



Clowes Development Ltd

**Land at Lawnswood, Wordsley**

**LANDSCAPE AND GREEN BELT APPRAISAL**

December 2019

**FPCR Environment and Design Ltd**

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	MGH / December 2019	MGH / December 2019
A	Final	MGH / December 2019	MGH / December 2019

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## **1.0 INTRODUCTION**

- 1.1 FPCR Environment and Design Ltd have prepared this Landscape and Green Belt Appraisal on behalf of Clowes Development Ltd. This is an appraisal of land north and south of the road named Lawnswood (herein referred to as the 'Sites'), to the west of Wordsley/Kingswinford. The land under consideration is shown on Figure 1, and lies in the District of South Staffordshire. For ease of reference the separate parcels of land have been described as Parcel A, south of Lawnswood and Parcel B, north of Lawnswood.

## **2.0 METHODOLOGY AND BACKGROUND**

- 2.1 This appraisal draws on guidance in the "Guidelines for Landscape and Visual Impact Assessment", third edition, published by the Landscape Institute, but is not an appraisal of a specific development proposal, so the guidance is not directly applicable. The appraisal does however cover the existing landscape conditions, the potential effects of a development and analyses the potential effects on the Green Belt. The appraisal examines the findings of two recently produced documents, the South Staffordshire Green Belt Study (2019), and the South Staffordshire Landscape Sensitivity Assessment (2019).

### **Baseline Information**

- 2.2 The baseline review combines a desktop review with an on-site appraisal. The study has utilised the following resources:
- aerial photographs;
  - Ordnance Survey mapping;
  - Site visit photographs;
  - Staffordshire Landscape Character Assessment (2001);
  - Natural England National Character Area profiles;
  - MAGIC.gov.uk database

## 4.0 BASELINE CONDITIONS

### National Landscape Character

- 4.1 The sites lie within National Character area 66 the Mid Severn Sandstone Plateau, as described by Natural England. The summary in the Profile describes the area;

*“The Mid Severn Sandstone Plateau National Character Area (NCA) is located in the central catchment of the Severn and the lower Stour rivers and is a national watershed between the north-easterly flowing River Trent and the south-westerly flowing River Severn. The Mid Severn Sandstone Plateau is predominantly rural and important regionally for food production, with large arable fields in the central and eastern areas, and remnant areas of characteristic lowland heathland.”*

- 4.2 The profile goes on to describe the Key Characteristics of the area (not all are repeated below)
- *Extensive sandstone plateau in the core and east of the NCA underpins an undulating landscape with tree-lined ridges; this contrasts with the irregular topography and steep, wooded gorges of the Severn Valley in the west.*
  - *Interlocking blocks of mixed woodland and old orchards provide a well-wooded landscape and conifer plantations combine with parklands to give an estate character. Wyre Forest is part of one of the largest ancient lowland oak woods in England.*
  - *Large, open arable fields with a weak hedgerow pattern on the plateau contrast with mixed arable and pasture land with smaller, irregular shaped fields bounded by hedgerows with hedgerow oaks in the west.*
  - *Important manmade features include the Roman road Watling Street, the Staffordshire and Worcestershire Canal, the M54 and the railway line that links the urban areas of Birmingham and the Black Country in the east with Shrewsbury in the neighbouring NCA in the west.*
- 4.3 The wider landscape around the study site reflects some of these characteristics with an undulating topography, blocks of woodland, and smaller and larger irregular field patterns. Manmade features include the A449, and electricity transmission lines.

### **Planning for Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan 1996 – 2011**

- 4.4 This document was originally prepared to support the Staffordshire and Stoke on Trent Structure Plan which has now been revoked. However, the Staffordshire Council website sets out that the document may also prove of value in a wider context as a means of informing decisions relating to land use and land management. It appears to be the only county or district wide assessment available of landscape character.
- 4.5 The site lies within an area described as the Sandstone Estatelands as shown on the map extract at Figure 2. The description of the area from the study states;

*“This Regional Character Area lies around the catchment of a central section of the Severn and lower Stour rivers. The part within Staffordshire is an area of Permo- Triassic sandstones with a pronounced rolling landform. Unusually for a lowland area, the landform is dominant over the landcover in defining its character.”*

## 4.6 And

*“There is some commercial forestry, on traditional estates. Corsican and Scots pine tend to predominate on the more free-draining sites, with mixed broadleaves on lower slopes and in valley bottoms. Ancient woodlands are rather sparsely represented. The weak, prominently regular field pattern and the deteriorating or closely trimmed hedges with few trees have little effect in reducing the scale of the open, intensively farmed arable landscapes of the lower slopes. Along the valley bottoms there is increased tree cover, and lines of alder, willow and poplar, including an occasional native black poplar.*

*The proximity of the large conurbation to the east influences the greater part of this area, in the busy nature of the road network and considerably expanded hamlets stemming from a formerly sparse settlement pattern.*

*The south west of the area, characterised by irregular, medium scale fields and a network of narrow lanes, was a former stronghold of English elm. Despite its loss the area still gives the impression of being well wooded, because of the number of hedgerow pedunculate oaks, but there is a noticeable lack of regeneration and promotion of these trees, and some hedgerow removal. If these problems cannot be addressed the peaceful, well-kempt feeling of this part could be lost.”*

## 4.7 The visual character of the Sandstone Estatelands is described;

*“This is a varied agricultural landscape of intensive arable production but with pockets of less intensive pastoral farming. The rolling landform gives way to flatter land along the river valleys, but there are dominant ridge features with scarp slopes. Prominent large-scale hill and ridge top woodlands visually dominate the area, whilst on the mid-slopes, woodlands are sparser and of medium scale. Many of the woodlands have a heathy character to them.*

*This is a landscape that appears far more wooded than it actually is, with prominent positioning of woodlands and the coalescence of mature hedgerow oaks in places. The slopes in turn give way to well-treed valleys where lines of poplars can occasionally be found. Increased numbers of mature hedgerow oaks locally provide filtered views of three to four fields distance.*

*The unifying feature of this varied landscape is the dominance of landform over a weak medium scale regular and irregular field pattern, although that pattern is very visible because of its position on the slopes.*

*This is an area that is influenced by a number of halls, with attendant parkland and associated estatelands. Farms are large, with extensive modern buildings and there are characteristic home farms and estate cottages. Villages are expanding with the increase in commuter dwellings and small lanes show the obvious signs of becoming well used rat-runs. Where farmland abuts the conurbation the landscape reflects this influence, hedgerow deterioration being more evident and horseculture becoming frequent.”*

## 4.8 The study notes “Factors critical to landscape character and quality” and states;

*“The critical factors which currently limit landscape quality are the loss of characteristic landscape features, the poor condition of those features that remain, and the spread of incongruous features listed above. This landscape character type is locally sensitive to the impacts of development and land use change.”*

## 4.9 It goes on to note “Potential value of new woodland planting”

*“Of generally high value, to extend existing woodland into the more open arable areas to increase the landcover structure, reducing the scale and directing views through the landscape. The planting of larger woodlands would be particularly appropriate.”*

- 4.10 Landscape policy objectives for the different areas across the County are mapped and described. An extract from the map is included at Figure 3. The site and surrounding area lie within an area with a management objective of “*Landscape enhancement*”. This is described in Volume 2 of the study at paragraph 2.2 as;

*“Landscape enhancement. These areas have suffered some erosion of strength of character and loss of condition of landscape elements. In some, but by no means all cases, this appears to be linked to a change in the farming pattern, from grassland to arable production. It may be that in time a new character will emerge from that change, but it is unlikely that the condition of traditional features such as small woodlands and hedges will improve without intervention. There is a particular need, therefore, to encourage relatively small-scale landscape conservation schemes such as hedgerow maintenance, habitat creation and tree and woodland planting, to stem the decline in landscape quality that will otherwise become more evident.”*

- 4.11 The study provides helpful context and background and identifies that additional woodland planting would be appropriate in this location.

### **Designations**

- 4.12 The following should be read in conjunction with Figure 4.
- 4.13 The Sites and majority of the surrounding area are located within Green Belt. The residential development at Lawnswood, immediately adjacent to the sites is excluded from the Green Belt.
- 4.14 There are no other landscape designations within or near to the Sites. There are three listed buildings adjacent to the site – Holland House to the south, and a stable range and the entrance lodge with walling and piers at Lawnswood House (The Roe Deer public House) to the east/north.
- 4.15 There are three areas of Scheduled Monuments to the northwest of the Site ‘Roman camps at Greensforge’ and a Conservation Area covering the Stourbridge Canal to the south and west of the Site. An area of High Historic Townscape Value has been identified along Market Street, however, due to the distance there is no visual connection between the Site and this area.
- 4.16 A Special Site of Scientific Interest (SSSI) Checkhill Bogs lies circa 1km to the west of the site. There are locally designated sites, Sites of Biological Importance (SBI), to the east at Ridgehill Wood and south of the site adjacent to Friar’s Gorse.

### **Public Rights of Way**

- 4.17 The southern land parcel A is crossed by footpath Kinver 84 leading from Lawnswood to Friars Gorse. The northern land parcel B is crossed by a Public Right of Way Kinver 77, leading from Lawnswood west towards the A449. These are shown on the viewpoint location Plan Figure 5.

### **Topography**

- 4.18 The sites lie on the eastern slopes of the Stour valley. The land is highest to the east reaching 140m AOD at Ridgehill Wood and descending to the east and west. Land Parcel A south of Lawnswood has a higher generally flatter parcel of land between 110m and 125m AOD to the east

adjacent to the existing settlement edge, a more steeply sloping area of woodland, then a lower parcel of farmland reaching 75m AOD near the existing residential development at Lawnswood.

- 4.19 The parcel of land, north of the road Lawnswood extends between 90m near Lawnswood descending to 75m AOD near the A449. The land continues to descend to the west towards the River Stour.

### **The sites and immediate Context**

- 4.20 The two land parcels comprise land north and south of Lawnswood road. The eastern parcel A comprises an enclosed area of farmland and woodland. The urban area lies to the east with the residential roads Spinney Close and Elmwood Road bordering the site. The Woodland Friars Gorse lies to the south and forms the site boundary, with a spur of woodland extending north into the site, on the steeper slope. The residential area of Lawnswood, which mainly comprises some larger detached properties forms the sites western boundary. The Lawnswood residential area contains a high number of trees and some small woodland areas, providing a locally wooded character. To the north of the road, the Roe Deer pub/ restaurant and the trees within its grounds also provide a high degree of enclosure in the wider landscape.
- 4.21 Public Footpath Kinver 84 runs south from Lawnswood road through this site into Friars Gorse to the south.
- 4.22 The northern parcel of land B, is a broadly triangular shaped area of land, bordered by two minor roads, both named Lawnswood on the maps, and by the A449 to the west. The area is agricultural with both arable land, mainly to the west and some pasture mostly to the east towards the Roe Deer pub. There are several field ponds often surrounded by trees, hedges and some hedgerow trees. A number of individual freestanding trees are found within the pasture land near the Roe Deer Pub. The land rises to the west, with some undulating pasture land rising up to woodland at Ridgehill Wood to the east.
- 4.23 The landscape opens out to the west of the A449 as it descends towards the River Stour, before then rising up again, and some longer range views are possible. Farmland woodland and trees are characteristic, but there are also electricity transmission lines and traffic along the A449 which detracts.

### **Visual Baseline**

- 4.24 A visual appraisal has been undertaken for the sites. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis. These are enclosed at Figures 6 to 12.
- 4.25 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken during November 2019.

## Photo Viewpoints

### Viewpoint 1 (Figure 6)

- 4.26 Viewpoint 1 shows the view south and west from footpath Kinver 84 on the northern edge of land parcel A. The viewpoint shows the enclosed nature of the land, with the woodland at Friars Gorse to the south, and the wooded edge of the settlement Lawnswood to the west. Building work is currently underway to the immediate west of the viewpoint.

### Viewpoint 2 (Figure 7)

- 4.27 This viewpoint is not located on a public right of way, but shows the eastern part of land Parcel A. The existing settlement edge with housing at Spinney Close and Elmwood Road is clearly visible.

### Viewpoint 3 (Figure 8)

- 4.28 Viewpoint 3 is located on the layby on the northern Lawnswood Road. A wide view across the parcel B is possible, towards the A449. The arable fields and an area of pasture near the Roe Deer pub can be seen. Electricity pylons are visible in the distance with the wider valley beyond.

### Viewpoint 4 (Figure 9)

- 4.29 This viewpoint is located in a layby on the A449 and shows the view north and east across land parcel B. Ridgehill Wood can be seen on the higher land to the east, beyond the site. The Roe Deer pub is screened at this location by the trees in front. Housing at Lawnswood can be seen on the ground but is difficult to pick out on the photographs in the winter sun.

### Viewpoint 5 (Figure 10)

- 4.30 Viewpoint 5 is also located along the A449, further to the south. Ridgehill Wood can again be seen in the distance, beyond land parcel B, with the existing houses at Lawnswood closer to the viewpoint at this location.

### Viewpoint 6 (Figure 11)

- 4.31 Footpath Kinver 77 crosses land parcel B. This viewpoint shows what can be seen looking east and south from this path, west of the Roe Deer pub. The existing settlement at Lawnswood can be seen to the south. Trees and copses to the east provide a more wooded character to the area around the Roe deer pub.

### Viewpoint 7 (Figure 11)

- 4.32 This viewpoint is also located along footpath Kinver 77, looking west, across land parcel B. A more open view is possible across the A449. Electricity pylons can be seen beyond the road, with the undulating landscape beyond.

### Viewpoint 8 (Figure 12)

- 4.33 This shows a more distant view from the west, back towards the sites. From the viewpoint along Little Checkhill Lane, Ridgehill Wood can be seen on the horizon. Land parcel A is not visible as it is contained by trees. Parts of land parcel B can be seen in the distance, but due to the lower

elevation of the land, visibility is restricted. Intervening overlapping trees also restrict views towards the area.

### Summary of Visual Baseline

- 4.34 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- Land Parcel A, south of Lawnwood is a visually enclosed area of land, bounded by existing settlement and woodland. It has little visual connection with the wider countryside. Views of the area are largely limited to those from the adjacent road, or footpath that passes through the site
  - Land Parcel B, to the north and west, is a visually more open area of countryside, bounded by roads, including the A449. Views across the area are possible from the adjacent highways and from footpath 77 that passes through the area. Views from the wider countryside are more limited, mainly due to the overlapping effects of trees and woodlands.

## 5.0 THE SOUTH STAFFORDSHIRE LANDSCAPE SENSITIVITY ASSESSMENT JULY 2019 AND THE SOUTH STAFFORDSHIRE GREEN BELT STUDY JULY 2019

- 5.1 These two documents have been produced by LUC on behalf of South Staffordshire Council. The documents have been prepared as part of the evidence base for the South Staffordshire Local Plan, and the two reports run alongside, but are discrete from each other.

### South Staffordshire Landscape Sensitivity Assessment July 2019

- 5.2 This study considers the landscape sensitivity of specific areas of Green Belt identified for more focused study in the LUC “Green Belt Study”. At para 3.5 of the study, it is acknowledged that this is strategic level study, without knowing the specific size or location of any proposed development. It does not consider any specific proposals and recognises that more detailed LVIA would be required for any specific sites.
- 5.3 The study uses a range of criteria including, scale, pattern. Landform, character, settlement setting, perceptual aspects and visual prominence, to come to overall sensitivity judgements. At 3.24 of the document, it is recognised that the judgement is reached as a result of “*a complex interplay of often unequally weighted variable (or criteria)*”. The overall judgement is reached based on professional judgement. At para 3.5 it is noted that limitations in terms of the resolution of the assessment may also mean that different parts of a landscape area are considered to have different levels of sensitivity.
- 5.4 Within the study, the sites lie within a much larger area assessed at Area SL7. Maps from the study showing these areas are enclosed at Appendix 1. Area SL7 includes Ridgehill Wood and the land to the west as far as the A449, extending south as far as Wordsley. The appraisal text for Area SL7 notes four factors of “*moderate*” sensitivity including scale, landscape pattern, built character and recreational character. It also highlights two factors of “*lower*” sensitivity, perceptual aspects (noting the busy A449 and the pylons) and intervisibility with adjacent designed landscapes or promoted view points. Six factors are identified to be of higher sensitivity, landform, natural character, built character, perceptual aspects, settlement setting and visual prominence.
- 5.5 The overall judgement is that the parcel has a “*high*” landscape sensitivity. This judgement however is reached for the overall parcel of land, and not all parts of it have the same sensitivity. The report identifies amongst other things Ridgehill Wood, and features including the listed Holland House,

Conservation Area along the Stourbridge Canal, that would not be affected by the parcels of land subject to this appraisal. Some parts of the area are visually prominent, but other parts are more contained.

- 5.6 This report includes an appraisal of the two parts of the site has been carried out, using the same criteria as in the LUC report and the results are shown in the tables at Appendix 2. This analysis concludes that the southern parcel of land, Parcel A, has a “**Low/Moderate**” sensitivity rating and that northern parcel of land, parcel B has a “**Moderate**” sensitivity rating. This analysis reflects the particular attributes of the more detailed land parcels, rather than the whole wider area as set out in the LUC Sensitivity study.

### **The South Staffordshire Green Belt Study July 2019**

- 5.7 The aim of this study is to provide an assessment of the Green Belt within South Staffordshire. The study considers the contribution of the land to the five Green Belt purposes. The study has two stages. Stage 1 considers strategic variations in the contribution of Green Belt Land to Green Belt purposes. These purposes are as set out in Para 134 of the NPPF;
- Purpose 1: To check the unrestricted sprawl of large built up areas
  - Purpose 2: Prevent neighbouring towns merging into one another
  - Purpose 3: To assist in safeguarding the countryside from encroachment
  - Purpose 4: To preserve the setting and special character of historic towns
  - Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land
- 5.8 Through this, strategic parcels of land were defined to draw out variations in contribution. Stage 2 of the study provided a more focussed assessment of the potential “*harm*” of removal of land from the Green Belt.
- 5.9 The sites form part of broad a parcel of land described as S75. A plan from the LUC study is attached at Appendix 3 to show this area, with the site location overlaid. Part 1 of the study concludes that the parcel makes a “*strong*” contribution to checking unrestricted sprawl. Every other parcel of land along the western side of the conurbation also makes a “*strong*” contribution. Parcel SL75 is also noted as making a “*strong*” contribution to “*safeguarding the countryside from encroachment*”, and again every parcel along the western edge of the conurbation makes his same “*strong*” contribution. Parcel SL75 is rated as making “*Weak/no contribution*” to the purposes “*preventing merging towns*” and “*preserving the setting and special character of historic towns*”.
- 5.10 In part 2 of the study, land was split into “*sub parcels*”, and “*absolute*” environmental constraints were mapped, covering features where the council would currently not permit development. In the vicinity of the site, this included Ridgehill Wood.
- 5.11 Professional Judgement was used in the LUC study to determine overall Green Belt harm, using a seven point scale from Very low harm to Very high harm. The sites considered in this appraisal are described as Parcel S75B and this area is shown on the map at Appendix 3. The study concluded a “*very high*” harm rating. This however also considered a much larger parcel of land that the sites themselves.

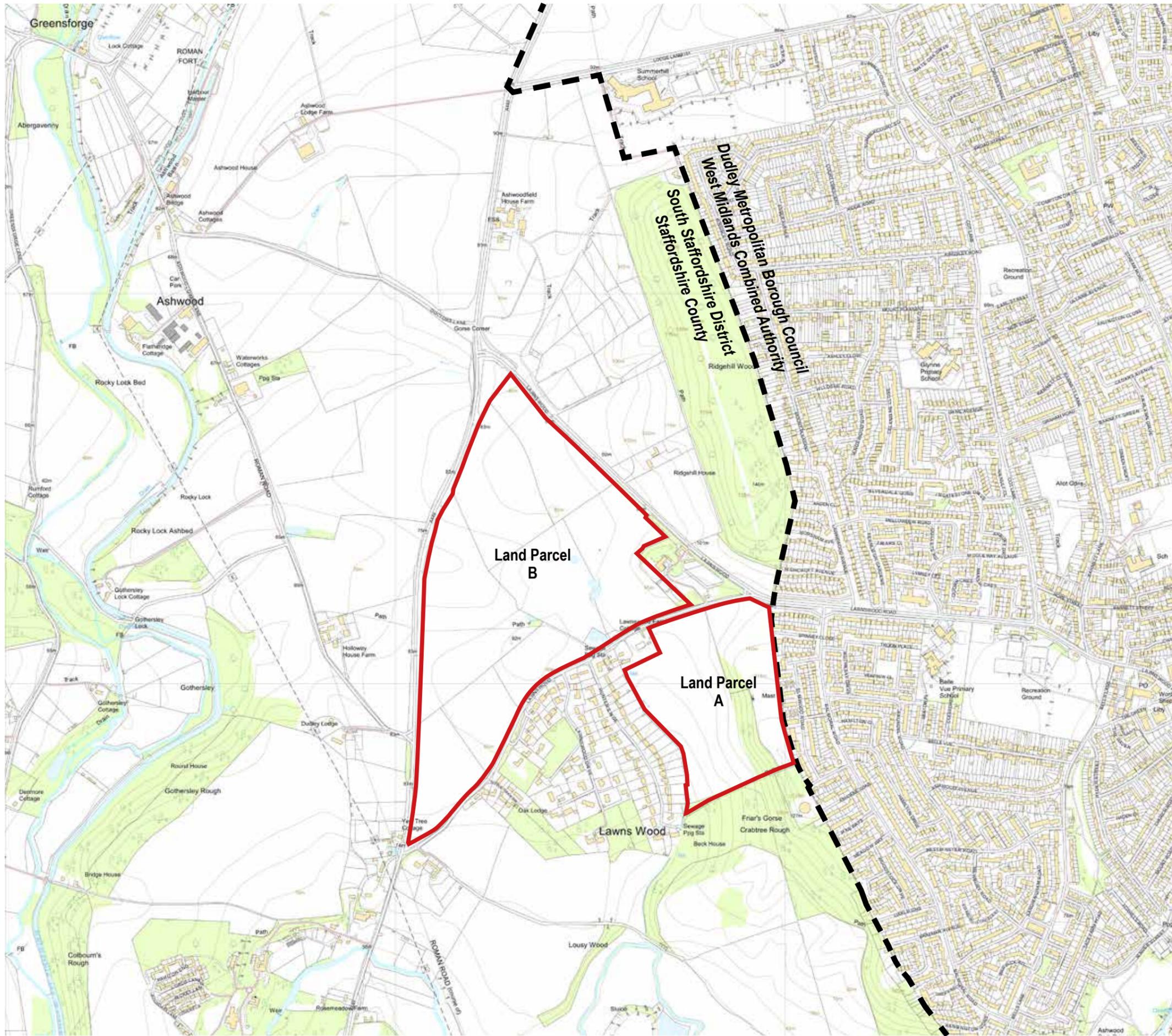
- 5.12 The assessment for parcel S75 noted that the land contains the “*characteristics of open countryside*” and does not have a stronger relationship with the urban area than with the wider countryside. The sites considered in this appraisal are farmed land, though the southern site is immediately next to the urban area, where the built form is quite apparent, and is also contained to the west by developed land outside of the Green Belt at Lawnswood.
- 5.13 Sub parcel S75B is also considered, which is a smaller parcel of land, but still larger than the sites considered in this appraisal. The plan showing the area is enclosed at Appendix 3. The accompanying notes in the table of Green Belt Purposes are exactly the same as those described for the even larger parcel S75, concluding “*very high*” harm from release. The accompanying notes identify the string contribution to preventing encroachment of the countryside and preserving openness. It notes the potential for weakening the Green Belt Boundary.
- 5.14 A closer analysis of the land however shows that there are differences. The higher land north of Lawnswood near Ridgehill Wood is more open and prominent. The parcel of land south of Lawnswood road, described in this appraisal as parcel A, is however much more contained and influenced by the existing conurbation edge, and the existing housing outside of the Green Belt at Lawnswood. This parcel of land makes a moderate/ weak contribution to checking the unrestricted sprawl or safeguarding the countryside from encroachment. The other greenbelt factors are largely irrelevant, as can be seen in part 1 of the LUC study. Overall when all factors are considered, this parcel would have a “*low/moderate*” harm rating for removal from the Green Belt.
- 5.15 Land parcel B considered in this appraisal, north of Lawnswood, does have less of a direct relationship with the existing urban area, but still relates to housing at Lawnswood, outside the Green Belt. It does have a more open character but has an existing landscape structure that could be reinforced with new planting. The Staffordshire Landscape assessment has identified this area as one where large-scale woodland planting would be appropriate, and this could form a strong new Green Belt boundary. It is judged that when all factors are considered, this parcel would have a “*moderate*” harm rating for removal from the Green Belt.

## 6.0 MITIGATION

- 6.1 The LUC South Staffordshire Green Belt Study identifies “*Mitigation to Reduce Harm to Green Belt*” at section 8 of the study, should it be determined to remove land from the Green Belt. A range of potential measures to mitigate harm are described, depending on the circumstances.
- 6.2 These measures include, using landscaping to help integrate a new green Belt boundary, and enhancing access within the Green Belt. The sites considered in this appraisal, could provide these measures. A broad new area of Green Infrastructure could be provided, particularly with land parcel B, which would wrap around potential development and could form a strong new Green Belt Boundary along the A449. New pedestrian and cycle access could be provided, allowing views out across the wider countryside. Woodland planting is identified in the Staffordshire “Planning for Landscape change” document, as appropriate in this area. A strong new woodland belt could be provided, following established landscape guidance.

## 7.0 SUMMARY AND CONCLUSION

- 7.1 An appraisal of two parcels of land at Lawnswood has been carried out, in terms of landscape sensitivity and value within the Green Belt. The sites lie within an area described in the Staffordshire publication "*Planning for Landscape Change*" as the "*Sandstone Estate lands*". Landscape policy objectives are also identified across the County. The sites and surrounding area lie within an area with a management objective of "*Landscape enhancement*". The report goes on to identify the value of planting new woodlands in the area and states "*The planting of larger woodlands would be particularly appropriate*".
- 7.2 The sites have been analysed in studies produced by LUC on behalf of South Staffordshire Council in July 2019. In the "*Landscape Sensitivity Study*" report, produced by LUC, the study concluded that the sites were part of a wider area of land described as Area SL7. The overall judgement in the LUC report was that the parcel has a "*high*" landscape sensitivity. This judgement however is reached for the overall parcel of land, and not all parts of it have the same sensitivity.
- 7.3 As part of this study an analysis of the more detailed land parcels north and south of Lawnswood Road has been completed. For the land south of Lawnswood Road, described as land parcel A, using the same criteria as those used in the LUC study, the analysis shows that parcel would have a "**Low/Moderate**" landscape sensitivity rating. This is largely due to the high level of containment and influence of existing settlement compared with the wider land parcel. The land north of Lawnswood road is described as parcel B and this study concludes this area has a "**Moderate**" sensitivity rating, as this area currently is more open than land parcel A.
- 7.4 The sites have also been analysed in the "*South Staffordshire Green Belt Study*" produced by LUC. In this report the sites formed part of an area of land described as Parcel S75B. The study concluded a "*very high*" harm rating, for removal of the parcel from the Green Belt. Again the LUC study analysed a larger parcel of land, than is being considered in this report. A more detailed analysis has been carried out and this has concluded that land parcel A, south of Lawnswood Road, would have a "**low/moderate**" harm rating for removal from the Green Belt. Land parcel B, north of Lawnswood Road, would have a "**moderate**" harm rating for removal from the Green Belt. These judgements pick up the more detailed characteristics of the individual land parcels.
- 7.5 Combining an understanding of landscape character, with the landscape management policies for the area, it is concluded that the planting of large scale woodland would be appropriate in the area. As part of a carefully considered Green Infrastructure, a strong new Green Belt boundary could be established around land parcel B, wrapping woodland and green space around the sites and establishing positive mitigation for removal of the land from the Green Belt, in accordance with guidance in the LUC Green Belt study 2019.



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- Site Boundary
- County and District boundary

client  
**Clowes Developments Ltd**

project  
**Lawnswood Road,  
Wordsley**

drawing title  
**SITE LOCATION**

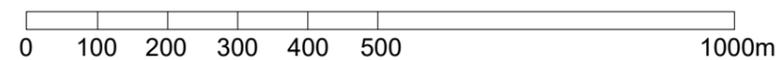
scale  
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drawn  
LH

issue date  
December 2019

rev  
-

**Figure 1**

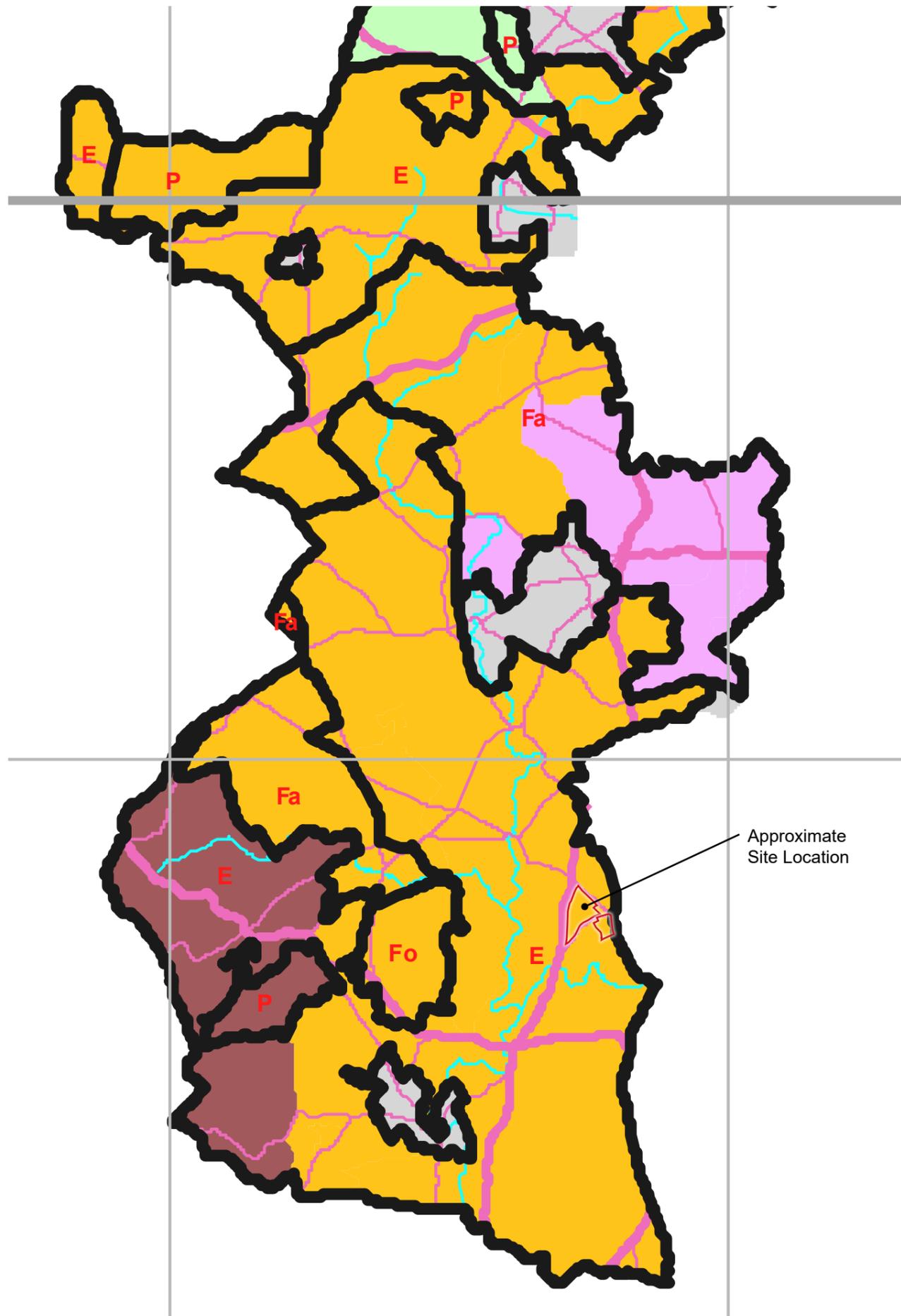


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Extract from: Staffordshire County Council  
 'Planning for Landscape Change' (1996-2011)

Appendix 1: maps (p5)  
 "Landscape Character Types in Staffordshire"



**Landscape character types**

- Riparian alluvial lowlands
- Terrace alluvial lowlands
- Lowland village farmlands
- Settled plateau farmlands
- Surveyor-enclosed plateau farmlands
- Settled plateau farmland slopes
- Settled farmlands
- Ancient clay farmlands
- Ancient redlands
- Settled heathlands
- Sandstone estatelands
- Sandstone terrace estatelands
- Sandstone hills and heaths
- Dissected sandstone highland fringe
- Dissected sandstone uplands
- Dissected sandstone cloughs and valleys
- Gritstone highland fringe
- Gritstone uplands
- Limestone highland fringe
- Coalfield farmlands
- Ancient plateau farmlands
- Ancient slope and valley farmlands

**Landscape character sub-types**

- Fa Farmland
- E Estatelands
- Fo Forest
- H Heathland
- P Parkland
- M Minerals working and restoration

Site Boundary

client  
 Clowes Developments Ltd  
 project  
 Lawnswood Road,  
 Wordsley

drawing title  
**LANDSCAPE CHARACTER  
 - REGIONAL**

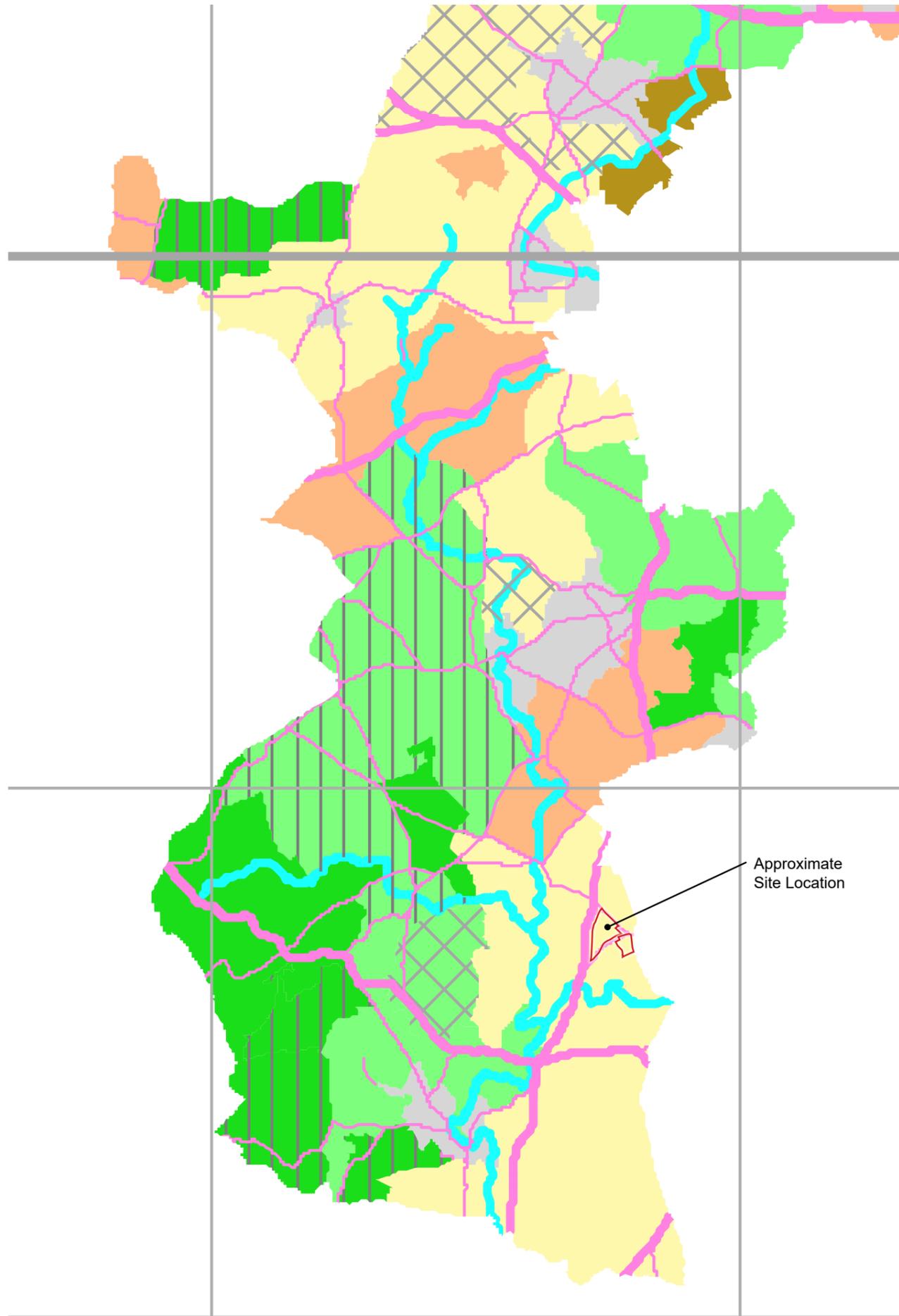
scale  
 NTS @ A3  
 drawing / figure number

drawn  
 LH

issue date  
 December 2019  
 rev



**Figure 2**



**Landscape policy objectives**

- Landscape regeneration
- Landscape restoration
- Landscape enhancement
- Landscape maintenance
- Active landscape conservation
- Areas of highest landscape sensitivity
- Landscape at risk of rapid loss of character and quality
- Area of Outstanding Natural Beauty
- Areas of built character

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Site Boundary

Extract from: Staffordshire County Council  
*'Planning for Landscape Change' (1996-2011)*

Appendix 1: maps (p3)  
*"Landscape Policy Zones in Staffordshire"*

Approximate Site Location

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Clowes Developments Ltd

project  
Lawnswood Road,  
Wordsley

drawing title  
**LANDSCAPE POLICY ZONES  
- REGIONAL**

scale  
NTS @ A3

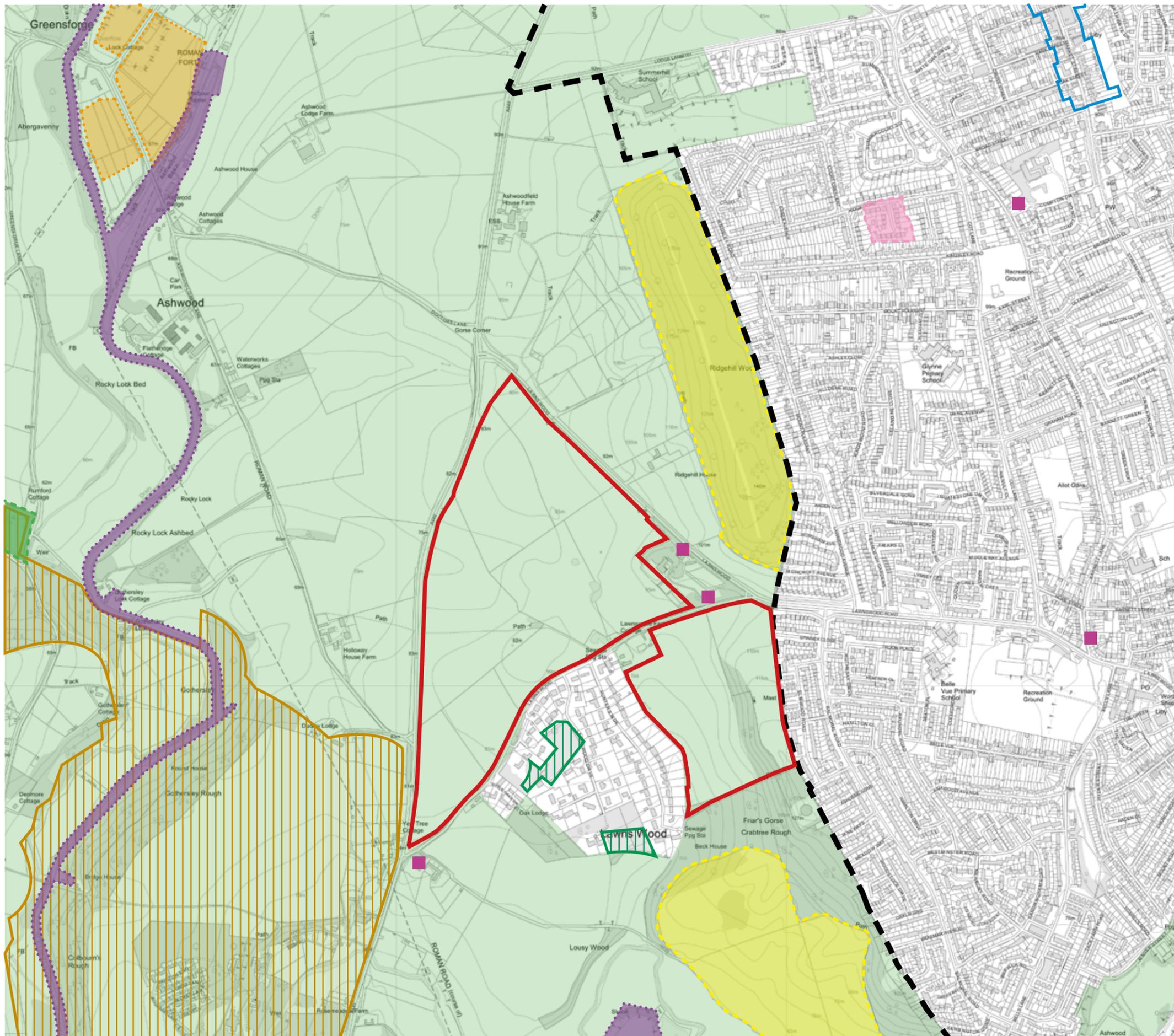
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Figure 3

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-  Site Boundary
-  County and District boundary
-  Green Belt
-  Scheduled Monument
-  Conservation Areas
-  Listed buildings
-  Site of Special Scientific Interest (SSSI)

**South Staffordshire Council**  
Core Strategy (2012)

-  Site of Biological Importance (BSI)
-  Ancient Woodland
-  Historic Landscape Area

**Dudley Metropolitan Borough Council**  
Dudley Local Plan

-  Site of Local Importance for Nature Conservation
-  Area of High Historic Townscape Value

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**DESIGNATIONS**

scale  
1:10'000 @ A3

drawn  
LH

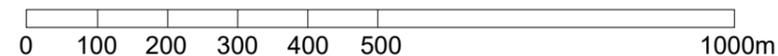
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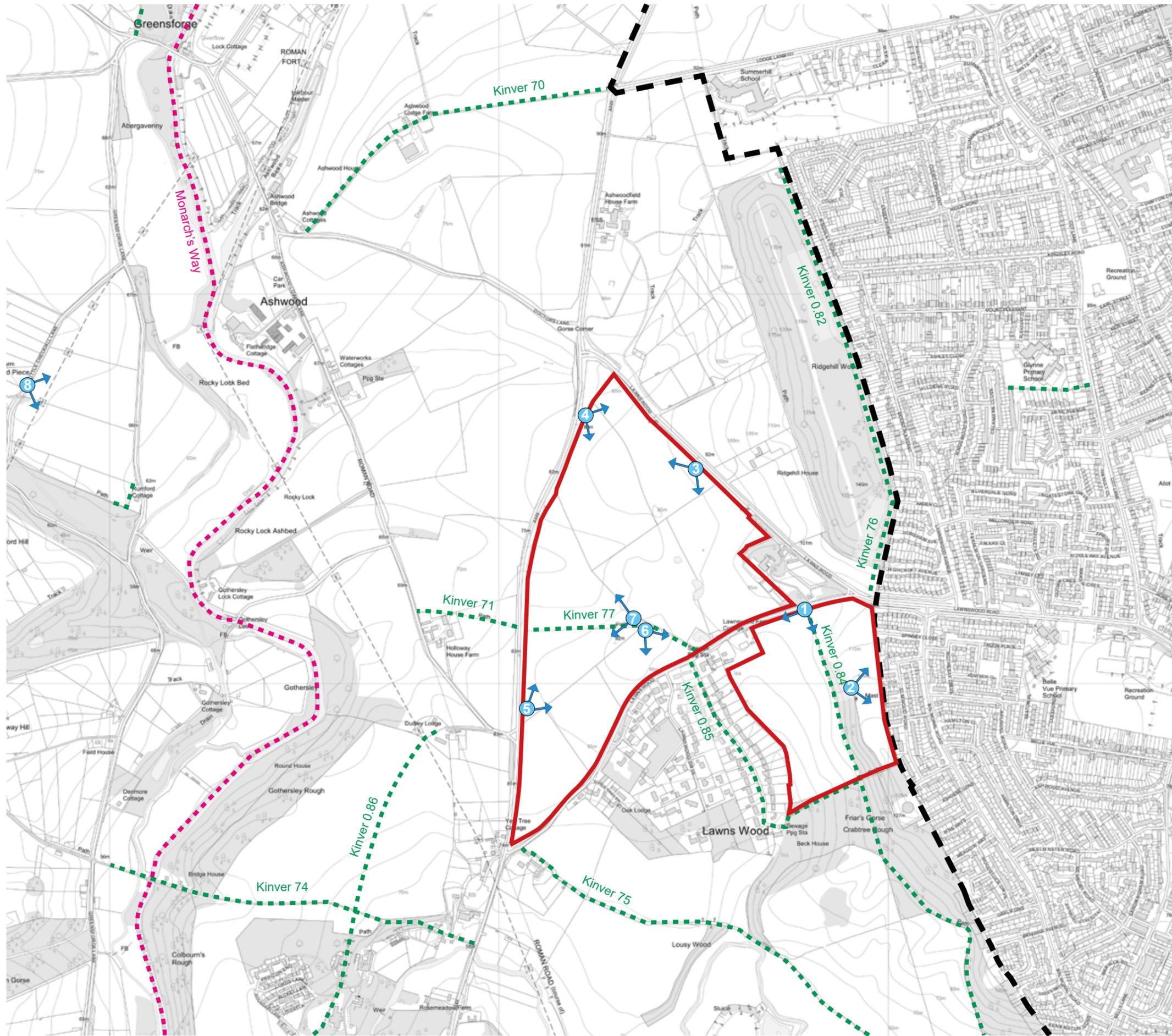
issue date  
December 2019

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**Figure 4**





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-  Site Boundary
-  County and District boundary
-  Public Right of Way
-  Long Distance Route 'Monarch's Way'
-  Photo Viewpoint Locations

client  
Clowes Developments Ltd  
project  
Lawnswood Road,  
Wordsley  
drawing title  
**VIEWPOINT LOCATIONS**

scale  
1:10'000 @ A3  
drawing / figure number  
**Figure 5**  
drawn  
LH  
issue date  
December 2019  
rev  
**A**

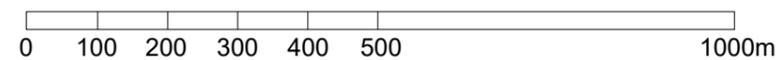




PHOTO VIEWPOINT 1: View south from Lawnswood



PHOTO VIEWPOINT 1 Cont'd



client  
Clowes Developments Ltd  
project  
Lawnswood Road,  
Wordsley

drawing title  
PHOTO VIEWPOINT 1

scale  
NTS @ A3  
drawing / figure number

drawn  
MST

issue date  
December 2019  
rev

# Figure 6

Ridgehill Wood

Spinney Close

Land Parcel A



PHOTO VIEWPOINT 2: View east from site

Elmwood Road



PHOTO VIEWPOINT 2 Cont'd

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Clowes Developments Ltd  
project  
Lawnswood Road,  
Wordsley  
drawing title  
PHOTO VIEWPOINT 2



scale  
NTS @ A3  
drawing / figure number

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MST

issue date  
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**Figure 7**

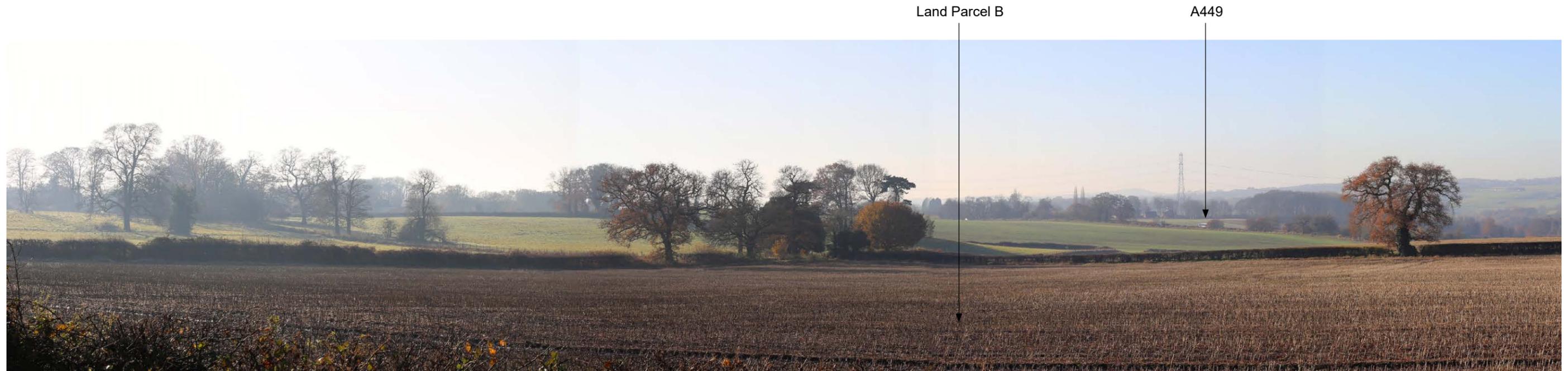


PHOTO VIEWPOINT 3: View south west from Lawnswood



PHOTO VIEWPOINT 3 Cont'd



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Clowes Developments Ltd  
project  
Lawnswood Road,  
Wordsley  
drawing title  
PHOTO VIEWPOINT 3

scale  
NTS @ A3  
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MST

issue date  
December 2019  
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# Figure 8

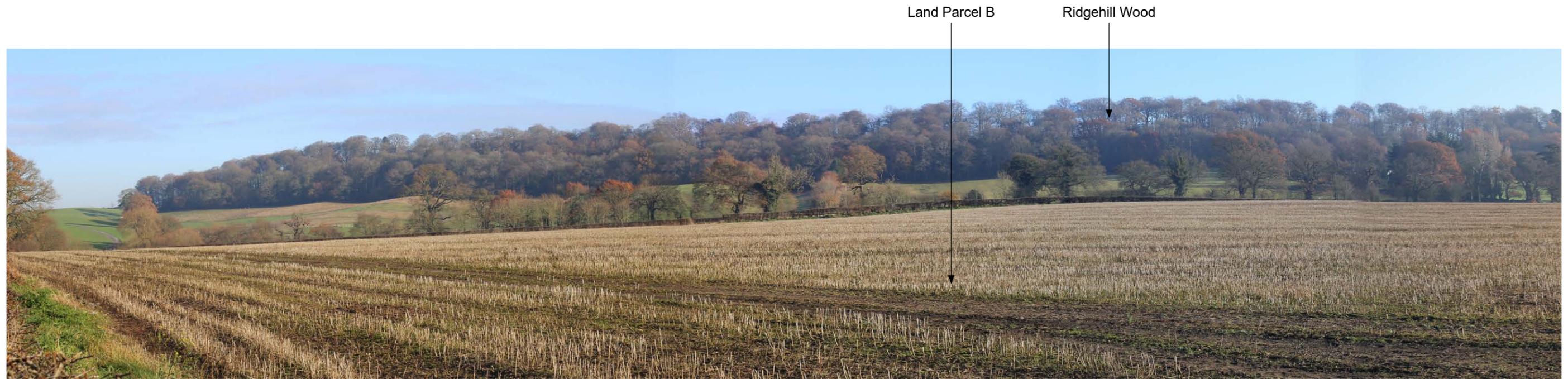


PHOTO VIEWPOINT 4: View east from the A449



PHOTO VIEWPOINT 4 Cont'd

**fpcr** client  
Clowes Developments Ltd  
project  
Lawnswood Road,  
Wordsley  
drawing title  
PHOTO VIEWPOINT 4  
scale  
NTS @ A3  
drawing / figure number  
drawn  
MST  
issue date  
December 2019  
rev  
-

**Figure 9**



PHOTO VIEWPOINT 5: View east from the A449



PHOTO VIEWPOINT 5 Cont'd



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Clowes Developments Ltd  
project  
Lawnswood Road,  
Wordsley

drawing title  
PHOTO VIEWPOINT 5

scale  
NTS @ A3  
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# Figure 10



PHOTO VIEWPOINT 6: View east and south from Footpath Kinver 77



PHOTO VIEWPOINT 7: View west from Footpath Kinver 77

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project  
Lawnswood Road,  
Wordsley

drawing title  
PHOTO VIEWPOINTS 6 & 7

scale  
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December 2019

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**Figure 11**

Ridgehill Wood



PHOTO VIEWPOINT 8: View east from Little Checkhill Lane

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Lawnswood Road,  
Wordsley

drawing title  
PHOTO VIEWPOINT 8

scale  
NTS @ A3

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December 2019

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**Figure 12**

## **APPENDIX 1**

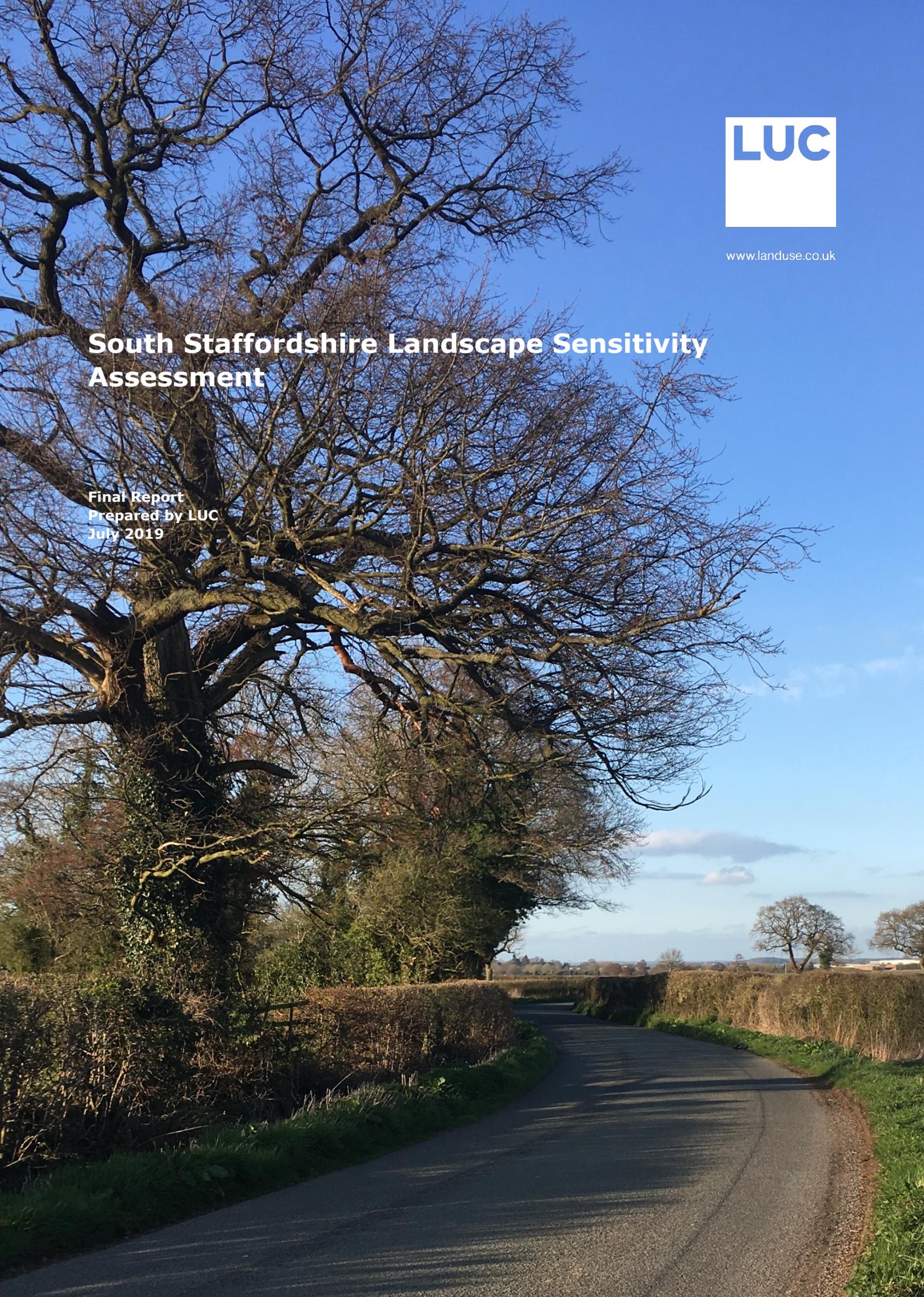
Extract from LUC South Staffordshire  
Landscape Sensitivity Assessment (July 2019)



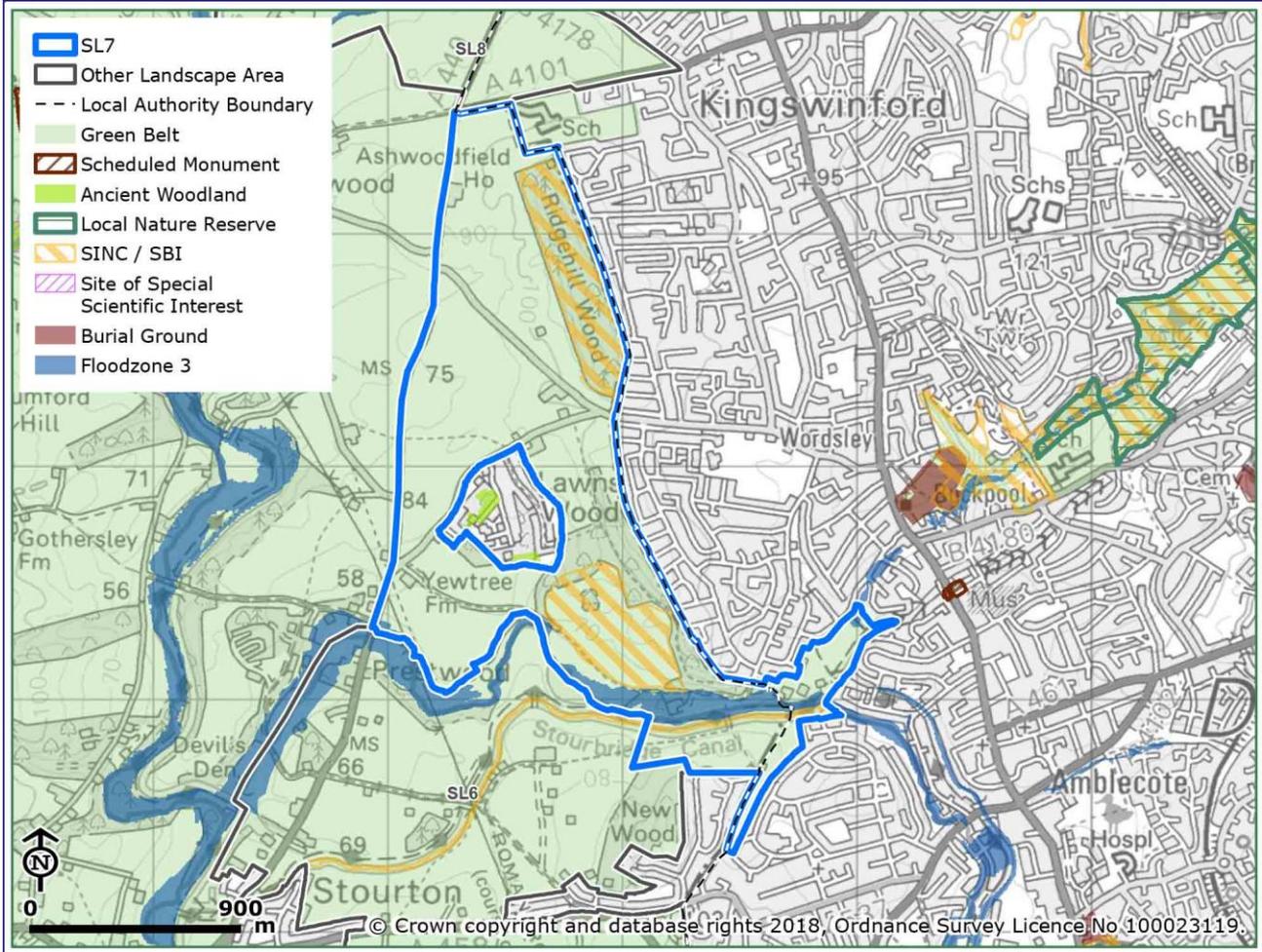
[www.landuse.co.uk](http://www.landuse.co.uk)

# South Staffordshire Landscape Sensitivity Assessment

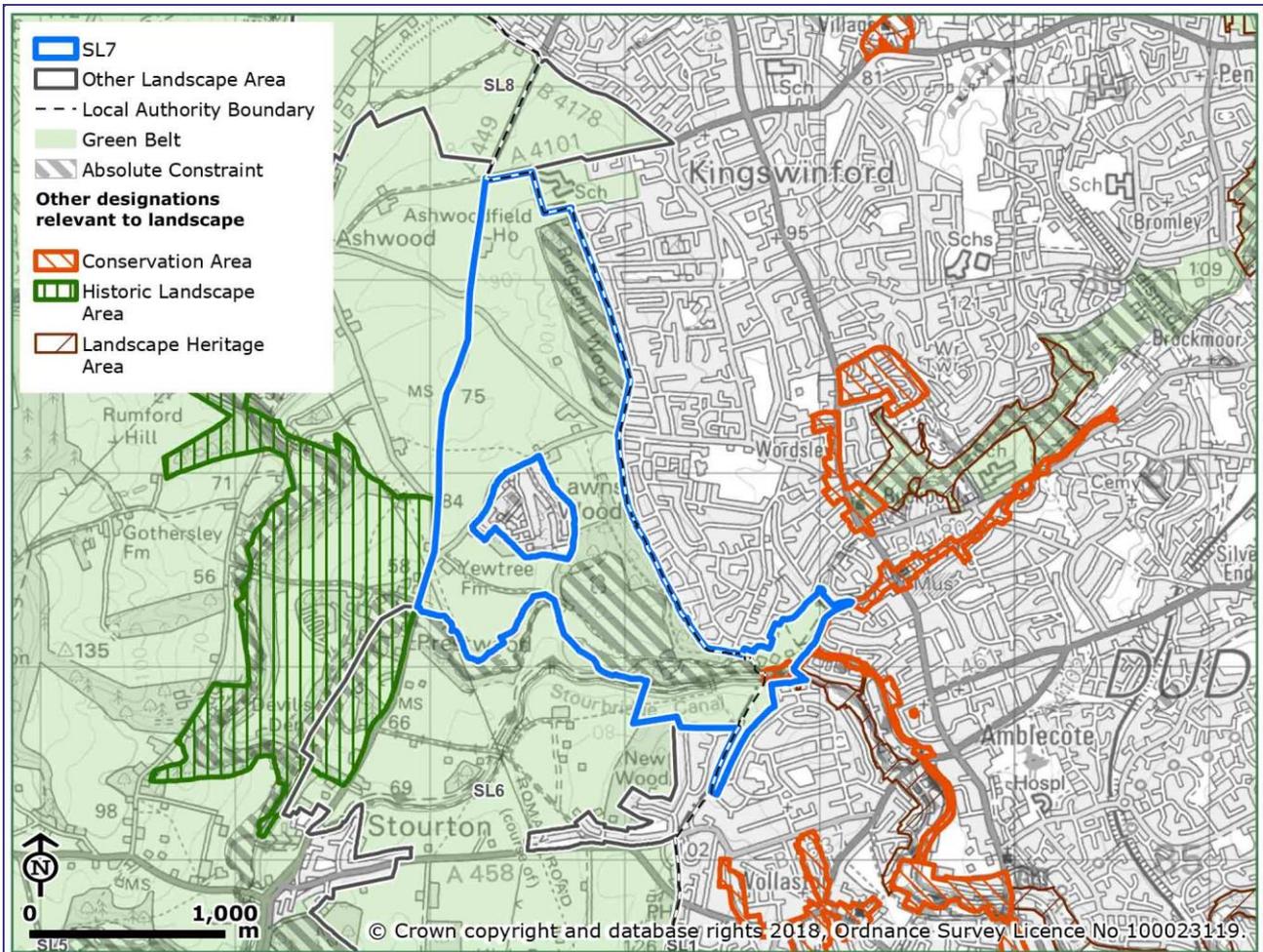
Final Report  
Prepared by LUC  
July 2019



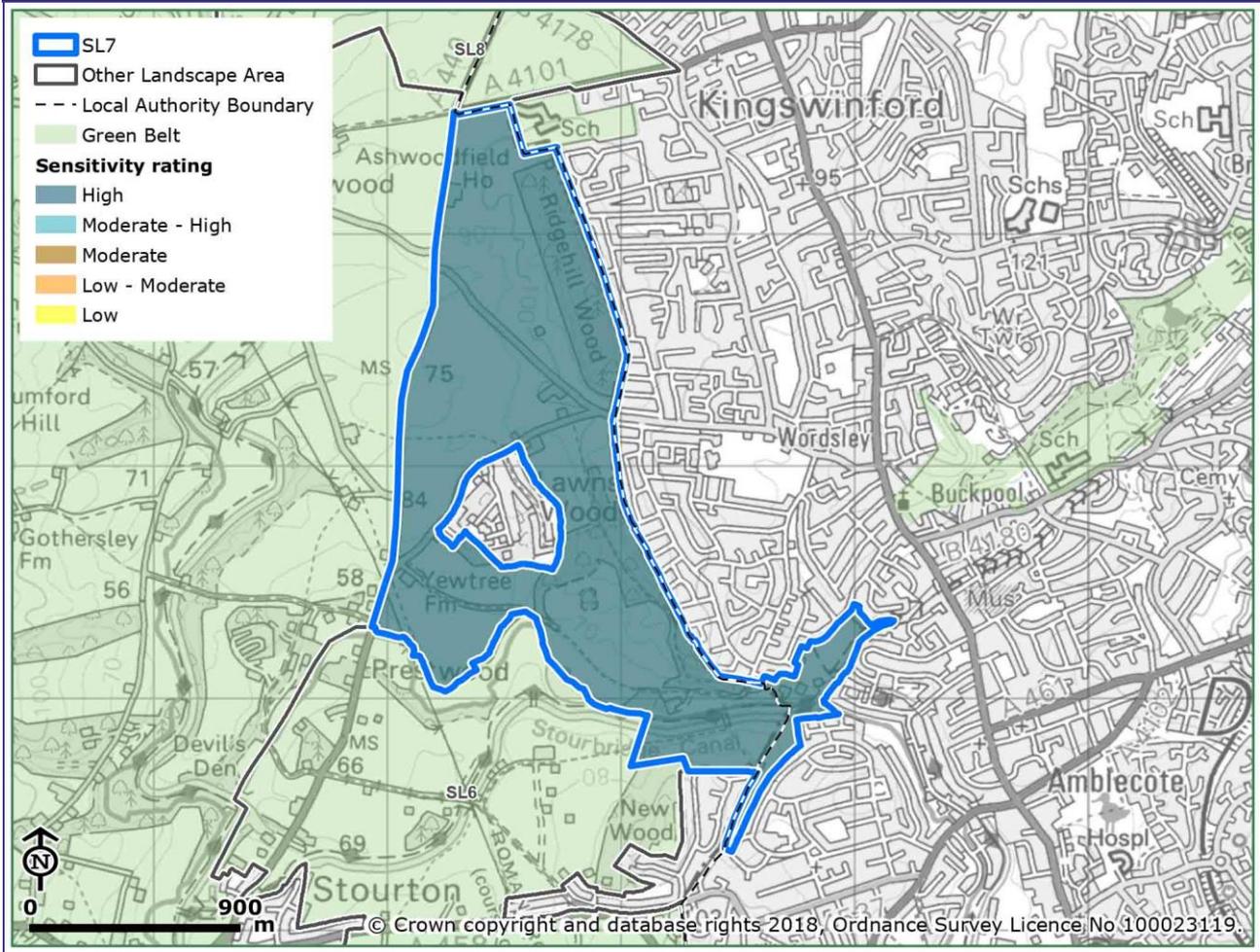
Landscape Assessment Area with Absolute Constraints



Landscape Assessment Area with Absolute Constraints and Other Designations



Landscape Sensitivity Rating



## **APPENDIX 2**

Sensitivity Table – Land Parcel A

Sensitivity Table – Land Parcel B

Land Parcel A – South of Lawnswood

Characteristic / Attribute	Lower Sensitivity to Development	Moderate Sensitivity to Development	Higher Sensitivity to Development
<b>Scale</b>		Medium in scale, mainly arable land, surrounded by woodland or existing built development	
<b>Landform</b>		Landform varies with some steeply sloping land, mainly covered with woodland, and some more gradual slopes occupied by farmed land	
<b>Landscape pattern and time depth</b>		Field Pattern is planned enclosure and post medieval broadleaved woodland at Friars Gorse, on the southern boundary of the land parcel	
<b>'Natural' character</b>		Friars Gorse , south of the parcel is a Local Wildlife site, but the majority of the parcel is arable land	
<b>Built character</b>	Lawnswood to the west and the existing edge of the conurbation to the east. Existing built form is a stronger part of the character of this land parcel		
<b>Recreational character</b>		Public Footpath Kinver 84 extends through the parcel. No other recreational use.	
<b>Perceptual aspects</b>	The land parcel, feels on the edge of the settlement, with the influence of		

	modern infrastructure	
<b>Settlement setting</b>		The land is farmed and on the edge of the settlement, but provides a limited role in setting
<b>Visual prominence</b>	Visually well contained by woodland and settlement, and little visible in the wider landscape, beyond the site itself.	
<b>Inter-visibility with adjacent designated landscape or promoted view points</b>	Little or no intervisibility with adjacent sensitive landscape or marked viewpoints	

**Landscape Sensitivity Judgement**

The land parcel is considered to have a medium/low sensitivity to residential development , based on the combination of good visual enclosure, influence of existing settlement, and lack of prominence in the wider landscape.

Land Parcel B – North of Lawnswood

Characteristic / Attribute	Lower Sensitivity to Development	Moderate Sensitivity to Development	Higher Sensitivity to Development
<b>Scale</b>		Medium to large in scale, arable and pasture land, bounded by hedgerows and some existing built development at Lawnswood	
<b>Landform</b>		Landform has a relatively gradual slopes to the west. Higher land to the east contains the parcel	
<b>Landscape pattern and time depth</b>		Field Pattern is planned enclosure	
<b>'Natural' character</b>		No designated sites within or immediately adjacent to this parcel, but some mature individual trees and ponds.	
<b>Built character</b>		Relatively little built development, though housing at Lawnswood evident, along with the Roe Deer public house (Lawnswood House)	
<b>Recreational character</b>		Public Footpath Kinver 77 extends through the parcel. No other recreational use.	
<b>Perceptual aspects</b>	The busy A449 borders the land parcel, and introduces a degree of disturbance		
<b>Settlement setting</b>		The land is relatively open agricultural farmed land and	

	borders settlement at Lawnswood but provides a limited role in setting
<b>Visual prominence</b>	Parts of this parcel are visually open, but not prominent. The land is visible from the A449, but views from further west are more restricted by overlapping vegetation
<b>Inter-visibility with adjacent designated landscape or promoted view points</b>	Little or no intervisibility with adjacent sensitive landscape or marked viewpoints

### **Landscape Sensitivity Judgement**

The landscape is considered to have a medium sensitivity to residential development, based on the existing relatively open nature of the agricultural land, relatively lower landform with good potential for landscape mitigation/ new planting. Existing settlement and infrastructure influences from Lawnswood and the A449.

## **APPENDIX 3**

Extract from LUC South Staffordshire

Green Belt Study (July 2019)



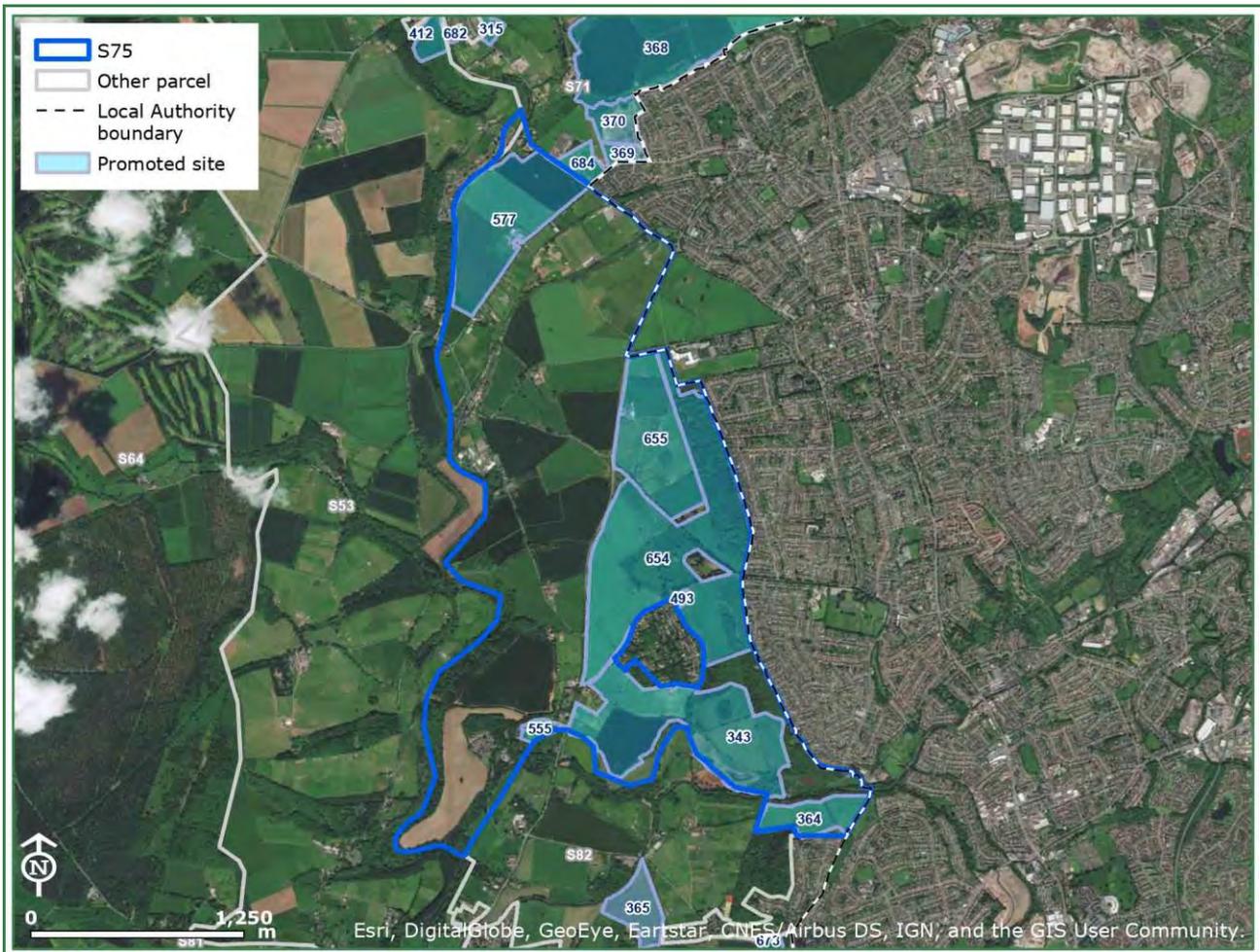
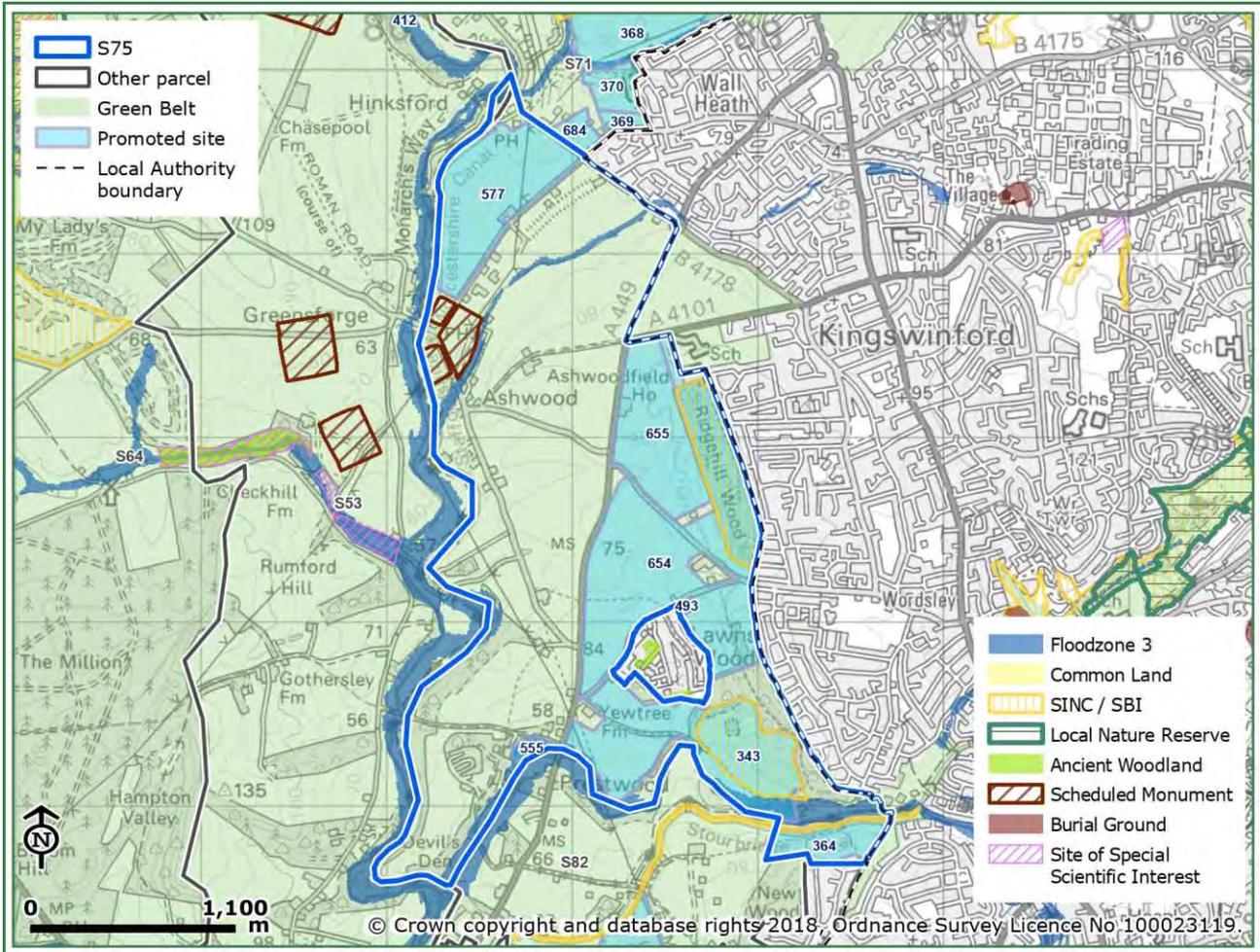
[www.landuse.co.uk](http://www.landuse.co.uk)

# South Staffordshire Green Belt Study

Stage 1 and 2 Report  
Prepared by LUC  
July 2019

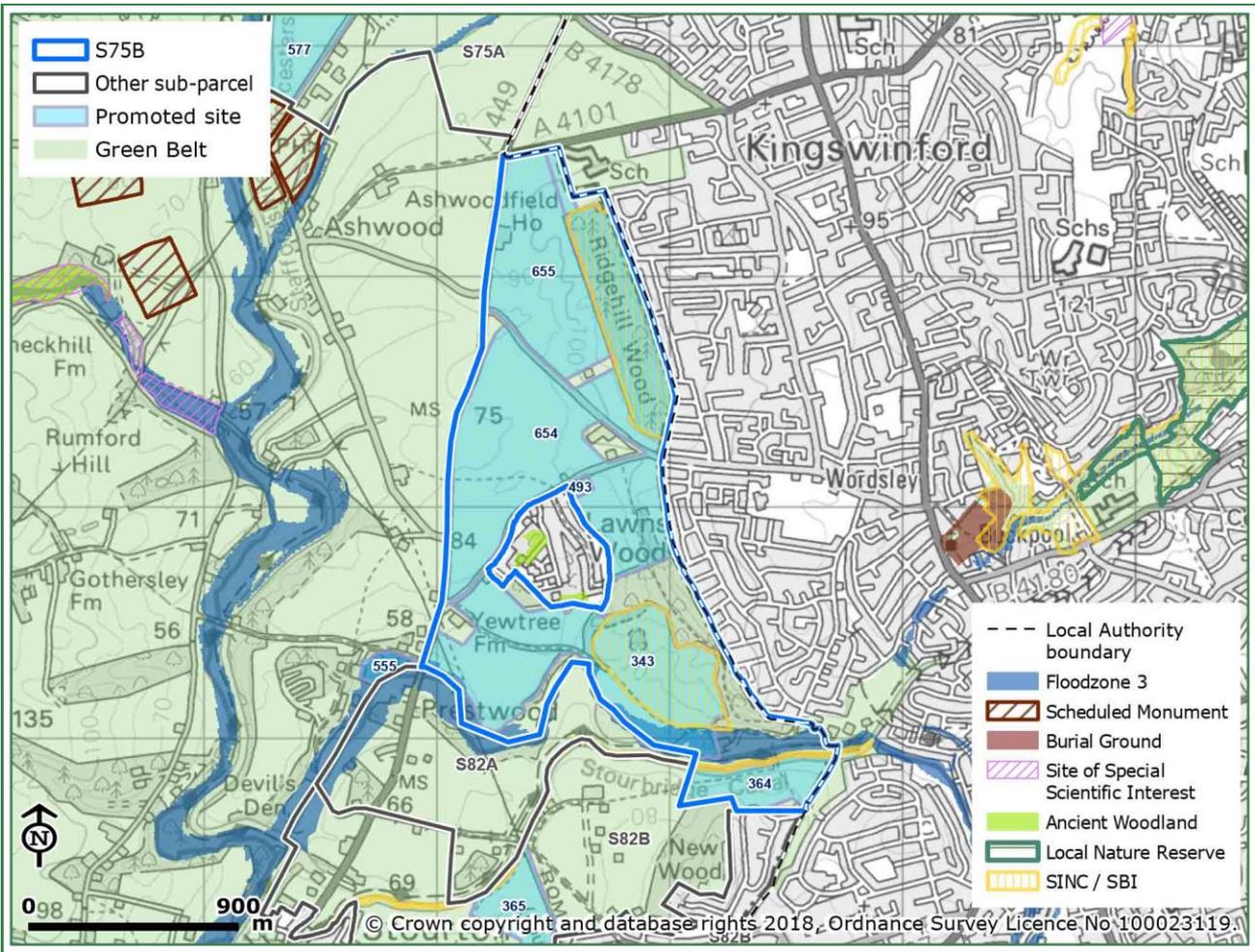
Parcel Ref S75 - West of Kingswinford

Parcel Size: 559.5ha



Sub-Parcel Ref S75B - Lawnswood

Sub-Parcel Size: 219.3ha



Harm Ratings Overview Map of Land within Sub-Parcel

