

LAND SOUTH OF CUR LANE,
WEBHEATH, REDDITCH

Landscape & Visual Appraisal

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1. INTRODUCTION

- 1.1. Aspect Landscape Planning have been instructed by Heyford Developments to provide a landscape and visual appraisal in respect of land to the south of Cur Lane in Redditch in terms of its suitability for development. The land, hereby referred to as the Subject Site, has been highlighted for strategic development as part of a wider parcel of land in the Housing Growth consultation paper (March 2013), along with a second site at Brockhill East (refer Appendix 1).
- 1.2. By way of background, the consultation paper and the sites referred to are a result of the Housing Growth Development Study (HGDS) January 2013 produced jointly by both Council's to determine the implications for potential future housing growth to 2026. This in-depth assessment is taken into account in this appraisal.
- 1.3. The purpose of this report is to provide a detailed appraisal of the Subject Site, and provide a comparison with the previous appraisal by Aspect Landscape Planning that identified growth areas in the Growth Options paper of February 2010, namely those at 'Foxlydiate/Webheath' and 'West of the A441'. This report presents the opportunities and constraints of the Subject Site to assist decision-making through the emerging Local Plans for Bromsgrove and Redditch. This should be weighed in the balance with other planning considerations to determine the suitability of strategic sites for development.
- 1.4. In order to assess the capacity for new development, the report will analyse the landscape character and visual environment of the local area, define the sensitivity of the receiving landscape, and assess the ability of the Subject Site against the option sites to accommodate an urban extension to Redditch. A number of plans and photographs have been prepared to illustrate the character and visual environment of the Subject Site and these accompany this report.

2. POLICY BACKGROUND

- 2.1. The Subject Site is located within Bromsgrove District Council (BDC) and is covered by the BDC Adopted Local Plan (2004). The Redditch Borough Council (RBC) administrative area lies directly adjacent to the Subject Site and is covered by the Local Plan No.3, adopted in May 2006. Further work has been carried out on the emerging Local Plan No.4, and this is supported by an evidence base which will be referenced where appropriate. The Subject Site is designated as Green Belt, and the area of open land immediately to the east is an 'Area of Development Restraint' in the RBC Local Plan (refer to Aspect Plan ASP1).

National Planning Policy Framework (NPPF) (March 2012)

- 2.2. The National Planning Policy Framework (NPPF) has replaced the old system of national planning policy guidance and statements. The document sets out the Government's planning policies for England and how these are expected to be applied. This document is a material consideration when preparing Development Plans and also in the determination of planning applications, especially where a Development Plan is out-of-date.
- 2.3. The guidance sets out a number of core land-use planning principles in paragraph 17, which underpin both plan-making and decision-taking. The core principles embrace good design and protect character, stating that planning should;

“take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”

Bromsgrove District Local Plan (adopted 2004)

- 2.4. Within the Local Plan, the following saved policies are considered to be of particular relevance to the subject site and its setting in terms of landscape character: Policy DS1 Green Belt Designation; Policy DS2 Green Belt Development Criteria; Policy DS8 Areas of Development Restraint; Policy DS10 Environmental Assessment; Policy DS13 Sustainable Development; Policy C1 Landscape Protection Areas; Policy C17 Retention of Existing Trees; and Policy C18 Retention of Woodland.

Bromsgrove District Council Local Development Framework - Draft Core Strategy 2 (2011)

- 2.5. This document, produced by the District Council, remains at a draft stage and is a basis for consultation on the next stage of preparing Bromsgrove's Local Plan. It is a revised document that has been updated following consultation on the first draft.

Housing Growth Development Study; Bromsgrove District Council and Redditch Borough Council (January 2013)

- 2.6. The development study findings concluded that the Subject Site, Area A and the broader area (known as Area 4) is worthy of further consideration within the focussed site appraisal stage. This went on to assess the site against criteria such as landscape and topography, designations, habitats, trees and woodlands, public rights of way, and Green Belt. This report highlights the medium to high sensitivity of the area with the prerequisite that *“all of the land around the periphery of Redditch is of medium or high sensitivity and therefore the medium sensitivity of this area is not an undue constraint that weighs against the choice of this particular area” (6.1.8)*. Nevertheless, *“sensitive design would be required to mitigate the impact on the landscape” (6.1.7)*.

- 2.7. With regard to trees and woodland, 6.1.16 states: *“there are very few Tree Preservation Orders recorded within the area however this does not negate there being trees worthy of protection that would serve to constrain development areas, however this is an issue that good design could overcome”*. It goes on to say at 6.1.20 that: *“due to the number of footpaths, development in this area could have a negative impact on the enjoyment of rural pursuits such as, use of bridleways, public footpaths and cycling”*.
- 2.8. In the section on Green Belt 6.1.53, it states that: *“tree lined brooks (in particular Spring Brook) provide some scope to enclose development and to minimise its impact on the surrounding Green Belt land”*.
- 2.9. Paragraph 6.1.61 discusses land north of Cur Lane, and 6.1.62 regarding land to the south. In the assessment the potential Green Belt boundary, strong boundaries do not easily connect making it difficult to define a new boundary, although the strongest boundary *“follows Pumphouse Lane from Webheath then joins Spring Brook watercourse from the ford on Pumphouse Lane which bisects the area to Cur Lane”*.

Housing Growth consultation leaflet; Bromsgrove District Council and Redditch Borough Council (March 2013)

- 2.10. This document forms part of the Local Plan consultation for both Councils; in response to the publication of the NPPF in March 2012. Following the Strategic Housing Market Assessment for both Councils, 6,400 dwellings were regarded appropriate to meet Redditch’s needs up to 2030. These needs included around 3,000 dwellings within Redditch and around 3,400 within Bromsgrove District (within the Green Belt adjacent to Redditch’s boundary). These figures provide an indication of the scope and scale of the new development that is being considered by the Council’s. See Appendix 1.

- 2.11. The development areas considered in this paper are; (1) Foxlydiate; and (2) Brockhill East. The benefits and constraints are briefly discussed for each, and in summary comprised:

Foxlydiate

- Advantage of improving facilities and services in the wider Webheath area
- Opportunity to extend existing bus services and by the provision of facilities on site has the potential to reduce the need for travel
- Does not have overall strong defensible Green Belt boundaries on all sides
- The effects on sprawl, coalescence and encroachment [of the Green Belt] can be mitigated more successfully than some other areas.

- 2.12. It is estimated that Foxlydiate (1) has the capacity to accommodate around 2830 houses. In response to the promotion of strategic sites around Redditch by both Council's, further information was gathered and analysed as part of a Landscape Appraisal by Aspect Landscape Planning, of two Growth Options relevant to that assessment. A comparison of the Subject Site with this assessment is provided in the next section.

Landscape Character Assessment

- 2.13. A landscape assessment of the local area has been carried out which seeks to identify broadly homogenous zones that can be categorised in terms of quality and character. This is necessary in order to assess the potential impact that change will have on a particular landscape. The Countryside Agency produced a country-wide landscape character assessment resulting in the published Character Map of England.

- 2.14. Within the Countryside Agency Character Map of England document, the site lies within the Severn and Avon Vales Character Area (NCA 106).
- 2.15. At a county level, Worcestershire County Council has prepared a supplementary guidance "Landscape Character Assessment" (October 2011). Within this study, the regional character areas within the county of Worcestershire have been divided into 'Landscape Types', each with their own characteristics.
- 2.16. Regional character areas: the area to the northwest of Redditch sits on the boundary between two character areas: Arden and Mid-Worcestershire Forests.
- 2.17. In terms of Landscape Types, the Subject Site and the wider Foxlydiate growth area is located within the 'Principal Timbered Farmlands' landscape type. The characteristics are as follows:

Primary

- *Notable pattern of hedgerow trees, predominantly oak;*
- *Hedgerow boundaries to fields;*
- *Ancient wooded character;*

Secondary

- *Organic enclosure pattern;*
- *Small-scale landscape with hedgerow trees creating filtered views;*
- *Brick and timber building style of older properties;*
- *Rolling lowland with occasional steep-sided hills and low escarpments;*

Tertiary

- *Mixed farming land use;*
- *Dispersed settlement pattern;*

- 2.18. The previous option sites examined in the February 2010 consultation that lie to the northeast of the A448 are within the 'Wooded Estatelands' landscape type (see Appendix 4). The characteristics are as follows:

Primary

- *Large discrete blocks of irregularly shaped woodland;*
- *Mixed farming land use;*

Secondary

- *Rolling topography with occasional steep-sided hills and low escarpments;*
- *Semi-regular pattern of large, hedged fields;*
- *Woodland of ancient character;*
- *Discrete settlement clusters often in the form of small estate villages;*
- *Medium distance framed views;*
- *Large country houses set in parkland and ornamental grounds;*

2.19. In terms of landscape character, the descriptions are useful in a broad context to outline the main characteristics of an area. The next section deals with site specific character in more detail, with a view to considering the capacity of the landscape to accommodate development.

3. APPRAISAL OF THE POTENTIAL GROWTH AREA

Foxlydiate (Area A and the Subject Site)

- 3.1. This growth area (Option 1) lies to the southwest of the A448 dual carriageway, and to the east of the Webheath urban area of Redditch and is the area considered by the Council in their HGDs as a potential housing development site suitable for an urban extension. The Subject Site in this case is the southern parcel of land to the south of Cur Lane, and would form Phase 2 to the main area that was assessed previously by Aspect on behalf of Heyford Developments. For the purposes of this appraisal, the whole growth area is assessed below, and a more detailed assessment of the Subject Site follows.

Landscape Character

- 3.2. Growth Option 1 'Foxlydiate' is located within the 'Principal Timbered Farmlands' landscape type. The primary characteristics of this landscape type is the woodland character and, although the option site is devoid of such woodland blocks, they are present in the surrounding landscape. Area A is somewhat disconnected from the broad character of the area, with the area to the north of the bridleway comprising very large fields in agricultural use, with limited hedgerow boundaries to fields, and extensive arable cultivation.
- 3.3. The south east part of Area A contains a smaller pattern of fields, hedgerow trees and a copse formed around a former clay pit (Hawthorn Pit). This is a mixed, largely pastoral landscape that contains Springhill Farm; a brick and timber building style in keeping with local vernacular. A number of overhead cables traverse the site and the presence of the A448 is visually apparent from the bridleway. The landscape quality is relatively intact, although, due to extensive farming, it is generally of low/moderate quality. Analysis of Area A is illustrated on ASP3.
- 3.4. The Subject Site is located to the south of Cur Lane, and occupies land on a western facing slope to the edge of the existing urban edge of Webheath. This landscape is a rolling lowland of valleys and frequent

ridgelines that form a semi-regular pattern of exposed slopes and intimate valleys. There is a notable presence of hedgerow trees and hedgerows to field boundaries consistent with the landscape type and breaking up the site into smaller parcels. Although mature hedgerow and trees form defensible field boundaries, the strong wooded character is absent from the Subject site and its immediate surroundings. The land cover is mainly rough grassland with some arable fields to the southwest, farmed by Millfield Farm. There is a pastoral and secluded character to some areas, to the ford and Spring Brook on the western boundary, and internally where groups of trees and other landscape features are present. The higher ground to the east allows views out to the west towards Banks Green and Upper Bentley, which a number of existing properties on the urban edge benefit from. The quality of the landscape is considered moderate, as it displays the character of the landscape type and is relatively sensitive and exposed to the wider landscape.

Topography

- 3.5. The A448 runs along a localised ridgeline which peaks at 154AOD around Tack Farm. From the A448, Area A slopes gently to the south to Cur Lane, where several springs and brooks converge within the shallow valley. The copse around Hawthorne Pit is located on a small hillock which provides some variation in the gradient. Cur Lane follows a localised valley and forms the edge of Area A of the growth area.
- 3.6. The Subject Site to the south of Cur Lane is located on a consistently sloping valley side that ranges from 130AOD in the southwest corner to 105AOD in the east. This creates an open aspect to views from the immediate countryside to the west, but protected from wider views due to the number of ridges and localised highpoints that filter views. This is displayed in the photographs in Appendix 2.

Visual environment

- 3.7. Area A is located on the northwest edge of Redditch and is contained by rising topography to the west and north, limiting views from the wider

landscape. Localised views from roads and a limited number of footpaths are available, despite the area being located within a rolling landscape. Monarch's Way national trail approaches from the west and has restricted views available of the western edge of Area A, and more open views of the Subject Site. In balance, wider views are limited due to topography and vegetation. Cur Lane is winding and enclosed by hedgerows and trees that limit views into the potential growth area; the same with Foxlydiate Lane where only gaps for field access provide views into the site (see ASP3).

- 3.8. The Subject Site is visible within localised views from the west on Monarch's Way and the public footpath linking to Upper Bentley. A public footpath runs along the eastern side of the site and views down into the valley and across the landscape to the west create a number of panoramic views. Photographs have been included at Appendix 2 to illustrate the site and its setting, and form representative viewpoints from public rights of way and local roads. There are relatively limited visual receptors in and around the site, primarily from the public footpath along the east of the site (views 2, 3 and 4). Pumphouse Lane is very well enclosed by vegetation and topography, and rising topography to the west allows some views from Upper Bentley towards the site (view 6). To the west of the site, the public right of way network links up with the national trail (Monarch's Way) and allows views east into the site (views 7 and 8). The impact upon residential amenity is restricted to the existing urban edge, and a further three properties located in or close to the subject site (see Aspect Plan ASP2). Due to the number of footpaths, the existing urban edge and the national trail, visual sensitivity is considered moderate/ high.

Landscape Sensitivity

- 3.9. In terms of the sensitivity of the landscape character, there is a noticeable difference in the quality of the landscape resource from east to west in Area A. The north west part of Area A is a large scale agricultural landscape with relatively limited visual receptors and the landscape character is clearly disturbed and in need of restoration. The southeast part is a more managed character and smaller scale, with

remnant field boundaries and copses retained. Area A is considered to be of low to medium sensitivity.

- 3.10. The rolling topography and pastoral character of the Subject Site to the south is more visually exposed, with the appearance of the existing urban edge visible along the ridgeline to the east. This area has a moderate strength of character, displaying some characteristics of the landscape type, and therefore would have a moderate landscape sensitivity to change.

Summary

- 3.11. To conclude, the appraisal considers the two parts of the growth option to the west of Webheath identified by the Council. There is variety in the landscape character, topography, visual environment and landscape sensitivity between different parts of the option area. The summary table (Table 1) should be referred to for each area.
- 3.12. Area A of the Foxlydiate growth Option 1 is locally contained by landform and vegetation and consists of a medium to large scale mixed landscape of low/ moderate sensitivity. There are some moderate/ high sensitivity visual receptors such as users of Monarch's Way and Springhill Farm and, combined with the quality of the landscape resource, the capacity for new development is considered Medium/ High.
- 3.13. The Subject Site comprises rolling topography and pastoral character and frequent landscape features that would require retention in a sensitive design approach. Spring Brook is a tree lined feature along the western boundary of the site, and could form a defensible boundary to development. There are localised visual receptors and a moderate landscape quality, therefore, the capacity to accommodate development is Medium.

Table 1: Summary of landscape and visual constraints

| Category: | Foxydiade (1) | | |
|-------------------------------------|---------------------------------------|--|--|
| | Area A | Subject Site | |
| Landscape Designations | Green Belt | Green Belt | |
| Landscape Character Area | Principal Timbered Farmlands | Principal Timbered Farmlands | |
| Strength of Character | Low/ Moderate | Moderate | |
| Landscape Quality | Low/ Moderate | Moderate | |
| Landscape Sensitivity | Low/ Moderate | Moderate | |
| Visual Environment | Visual Receptors | A448 Foxydiade Lane Cur Lane Bridleway Monarch's Way Springhill Farm Public footpath | Cur Lane Pumphouse Lane Public footpaths Monarch's Way Webheath urban edge Raglis Cottage Millfield Farm |
| | Visual Sensitivity of Receptors | Moderate/ High | Moderate/ High |
| | Visual impact of existing development | Negligible – Webheath is well obscured by vegetation | Low – parts of the Urban edge are visible from the west |
| | Overall Sensitivity | Moderate | Moderate/ High |
| Capacity to accommodate development | Medium/ High | Medium | |

Overall Conclusion on Growth Area

3.14. Following the appraisal of the Foxydiade (1) growth option and a more detailed appraisal of the Subject Site, it is considered that the Subject Site has a medium capacity to accommodate development. The character and sensitivity of the landscape needs to be considered as the site is located on a west facing slope and development should seek to minimise the potential impact on Green Belt. Spring Brook could act as a natural boundary to an extension with additional buffer planting where appropriate.

3.15. The land in the north western part of Area A has a notable capacity to accommodate development as there are few landscape features present and it is visible from only a limited number of receptors, albeit

that it is gently sloping from the A448 and so is slightly more visually exposed than the south eastern part. This large scale area extends further out into the countryside however this could be considered as a natural extension to the southern area closer to the existing urban edge with appropriate landscape buffers in place.

- 3.16. The boundaries to Area A are relatively robust, with roads to the south and west, the existing development on Birchfield Road, and the A448 dual carriageway. The northern boundary is relatively open to views from the north and therefore would benefit from additional planting to enhance the existing hedgerow and provide a strategic landscape buffer should the site be developed. Similarly, to the western edge along Cur Lane, views are available from Monarch's Way (see photograph 3 in Appendix 2) and any development of this part of Area A would be visible and should be mitigated by means of strategic planting to offset any impact a development might have.
- 3.17. The Subject Site is a pastoral landscape, with few detracting elements and a number of landscape features, such as strong hedgerows, individual trees, copses, watercourses and wetland features subdividing the site. These add to the irregularity and intimacy of some areas within the small to medium scale landscape. The boundary with the existing urban edge is somewhat open, however there is a sense of tranquillity and seclusion due to the westerly aspect visible from public rights of way to the west. There is scope to utilise existing vegetation structure to minimise the potential impact on the surrounding countryside.
- 3.18. The existing landscape features may require protection within a sensitively designed layout, and the extent that future development will impact on the visual amenities of the Green Belt and respond to the character and appearance of the setting needs a sensitive approach. Any potential development of the Subject Site should carefully consider the location for housing and the use of open spaces and strategic planting to break up pockets of integrated development so as not to overly consolidate the appearance of urban development in the Green Belt context.

- 3.19. In conclusion, from a landscape perspective, it is suggested that the Subject Site offers a medium capacity to accommodate an urban extension. The moderate landscape quality; the visibility of the site in localised views from the west; and the limitations in mitigating visual impacts are considerations that need to be accounted for through sensitive design.

4. APPRAISAL OF ALTERNATIVE GROWTH OPTIONS

4.1. Previous growth areas have been promoted to accommodate development as part of the consultation in 2010. These areas have been appraised previously, and briefly are:

- Foxlydiate/Webheath – Area A, and Area B to the northeast of A448
- West of the A441 – Areas C and D (refer to Appendix 4 for area locations)

4.2. The current promoted sites cover Area A (1) Foxlydiate, and a small part of Area C (2) Brockhill East. In order to provide a balanced and comparative assessment of sites, Area A and the Subject Site are lined up against the remaining Areas B, C and D in Table 2. The summary is as follows.

4.3. Area B to the east of the A448 comprises discrete rolling topography and parkland character and is physically constrained by topography and frequent landscape features. The presence of Hewell Grange estate immediately to the north (Registered Park and Garden and Conservation Area), and Brockhill Wood to the east create a diversity and strength of character. The landscape quality and sensitivity is therefore considered moderate, although there are limited views in and out of the area compared to more exposed locations. The capacity to accommodate development is medium.

4.4. Area C is located on a prominent ridgeline of Butler's Hill, constrained by large woodland blocks and diverse landform. Due to its attractive qualities and frequency of landscape features, as well as the presence of the Landscape Protection Area designation, Area C is considered of moderate/high overall sensitivity and of low capacity for development. This is supported in the 2010 Growth Options paper where it was acknowledged that proposed development in this area should respect local topography and ensure that the natural environment is protected.

4.5. The simple valley landscape in Area D is detached from the existing urban edge and forms a strategic gap to Bordesley, thereby allowing only limited capacity for development.

Table 2: Alternative Sites comparison

| Category: | Subject Site | Foxyldiate/Webheath | | West of the A441 | |
|---------------------------------------|---|---|---|---|---|
| | | Area A | Area B | Area C (inc. (2) Brockhill East) | Area D |
| Landscape Designations | Green Belt | Green Belt | Green Belt Registered Park & Garden (Hewell Grange) | Green Belt Landscape Protection Area | Green Belt |
| Landscape Character Area | Principal Timbered Farmlands | Principal Timbered Farmlands | Wooded Estatelands | Wooded Estatelands | Wooded Estatelands |
| Strength of Character | Moderate | Low/ Moderate | High | High | Moderate |
| Landscape Quality | Moderate | Low/ Moderate | Moderate/ High | Moderate/ High | Moderate |
| Landscape Sensitivity | Moderate | Low/ Moderate | Moderate/ High | Moderate/ High | Moderate |
| Visual Receptors | Cur Lane Pumpthouse Lane Public footpaths Monarch's Way Webheath urban edge Raglis Cottage Millfield Farm | A448 Foxyldiate Lane Cur Lane Bridleway Monarch's Way Springhill Farm Public footpath | Hewell Lane Birchensale estate Public footpath Oxstalls Farm Paper Mill Cottages | Brockhill Farm Brockhill Lane Bridleway Butler's Hill Farm Weights Farm | Bordesley A441 |
| | Visual Sensitivity of Receptors | Moderate/ High | Moderate/ High | Moderate/ High | Moderate/ High |
| Visual impact of existing development | Low – parts of the Urban edge is visible from the west | Negligible – Webheath is well obscured by vegetation | Negligible – Urban edge is glimpsed from limited areas | Low – Weight's Farm, medium distance views to urban edge | Low – Weight's Farm; occasional medium distance views to urban edge |
| Overall Sensitivity | Moderate/ High | Moderate | Moderate/ High | Moderate/ High | Moderate/ High |
| Capacity to accommodate development | Medium | Medium/ High | Low/ Medium | Low/ Medium | Medium |

4.6. In conclusion, Area A offers the strongest potential to accommodate development, if it is carefully designed to respect the setting of the existing urban area, and the sensitivity of the adjacent landscape character. The Subject Site is relatively constrained by the degree and nature of visual receptors and the potential adverse impacts on landscape character.

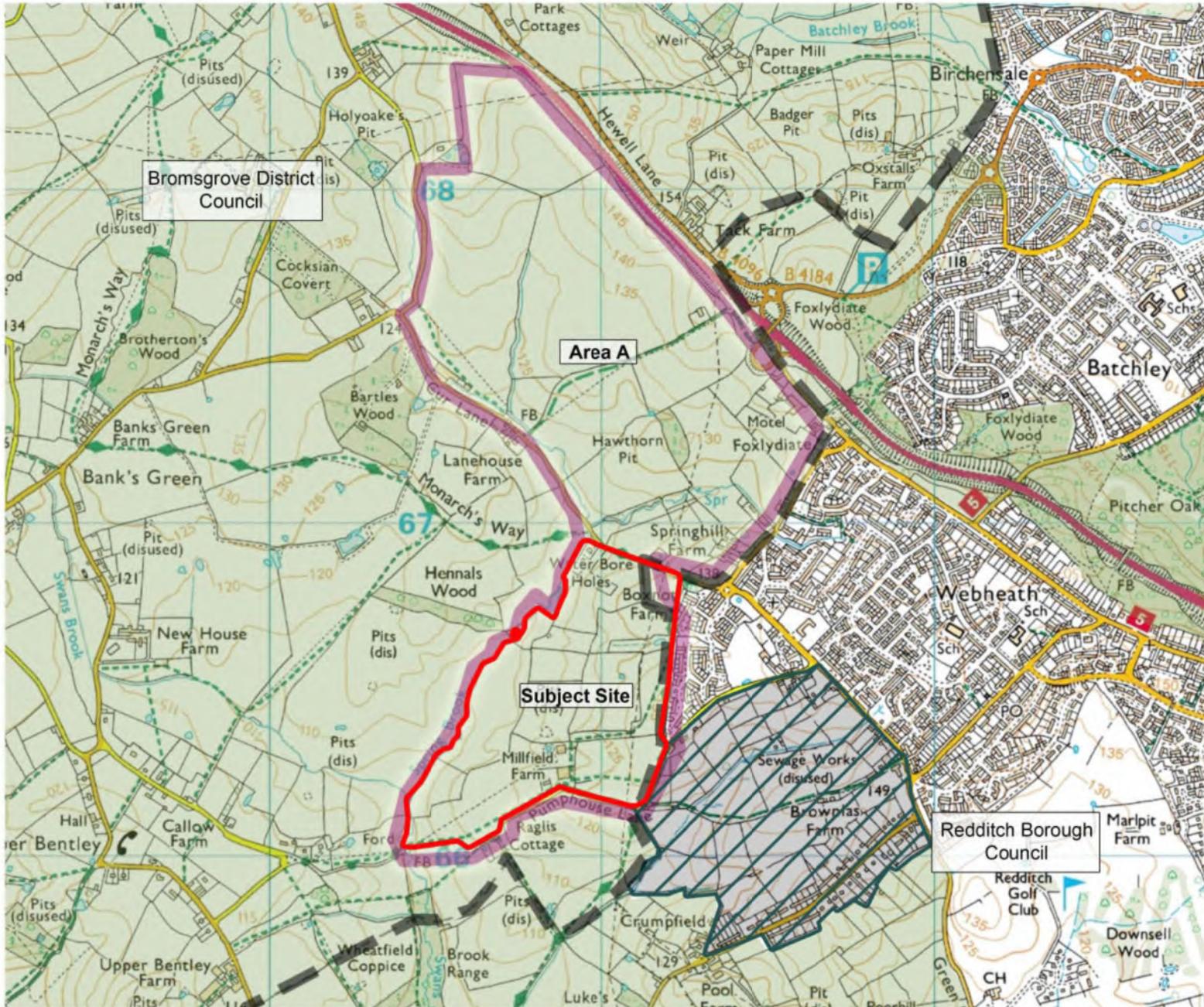
5. SUMMARY & CONCLUSIONS

- 5.1. The Subject Site lies to the western edge of Webheath and to the south of Cur Lane. The consultation paper on Housing Growth (March 2013) highlights this area as part of the 'Foxlydiate (1)' option, and considers that although this option is located further from the town centre than other options, it has the advantage of improving facilities and services in the wider Webheath area. The paper goes on to state that "*whilst it does not have overall strong defensible Green Belt boundaries on all sides, the effects of sprawl, coalescence and encroachment can be mitigated more successfully than some other areas*". All option areas are within the designated Green Belt and will require release within the emerging policy.
- 5.2. The purpose of this report is to appraise the Subject Site in relation to the wider Foxlydiate development location, but against the strategic areas identified in the 2010 Growth Options paper as a robust and comparative appraisal. This presents the opportunities and constraints of the Subject Site to assist the Council in their decision making.
- 5.3. The Subject Site is located immediately to the west of the existing urban area, and lies on a sloping valley side which allows a degree of exposure to the landscape to the west. The existing residential development lies along the ridgeline and is readable as an urban edge from limited local views from the west, notably from Monarch's Way national trail.
- 5.4. In terms of landscape sensitivity, the Subject Site is generally a pastoral landscape with some arable and use, a number of natural features, and of moderate landscape quality. There is a notable presence of hedgerow trees and hedgerows to field boundaries consistent with the landscape type, although the strong wooded character of the 'Principal Timbered Farmlands' is absent.
- 5.5. The sensitivity of visual receptors is generally moderate to high, although wider views are protected by a number of ridges and localised

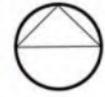
highpoints that filter views. **The Subject Site is considered to have medium capacity to accommodate development.**

- 5.6. In Area A there are limited visual receptors and a low/ moderate landscape sensitivity as the quality of the landscape resource from east to west markedly changes. There is a moderate level of overall sensitivity for the whole of Area A, which is in contrast to Area B which is moderate/high due to its distinctive character and visual prominence **The capacity of Area A to accommodate development is medium/high.**
- 5.7. The appraisal goes on to cover further strategic sites to the east of the A448 that were previously assessed for appropriateness of development. The areas are illustrated on Plan ASP4 in Appendix 4. Area B comprises rolling topography and parkland character, and has a **low/medium capacity to accommodate development.**
- 5.8. To the west of the A441, Areas C and D is largely designated as a Landscape Protection Area, and the quality of the landscape resource is considered moderate to moderate/high. **Areas C and D are of low/medium to medium landscape capacity for development.**
- 5.9. In summary, the Subject Site has been assessed for its quality of landscape character, its visibility from moderate/high sensitivity receptors, and its inherent sensitivity to change. This taken into account, from a landscape perspective, it is considered that the Subject Site has medium potential to accommodate development, and sensitive design would be required to respect the setting of the existing urban area, and the character and appearance of the Green Belt.

ASPECT PLANS



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- Key:
-  Subject Site Boundary
 -  Area of Development Restraint (Policy B(RA).3 of Redditch Borough Council)
 -  Green Belt (Policy DS1 of Bromsgrove District Council Policy B(RA).1 of Redditch Borough Council)
 -  Administrative Boundary
 -  Growth Option 1: Foxlydiat

| REV | DATE | NOTE | Drawn/Chk'd |
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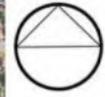
TITLE
 Land South of Cur Lane, Redditch Site and Setting

CLIENT
 Heyford Developments Ltd

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- Key:
-  Site Boundary
 -  Existing River Corridor
 -  Existing Urban Edge
 -  Isolated Residential Properties
 -  Public Right of Way

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TITLE
**Land South of Cur Lane, Redditch
 Site Analysis**

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A



View from internal bridleway

D



View from Cur Lane

B



View from Foxlydiat Lane

E



View from public footpath adjacent to A448

C



View from Monarch's Way national trail



LOCATION PLAN

| REV | DATE | NOTE | DRAWN |
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TITLE
 Cur Lane, Redditch
 Photo Record, Foxlydiat (Area A)
 CLIENT
 Heyford Developments Ltd.

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| Not to Scale | APR 2013 | EW |
| DRAWING NUMBER | REVISION | |
| 5230/ASP3 | | |

APPENDIX 1

HOUSING GROWTH PAPER; REDDITCH 2013

Housing Growth

This leaflet is the next step in planning for the future development around Redditch, we would like to hear your views on the locations chosen and policy produced by the Bromsgrove and Redditch Councils for this new development.

It is accepted that new development whether large or small scale can be often controversial and in many cases unwanted. This consultation does not deal with the principle of the development but focuses on the areas where and how it could take place. Below we have explained why this development needs to take place.

Why Development Around Redditch?

In March 2012 the government published the National Planning Policy Framework (NPPF), this framework is the guidebook for how the government wishes to see planning decisions taken in the future. One of those main features of the NPPF is the need to significantly boost housing supply and the need to meet the full objectively assessed housing needs. It is the policies in the NPPF which mean that it is not possible for the Councils to ignore future housing requirements, or simply say the land is green belt so therefore we can't build anymore.

What is the Housing Requirement?

The Strategic Housing Market Assessment (SHMA) is the objectively assessed evidence examining the housing requirements up to 2030 and can be found here: www.bromsgroveandredditchplanning.co.uk

This assessment shows Redditch's housing target up to 2030 should be around 6,400 dwellings. Redditch Borough only has the capacity to accommodate 3,000 within its own boundaries. Therefore, this plan shows how the remaining 3,400 can be developed in Bromsgrove District.

What Consultation has been done before?

In 2010 Bromsgrove District and Redditch Borough Council jointly consulted on broad cross boundary growth options which showed similar but less detailed options for development. Since then the two Councils have used this original work and undertaken more detailed work to find preferred locations to accommodate development. The full report is available here: www.bromsgroveandredditchplanning.co.uk. This report shows the areas put forward in this consultation are the most suitable when weighed up against many factors and compared to other locations in and around Redditch.



Why plan for them now?

The NPPF requires councils to have 5 years worth of suitable housing land available for development. Redditch's housing target is 6,400 dwellings and as there is only capacity in suitable locations within the Borough to sustainably accommodate 3,000 dwellings, other land needs to be made available now to allow Redditch to have a five year housing land supply.

Why are they in Bromsgrove?

The background report which supports this consultation shows that everywhere around the urban area of Redditch has been assessed in the past to see which areas are the most suitable for housing (the full report is available here: www.bromsgroveandredditchplanning.co.uk). Through this work it is clear that the most suitable and sustainable locations to meet development needs around Redditch are in the locations put forward in this consultation document and are within Bromsgrove District.

What about Localism?

The Localism Act came into power in November 2011 puts procedures in place to remove regional planning targets, and for neighbourhoods to prepare neighbourhood plans. It also introduces a duty to cooperate which ensures councils and other agencies work together on planning for strategic issues such as housing provision. The Localism Act does not remove the need for new development to take place.

What are the preferred development locations?

The background report has been prepared to identify the most sustainable growth locations based on more detailed evidence. The report appraises twenty potential areas around Redditch against the assessment principles. Areas were either discounted or taken forward to the focussed appraisal for further assessment. Five areas were taken forward to the focussed appraisal stage.

The outcome of the report is that Fozdydiat (1) and Brockhill East (2) are the most suitable areas for the Council's growth locations.

Fozdydiat (1) has the advantage of improving facilities and services in the wider Webbeath area. Whilst lying 4.7 km from the Town Centre it offers the opportunity to extend existing bus services and by the provision of facilities on site has the potential to reduce the need to travel. Whilst it does not have overall strong defensible Green Belt boundaries on all sides the effects of sprawl, coalescence and encroachment can be mitigated more successfully than some other areas. The impact on the highway network will need to be mitigated as development is more likely to impact on the local rather than the Strategic Road Network. Development here would also be likely to assist in supporting economically both Redditch and Bromsgrove Town Centres. It is estimated Fozdydiat (1) has the capacity to accommodate around 2830.

Brockhill East (2) has the potential to integrate well into the existing urban fabric of Redditch. It has the easiest access of all the areas to the Town Centre and the facilities offered there including a range of retail services and the train/bus station providing access to the wider area. It is well served by existing bus routes and has employment close by. The impact on the highway network is more likely to lead to an even distribution throughout the strategic and local road networks. A strong defensible Green Belt boundary is attainable. Whilst the area lies in an area of high landscape sensitivity it is considered that by avoidance of development on high slopes new housing can be contained within the topography. It is estimated Brockhill East (2) has the capacity to accommodate around 672 dwellings.

The areas suggested by the Councils can sustainably deliver the required amount of development and associated infrastructure with the least negative impacts. These areas have been selected on the basis of information that is currently available, which may be subject to alteration as a result of this consultation process or as new evidence emerges.

What do we want to know?

- Do you agree with the chosen areas for the new development?
- Do you agree with the Policy produced to deliver these developments?
- If you don't agree with the areas or the policy what alternatives can you suggest?

What happens next?

Following consultation both Councils will read and respond to all comments submitted. Both Councils will then prepare the Publication versions of their plans in August 2013, so that these Plans can be submitted to the Planning Inspectorate at the end of 2013. It is anticipated that both Councils will adopt their plans in 2014.

Where do I find out more information?

More information about this consultation is available on both of the Councils' websites: www.bromsgroveandredditchplanning.co.uk

You are welcome to come along to drop in sessions where you can speak to planning officers from both Councils at the following locations:

| Event | Date |
|---------------------------------|--|
| Fozdydiat Arms Drop-in Sessions | Tue 12th March 10am - 8pm Wed 20th March 10am - 8pm |
| Shop in the Kingfisher Centre | Fri 8th March 10am - 5pm Sat 9th March 10am - 5pm |
| Alvechurch Village Hall | Mon 18th March 2pm - 8pm |

You can send your views to either:

Bromsgrove District Council
Planning and Regeneration
The Council House, Burcot Lane, Bromsgrove
Worcestershire B60 1AA
01527 881316

Redditch Borough Council
Development Plans
Town Hall, Walter Stranz Square, Redditch
Worcestershire B98 8AH
01527 64252 ext. 3081

Or email:
consultplanning@bromsgroveandredditch.gov.uk

Please let us have your views by no later than
Monday 8th April 2013.



Bromsgrove
District Council
www.bromsgrove.gov.uk



Redditch Borough Council
making a difference
www.redditchbc.gov.uk

We will consider reasonable requests to provide this document in accessible formats such as large print, Braille, Moon, audio CD or tape or on computer CD

Development Locations Key

- Sites 1 and 2**
These sites are shown below and are the subject of this consultation document.
- Redditch Local Plan No. 4**
These sites are included in the Redditch Local Plan and are subject to a separate consultation please see www.redditchbc.gov.uk for more details.
- Bromsgrove District and Redditch Borough Boundary**

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Position of sites 1 and 2 in relation to Bromsgrove District and Redditch Borough



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Housing Growth Policy

The mixed use urban extension is proposed across two sites shown as 1 and 2 on the plan, and will consist of a minimum of 3400 dwellings and comprehensive provision of associated new infrastructure to meet housing requirements up to 2030. These developments will create a balanced community that fully integrates into the existing residential areas of Redditch addressing the social, economic and environmental elements of sustainable development, whilst being sympathetic to the surrounding rural areas of Bromsgrove.

1 will include a minimum of 2800 dwellings, a first school and a Local Centre alongside associated community infrastructure.

2 will contain a minimum of 600 dwellings which will integrate with the Strategic Site at Brockhill East, as shown in the Redditch Local Plan No.4.

It is a requirement that:

- The residential development will reflect the local requirements as detailed in the most up-to-date Housing Market Assessment and comprise of up to 40% affordable housing with a flexible mix of house types and tenures.
- An overall Transport Assessment is produced taking into account the cumulative and wide ranging effects of development on transport infrastructure including new and improved access arrangements to both 1 and 2.

■ Significant improvements in passenger transport will be required resulting in integrated and regular bus services connecting both sites to key local facilities. In particular, services should be routed through both 1 and 2 which make full use of new and existing walking and cycling routes, such as Sustrans Route No. 5 and Monarch's Way in 1.

■ The sites will have an overall Strategy and Management Plan for Green Infrastructure which maximises opportunities for biodiversity and recreation, whilst protecting existing biodiversity habitats and landscape geodiversity. Green Corridors should be created around Spring Brook in 1 and Red Ditch in 2

■ Flood risk from the Spring Brook on 1 and the Red Ditch on 2 should be managed through measures that work with natural process to improve the local water environment. Surface water runoff must be managed to prevent flooding on and around the sites through the use of SUDs. Development will also need to ensure that sufficient capacity of the sewerage systems for both wastewater collection and treatment is provided

■ All development must be of a high quality design and locally distinctive to its surrounding rural and urban character, contribute to the areas identity and create a coherent sense of place. There should be a continuous network of streets and spaces, including public open space creating a permeable layout with well defined streets.

APPENDIX 2

PHOTOGRAPHIC RECORD (SUBJECT SITE)



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Key:
 Site Boundary
 Photograph Location Point

| REV | DATE | NOTE | Drawn | Chk'd |
|-----------|------|------|-------|-------|
| REVISIONS | | | | |

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TITLE
 Land South of Cur Lane, Redditch
 Photograph Location

CLIENT
 Heyford Developments Ltd

| | | |
|---------------------------|------------------|-------------|
| SCALE Not to Scale | DATE APR 2013 | DRAWN EW |
| DRAWING NUMBER 5230 PL | REVISION | |



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



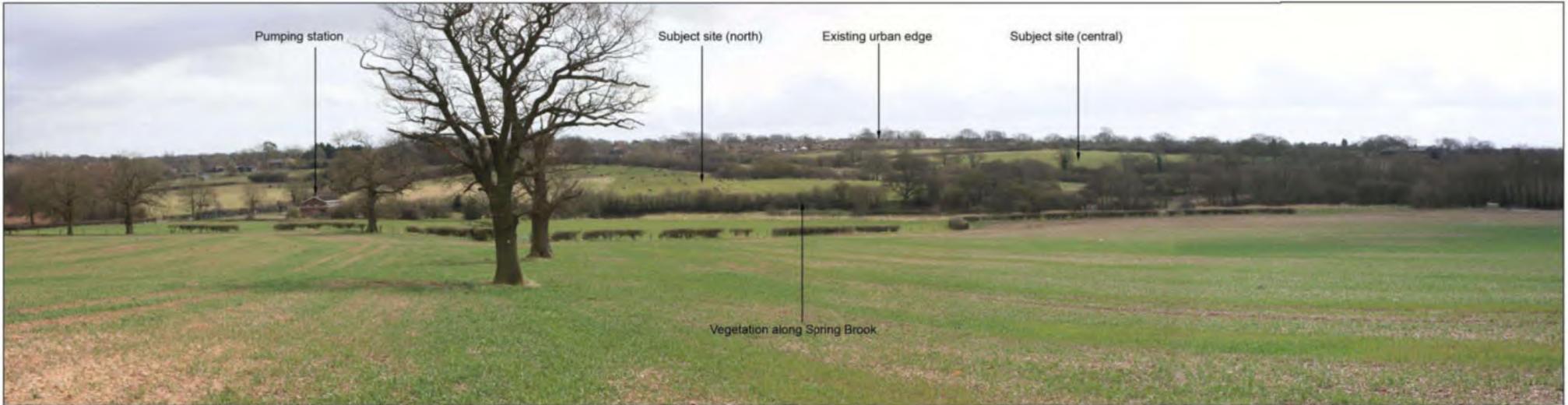
PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8

APPENDIX 3

ASPECT METHODOLOGY FOR CAPACITY STUDY

LANDSCAPE CHARACTER & CAPACITY STUDY
METHODOLOGY

a: LANDSCAPE CHARACTER AND QUALITY

a1: Overall Strength of Character in Relation to Landscape Type

The compatibility with the characteristic elements of the landscape type in which it is located

- Weak Medium Strong

a2: Landscape Quality

The condition of the distinctive landscape character, whether in a state of decline or relative intactness

- Low L/M Moderate M/H High

a3: Landscape Sensitivity

Evaluation of the key elements (natural or built features) and the perception of the landscape character

- Low L/M Moderate M/H High

NOTES:.....
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b: VISUAL IMPACT

b1: Level of visual intrusion on a landscape/view :

Detracting features such as transport corridor/ large scale buildings/ utilities/ structures etc.

- Low L/M Moderate M/H High

b2: Level of visual unity/ intactness :

Perception of Chaotic/ fragmented/ interrupted/ coherent/ unified

- Low L/M Moderate M/H High

b3: Visual Sensitivity

The nature of the view, extent of viewers and the ability to mitigate visual impact on identified viewpoint

- Low L/M Moderate M/H High

NOTES:.....
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c: OVERALL SENSITIVITY

The visual sensitivity and landscape sensitivity are combined to give the overall sensitivity of the character area

| VISUAL SENSITIVITY | | LANDSCAPE SENSITIVITY | | | | | |
|--------------------|-----|-----------------------|----------|----------|----------|------|--|
| High | M | M/H | M/H | M/H | H | H | |
| Mod/High | M/L | M | M/H | M/H | M/H | H | |
| Moderate | M/L | M/L | M | M | M/H | M/H | |
| Low/ Mod | L | M/L | M/L | M | M | M/H | |
| Low | L | L | M/L | M/L | M/L | M | |
| | Low | Low/ Mod | Moderate | Moderate | Mod/High | High | |

c1: Overall Sensitivity

d: LANDSCAPE CAPACITY

The ability of the site to accommodate development, determined by comparing the overall sensitivity (a combination landscape and visual sensitivity), and the landscape quality at (a2).

| OVERALL SENSITIVITY | | LANDSCAPE QUALITY | | | | | |
|---------------------|-----|-------------------|----------|----------|------|--|--|
| High | M | M | M/L | L | L | | |
| Mod/High | M/H | M | M | M/L | L | | |
| Moderate | M/H | M/H | M | M | M/L | | |
| Low/ Mod | H | M/H | M/H | M | M | | |
| Low | H | H | M/H | M/H | M | | |
| | Low | Low/ Mod | Moderate | Mod/High | High | | |

d1: Landscape Capacity

Capacity Definitions

Low capacity – New development would have a significant and adverse impact on the landscape character. Occasional, very small scale development may be possible, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Low/ Medium capacity – Limited development could be accommodated although it would be severely constrained by the need to avoid any adverse impact on the landscape character, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Medium capacity - The site could accommodate new development in some areas, providing it has regard to the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. There are landscape constraints and therefore the key landscape and visual characteristics must be retained and enhanced.

Medium/ High capacity – The site could accommodate development, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas. Certain landscape and visual features in the area may require protection.

High capacity – The majority of the area could accommodate significant areas of development, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

FIELD SURVEY FORM

Viewpoint No:

Landscape Character Type:

Location:

Landscape Character Area:

Date:

Panoramic Photo Nos:

Landform

| | | | |
|-------------------|-----------------|---------------|------------|
| flat | plain | hills | |
| gently undulating | plateau | ridge | floodplain |
| rolling | scarp/cliffs | deep gorge | basin |
| sloping | upland | broad valley | |
| steep | rolling lowland | narrow valley | |

Physical Elements

| | | | |
|--|---|--|---|
| Land Use: residential commercial leisure/recreation farmland nature reserve industrial/mining natural heritage forestry nursery/allotments | Built features: village town/urban edge isolated houses farm buildings industry mining military historic monument church fort/castle/ruins | Communications: road Roman road lane track footpath railway tramway pylons communication masts airfield | Land Cover: parkland scrub/setaside marsh heath water meadows disturbed (mine/quarry) restored disturbed open water grassland |
|--|---|--|---|

| | | | |
|--|---|---|---|
| Woodland/Trees: deciduous woodland coniferous plantation mixed woodland shelterbelt hedge trees orchard clumps isolated trees parkland trees ancient woodland | Hydrology: river stream brook dry valley pond lake drainage ditch wetland canal | Farming: arable pastoral mixed paddocks improved pasture rough grazing grazing marsh orchard plantation | Field boundaries: hedgerow hedgerow trees bank ditch wall fence – urban fence – rural linear sinuous other |
|--|---|---|---|

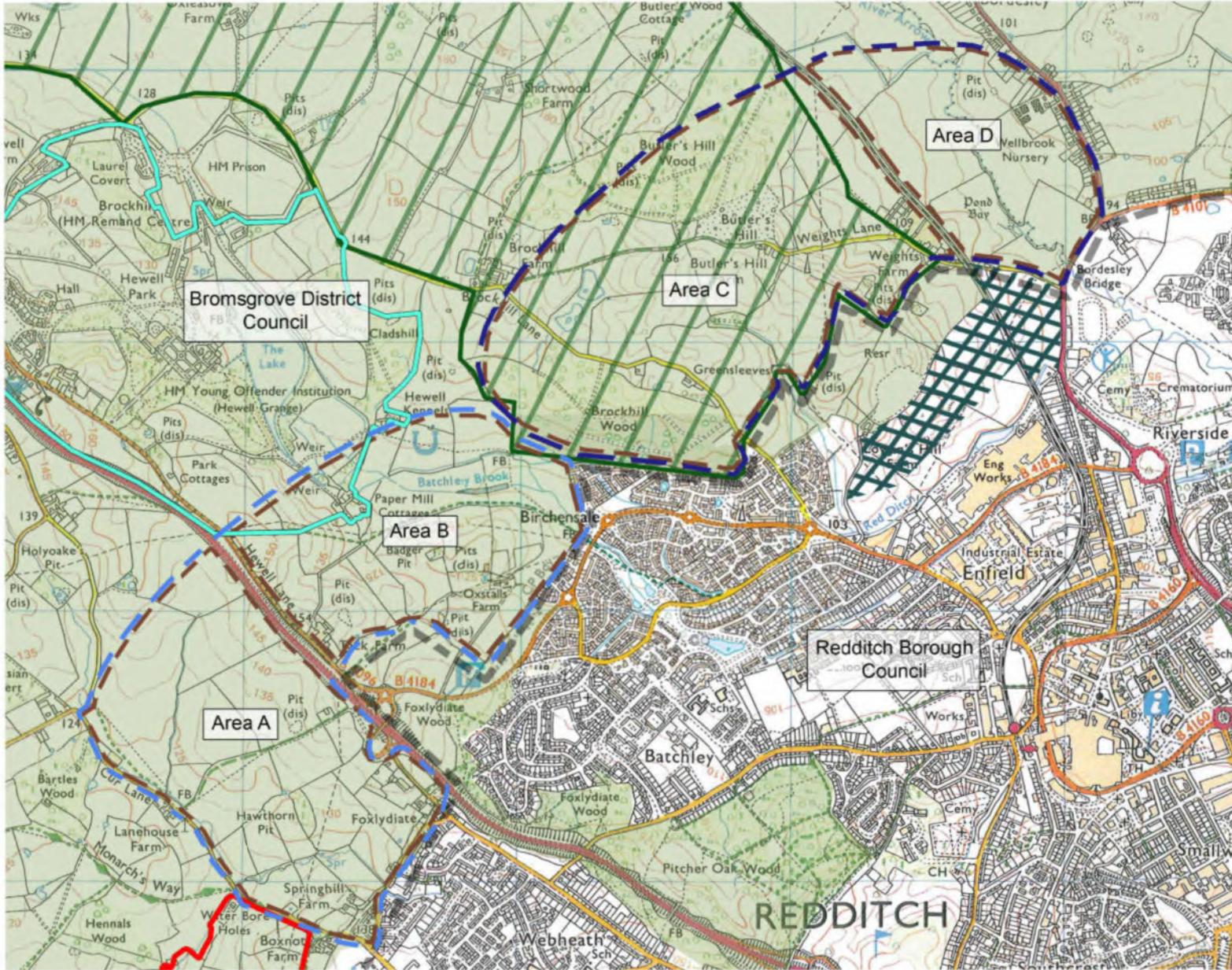
Aesthetic Criteria

| | | | |
|---|---|--|---|
| Form/pattern: geometric (ordered) semi-regular irregular/winding organic | Scale: intimate small medium large | Variety: uniform simple diverse complex | Enclosure: exposed open contained confined |
| Views: distant framed intermittent panoramic | Tranquillity: remote peaceful interrupted busy | Naturalness: settled restrained managed disturbed | Movement: secluded gentle active dynamic |

NOTES:.....
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APPENDIX 4

STRATEGIC GROWTH OPTIONS (AREAS A-D)



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-  Subject Site
-  Option - West of the A441
-  Option - Foxlydiate/Webheath
-  Landscape Protection Area (Policy C1 of Bromsgrove District Council)
-  Area of Development Restraint (Policy B(RA).3 of Redditch Borough Council)
-  Green Belt (Policy DS1 of Bromsgrove District Council Policy B(RA).1 of Redditch Borough Council)
-  Administrative Boundary
-  Area Boundary
-  Hewell Grange Registered Park and Garden and Conservation Area

| REV | DATE | NOTE | Drawn: CWJ |
|-----------|------|------|------------|
| REVISIONS | | | |

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TITLE
 Land South of Cur Lane, Redditch
 Strategic Growth Options (Areas A-D)

CLIENT
 Heyford Developments Ltd.

| | | |
|----------------|----------|-------|
| SCALE | DATE | DRAWN |
| Not to Scale | APR 2013 | EW |
| DRAWING NUMBER | REVISION | |
| 5230 / ASP4 | A | |

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