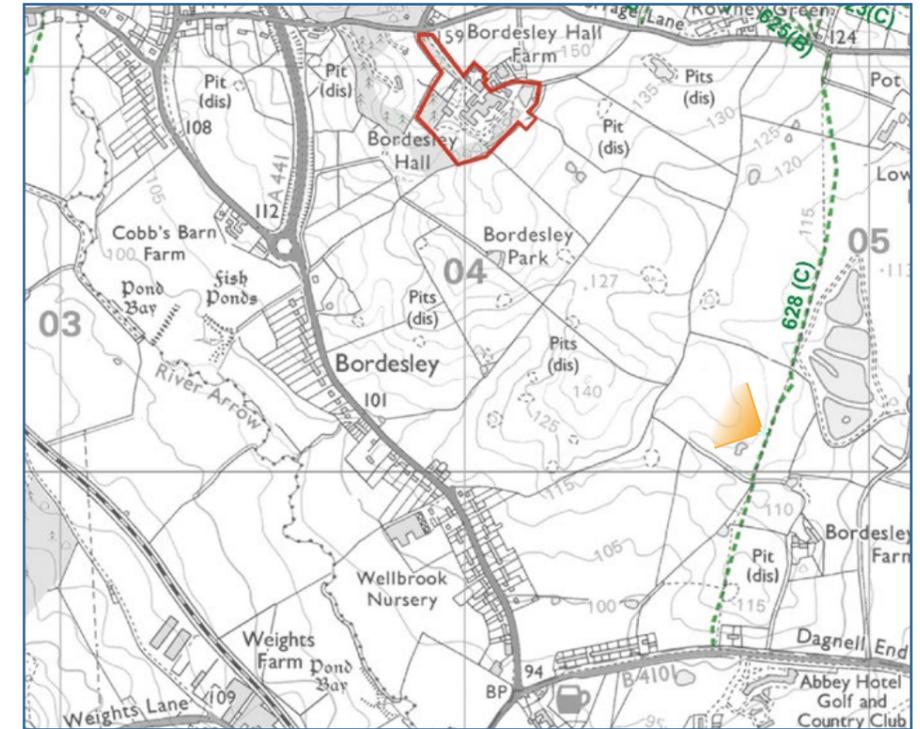
## 4 Visual Study

### Photoviewpoint 7:

- 4.21 The established planting found to the sites south eastern boundary can be seen sitting along the skyline in this view.
- 4.22 Views of the site are therefore shielded from views, and the rolling topography also limits views of the site from this location, with hedgerow trees found to field boundaries further filtering the views of the site.

### Receptors

- Recreational users of PRow 628 (C).



**Photoviewpoint 7:** Taken from PRow 628 (C) looking towards the sites south eastern boundary

**Orientation:** North-West **Distance from site:** 955m

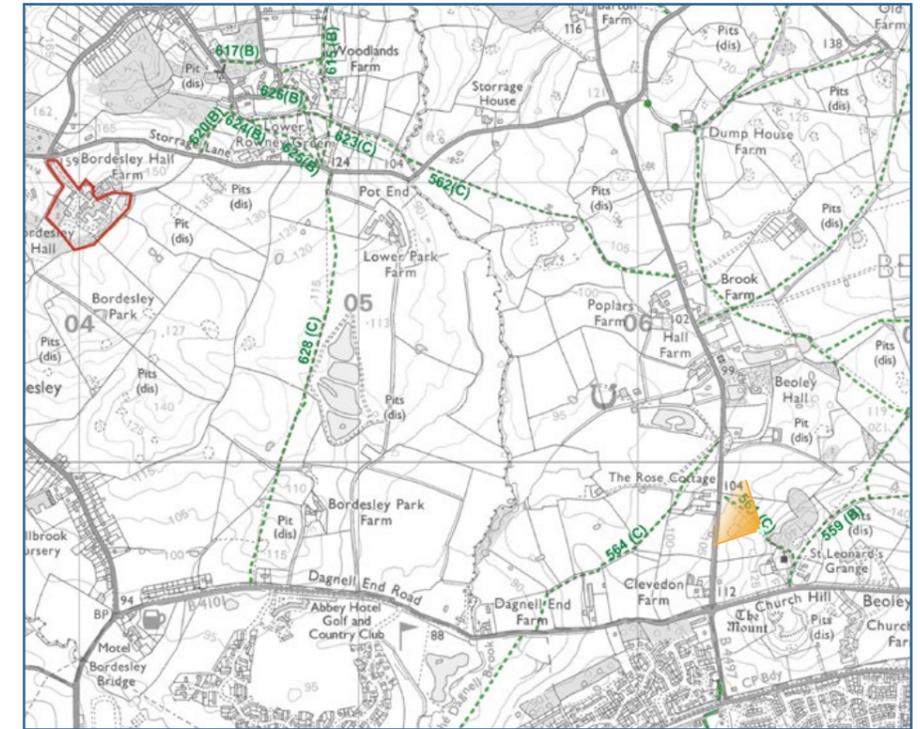
## 4 Visual Study

### Photoviewpoint 8:

- 4.23 Taken from PRoW 561 (C) looking north west towards the site.
- 4.24 Views from this elevated position near the church, demonstrates the heavily wooded landscape and presence of tree planting which forms much of the skyline in the view. The characteristic woodland planting is a common feature and characteristic within the landscape.
- 4.25 The dense planting which surrounds much of the site can be seen from this location and filters views of the site.

### Receptors

- 4.26 Recreational users of PRoW 561 (C) and visitors to St Leonards Beoly Church.



Photoviewpoint 8: Taken from PRoW 561 (C)

Orientation: North-West Distance from site: 2.6km

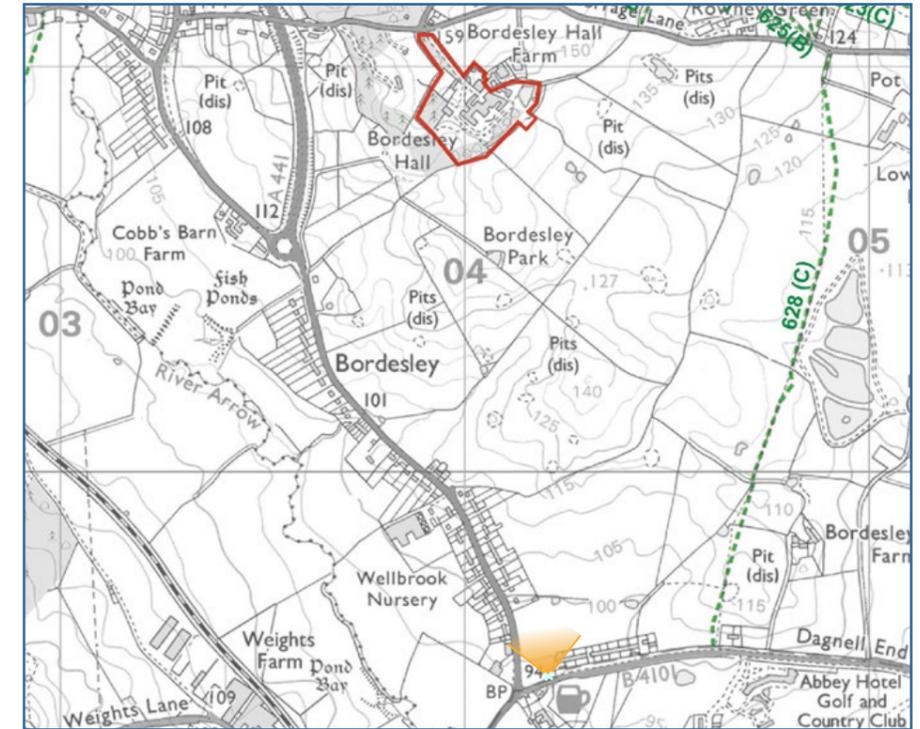
## 4 Visual Study

### Photoviewpoint 9:

- 4.27 Taken from Dagnell End Road looking north towards the site.
- 4.28 Views from this location clearly show the undulating landscape and wooded vegetation that restricts any visibility of the site. The rolling landform is a characteristic feature within the landscape and forms a backdrop to the residential development along Birmingham Road and Dagnell End Road.

### Receptors

- Private residents and transient vehicular users of Dagnell End Road.



Photoviewpoint 9: Taken from Dagnell End Road.

Orientation: North Distance from site: 1.3km

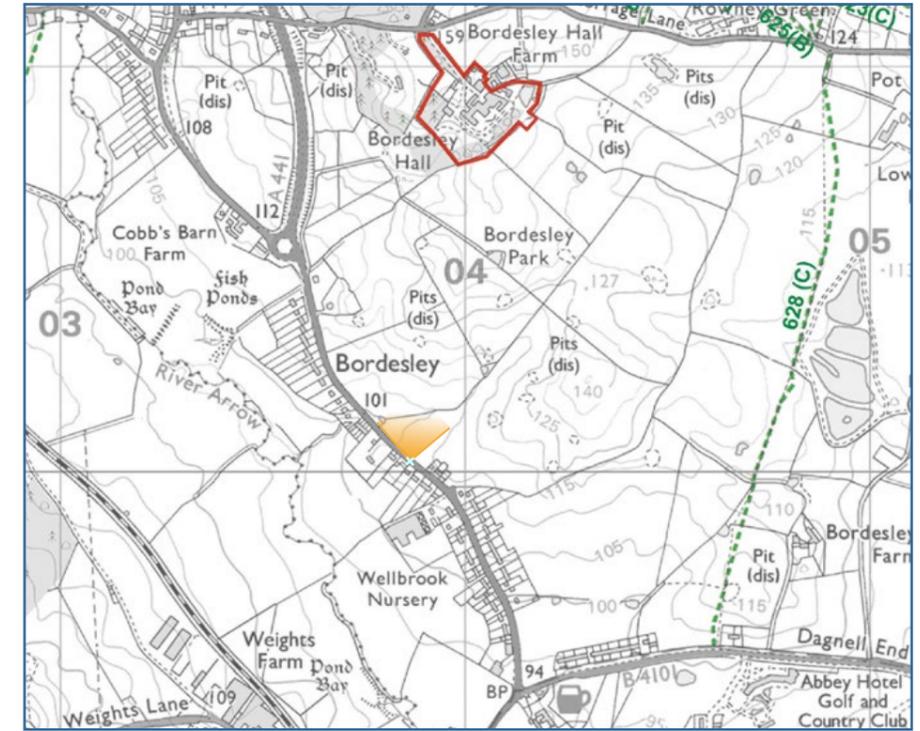
## 4 Visual Study

### Photoviewpoint 10:

- 4.29 Taken from Birmingham Road looking north towards the site.
- 4.30 Views from this location show a notably undulating and rolling landscape to the south of the site with a wooded backdrop. The site is restricted from view by this context.

### Receptors

- Private residents and transient vehicular users of Birmingham Road



Photoviewpoint 10: Taken from Birmingham Road.

Orientation: North Distance from site: 765m

## 4 Visual Study

### Nature of Views

- 4.31 Views of the site are limited by the presence of dense tree planting which surrounds the site at the west, south and much of the eastern boundary of the site. The topography within the site, which forms a depression and dip within the landscape also impacts on the visibility of the site and reduces views from the wider landscape.
- 4.32 Where views of the site are possible these are short distance, and seen within the context of existing dense tree planting which sits along the skyline and is a common sight seen within the wider landscape.
- 4.33 Existing built form found within the site and the adjacent farm buildings and outbuildings located at Bordesley Farm can be seen in short distant views and these buildings are notable feature within the landscape;
- 4.34 The contained and secluded nature of the site limits views from the wider landscape.

### Receptors

- 4.35 Receptors likely to experience a change in their view as a result of any proposed development are listed as the following:
- Transient users of The Holloway and Storage Lane to the north of the site;
  - Residents living on The Holloway and Storage Lane;
  - Recreational users of PRow 628 (C) to the east of the site;
  - Recreational users of PRow 561 (C) to the south east of the site;
  - Workers and guests at Bordesley Farm to the east of the site (used as a wedding venue); and
  - Users of Beoley C of E Church to the south east of the site.

### Visual Conclusions

#### Conclusions on Views/Visibility

- Generally, the presence of tree planting around the immediate vicinity of the site limits views of the site and provides a contained and secluded character;
- Long distant views of the site are not possible due to the wider undulating topography and presence of tree and field boundary planting present in the wider landscape;
- Short distant views of the site can be seen to the north from The Holloway and Storage Lane; and
- Glimpsed views of the site are possible from the PRow to the east and south east but the undulating topography and presence of planting to field boundaries limits views from the wider landscape.

#### Features which drive opportunities and constraints

- The presence of dense areas of mature deciduous and evergreen planting found to the northern, western and southern boundaries of the site should be retained to filter views of development. This tree planting provides a strong visual feature within the landscape.
- Where open views of the site are possible, additional planting along the north eastern boundary will assist in filtering views and further strengthen the landscape framework of the site with opportunities to increase the characteristic planting within the landscape;
- Existing planting found along the access track into the site in the north should be retained to filter views of the site;
- Proposed development should be located on existing areas of built form and hard surfacing (which is explored further in the Green Belt section of this report), to limit visibility and retain its secluded and contained nature;
- Built form should be set back from the site's north eastern boundary to assist in reducing the visual impact from the east and south east; and
- Overall, the visual impact of the site is reduced due to the existing landscape structure and mature tree planting with changes to views being localised and limited.

## 5 Proposals and Benefits

### Proposals

5.1 In response to the landscape and visual baseline analysis, a series of landscape objectives, and opportunities and constraints have been identified (see **Plan 7: Opportunities and Constraints Plan**) to ensure that the development response reflects the local circumstance and addresses opportunities for landscape enhancement. The following information sets out aspects of the existing situation of the site which should be used to inform its development:

- Retention of access at the northern part of the site off The Holloway and Storage Lane, with access gained along the existing track into the site;
- Retention of existing TPO trees which cover much of the site to retain its enclosed and contained character, in addition to filtering views from the wider landscape and protect the key landscape features;
- Proposed additional tree planting to be proposed along site's north eastern boundary to filter views of the proposed development from the north east;
- Although built form is not uncharacteristic feature within the landscape when viewed from the north east, opportunities exist to provide additional landscape features and tree planting to soften proposed rooflines and ridges of the proposed development;
- Work with the internal topography and sloping nature of the site, allowing for opportunities for SUDS on the south eastern part of the site in the potential Public Open Space;
- Provision of Public Open Space at the eastern part of the site, with opportunities for the existing Bordesley Hall retained to overlook the space. Provision of Public Open Space at the site's north eastern boundary to provide a buffer to views and offset from the wider land to the north east;
- As already illustrated, development on PDL within the Green Belt will need to assess mass and layout and therefore developable areas shouldn't exceed existing footprints of buildings and hardstanding within the site; and
- Incorporation of the original Bordesley Hall into the proposals with opportunities for development to front onto an area of open space to the south east of the site.

Plan 7: Opportunities and Constraints Plan (12426/P07a)



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# 5 Proposals and Benefits

## Landscape Strategy Plan (12426/P10)



## 6 Green Belt Assessment

### Introduction

6.1 This assessment has been completed to take account of how the site contributes to the openness, function and purposes of the Green Belt. For the purposes of this section of the report, the site has been divided into the following five areas:

1. Access Driveway
2. Hardstanding
3. Existing Buildings
4. Internal Landscape Features
5. Boundary Planting

6.2 This information is used within the report and should be read in conjunction with **Plan 7** when considering development of the site, and addresses its contribution to the function, purposes and openness of the proposed development in Green Belt terms.

6.3 The site is Previously Developed Land within the Green Belt, and this assessment therefore identifies opportunities and constraints based on an understanding of the site and how it contributes to the function and purposes of the Green Belt in addition to its role in preserving openness.

### National Planning Policy

#### Aims and Purposes

1. To check the unrestricted sprawl of large built-up areas;
2. To prevent neighbouring towns merging into one another
3. To assist in safeguarding the countryside from encroachment
4. To preserve the setting and special character of historic towns; and
5. To assist in urban regeneration, by encouraging the recycling and other urban land.

#### Exceptions to Inappropriate Development in the Green Belt

6.4 Construction of new buildings within the Green Belt is considered inappropriate development, which will only be approved in 'Very Special Circumstances'. However, Paragraph 89 states exceptions whereby the construction of new buildings within the Green Belt may be considered appropriate:

*"limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

- *not have a greater impact on the openness of the Green Belt than the existing development; or*
- *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority."*

### Openness of the Green Belt

#### Redevelopment of previously developed land

6.5 Previously developed land, as defined in Green Belt terms is defined by the NPPF as:

*"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape".*

- 6.6 When considering the redevelopment of the Green Belt at Paragraph 89 of the NPPF, proposals should not have greater impact on the openness of the Green Belt.
- 6.7 The fundamental aim of the Green Belt is to prevent urban sprawl, by keeping land permanently open. In this term this relates to a lack of development as opposed to the perception of openness accorded to character or visual appearance of an area.

### Local Planning Policy

#### Bromsgrove District Plan 2011-2030

- 6.8 The adopted Bromsgrove District Plan seeks to maintain the Green Belt boundaries as indicated on the adopted proposals map within the Local Plan.
- 6.9 Bromsgrove District Council have published their Green Belt Purposes Part One Assessment (Strategic Assessment of the

Green Belt Purposes - August 2019). This assessment is the first stage in a wider process of Green Belt and site allocation work across the district but is not intended to justify the release of land from the Green Belt and it does not consider the development potential of land.

6.10 The assessment is intended to establish a baseline of how the Green Belt currently performs and is a starting point for more detailed site assessment.

6.11 The assessment identifies that the site falls within Parcel SE8, as illustrated on Figure 1 below:



**Figure 1: Strategic Parcel SE8; Bromsgrove Green Belt Assessment**

6.12 The Strategic Parcel covers over 400 hectares of land and is a much wider study parcel than the site itself, with the site located at the north western corner of the parcel.

6.13 The parcel assessment describes Parcel S8 as the following:

*"The western half of the parcel is largely free from development and agricultural in nature, but exhibits signs of ribbon development along the A441 at Bordesley and along Dagnell End Road, with urbanising features such as pavements and street lighting. To the north of the parcel, off Storage Lane is located Storage Lane Business Park, which exhibits areas of hardstanding for parking. However, the business park is well screened by woodland. Also within this half of the parcel is Lower Park Fishery and Bordesley Park Farm. Bordesley Park Farm has been transformed into a wedding venue and the permanently erected marquee structure could be considered inappropriate in this location".*

6.14 The indication of Storage Lane Business Park is a reference to the site and Bordesley Hall Complex, and identifies that although the site has urbanising characteristics it is well screened by the

presence of mature tree planting.

6.15 The strategic assessment identifies what contribution each of the parcels makes to the Green Belt Purposes and has assessed Purposes 1, 2 and 3.

6.16 The methodology states that although there are 5 Green Belt purposes, only purposes 1,2 and 3 will be considered when assessing the land parcels, with the methodology stating that: Purpose 4 (To preserve the setting and special character of historic towns) will not form part of the assessment as the only area within Bromsgrove classed as an 'historic town' is the area within Bromsgrove Town Centre and therefore this is considered relevant for the purposes of the assessment; and that Purpose 5 (To assist in urban regeneration by recycling of derelict and other urban land) has been classed as not relevant for the purposes of the study as ultimately, it will be difficult to establish the role of one specific land parcel within Bromsgrove District over another in assisting urban regeneration, or to attribute specific evidence to this and this purpose has therefore been discounted from the study.

6.17 Purpose 5 (To assist in urban regeneration by recycling of derelict and other urban land) has been classed as not relevant for the purposes of the study as ultimately, it will be difficult to establish the role of one specific land parcel within Bromsgrove District over another in assisting urban regeneration, or to attribute specific evidence to this and this purpose has therefore been discounted from the study.

6.18 The contribution that each of the remaining three purposes makes to the Green Belt is assessed, and an overall assessment is not made as each of the parcels of land are assessed on an individual basis.

*Purpose 1. To check the unrestricted sprawl of large built-up areas;*

6.19 The assessment states that Parcel S8 makes a **Strong contribution** to Purpose 1 and states:

*“The parcel is immediately adjacent to the large built-up area of Redditch and the strong boundary is formed by Dagnell End Road. The parcel is largely free from development; however there is evidence of a small amount of ribbon development along a short length of Dagnell End Road and Birmingham Road at Bordesley. Arrow Valley Park borders the Dagnell End Road in the south of the parcel which is a strong defensible boundary”.*

*Purpose 2: To prevent neighbouring towns from merging;*

6.20 The assessment states that Parcel S8 makes a **Moderate contribution** to Purpose 2 and states:

*“The settlements pertinent to this Purpose are Redditch, Alvechurch and Birmingham. This parcel forms part of the gap between the settlements in conjunction with several other parcels”.*

*Purpose 3. To assist in safeguarding the countryside from encroachment;*

*The assessment states that the Parcel S8 makes a **Strong contribution** to Purpose 3 and states:*

*“The parcel has a strong rural sense, is agricultural in nature and largely open. There are scattered urbanising features such as the Storage Lane Business Park in the north west, the wedding venue marquee in the centre and the metal recycling business in the south east. However, these are quite small given the size of the parcel. There is some ribbon development on the Birmingham Road, along the south westerly edge of the parcel”.*

**Scoping of the Green Belt Purposes for the Assessment**

6.21 In order to inform the assessment of the contribution that the land within the site may make to the purposes of the Green Belt, the role and function of the site area and its context on the Green Belt is considered below in relation to each of the five Green Belt purposes. This will enable those purposes which are not relevant (ie land which does not contribute to the purposes) to be scoped out of the study.

*Purpose 1. To check the unrestricted sprawl of large built-up areas;*

6.22 The site is located on land to the north of the settlement of Redditch, but is separated from the existing residential edge by existing arable land. In the wider context the site makes a limited contribution to this purpose, and has therefore been scoped out of the assessment and does not contribute to preventing urban sprawl due to its location.

*Purpose 2. To prevent neighbouring towns merging into one another*

6.23 The site sits between the settlements of Redditch and Alvechurch, but due to its size and area of land located immediately to the north of Redditch and the south of Alvechurch

the site makes little contribution to this purpose and has therefore been scoped out of the study.

*Purpose 3. To assist in safeguarding the countryside from encroachment*

6.24 Whilst the site falls within Previously Developed Land, developed land within the Green Belt may still play a role in the transition between the undeveloped land of the wider Green Belt and the urban form of settlement outside the Green Belt.

6.25 Other factors that may influence the contribution that land makes to safeguarding the countryside from encroachment includes the physical and visual separation afforded by boundary vegetation and development fronting the open Green Belt.

6.26 When considering the contribution that the site makes to this purpose, the following will be considered:

- The presence of boundaries providing physical and visual separation from the wider countryside and open Green Belt;
- The prominence of existing development on the site and its relationship with the adjacent undeveloped Green Belt; and
- The prevailing character of the surrounding landscape;
- This section should be read in conjunction with the site specific assessment of the scheme as well as reference to **Plan 7**.

*Purpose 4. To preserve the setting and special character of historic towns*

6.27 The site does not contain any listed buildings or lie within close proximity to any listed buildings or structures that are designated for purposes relating to their setting. The site is not classed a historic town centre and has therefore been scoped out of the assessment.

*Purpose 5. To assist in urban regeneration, by encouraging the recycling and other urban land.*

6.28 Although the Green Belt designation serves a restrictive function in regard of this purpose by seeking to limit development within the areas covered by the designation, as PDL within the Green Belt the site offers the opportunity for re-development.

6.29 Considering these factors, the site makes a limited contribution to this purpose and it has therefore been scoped out of the

## 6 Green Belt Assessment

assessment.

### Assessment of Openness and Contribution to Green Belt

6.30 Having considered the policy, context and methodology, this section assesses the contribution that the site makes to the function of the Green Belt. The following assessment should be read in conjunction with **Plan 7**.

### Openness of the Green Belt

6.31 The following section assesses the various elements and features across the site and should be read in conjunction with **Plan 7** and assesses their contribution to the openness of the Green Belt.

#### 1. Access Driveway

6.32 The access driveway runs through the site from the north off The Holloway and Storage Lane. The access track is surfaced and runs downhill to the centre of the site. This access track is surrounded by areas of dense tree planting which serves to separate the site from the wider countryside.

#### 2. Hardstanding

6.33 Areas of hard-standing exist in the central part of the site, and these are associated with the existing access road, areas of car parking and pedestrian paved areas. These areas of hardstanding are predominately located centrally within the site, with areas of car parking located at the periphery of existing buildings.

6.34 The remainder of the site, outside of the buildings and areas of hardstanding is undeveloped and comprises existing tree planting and areas of landscaping.

#### 3. Existing Buildings

6.35 The built form is clustered around the original Bordesley Hall, with a complex of buildings of varying masses, heights and footprints. The existing buildings within the site are located centrally within the site and are densely concentrated around the original Bordesley Hall. These existing buildings create a dense mass and clustered character and views across the site are limited as a result of these buildings, the sloping topography and presence of vegetation.

#### 4. Internal Landscape Features

6.36 Internal planting can be found within the site around the existing built form across the site. This internal planting, although not

Plan 8: Green Belt Assessment Plan (12426/P08)



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including areas of hardstanding is influenced by the presence of hardstanding and built form across the site.

**5. Boundary Planting**

Mature boundary planting within the site forms a strong feature within the landscape and is located at the sites northern, western and southern boundaries. This mature evergreen and deciduous planting separates the site from the wider landscape and creates a contained and secluded character to the majority of the site, separating the site from the wider countryside.

**Volume, mass, heights and scales of existing buildings**

- 6.37 The volume of the existing buildings found within the site is illustrated on the plan produced by The St Francis Group (plan ref 10551a) found in Appendix 1. This illustrates that the total mass of the buildings found within the site is 36,397 m3.
- 6.38 Due to the sloping topography the buildings within the site vary from roof heights of 164.5 AOD to 153.5 AOD. These buildings vary between concrete three storey buildings, to brick outbuildings, warehouse structures and garages.
- 6.39 The massing of these buildings is concentrated generally in the centre of the site around the original Bordesley Hall complex and creates a dense and clustered character, both physically and visually.

**Visual Openness, including areas containing existing development**

- 6.40 The presence of dense deciduous and evergreen tree planting found at the sites south eastern, western and northern boundaries limits views across the site on arrival when travelling along the access road off The Holloway and Storage Lane.
- 6.41 The site is well contained in the main part, with the established planting limiting views of the site from the north, west and south. From the east, the undulating topography and lack of vegetation provides direct views across the site from the surrounding PRoW and roads to the east and north east of the site.
- 6.42 Where views of the site are possible these are limited to the PRoW to the east of the site and views are of the existing open boundary of the site at its eastern edge. These views are seen in the context of the existing built form located adjacent to the site.
- 6.43 The site is seen in the context of the existing buildings located at

Bordesley Farm, and overall views of the site are obscured by the presence of the mature tree planting surrounding much of the site.

**Contribution to Green Belt Purposes**

- 6.44 As already identified, the site does not contribute to Purpose 1, 2 4 and 5. The contribution that the site makes to Purpose 3 is further explored below:

**Purpose 3 - To assist in safeguarding the countryside from encroachment**

- 6.45 The site is well contained by the presence of mature evergreen and deciduous tree planting as identified within the Bromsgrove Green Belt Assessment. Views of the site are only experienced from the eastern public right of way and glimpsed views are possible from Storage Lane and The Holloway to the north east. From these locations, views of the site are seen in the context of the Bordesley Farm Complex located to the east of the site, with existing boundary vegetation surrounding the rest of the site.
- 6.46 The site is contained from the wider countryside to the south and west by the existing vegetation which provide positive and distinguishing features within the landscape, forming a distinctive backdrop to the site within the local landscape.
- 6.47 The presence of this tree planting in itself provides strong boundaries and reduces the potential for encroachment to the countryside and therefore given the above factors the site makes a limited contribution to this purpose.

**Recommendations for development in Green Belt Terms**

- 6.48 Having undertaken an appraisal of the openness of the site and the contribution that it makes to the Green Belt purposes, this section identifies how the redevelopment of the site may be implemented in order to maintain the openness and, where possible provide enhancements to the existing baseline conditions.

*Extent and location of existing buildings and hardstanding (footprint)*

- 6.49 Existing buildings within the site are contained to the central and eastern part of the site, with areas of hardstanding surrounding the existing built form. The grouping and clustering of the buildings create a dense character and physical and visual barrier.
- 6.50 The area to the east of the site is more open, with opportunities to reduce the overall areas of hardstanding and built form, bringing

development, and built form away from the open edge to the north east/east of the site.

- 6.51 There are opportunities to reduce the clustered and dense character of the buildings and utilise the orientation of the existing Bordesley Hall to create a more open character and allow for a higher degree of permeability through the site.

*Volume, mass, heights and scale of existing buildings*

- 6.52 There is potential to reduce the mass of the built form within the site, to create a looser and less regimented and more well thought out design to avoid clustered and higher density development. Opportunities also exist to reduce the heights of the buildings at the eastern edge of the site which if designed carefully in conjunction with new boundary screen planting could potentially remove sight of built form within the site from the north-east and east completely.

*Visual Openness, including areas containing existing development*

- 6.53 As identified, there are opportunities to re-distribute the development across the site whilst at the same time retain the existing overall footprint and area of hardstanding. Reducing the height of the proposed buildings at the north eastern part of the site will assist in maintaining a sense of openness, both from within the site and outside of the site, with opportunities to provide an offset to the wider land to the east.
- 6.54 In addition to this, there are also opportunities to increase tree planting to the boundaries of the site along its eastern edge. The addition of tree planting along this boundary will provide a softer transition to the wider landscape and the countryside beyond.

**Contribution to Green Belt Purposes**

- 6.55 As identified, the site makes a limited contribution to the Green Belt purposes primarily due to its isolated location, its physical and visual containment within a wooded area and an undulating landscape setting. In order to preserve the contribution that the existing landscape features make to the character of the landscape and respect the openness of the wider Green Belt, the redevelopment of the site should respond to the existing context through the following measures:
  - retention of existing landscape structure and mature boundary planting to retain secluded and contained character;
  - additional planting to the eastern boundary of the site to

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## 6 Green Belt Assessment

enhance the well-treed character and reduce the visibility of built form when viewed from the east where the existing buildings on-site are currently glimpsed, but the potential exists for this sighting of built form to be reduced/removed;

- retention of undeveloped areas within the site;
- limit the height of development when viewed from the wider landscape to the north east of the site, again to potentially reduce/remove sighting of built form where currently the visual context contains glimpses of the existing buildings on-site; and
- reduce the mass of the buildings and dense clustered feel across the site.

## 7 Implications for Development

### Landscape Sensitivity

- 7.1 As set-out within GLVIA3 the sensitivity of the development is a combination of the value and susceptibility of the receiving landscape to the proposed development. Each of these is examined below:

#### Landscape Value

- 7.2 GLVIA3 defines the value of the landscape as: “The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons” (GLVIA3, Glossary, page 157).
- 7.3 As detailed within this report, the site is not situated within an area that is designated at either a national or local level in recognition of its landscape quality or value.
- 7.4 GLVIA3 recognises that land that is not designated can still have local value and sets-out a range of factors that may provide an indication of landscape value at Box 5.1 (GLVIA3 page 84). These can be used to determine those aspects of an area or landscape that may be valued at a local level, these include the following:

*“Landscape Quality (condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;*

*Scenic Quality: The term used to describe landscapes which appeal primarily to the senses (primarily but not wholly the visual senses);*

*Rarity: The presence of rare features and elements in the landscape or the presence of a rare Landscape Character Type;*

*Representativeness: Whether the landscape contains a particular character, and/or features and elements, which are considered particularly important examples;*

*Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of a landscape as well as having value in their own right;*

*Recreation value: Evidence that the landscape is valued for recreational activity where experience of the landscape is important;*

*Perceptual aspects: A landscape may be valued for its perceptual qualities and/or tranquillity; and*

*Associations: Some landscapes are associated with particular people, such as artists or writers, or event in history that contribute to perceptions of natural beauty of the area.”*

*For each of these indicators, this assessment has adopted a range from ‘good’ through ‘ordinary’ to ‘poor’. The descriptions below explains the judgement for each of these factors. Judgements are made with reference to the observable landscape features, which can include components such as landform, vegetation, housing, roads, boundary treatments etc.*

#### Landscape and Scenic Quality

- 7.5 The site consists of a former hall which has been re-used for business purposes, and is now surrounded by various additional buildings, sheds, storage facilities, warehouses, workshops and areas of hardstanding and parking. These uses are set within a well-wooded boundary and contained from the wider landscape surrounded the site with only the north-eastern edge of the site being partially open to the wider landscape, and buildings within this part of the site therefore partially glimpses from areas to the north-east and east.
- 7.6 The site is not characteristic of the Wooded Estatelands LCT within which it is located as it forms an isolated use within a woodland setting. However, the wooded boundaries are a typical feature of the landscape, and woodland blocks and screens are frequently seen within the surrounding landscape. The woodland surrounding the site does contribute towards the scenic quality of the surrounding landscape, albeit the buildings and uses within the site do not.
- 7.7 In light of the above, the site is **ordinary** in terms of its landscape and scenic quality.

#### Rarity and Representativeness

- 7.8 The site is not representative of the wider landscape with the presence of the buildings, business uses and hardstanding making up a large proportion of the suite. The wooded edges

of the site are characteristic but not rare as such landscape features form a common feature within the wider landscape. The site is therefore considered **ordinary** in terms of its rarity and representativeness.

#### Conservation Interests

- 7.9 The tree cover within the site is covered by a group TPO. There are no other conservation interests within the site albeit there are historic associations with the Bordesley Hall building and its previous industrial uses. There are no TPO trees within the site and the site does not fall within any landscape designations. The site is considered to be **ordinary** in respect of conservation interests.

#### Recreational Value

- 7.10 The site is not traversed by any public footpaths and does not represent a publicly accessible space. The value is considered as being **poor** for the site in this respect.

#### Perceptual Aspects

- 7.11 Visibility of the site is limited to the north, north-east and east from Storage Lane and PRow 628(C). The sites containment by woodland vegetation lends it a character of its own influenced by the former uses of Bordesley Hall and the gradual changes to business use over time which have resulted in more built form being constructed and a character of industrial and enterprising uses becoming evident. The site is perceived as an isolated business park within a wooded context, with partial glimpses of the built form appearing against a wooded backdrop where the site is visible. The woodland surrounding the site visually isolates the site from the more rural land to the west and south.
- 7.12 Considering the local context, the site is **poor** in terms of perceptual aspects.

#### Associations

- 7.13 There are potential associations with the site and the historic estate and parkland associated with Bordesley Hall. These associations are not evident in terms of the current site and given the sense of isolation and containment the site has from the surrounding landscape together with its current use and form, it is not considered they form an important aspect of value in the redevelopment of the existing hard landscaping and built form on-site other than to offer influence over the proposed approach to the design in order to ensure any references to the estate and

## 7 Implications for Development

parkland character and features can be picked up where possible.

- 7.14 Given this association between the site and the local historic landscape not being evident on site any longer, but still forming a reference point to influence development going forward, the site is therefore considered to be **ordinary** for its associations.

### Summary

- 7.15 The assessment of value above has identified that the site is of **ordinary** landscape value overall, with nothing identified to suggest the landscape on site would be valued any further than locally.

### Landscape Susceptibility

- 7.16 GLVIA3 defines susceptibility to change as: “... *the ability of the landscape to receptor... to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies.*” (GLVIA3, paragraph 5.40, pages 88 and 89).
- 7.17 The susceptibility of the landscape needs to be determined for the specific proposals. This is important, as it allows the assessment to take account of the local context and how the proposed development fits within it.
- 7.18 In relation to the susceptibility, based on experience and professional opinion, including that derived from various workshops coordinated by the LI on GLVIA3, the levels of susceptibility for the proposed development have been described as being:
- High Susceptibility** - *The landscape is such that changes in terms of the development proposed would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale, and mass.*
- Medium Susceptibility** - *The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.*
- Low Susceptibility** - *The development proposed is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale, and mass.*
- 7.19 In the case of the proposals, the site is situated within a wooded area, visually and physically contained from the wider landscape. The presence of built form within the site illustrates that the site

has an established built-up usage, albeit that specific usage will change with the development of the site for housing.

- 7.20 The proposals consist of the retention of Bordesley Hall central to the site, surrounded within an area of public open space, with the existing industrial and business premises surrounding it redeveloped for housing, and the surrounding woodland retained. The area surrounding the site has sporadic pockets of housing and linear ribbons of housing associated with local roads, with which the proposed uses on the site will associate well. No new or unusual features will be seen in the context of the existing landscape and the proposals include additional tree screen planting which will provide an appropriate contextual fit with the surrounding wider landscape character.
- 7.21 Considering the above factors, the receiving landscape is of a **low susceptibility** to the proposed development. The proposals are consistent with the pattern, grain, use, scale, and mass of the existing land use, and that of the locality, and although some mitigation is proposed, this would not necessarily be mandatory to assimilate the development with its surroundings given the scope for a reduction in building height alone offering the potential to reduce the visual impact on the surroundings that the existing site and its components presents.
- 7.22 Given the limited, low localised value and low susceptibility of the site and its existing land use and visual containment, the receiving landscape has been assessed as being of an overall **Low sensitivity**.
- Nature of Change [Note this section is draft until final proposals are confirmed, including particularly the inclusion of planting at the north-eastern boundary of the site and the maximum heights of buildings in the north-eastern part of the site]**
- 7.23 The effects of any new development need to be considered in light of the existing context and baseline scenario, which in this instance includes the presence of existing extensive areas of built form and areas of hardstanding, within a wooded context.
- 7.24 The redevelopment of the site will introduce new built form, but this will be as a replacement for the existing built form on site and although an increase in floorspace is proposed, this will remain contained within the wooded setting of the site. It is accepted that additional volumes of buildings will be proposed across the site, although these will remain almost entirely on the existing footprints and locations as the existing development.
- 7.25 The site is not wholly isolated within the landscape and sits near

to existing residential development on Storage Lane to the north-east. The re-development of the site will see the replacement of a currently dense and clustered formation of buildings, with a more sparsely set out residential development set within a wooded parkland area. The new residential properties will be lower in height than the highest of the existing buildings to be demolished, which presents an opportunity to further minimise the detracting influence of built form within the site on the wider landscape. Furthermore, housing development is more characteristic and typical within the immediately surrounding landscape than industrial/business uses and therefore more appropriate.

- 7.26 The development relates to the existing built development, and accordingly, when considered in relation to the context within which the site is situated and the nature and scale of existing development, the proposals will result in localised change that is in keeping with the existing site context and the local landscape surrounding it.

### **Visual Effects**

#### Visual Context

- 7.27 As set out in **Section 4** of this report and illustrated by the representative **Photoviewpoints 1-10**, publicly accessible views are very limited and localised. The visual envelope is limited to views from Storage Lane to the north and north-east, Rowney Green to the north-east and PRoW 628(C) and PRoW 561(C) to the east.
- 7.28 Views from other directions and further afield are all limited by the rolling topography of the landscape surrounding the site, the presence of tree-lined roads, and the presence of woodland blocks, including that which is within and surrounding the site.
- 7.29 Whilst the proposed development would be visible to users of the PRoW to the east, and private residents and vehicular users of Storage Road and Rowney Green to the north and north-east, these views are not important or valued, and the site is only partially glimpsed from these locations in any case, whereby the built development within the site is already visible against a wooded backdrop (see **Photoviewpoints 1, 2, 3, 4, 5, 6 and 7**).

#### Visual Receptors

- 7.30 The limited publicly accessible viewpoints are largely confined to Storage Lane, PRoW 628(C) and PRoW 561(C). The following visual receptors have been identified, as set-out at **Section 4**:

## 7 Implications for Development

- Transient users of The Holloway and Storage Lane to the north of the site;
- Residents living on The Holloway and Storage Lane;
- Recreational users of PRow 628 (C) to the east of the site;
- Recreational users of PRow 561 (C) to the south east of the site;
- Workers and guests at Bordesley Farm to the east of the site (used as a wedding venue); and
- Users of Beoley C of E Church to the south east of the site.

**Sensitivity of and Effects on Visual Receptors [Note this section is draft until final proposals are confirmed, including particularly the inclusion of planting at the north-eastern boundary of the site and the maximum heights of buildings in the north-eastern part of the site]**

7.31 The sensitivity of and effects on each of these groups / types of receptor is set out below:

### Transient users of The Holloway and Storage Lane (see Photoviewpoints 1, 2, 3, 4, and 5)

7.32 Transient users are assessed to be of a **low sensitivity** to visual change as it is anticipated that their focus will be on their journey rather than taking in their surroundings. That said, although there are no formal recreational routes along these roads, it can also be assumed that pedestrian and other modes of transport will be slower and as such these users will be of a **medium sensitivity** to visual change.

7.33 Development of the site will reduce the extent of built form visible for these users and bring about some localised improvements. The additional planting along the north-eastern edge of the site will assist in softening the edge of the site and creating more containment than the site already benefits from. The development will have a **minor beneficial** effect on the visual amenity of these users.

### Residents living on The Holloway and Storage Lane (see Photoviewpoint 2)

7.34 Private residents on The Holloway benefit from dense intervening woodland vegetation restricting their views of the site – these users are of **high sensitivity** as they see their visual surroundings on a daily basis, but they will have no change in their visual

context so effects will be **neutral**.

7.35 Private residents on Storage Lane are of **high sensitivity** to change as they see their visual surroundings on a daily basis. For these users development of the site will reduce the extent of built form visible and bring about some localised improvements. The additional planting along the north-eastern edge of the site will assist in softening the edge of the site and creating more containment than the site already benefits from. The development will have a **minor beneficial** effect on the visual amenity of these users.

### Recreational users of PRow 628 (C) (see Photoviewpoints 6 and 7)

7.36 Users of public rights of way are of a **high sensitivity** to change as they take in their surroundings as part of their recreational use of the footpath route. The site currently appears as glimpsed built form set within an area of woodland on the horizon, and further south the site becomes restricted to site of the woodland only with no built form visible. To the north of the footpath route, the development will result in **minor beneficial** effects as the sight of built form is reduced and replaced with more woodland. Further south, there will be no change and therefore **neutral effects**.

### Recreational users of PRow 561 (C) (see Photoviewpoint 8)

7.37 Users of public rights of way are of a **high sensitivity** to change as they take in their surroundings as part of their recreational use of the footpath route. Only the south-eastern boundary planting is visible from this footpath route, seen distantly on the horizon beyond the foreground of extensive rolling fields and woodland areas. The effect on users of this route will be **neutral** as there will be no change to their views as a result of the proposed development.

### Workers and guests at Bordesley Farm (used as a wedding venue)

7.38 Workers and guests to Bordesley Farm are of a **medium sensitivity** to change, as although the landscape surroundings and views out do not form the prime focus of their activities, it can be assumed that given the Farms use as a wedding venue, the landscape surroundings will be appreciated by guests during their time at the Farm.

7.39 Development of the site will reduce the extent of built form visible for these users and bring about some localised improvements. The additional planting along the north-eastern edge of the site

will assist in softening the edge of the site and creating more containment than the site already benefits from. The development will have a **minor beneficial** effect on the visual amenity of these users.

### Users of Beoley C of E Church to the south east of the site

7.40 Users of the church are of a **medium sensitivity** to change, as again, although the landscape surroundings and views out do not form the prime focus of their activities, much of which is likely to be indoors, it can still be assumed that users may spend some of their time there appreciating their surroundings, or which the wider landscape and views out may form a part of.

7.41 Only the south-eastern boundary planting is visible from this footpath route, seen distantly on the horizon beyond the foreground of extensive rolling fields and woodland areas. The effect on users of this route will be **neutral** as there will be no change to their views as a result of the proposed development.

## 7 Implications for Development

### Summary and Conclusion

7.42 The proposals have considered both national and local policy and is consistent with the objectives of the **Bromsgrove District Plan (2011-2030)** and **Alvechurch Neighbourhood Plan (2011-2030)**.

#### Policy BDP1: Sustainable Development Principles

- The development proposals have taken into account the existing green infrastructure on site which will be almost fully retained with the exception of some internal tree loss;
- The development contributes to the network of green infrastructure by providing new boundary woodland planting connecting up to the existing woodland surrounding the site;
- The development is compatible with the nearby housing use on The Holloway and Storage Lane; and
- The development will not impact negatively on visual amenity.

#### Policy BDP4: Green Belt

- the development comprises Previously Developed Land

#### Policy BDP15: Rural Renaissance

- the development does not impact on the landscape features on site – with the wooded setting of the site being retained and contributed to through new woodland planting at edges of the site where there is currently no boundary woodland

#### Policy BDP19: High Quality Design

- the development of the site will improve the character within the site as the existing mixed vernacular of dense built form associated with the mixture of industrial uses and sprawling areas of hardstanding and car parking is replaced with a carefully designed residential development set within parkland, areas of public open space and the wooded boundaries;
- there are no identified important local or longer distance views or visual corridors associated with the site. Where views do extend towards the site, the development already on site is partially glimpsed and seen within a wooded backdrop. This will be replaced with buildings of lower heights and additional landscaping will be established to further soften the new buildings improving views overall;
- the trees on site are covered by a group TPO and will largely

be retained within the development response; and

- the development includes the provision of new soft landscaping internally to soften the new development and complement Bordesley Hall, and new woodland screen planting to the north-eastern boundary to offer increased visual screening and green infrastructure connectivity with the existing woodland boundaries of the site.

#### Policy BDP21: Natural Environment

- the development has considered the landscape character of Bromsgrove and this report has set out that it is not a fundamental component of the Wooded Estate lands LCT within which it is identified. The wooded boundaries of the site do contribute to the local landscape context and will be retained and contributed to with additional planting, which will respect the landscape character of the wider Wooded Estate lands.

#### Policy BDP24: Green Infrastructure

7.43 The development includes for the establishment of additional woodland screen planting, and internal parkland landscaping within the areas of Public Open Space within the site, which will contribute to the wider Green Infrastructure network in accordance with the Worcestershire Green Infrastructure Strategy.

7.44 This report sets out that the site makes a limited contribution to the Green Belt purposes, primarily due to its isolated location, its physical and visual containment within a wooded area and an undulating landscape setting. In order to preserve the contribution that the existing landscape features make to the character of the landscape and respect the openness of the wider Green Belt, the redevelopment of the site has sought to retain the existing landscape structure on site provided by the mature woodland boundary planting, to provide additional planting at the eastern boundary to enhance the well-treed character of the site, to retain undeveloped areas within the site, to reduce the dense clustered feel of the current built form, and to limit the height of development so that it cannot be seen from the wider landscape.

7.45 The sites current use gives it a unique character as an industrial business park within a woodland setting, on the former grounds of Bordesley Hall. The redevelopment of the site's current industrial built form with new housing would be consistent with the pockets of housing nearby.

7.46 The proposed development of the site contains previously

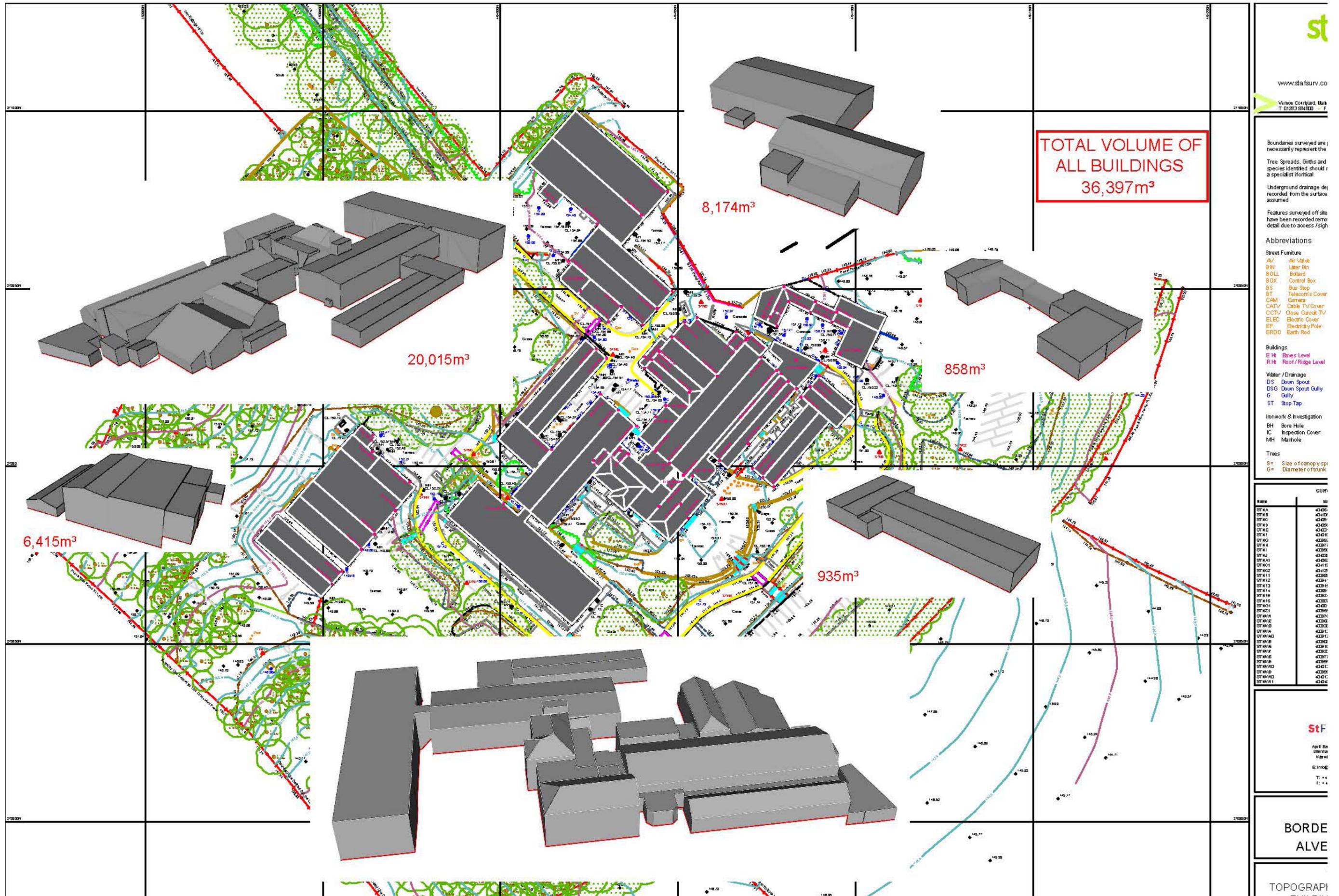
developed land use within the Green Belt. The proposals aim to redevelop the site within the existing landscape framework with an approach which will not cause undue harm to the openness and context of the Green Belt and the wider landscape as set out within this report. The development location, design and footprints have been considered in relation to the landscape and visual opportunities and constraints to development.

7.47 The site is not wholly isolated within the landscape and sits near to existing residential development on Storage Lane to the north-east. The re-development of the site will see the replacement of a currently dense and clustered formation of buildings, with a more spaciouly set out residential development set within a wooded parkland area. The new residential properties will be lower in height than the highest of the existing buildings to be demolished, which presents an opportunity to further minimise the detracting influence of built form within the site on the wider landscape. Furthermore, housing development is more characteristic and typical within the immediately surrounding landscape than industrial/business uses and therefore more appropriate.

7.48 The development relates to the existing built development, and accordingly, when considered in relation to the context within which the site is situated and the nature and scale of existing development, the proposals will result in localised change that is in keeping with the existing site context and the local landscape surrounding it.

7.49 The visual implications of development will impact on short distance views only, and additional boundary planting will assist in filtering and softening views. Overall, it is concluded that only local effects will arise, and these will mostly be beneficial as the existing glimpses of built form within the site will be reduced through lower building heights proposed than the existing building on-site, and due to the establishment of new woodland screen planting to soften any remaining glimpses of the new buildings possible.

7.50 Overall, it is considered that the development represents an appropriate redevelopment of a currently uncharacteristic business park, that will retain existing landscape features (wooded boundaries), create a new residential use that is consistent with nearby residential uses, will offer opportunities to remove visually detracting elements from local views, and will reference Bordesley Hall's former uses through the incorporation of parkland planting reminiscent of the former estate associated with the Hall.



www.stsurv.co

Verica Court, Ma  
T 01293 824330

Boundaries surveyed are  
necessarily represent the  
Tree Spreads, Girths and  
species identified should r  
a specialist florist  
Underground drainage de  
recorded from the surface  
assumed  
Features surveyed off site  
have been recorded remo  
detail due to access / sign

Abbreviations

Street Furniture

- AV/ Air Valve
- BIN Litter Bin
- BOLL Bollard
- BOX Control Box
- BS Bus Stop
- BT Telecom's Cover
- CAM Camera
- CATV Cable TV Cover
- CCTV Close Circuit TV
- ELEC Electric Cover
- EP Electricity Pole
- EROD Earth Rod

Buildings

- E H Eaves Level
- R H Roof / Ridge Level

Water / Drainage

- DS Down Spout
- DSG Down Spout Gully
- G Gully
- ST Stop Tap

Ironwork & Investigation

- BH Bore Hole
- IC Inspection Cover
- MH Manhole

Trees

- S = Size of canopy sp
- G = Diameter of trunk

SURF

Name	ES
STWA	40.05
STWB	40.05
STWC	40.05
STWD	40.05
STWE	40.05
STWF	40.05
STWG	40.05
STWH	40.05
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STWK	40.05
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STWM	40.05
STWN	40.05
STWO	40.05
STWP	40.05
STWQ	40.05
STWR	40.05
STWS	40.05
STWT	40.05
STWU	40.05
STWV	40.05
STWW	40.05
STWX	40.05
STWY	40.05
STWZ	40.05
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STWA00	40.05



April 20  
Version  
Date  
E: info@  
T: +4  
F: +4

BORDE  
ALVE

TOPOGRAFI