

Birmingham Development Plan 2031






















Landscape Character Assessment



5 Detailed Local Landscape Character Area Descriptions and Assessment of their Relative Sensitivity to Development

The following pages describe each local landscape character area in detail. The legend opposite can be used to identify the features mapped on the first plan for each area.

Legend

-  Wildlife Corridor
 -  Water Courses
 -  Flood Zone 3
 -  Flood Zone 2
 -  Public Rights Of Way
 -  Ancient Woodland
 -  Tree Preservation Order
 -  Local Nature Reserve
 -  SINC
 -  SLINC
 -  Scheduled Monument
 -  Ridge and Furrow
 -  SHINE
- Statutorily Listed Buildings**
-  I
 -  II
 -  II*
- Locally Listed Buildings**
-  A
 -  B
-  Photograph Location and Direction
 -  Indicative Visibility of the Area
 -  Prominent Views

LCA10: Langley Hall Farm Lowlands

Landscape Character and Views



Langley Hall Farm Lowlands character area's defining characteristic is one of a low lying, broad, stream valley side agricultural landscape that has a close but now eroded association with Old Langley Hall at its heart.

Old Langley Hall is a 17th Century Grade II Listed building that occupies a high point of 120m above the floodplain of Langley Brook marked in the wider landscape by the extensive roofline of outbuildings and the evergreen forms of pine trees. Land use is a monoculture of arable agriculture within large fields. Agglomeration of fields due to modern agricultural practices has blurred historic field patterns that are now only discernible by isolated hedgerow trees. The area does not appear to be subject to undue pressure from development and in spite of the prevalent agri-economy landscape visual impression retains a sense of place.

There are no large ponds within this character area and Langley Brook whose course coincides with the northern limit of this area is the main biodiversity resource along with the riparian trees that follow its course and field hedgerows and trees. The screen planting to the A38 provides a visual barrier and also the most extensive continuous wildlife corridor in this area.

The area has a medium measure of tranquility which would be higher but is tempered by its visual proximity to the Falcon Lodge district on the urban periphery to the west, the A38 corridor and its associated noise and traffic on the Ox Leys Road. Recreational access is provided across the area by PRow 1122 following a shoulder of higher ground that falls towards the confluence of Churchill and Langley Brook at the northern limit of the area. In addition to the setting of Langley Hall, visible and publically accessible heritage in the landscape is represented by earthwork remains of a medieval moated site and fishponds to the north of Langley Hall.

Key Characteristics

- The setting of Langley Hall in prominent position on higher ground
- Lack of vegetation throughout resulting in a large open field
- Low-lying broad valley slopes

Key Views

- Distant views across the area towards the urban edge in the south west
- Views towards Langley Hall

LCA10: Langley Hall Farm Lowlands

Landscape Character and Views



V10.1 View north west along Lindridge Road



Topography of this and surrounding areas

Land Use: Land use within this area is wholly arable farmland with one group of buildings around Old Langley Hall located in the south west corner.

Pattern: The pattern of this area is one of large, irregular, interlocking shapes which partly respond to the landform and drainage. The pattern bears little resemblance to the historical boundaries which have all but disappeared.

Transport and Access: Ox Leys Road along the southern boundary provides access to Langley Hall and Langley Park House. Ox Leys Road has hedgerows on either side and no lighting or pavements. The road up to Langley Hall and Park House is a private track. The eastern boundary runs alongside the A38 however there are no access points from within this character area. PRoW1122

runs from Ox Leys Road north east around Langley Hall and Langley Park House and runs through the centre of the area. This route provides access to Lindridge Road.

Topography: The local landform of this character area comprises a low lying stream valley side which rises gently from 95m in the north to a localised high point at a height of 120m in the south. Half the area lies above 110m as a localised plateau. The land is undulating with the main slope aspect predominantly north.

Vegetation: There is a vegetation buffer along eastern boundary to character area that helps to provide screening from the impact of the A38 which runs north to south. There is a small clump of grass and trees remaining in the northern field that borders



V10.2 View south from Lindridge Road

LCA10: Langley Hall Farm Lowlands

Landscape Character and Views

with LCA9. Within the site, as common with most fields in this area, a series of fragmented hedgerow field boundaries exist.

Rivers and Drainage: A single watercourse runs south east to north west and defines the north eastern boundary of this character area. Flowing in a south west to north east direction this tributary has a confluence with Langley Brook where it also marks a section of this character areas' boundary. There are no ponds within this character area.

Heritage: The visible heritage assets within the area include:

- Langley Hall is a 17th Century Grade II Listed building that used to be the stable block of an adjoining building which is now demolished. The building is two storeys high, with red brick walls, stone dressings and a hipped tiled roof. The setting includes surrounding trees, vegetation and farm buildings with agricultural land beyond.
- There are earthwork remains of a medieval moated site and fishponds to the north of Langley Hall.

Views: From within and around the character area there are the following distinct views:

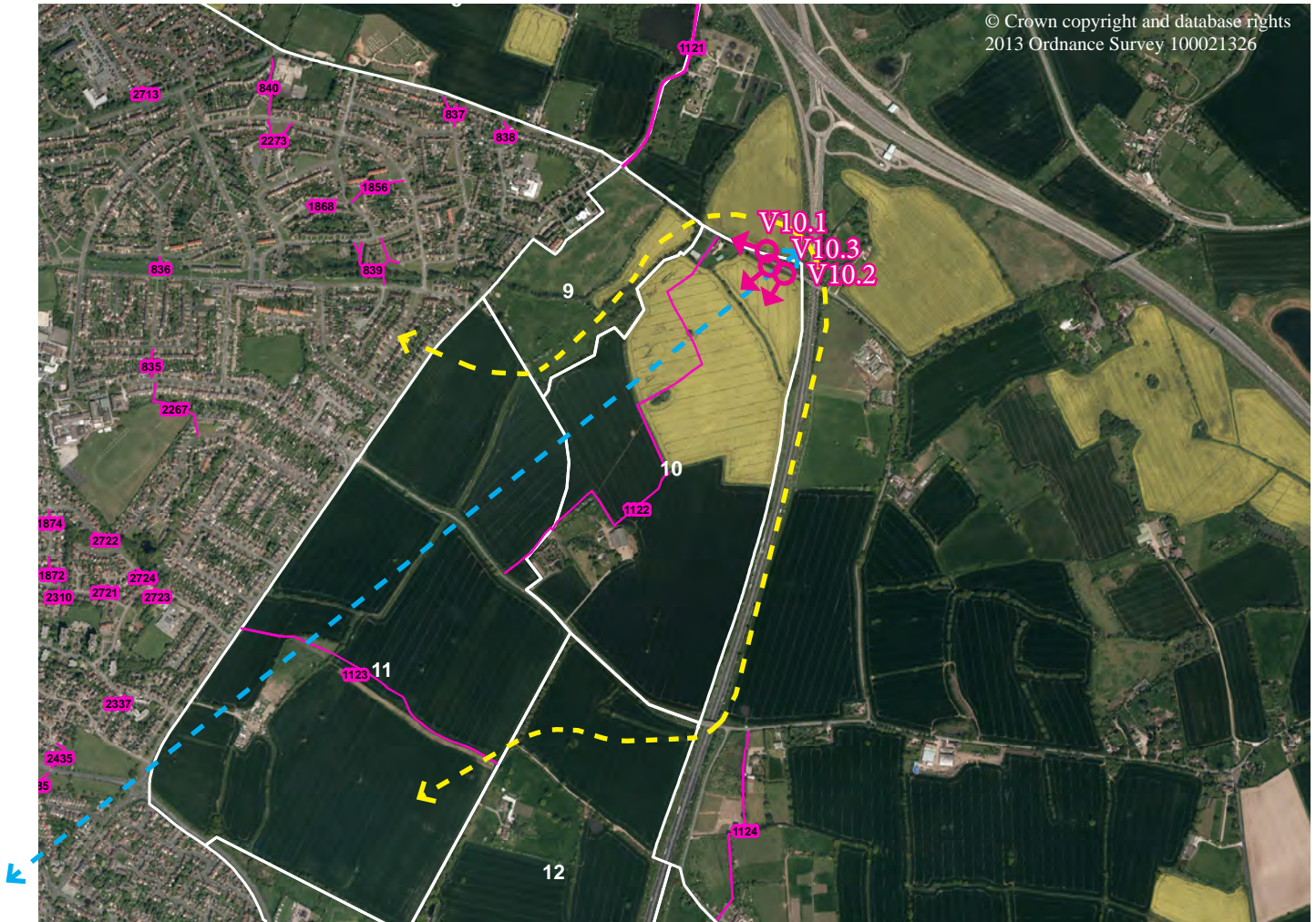
- There are filtered views of the area from Langley Hall and more open views of the area from PRoW1122. From the western end of the PRoW there are views to the west of the urban edge beyond the agricultural land and from the eastern end there are views away from the urban area across agricultural land and the A38 corridor.
- There are distant views across the area from Lindridge Road, including Langley Hall, with the urban area visible in the distance beyond.
- From the north east of this character area, adjacent to the A38, there are distant views across falling topography to the urban area in the south west.



V10.3 View west across area towards the urban edge

LCA10: Langley Hall Farm Lowlands

Landscape and Visual Sensitivity and Relative Sensitivity to Development



Landscape Sensitivity: The landscape sensitivity of this area is judged to be Low. This is due to the lack of landscape components within the area. However, there is elevated landscape sensitivity around Old Langley Hall.

Visual Sensitivity: The visual sensitivity of this area is judged to be Medium. This is due to the extent of views to the south west from the area and the visibility from the PRoW and transport links.

Relative Sensitivity to Development: The relative sensitivity of this area is judged to be Low. This is due to potential development being able to be accommodated without the loss of many landscape components. Visual impacts from development could be successfully mitigated.

Enhancement / Mitigation Options: Enhancement could include increased diversity along the PRoW and reinstatement of vegetation and historic field boundaries. Mitigation could include the retention of views to the south west, screen planting alongside the PRoW and the creation of a green corridor. Preserving the landscape setting of Old Langley Hall would also be important.

LCA11: Springfield Agricultural Lowlands

Landscape Character and Views



Location of LCA11

This is a character area defined through its common characteristics that include; the low lying topography with most land below 120m; the distinctive, broad floodplain of Langley Brook; middle distant views contained by the ridgeline to the north of residential properties and flats on the urban fringe of Reddicap Heath and the rural ridgeline to the south with expansive internal views across large arable fields.

The Springfield Agricultural Lowlands character exhibits remnants of an older field pattern which are still recognisable in the south west of this area. Hedgerows where they still exist are well maintained although many have been lost due to modern agricultural practices becoming fragmented with only a few scattered mature hedgerows and isolated trees. The main built form is Springfield Farm and the assemblage of sheds and out buildings located in the south west of this area.

Ox Leys Road bisects the northern part of the area and Thimble End, Fox Hollies and Springfield Roads define the southern and northern limits introducing urbanising corridors into a rural landscape although the former has no highway lighting. The electricity pylons have a similar effect contributing to lessening the overall tranquility

of the area. A single PRoW crosses the area offering opportunities to experience the floodplain landscape with extensive, largely uninterrupted views to the southern horizon and ridgeline followed by the course of Fox Hollies Road.

Cultural references exist in place names that strike associations with the historic grassland and pasture landscape such as leys captured in Ox Leys Road. Ecological assets are limited and confined to the riparian corridor and vegetation of Langley Brook, along with the network hedgerows and mature trees.

Key Characteristics

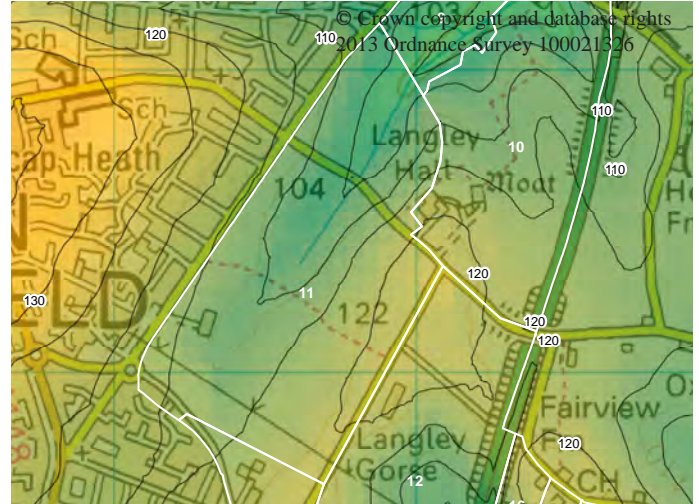
- Electricity pylons crossing the south of the area
- Valley landform
- Large open field with few landscape features

Key Views

- Views towards Langley Hall
- Views across the area from Fox Hollies Road

LCA11: Springfield Agricultural Lowlands

Landscape Character and Views



Topography of this and surrounding areas

Land Use: This area consists of large arable fields with sparse hedgerows and a few scattered mature trees throughout. Springfield Farm lies in the south western part of this area and Oxleys Road crosses the area to the north.

Pattern: There are remnants of older field patterns in the south western part of this area but elsewhere hedgerows and boundaries have been removed to make way for the larger fields leaving only a small number of isolated mature trees.

Transport and Access: Ox Leys Road runs east to west across the northern part of the area and Fox Hollies Road runs north to south along the eastern boundary, both of these roads have hedgerows on either side and no lighting or pavements. PRoW1122 and 1123 run through the area.

PRoW1122 extends from Ox Leys Road in the north across to LCA10. PRoW1123 runs east to west across the area from half way along Fox Hollies Road to Springfield Road in the west.

Topography: The localised topography relating to this character area can be described as a shallow, broad stream valley whose axis is aligned in a south west to north east direction determined by the course of Langley Brook. The subtle, evenly spaced valley side contours exhibit aspects south east and north west with the latter marked by a ridgeline at 120m.

Vegetation: The area contains little to no vegetation however, there are a few isolated mature trees within the fields. The area boundaries comprise of hedgerows with few occasional hedgerow trees.



V11.2 View south from Springfield Road

LCA11: Springfield Agricultural Lowlands

Landscape Character and Views

Rivers and Drainage: The single watercourse running centrally through the area is Langley Brook which flows in a south west to north east direction although is, for the majority of the year, restricted to a narrow channel barely visible in the wider landscape.

Heritage: The visible heritage assets within the area include:

- Two areas of ridge and furrow have been recorded to the north of Kama Kennels. One contains 11 ridges running east-west and the other contains three ridges running north-south in the north east part of a field.

Views: From within and around the character area there are the following distinct views:

- From Springfield Road there are views east across the area towards rising topography and Langley Hall.
- There are 360 degree views from PRow 1123 across the southern part of this area. Views include electricity pylons, Kama Kennels, residential properties along Springfield Road and Thimble End Road and the tree line along Fox Hollies Road.
- Views north and south from Ox Leys Road are of open fields with trees and residential properties forming the boundaries of the view.

The electricity pylons are visible features in the distance to the south.

- There are elevated views from PRow 1122 and Langley Hall Farm to the south and west across the area towards residential properties on Springhill Road and rooftops of properties beyond.
- There are open views to the south and east from residential properties and a small number of commercial properties on Springfield Road across the roadside hedgerow. The view contains a limited amount of features, other than Langley Hall Farm to the north of Ox Leys Road and the electricity pylons to the south of the area.
- Views from the west of Thimble End Road extend north across the area towards properties on Springfield Road, electricity pylons area also visible components of the view.
- The view from traffic on Fox Hollies Road are directed west into the area due to the naturalistic hedgerow and trees limiting views to the east. The urban edge is visible beyond the boundary of the character area. Telegraph poles are a component of the view running along the western side of the road.



V11.3 View west from Fox Hollies Road towards the urban edge

LCA11: Springfield Agricultural Lowlands

Landscape and Visual Sensitivity and Relative Sensitivity to Development



Landscape Sensitivity: The landscape sensitivity of this area is judged to be Low. This is due to its lack of landscape components and their abundance where it is relatively easy to replicate in other areas.

Visual Sensitivity: The visual sensitivity of this area is judged to be Medium. This is due to the rising topography being visible from surrounding residential properties and PRow's as well as the extent of views available across the area.

Relative Sensitivity to Development: The relative sensitivity of this area is judged to be Low. This is due to any potential development being able to be accommodated across the area without significant loss of landscape components. There is scope for appropriate forms of mitigation.

Enhancement / Mitigation Options: PRow corridors could be retained / enhanced as green corridors offering middle distance views. Mitigation including stands of trees or woodland blocks could be created throughout a proposed development to mitigate visual impacts from residential properties. Biodiversity could be enhanced throughout the area, particularly focussing on the course of Langley Brook.

LCA12: Langley Heath Agricultural Lowlands

Landscape Character and Views



This area is defined from LCA11 to the north by the subtle ridgeline at a height of 120m followed by the straight course of Fox Hollies Road on an area of high ground between the two catchment areas of Langley Brook and Peddimore Brook to the south. There are gentle, south and east facing, arable slopes that contribute to the character and at least half of the area is below 115m. The areas character alters where it meets the A38 road corridor which also marks the eastern limit of the area.

Langley Heath Agricultural Lowlands is characterised mainly by gently undulating, arable farmland punctuated by isolated blocks of woodland surrounding ponds with regular, medium to large fields containing dispersed hedgerow trees and small blocks of woodland which mark former field boundaries.

The main ecological resource comprises Peddimore Brook and its associated trees and vegetation, the trees and vegetation around the small water bodies adjacent to Fox Hollies Road and hedgerows and isolated mature trees.

Visible heritage assets include Langley Gorse, an 18th Century historic building.

There are no public roads that cross the area although PRoW 1130 allows recreational access east to west through the southern part of this character area. There are few buildings with the main farmsteads being Langley Gorse accessed along Fox Hollies Road with its paddocks and small scale pasture fields. The overall level of tranquility is judged to be generally medium due to the absence of built form and few roads although this lessens with the noise from A38 road corridor although it is largely screened visually by scrub vegetation. Views are mainly orientated south east with the fall of the contours although filtered by intervening hedgerows and trees.

Key Characteristics

- Electricity pylons crossing the area
- Physical and visual separation from the urban edge
- Strong line of trees alongside Fox Hollies Road

Key Views

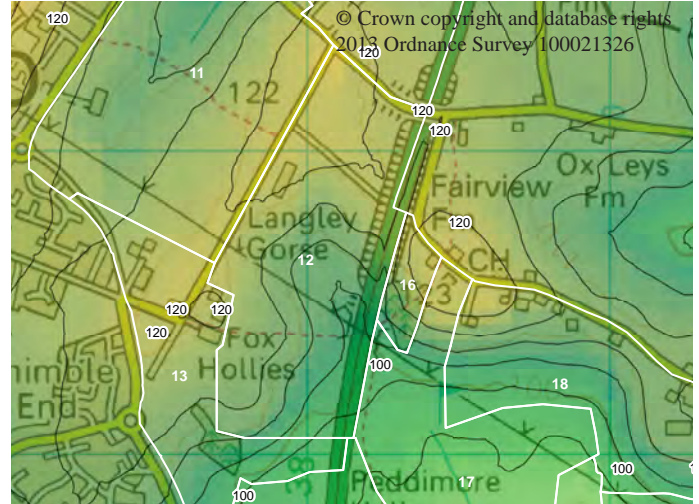
- South from the PRoW

LCA12: Langley Heath Agricultural Lowlands

Landscape Character and Views



V12.1 View of small pond alongside Fox Hollies Road



Topography of this and surrounding areas

Land Use: Land use in this area is predominantly arable farmland with several isolated blocks of woodland surrounding ponds. The collection of buildings at Langley Gorse on the north western boundary of the area off Fox Hollies Road is surrounded by paddocks and small pastures.

Pattern: The pattern of this area is regular with mostly geometric shaped fields with a few scattered trees and small blocks of woodland as remnants of previous boundaries.

Transport and Access: The only access through the area is via PRoW1130 which runs east to west through the southern part of the character area in the form of a field track. The western side boundary of

the character area runs along Fox Hollies Road and the eastern boundary is formed by the A38 running north to south. Ox Leys Road contains the area to the north.

Topography: The local landform of this character area is typically low lying, almost flat and open to the north but more undulating to the south. A subtle ridgeline defines the north west and northern boundaries at a height of 120m. The indistinct form of this raised ground and watershed separates the stream valley floodplains of Peddimore Brook and Langley Brook with south facing slopes. At least half of the area lies below 115m distinguished by a broad stream valley.



V12.2 Distant views south east from PRoW1130

LCA12: Langley Heath Agricultural Lowlands

Landscape Character and Views

Vegetation: Naturalistic hedgerows and isolated field trees make up the vegetation within this character area. Clumps of trees surround the small water bodies in the south of the area. A row of mature trees that are covered by a TPO form the boundary along Fox Hollies Road. The eastern boundary is formed by the passing A38. Scrub vegetation along this corridor helps to provide a buffer from the motorway and acts as screening for potential views towards the A38.

Rivers and Drainage: The single watercourse running through this character area is a tributary of the Peddimore Brook that eventually feeds into Peddimore Brook itself and then south east to the River Tame. A man made water storage pond is located adjacent to Fox Hollies Road close to Oak Barn.

Views: From within and around the character area there are the following distinct views:

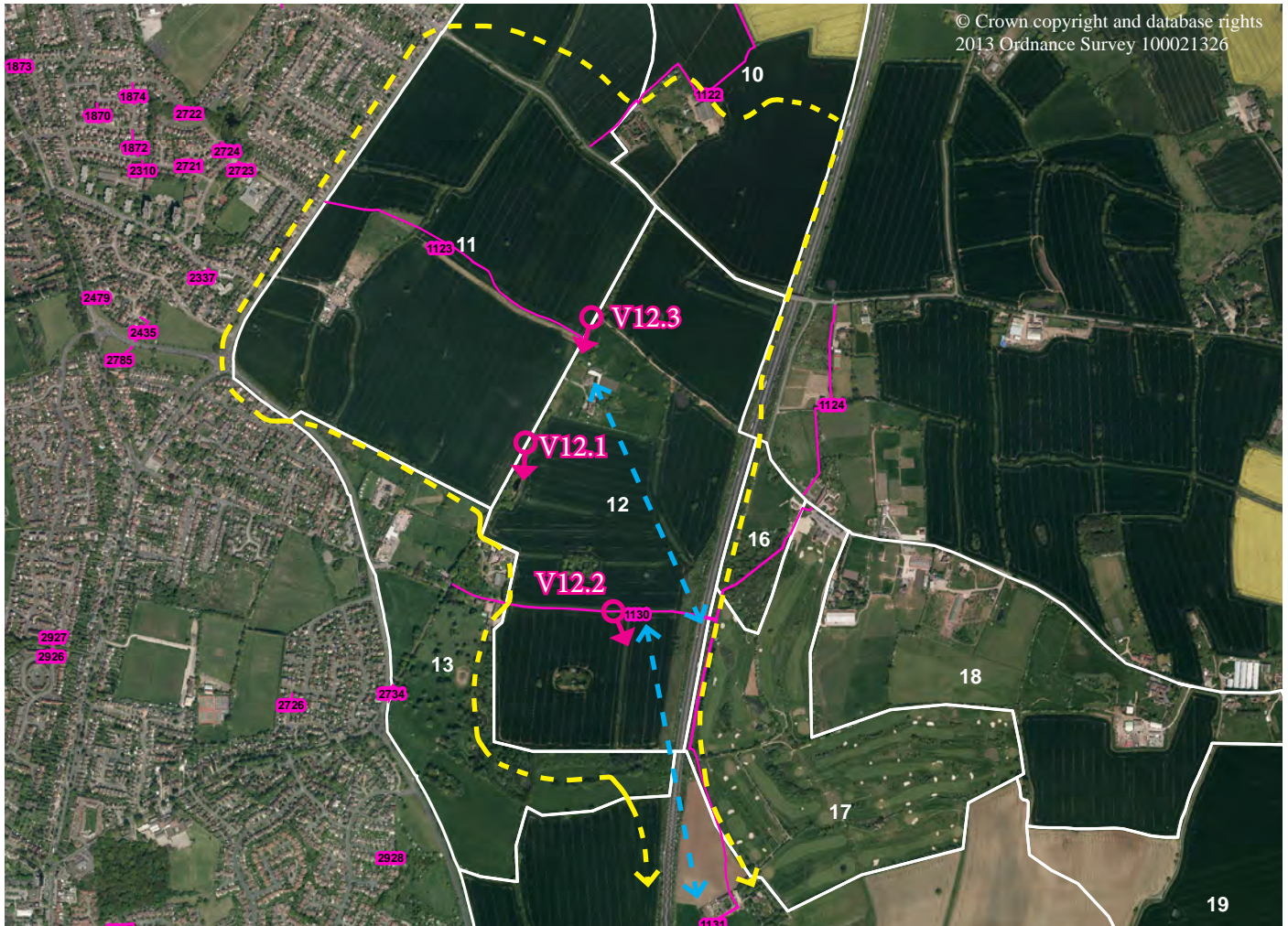
- There are filtered views of the area to the north, east and south from Langley Gorse Day Nursery (within the north west of the area) and Langley Heath Farm (between the western boundary and Fox Hollies Road) beyond vegetation and buildings around each property. To the west, views are limited by the line of trees along Fox Hollies Road.
- There are open views from PRow1130 across the southern half of the area. Electricity pylons and telegraph poles are visible within the area as is passing traffic on the A38 behind vegetation. Fox Covert wood is visible to the east. There are extensive distant views from the PRow in a south easterly direction across Minworth to the wider landscape beyond.
- Views into the area from residential receptors are limited to those described above due to the distance from the urban fringe and presence of vegetation to the south and west.



V12.3 Boundary vegetation along Fox Hollies Road looking south

LCA12: Langley Heath Agricultural Lowlands

Landscape and Visual Sensitivity and Relative Sensitivity to Development



Landscape Sensitivity: The landscape sensitivity of this area is judged to be Medium. This is due to its setting being distinct from the existing urban edge and the rarity and quality of the landscape components. The level of sensitivity is tempered by the lowered tranquillity as a result of the proximity to the A38 corridor.

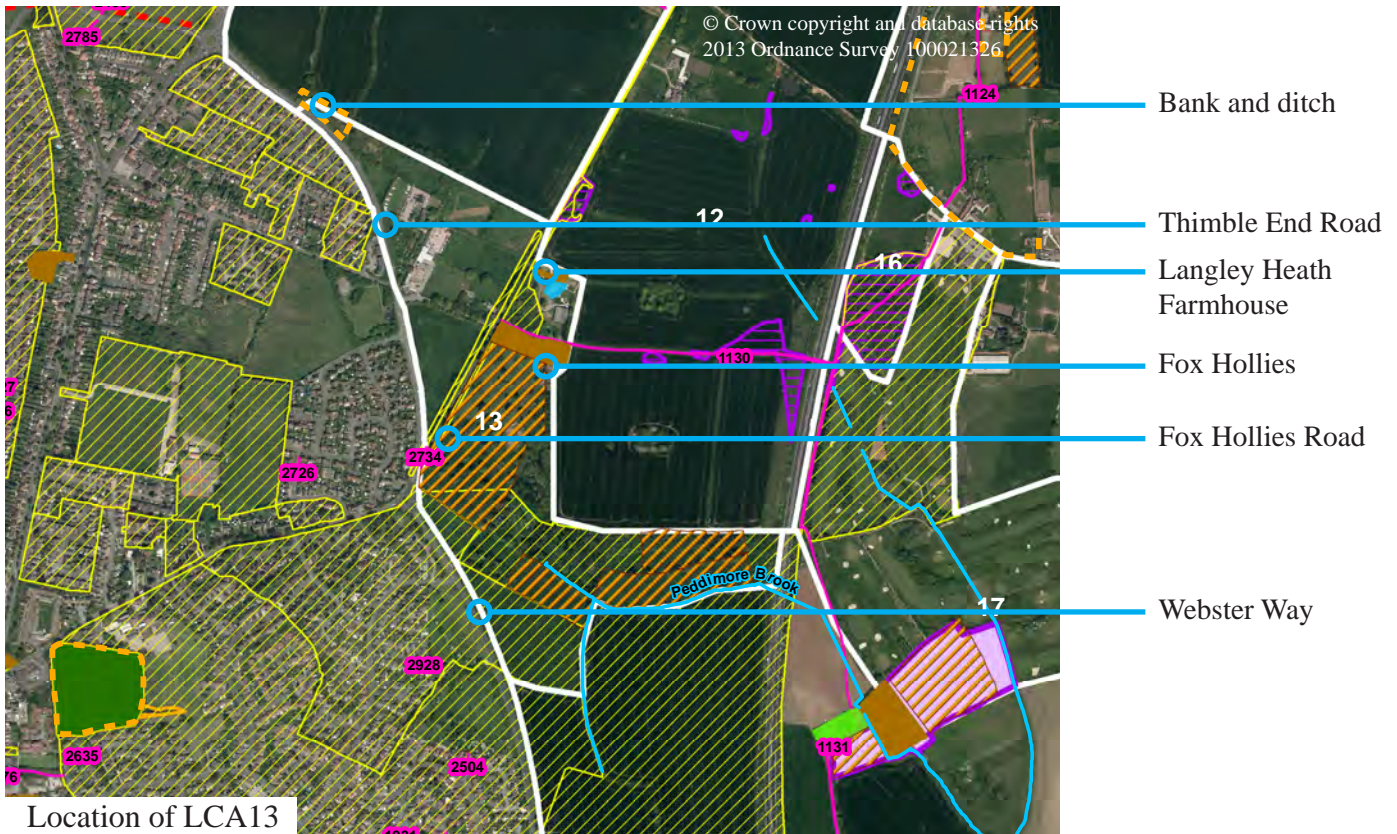
Enhancement / Mitigation Options: Mitigation options could include the retention the distant views in any proposed development layout and creation of a green corridor along the PRow. Mitigation could also be provided by use of noise barriers and further landscape planting to screen views and attenuate noise generated from the A38 road corridor.

Visual Sensitivity: The visual sensitivity of this area is judged to be Medium. This is primarily due to the distant views from the area to the south east but limited from being higher by the small number of visual receptors.

Relative Sensitivity to Development: The relative sensitivity of this area is judged to be Medium. This is due to the potential for loss of the distant views and loss of the rural character of the area.

LCA13: Fox Hollies Woodland Ridge

Landscape Character and Views



This character area is situated in the south of the study area close to the suburb and urban edge of Walmley and Thimble End. Webster Way and Thimble End Road serve as distinct boundaries marking the western limit of this character area. As with many of the other character areas in this low lying terrain the field pattern exhibits boundaries that are characteristic of the period of the 19th century enclosures. The common place landscape components of pasture fields and blocks of woodland tend to respond to the natural landforms. There are few buildings that are mostly farmsteads and Gardeners World Landscape & Building Materials shop and yard is located on Signal Hayes road adding an urbanising impression.

The topography is generally flat but rises to a height of 120m at what is a low lying ridgeline and watershed that separates the two stream catchments of Peddimore Brook and Langley Brook. Peddimore Brook is the main watercourse and its course marks the southern change in character to this area.

Although woodland cover is sparse across most of the area but an important distinguishing component is the area of parkland close to the Fox Hollies property bounded by an inaccessible section of Fox Hollies Road that contains individual mature trees, pasture and small blocks of plantation woodland. Elsewhere mature, well managed hedgerows line field boundaries with hedgerow trees.

The area has a medium level of tranquility although electricity pylons visible to the south and the visual proximity of the new development to the edge of Walmley detract from the strong rural impression.

Key Characteristics

- Group of listed buildings west of Fox Hollies Road
- Multiple isolated mature trees
- Commercial use in the north west corner

Key Views

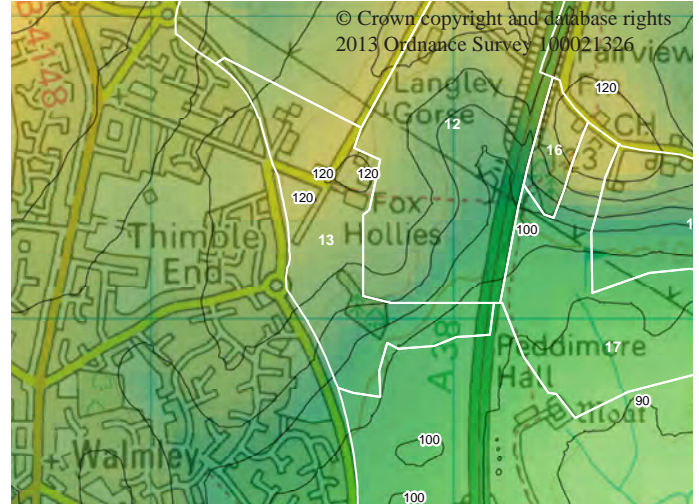
- Overlooked by residential properties to the west

LCA13: Fox Hollies Woodland Ridge

Landscape Character and Views



V13.1 View from field gate on Webster Way



Topography of this and surrounding areas

Land Use: The southern and central parts of this area consist of parkland with individual mature trees, pasture and small blocks of plantation woodland. The northern part consists of rough pastures surrounded and divided by mature trees and vegetation and the Gardeners World shop and yard. Along the north eastern edge of the area there is a concentration of farm buildings and residential properties at Langley Heath farm and Fox Hollies.

Pattern: The pattern of the area is derived from the layout of the field boundaries that are characteristic of the 19th century enclosures whilst the fields in the north west part of the LCA are pre-19th Century. The fields and blocks of woodland generally follow the natural shape of the land.

Transport and Access: This character area is serviced by Signal Hayes Road in the north and Fox Hollies Road, which is now sealed off to vehicles, in the western part of the area. Half way along the eastern side of Fox Hollies Road, the road connects to PRow1130 which extends east into LCA12. The south west of the character area is contained by Thimble End Road and Webster Way. Both Thimble End Road and Webster Way contain pavements and street lighting.

Topography: The topography of this character area has similarities to LCA12 and is generally low lying and flat with a subtle but discernible high point close to the right angled corner of Fox Hollies Road and Signal Hayes Road. From here the land falls away to the south and the stream valley floor of Peddimore Brook. This high point at 120m is the south western end of the subtle ridgeline and watershed that separates the two stream catchments of Peddimore Brook and Langley Brook.

Vegetation: There is a sparsely wooded edge to the entire northern boundary of this character area. Mature hedgerows line field boundaries and contain regular hedgerow trees. The vegetation along the old Fox Hollies Road is protected by a TPO. There are small groups of plantations throughout the area which are also covered by a TPO and include multiple isolated mature trees.

Rivers and Drainage: The single watercourse whose course defines the southern boundary of this character area is Peddimore Brook heads south east to the River Tame. A single pond, likely to be of agricultural origin, is located adjacent within the grounds of Oak Barn farm.

LCA13: Fox Hollies Woodland Ridge

Landscape Character and Views

Heritage: The visible heritage assets within the area include:

- Langley Heath Farmhouse is a 17th Century, two storey Grade II Listed Building with an 18th Century wing located to the east of Fox Hollies Road. It has colour washed pebbledash walls and old tiled roofs. There are a range of Grade A Locally Listed barns located to the south of the Farmhouse.
- To the south of Langley Heath Farmhouse is Fox Hollies, a three storey Grade II Listed Building with red brick walls and an old tiled roof. Along the eastern edge of Fox Hollies is a wall of crucible pots that were used in the manufacture of high grade steel for wire-making at Penns Mill.
- To the western corner of the area there is a bank and ditch linear earthwork which has been interpreted as a possible droveway.
- There are a number of areas of ridge and furrow to the east of Fox Hollies Road within and around the areas of tree planting.

Views: From within and around the character area there are the following distinct views:

- There are three residential properties within the area. From the property on the junction of Fox Hollies Road and Signal Hayes Road there are oblique views west to part of Gardeners World and views north across agricultural land before being enclosed by vegetation, electricity pylons are visible in the distance above the vegetation.

Views south from the property are across the roadside hedgerow towards residential properties on Thimble End Road.

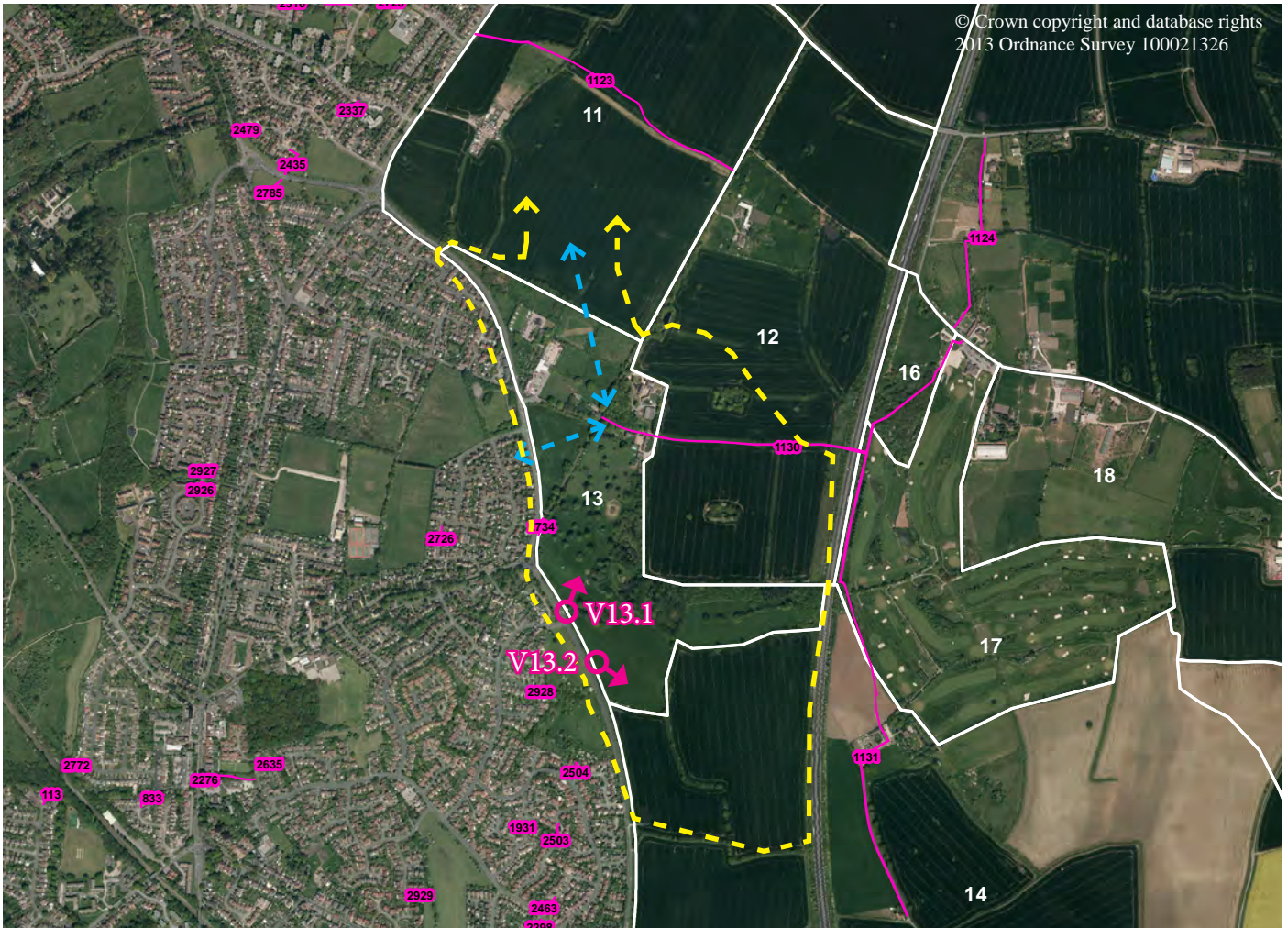
- From Fox Hollies views extend south west across an open grassed area with isolated trees. Views north are enclosed by the farm buildings around Langley Heath Farm.
- From PRoW1130 there are close views of the Grade II Listed Fox Hollies to the south and farm buildings around Langley Heath Farm to the north. Distant views are restricted by vegetation on both sides.
- Views into the east and west of the area are possible from Fox Hollies Road and PRoW2734. Views to the east from this location are of the group of individual field trees whilst views to the west are of an open field with traffic on Thimble End Road and residential properties visible beyond.
- Views from Gardeners World are limited to the west by an evergreen hedge and to north by the Gardeners World building. To the east and south views are across open farmland with vegetation beyond.
- From Signal Hayes Road, views are enclosed by roadside hedgerows and trees. Views open out at the western end across the agricultural land to the south, Gardeners World to the north and residential properties to the west.
- There are views into the south western edge of the area from residential properties that back on to Thimble End Road.



V13.2 View across the southern section of the area

LCA13: Fox Hollies Woodland Ridge

Landscape and Visual Sensitivity and Relative Sensitivity to Development



Landscape Sensitivity: The landscape sensitivity of this area is judged to be Medium. This is due to the rarity of the dense individual tree planting in the east and presence of heritage assets within the area.

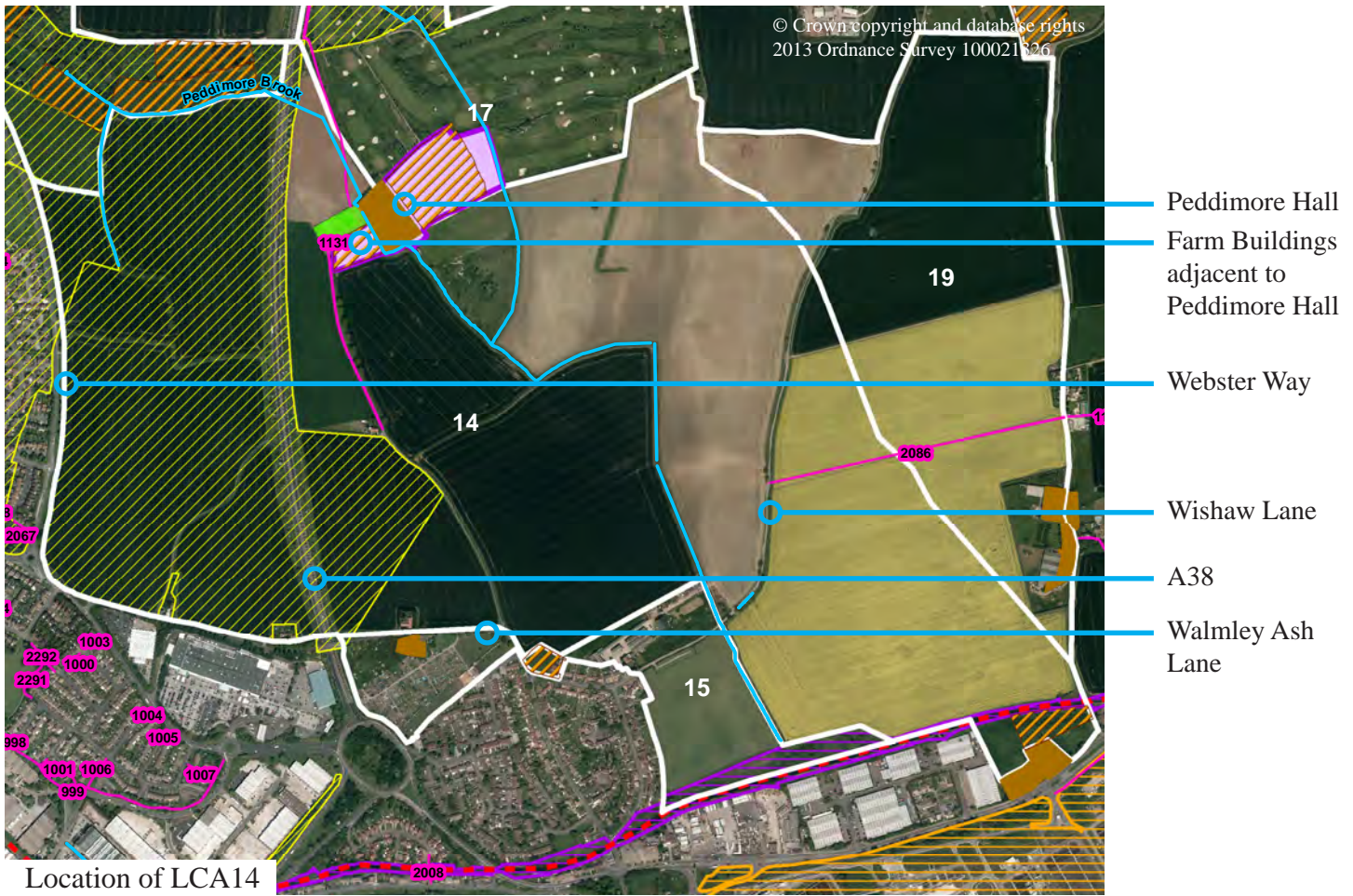
Visual Sensitivity: The visual sensitivity of this area is judged to be Medium. This is due to the overlooking of the area by residential properties and the presence of two PRow's. Some adverse visual effects could be successfully mitigated.

Relative Sensitivity to Development: The relative sensitivity of this area is judged to be Medium. This is due to the potential loss of landscape components and the opportunities for mitigation of some visual effects.

Enhancement / Mitigation Options: Options for landscape enhancement options could include screen planting around Gardeners World and additional tree planting to the west of Fox Hollies Road. Mitigation could include screen planting along Thimble End Road. It would be important to ensure the retention of the setting of heritage features.

LCA14: Peddimore Hall Lowland Basin

Landscape Character and Views



Peddimore Hall Lowland Basin character area has a low horizon line to the south with expansive long distance views and proportionally large skies with large fields on flat terrain interspersed with hedgerows and occasional mature hedgerow trees. The term basin reflects the topographical relationship of this low lying area in contrast to the crescent of higher ground that wraps around to the north. The overall impression is rural, tranquil, somewhat remote and a landscape detached from urban influences, other than the existing housing to the western edge.

The historic agricultural landscape has been eroded through time due to modern agricultural practices so that field patterns and hedgerows have been lost to aggregate arable fields into large irregular parcels. Copses and stands of woodland are almost entirely absent in the Peddimore Hall Lowland Basin character area with vegetation limited to low hedgerows that vary across the area between being degraded or well managed. The A38 bisects the area as the main transport corridor and a single PRow offers the only recreational walking route.

Although not passing within this area the River Tame exerts its physical presence in the wider landscape through its floodplain and its main tributary, Peddimore

Brook whose course is difficult to discern. Where it is visible it appears more as an agricultural drainage channel and as a watercourse suggests ecological value tempered by the management practices of the surrounding land. The monoculture land use suggests any ecological resource is restricted to hedgerows and trees. The main representations of visible heritage are the Grade II Listed Peddimore Hall and Grade B Locally Listed Farm Buildings nearby. The earthwork and buried remains of the moated site, fishpond and ridge and furrow cultivation designated as a Scheduled Monument.

Key Characteristics

- Peddimore Hall and moat
- Large open fields
- Lack of vegetation coverage
- Basin of low lying land

Key Views

- Open 360 views from Wishaw Lane

LCA14: Peddimore Hall Lowland Basin

Landscape Character and Views



V14.1 View of the west of the area from Walmley Ash Lane

Land Use: The area consists of large, irregularly shaped predominantly arable fields bisected by the A38 and crossed by smaller lanes and tracks. Peddimore Cottages and Peddimore Hall manor house and 13th Century double moat, Scheduled Monument and Grade II listed building are features in north of the area to the east of the A38 and on the boundary of Wishaw Golf Course.

Pattern: Many of the older field patterns and boundaries in this area have been removed to make way for larger arable fields. These fields are generally irregular in shape, are partly defined by lanes and follow the natural gradients of the land.

Transport and Access: Pedimore Lane runs from the southern boundary on the eastern side from Walmley Ash Lane and runs into the area and leads towards a dead-end at Peddimore Hall. The road is



Topography of this and surrounding areas

typical of a country road, narrow, no pavements and contains a grass and hedged verge. To the west of Peddimore Lane the A38 runs north to south through the centre of the character area. PRow1131 runs along Peddimore Road and beyond joining the route alongside the boundary of LCA17. Wishaw Lane is a country lane with roadside mounds and sparse roadside vegetation that enters the south east of the area from LCA15. From here PRow2088 heads east into LCA19.

Topography: Local topography within this character area is very gently undulating and is the lowest lying of all the character areas with contour heights not exceeding 100m. The lowest contours are circa 85m and the general trend of the landform continues to fall gently south towards the River Tame floodplain just outside the study area. The crescent of higher ground to the north of the area results in a basin of low lying land that helps define the landform of this character area that has been created by the natural drainage.



V14.2 Distant views east from Peddimore Lane

LCA14: Peddimore Hall Lowland Basin

Landscape Character and Views

Vegetation: Hedges within the landscape are made more prominent by the land form. There is limited vegetation along roadsides, with few isolated mature trees found mainly along and around Peddimore Lane. Hedgerows provide a unifying presence linking the site to the surrounding character areas in this otherwise large and vegetation limited landscape. The intensification of arable farming has resulted in the loss and deterioration of many of the hedgerows and thus the fragmentation of landscape character. A TPO covers the west of the area.

Rivers and Drainage: The single watercourse within this character area is the lower reaches of Peddimore Brook whose course begins to wind in the landscape and as a result has created a broad, distinct fluvial basin.

Heritage: The visible heritage assets within the area include:

- Peddimore Hall is a Grade II Listed Building enclosed by a double moat. It is a 17th Century two storey property on the site of an earlier 13th Century house. The area surrounding Peddimore Hall (including the moat, the area enclosed by it, the fishpond and ridge and furrow to the east and west, but not Peddimore Hall itself) is designated as a Scheduled Monument. The monument includes the earthwork and buried remains of the moated site, fishpond and ridge and furrow cultivation remains at Peddimore Hall. The moated site is a large concentric double moat. It is sub-rectangular in plan and includes the remains of an outer moat with traces of an external bank, an inner moat is separated from the outer moat by an earth dam and an island upon which stands Peddimore Hall. An area of ridge and furrow to the west of Peddimore Hall is also part of the Scheduled Monument.
- To the west of Peddimore Hall are a set of two storey Grade B Locally Listed converted Farm Buildings.
- To the south east of this area, there is a small field of ridge and furrow to the south of the Birmingham and Fazeley Canal.

Views: From within and around the character area there are the following distinct views:

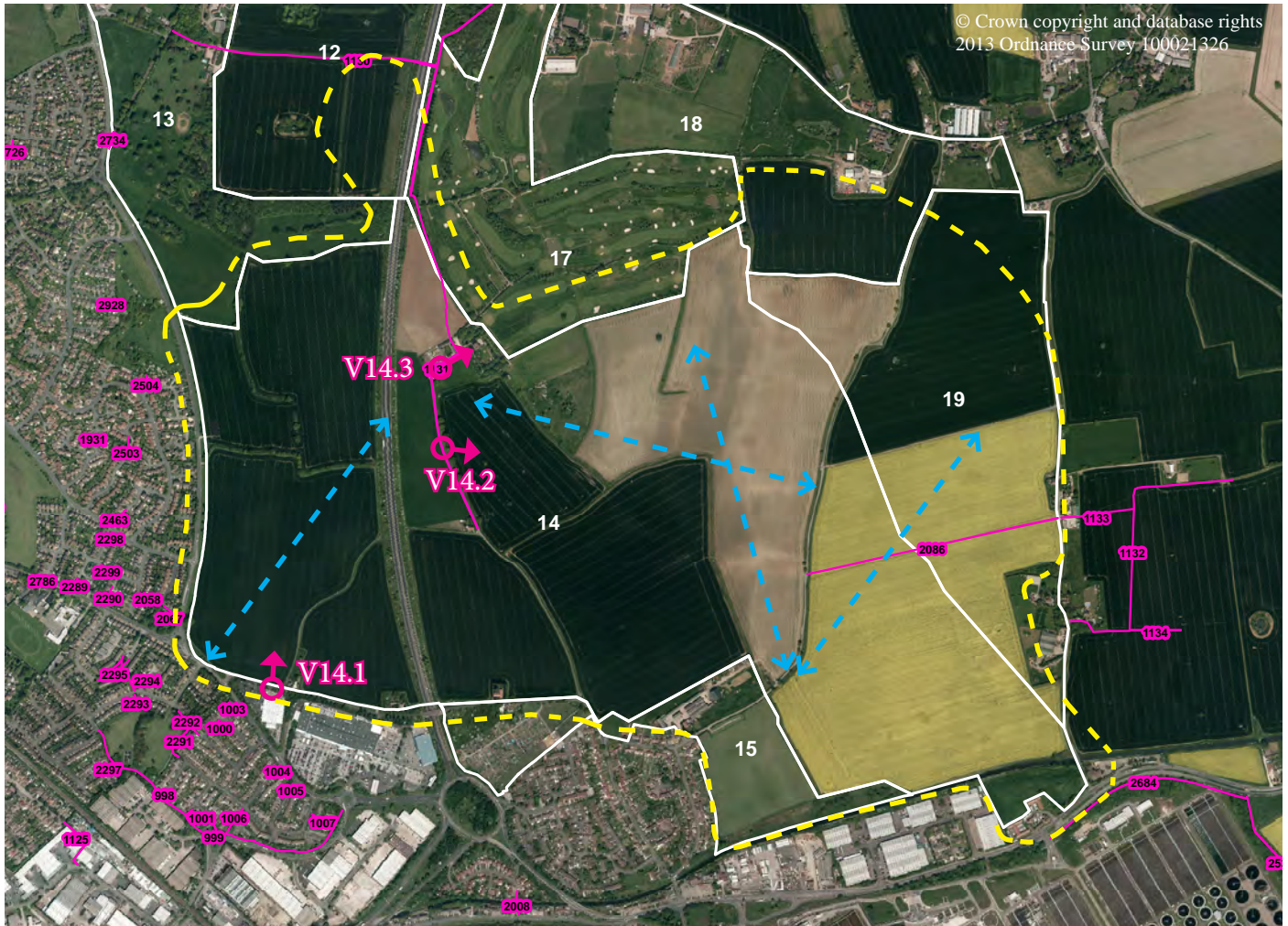
- From PRoW1131 there are views of the eastern side of the character area and the western edge of Wishaw Golf Course. Views to the west are contained by vegetation alongside the A38. Views to the east include the Grade II Listed Peddimore Hall, and Grade B Locally Listed barns and are distant across the agricultural land towards Wishaw Lane and rising land beyond.
- From PRoW2086 there are open views across the surrounding agricultural landscape including Peddimore Hall. The commercial buildings north of Kingsbridge Road and electric pylons are also visible
- Views into the area from Webster Lane and properties alongside it are filtered by the 3-4m high hedgerow along the boundary but there are likely to be views into the area from upper storeys.
- West of the A38 on Walmley Ash Lane there are clear views to the north across the open agricultural area although there are no specific landscape features that are visible before the distant vegetation encloses the view. There are elevated distant views to the north west and north east across the area where Walmley Ash Lane crosses the A38. This view includes passing traffic on the A38 and extends to the urban edge in the north west and rising topography in the north east. East of the A38, views are limited to gaps in the hedgerow.
- From Wishaw Lane there are distant, open 360 degree views across the area including agricultural land, a small number of isolated trees and a line of electricity pylons. Views extend until they are contained by built form in the south, vegetation to the west and topography to the north and east.



V14.3 Peddimore Hall and moat

LCA14: Peddimore Hall Lowland Basin

Landscape and Visual Sensitivity and Relative Sensitivity to Development



Landscape Sensitivity: The landscape sensitivity of this area as a whole is judged to be Low due to the lack of landscape components and poor condition of remnant hedgerows. The landscape sensitivity is elevated locally around Peddimore Hall where there are a number of heritage landscape components in good condition.

Visual Sensitivity: The visual sensitivity of this area is judged to be Low. This is due to views being primarily limited to a small number of locations due to containment provided by surrounding rising topography. Where views are long distance the sensitivity remains low due to the limited number of features visible.

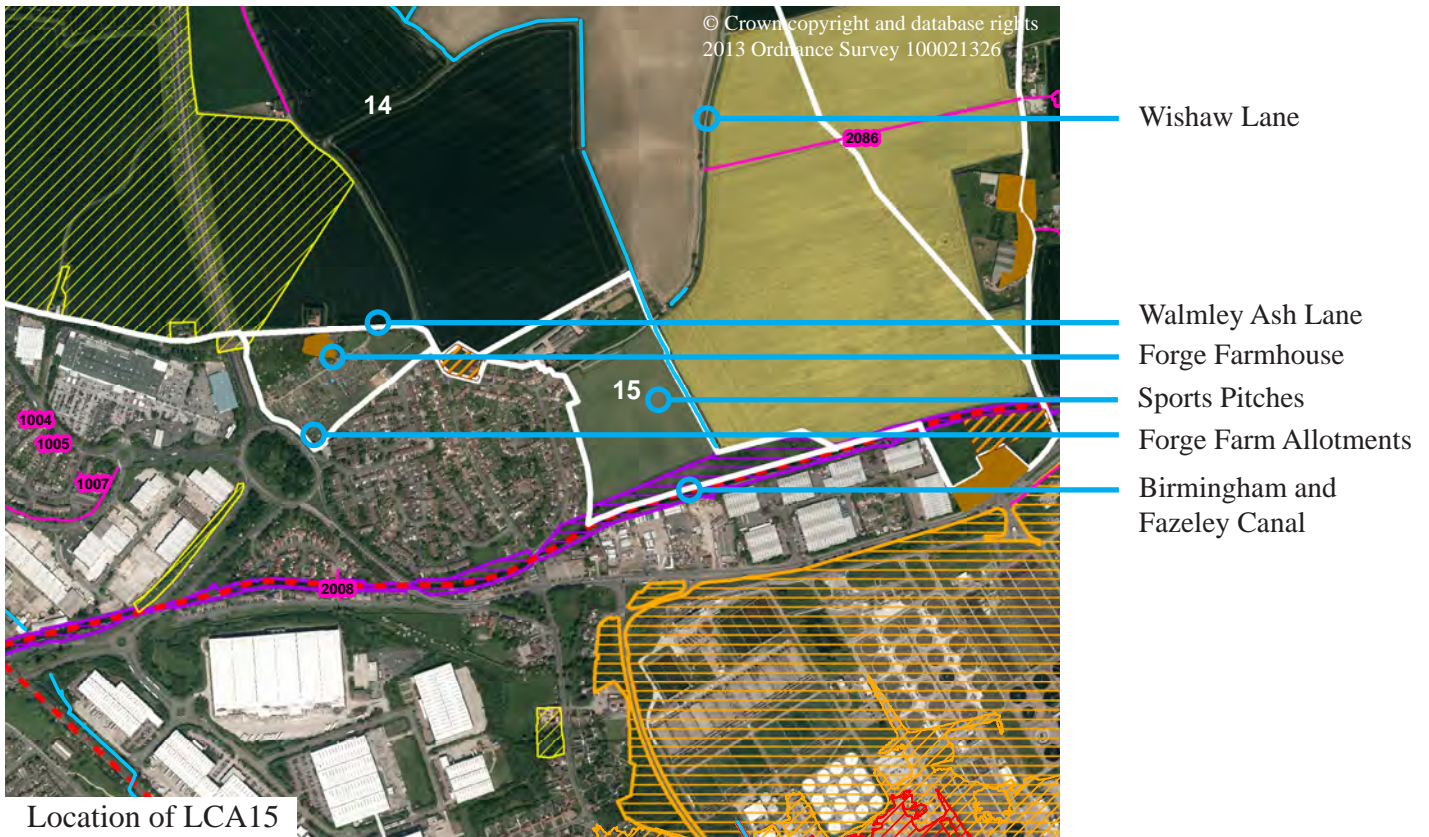
Relative Sensitivity to Development: The relative sensitivity of this area is judged to be Low. This is due to the potential ability to develop large parts of the area without losing individual components of the landscape character and the opportunity

to successfully mitigate effects from specific receptors. Due to the scale of the area and the visual containment provided by surrounding topography it is judged that the relative sensitivity of this area to employment development would also be low. This is due to the potential to accommodate this type of development without the loss of many landscape components and the opportunities to mitigate visual impact.

Enhancement / Mitigation Options: Enhancement of the area could include; reinstatement of historic field structures; an increase in natural and landscape diversity across the area especially reinstating and upgrading hedgerows alongside Wishaw Lane. Any development to the west of Wishaw Lane could be mitigated by appropriately designed blocks of woodland and native hedgerow planting along its edge. This would filter views towards development and retain more rural views to the east. Reinstatement of historic field patterns around Peddimore Hall could help to mitigate visual impacts from this location.

LCA15: Minworth Lowland Urban Fringe

Landscape Character and Views



The landscape character of Minworth Lowland Urban Fringe is predominantly flat, low lying with drainage ditches adjacent to degraded hedgerows and raised embankments along the canal. The area is dominated by the physical and visual influence of the extensive floodplain of the River Tame and its main tributary of Peddimore Brook.

This character area also conveys landscape and visual characteristics closely associated with the urban fringe of Minworth in the form of green open space in the form of large allotments and well used sports pitches in addition to vestiges of the areas agricultural past in the form of the collection of buildings and yards of Hurst Green Farm. In addition it also has close visual and audible connections with the surrounding transport infrastructure, especially the dual lane A38 and A4097. The Birmingham and Fazeley Canal, the 20th Century residential development in the Hurst Green estate and the urban fringe commercial developments of Kingsbury Business as well as the nearby Sewage Works all provide urban components that are in marked contrast to character areas identified further north.

This collective, incremental expansion of the urban area and cumulative additions over time by transport that exploits this broad valley bottom has placed pressure on and heavily influenced the character of the area. The Allotments and small plantation of woodland provide a buffer and setting for the Grade II Listed Forge Farmhouse on Walmley Ash Lane as the main visible heritage asset in the area. There are few remnants of past field boundaries in this area but the traditional field patterns have largely been lost. Vegetation comprises mostly of well-maintained field hedgerows with few, mature hedgerow trees.

Key Characteristics

- Enclosed allotment gardens
- Open sports pitches

Key Views

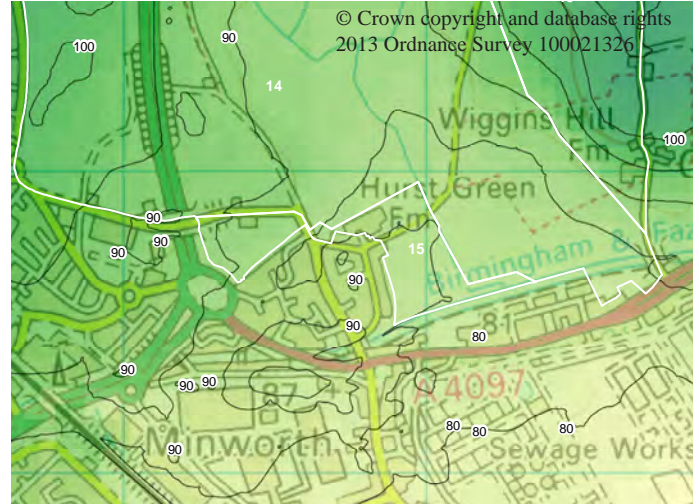
- Views from the sports pitches to the east

LCA15: Minworth Lowland Urban Fringe

Landscape Character and Views



V15.1 Entrance to Forge Farm Allotments



Topography of this and surrounding areas

Land Use: This area is urban fringe on the edge of Minworth and land use is a mixture of allotments, sports pitches and the buildings and yards of Forge Farmhouse.

Pattern: There is a contrast in pattern in this area between the intensity and small scale of the allotment gardens in the north west and the open expanse of playing fields to the south east. There is some evidence of past boundaries in this area but the pattern has been influenced by the expansion of the adjacent urban area.

Transport and Access: The eastern section of this character area contains Walmley Ash Lane running along the northern perimeter, east to west and crosses the A38 on a bridge. There is a pavement along Walmley Road in places with some street

lighting. It mainly serves in providing access to residential properties and the allotment gardens to the rear of residential properties. Within the area the eastern part of Wishaw Lane runs along the northern boundary which is a country road with no road markings or pavements along the entire route.

Topography: The local topography within this character area is predominantly flat associated with the watercourse floodplain and contours throughout both parcels are at a height of circa 85m.

Vegetation: Landscape vegetation is typically restricted to the allotment gardens of local users on western side of the character area. There is a small plantation of woodland in the north of the site screening views from the allotments across Walmley Ash Lane. Tree cover within the area is limited to



V15.2 View across Forge Farm Allotments towards residential properties

LCA15: Minworth Lowland Urban Fringe

Landscape Character and Views

field boundaries and high mature hedgerows. The eastern side contains low quality and fragmented hedge lined fields which run along Wishaw Lane accentuating the linear aspect of the road. The character area appears well ordered and maintained which relates to land use. The southern part of this section contains an area of scrub that lines the Birmingham and Fazeley canal and provides a buffer between the different land types.

Rivers and Drainage: The single watercourse within this character area is Peddimore Brook and defines the eastern boundary of the east parcel of LCA15. There are no ponds.

Heritage: The visible heritage assets within the area include:

- The Grade II Listed Forge Farmhouse is located to the west of the area, south of Walmley Ash Lane. It is an 18th Century two storey property with rendered facade and old tiled roof. The setting is enclosed by out buildings and vegetation to the south and more open to the north east beyond Walmley Ash Lane.
- There is an area of ridge and furrow in the centre of the LCA, west of properties on Hurst Green Road.

Views: From within and around the character area there are the following distinct views:

- There are enclosed views of the western side of the area, including residential properties to the south and Walmley Ash Lane to the north, from Forge Farm Allotments. Views west from the allotments are contained by a band of vegetation along the A38.
- Views from the sports pitches are enclosed to the west by residential properties but distant and open to the east across rising agricultural land. Views to the north are towards corrugated farm buildings and views to the south are towards the embankment of the Birmingham and Fazeley Canal with commercial office blocks clearly visible beyond.
- There are views of the allotments, farm buildings and sports pitches from traffic on Walmley Ash Lane. Residential properties on Summer Lane have views east across the sports fields towards rising agricultural land in the distance. Residential properties on Lindridge Drive and Farvale Road have views north towards Forge Farm Allotments that are then contained by boundary vegetation.



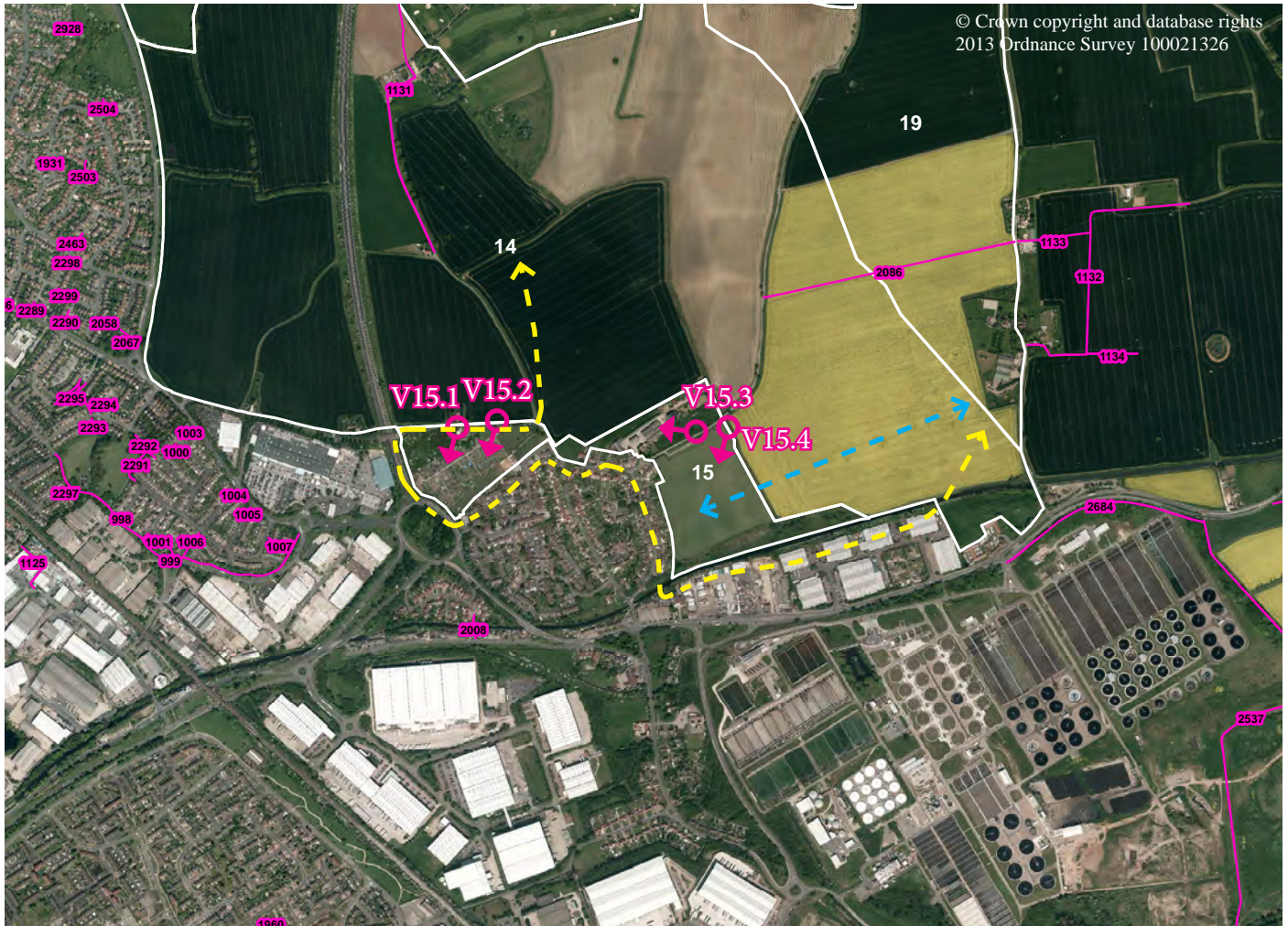
V15.3 View across pitches towards residential property



V15.4 View towards farm buildings from Wishaw Lane

LCA15: Minworth Lowland Urban Fringe

Landscape and Visual Sensitivity and Relative Sensitivity to Development



Landscape Sensitivity: The landscape sensitivity of this area is judged to be Low. This is due to the potential for a number of landscape features to be readily replaced and the commonplace local importance of the area.

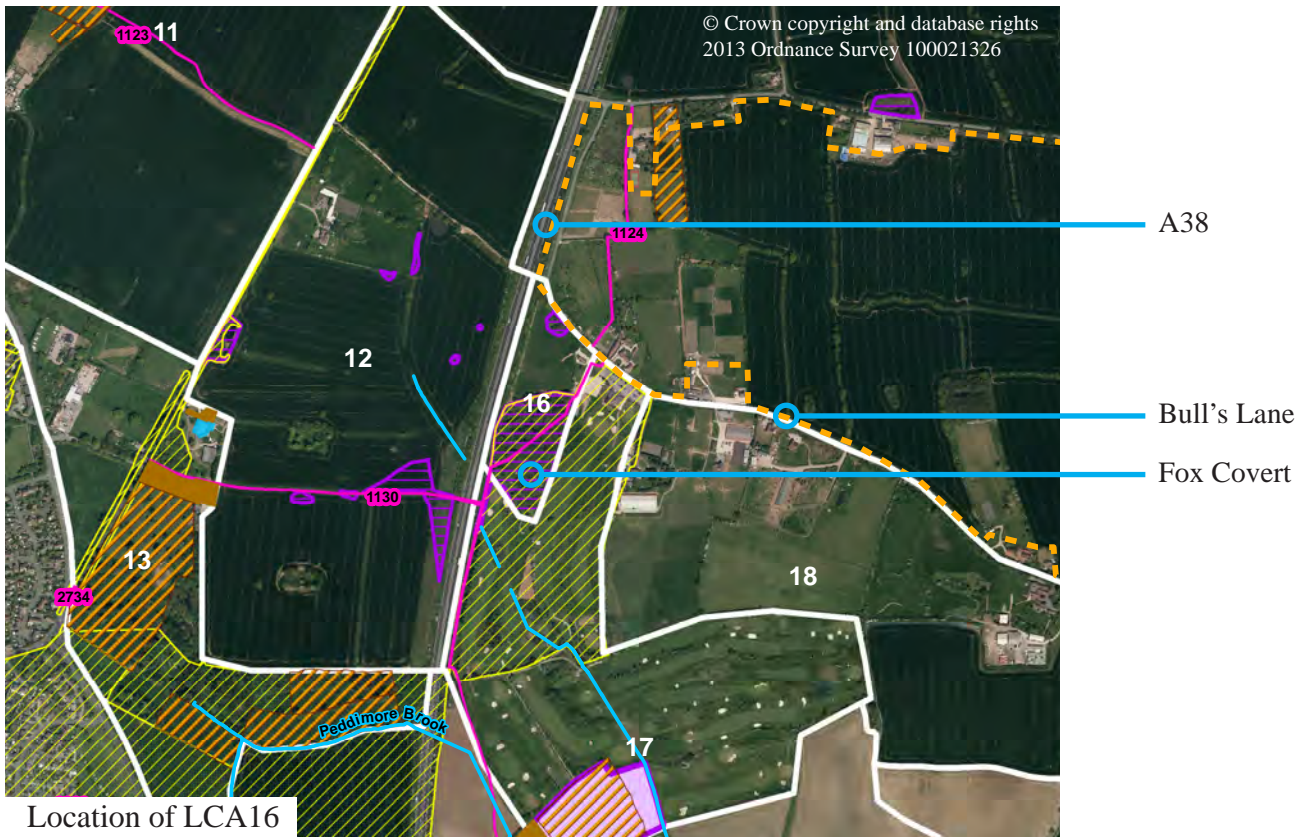
Visual Sensitivity: The visual sensitivity of this area is judged to be Medium. This is due to the areas use by allotment holders and for sports activity. It is overlooked by some residential properties.

Relative Sensitivity to Development: The relative sensitivity of this area is judged to be Low. This is due to the limited number of visual receptors and the considerable opportunities to mitigate.

Enhancement / Mitigation Options: Enhancement could include additional tree planting along the southern boundary of the sports pitches and management of vegetation surrounding the allotments. Mitigation could include screen planting around the boundaries of the area where possible.

LCA16: Fox Covert Hillside Woodland

Landscape Character and Views



This is a small, distinct rural character area defined primarily by its land use of mixed deciduous woodland and pasture now forming an isolated block of land more reminiscent of the former 19th Century finer grain enclosures that has been truncated when the A38 was constructed. The embankment planting to the A38 also contributes to the woodland character and marks the western limit. The woodland provides the key ecological asset for this area.

The northern limit of the area occupies the east – west ridgeline that follows the 120m contour that marks the crescent of high ground to the north of Peddimore Basin in the south. Distant views are curtailed by the woodland to the lower slopes and woodland edges and are mostly inward looking.

The area has a medium level of tranquility with no highways passing through it although this is tempered by proximity to the A38 road corridor and the noise it generates. Access and recreational amenity is available to walkers following PRow 1124 that traverses the site which then heads south alongside the A38 towards Peddimore Hall.

Key Characteristics

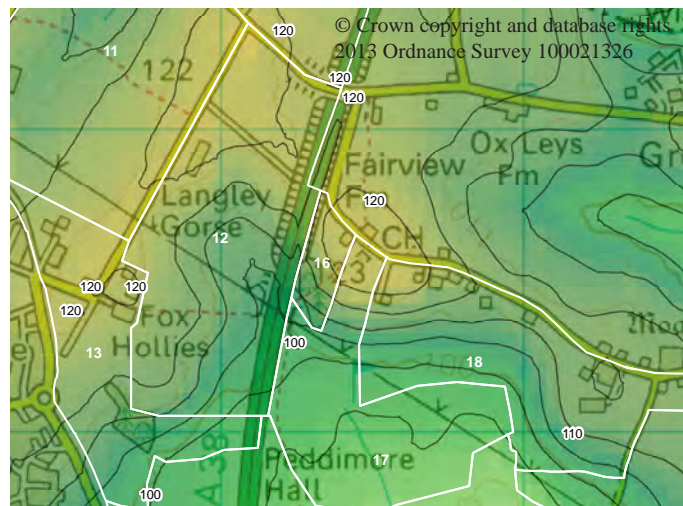
- Mature woodland and PRow
- South facing slope

Key Views

- Enclosed views within the woodland
- Views towards the area from the west

LCA16: Fox Covert Hillside Woodland

Landscape Character and Views



Topography of this and surrounding areas

Land Use: Land use in this area consists of the Fox Covert woodland and an area of pasture between the A38 and Bulls Lane.

Pattern: The pattern of this area is simple and consists of two parcels, one woodland and one field. The introduction of the A38 in the 20th Century has cut across the older boundaries that were defined in the 19th century.

Transport and Access: PRow1124 runs through the southern wood plantation and south alongside the A38 and connects to PRow1130. The western boundary edge of the character area borders with the A38 but there are no access points from within this character area. Bull's Lane is located alongside the northern boundary and has a hedgerow running along either side.

Topography: The topography of this character area is predominantly flat in its northern half at a constant height of 120m but shelves, evenly and gently for its southern half to a lowest contour of 100m. The main slope aspect is due south.

Vegetation: Tree cover is provided in the southern section of the character area by a dense, mixed woodland plantation that extends north along the A38 motorway boundary and is protected by a TPO. The northern part of the site is sparse and open with field boundary along Bull's Lane following from the western woodland belt.

Rivers and Drainage: There are no ponds or watercourses within this character area.

Heritage: The visible heritage assets within the area include:

- A bank and ditch earthwork feature within the woodland

Views: From within and around the character area there are the following distinct views:

- There are enclosed views within Fox Covert from PRow1124. To the north of the PRow there are views to the east and south east across the golf course and landscape beyond from the edge of this area.
- There are views of Fox Covert from PRow1130 in the west.

LCA16: Fox Covert Hillside Woodland

Landscape Character and Views



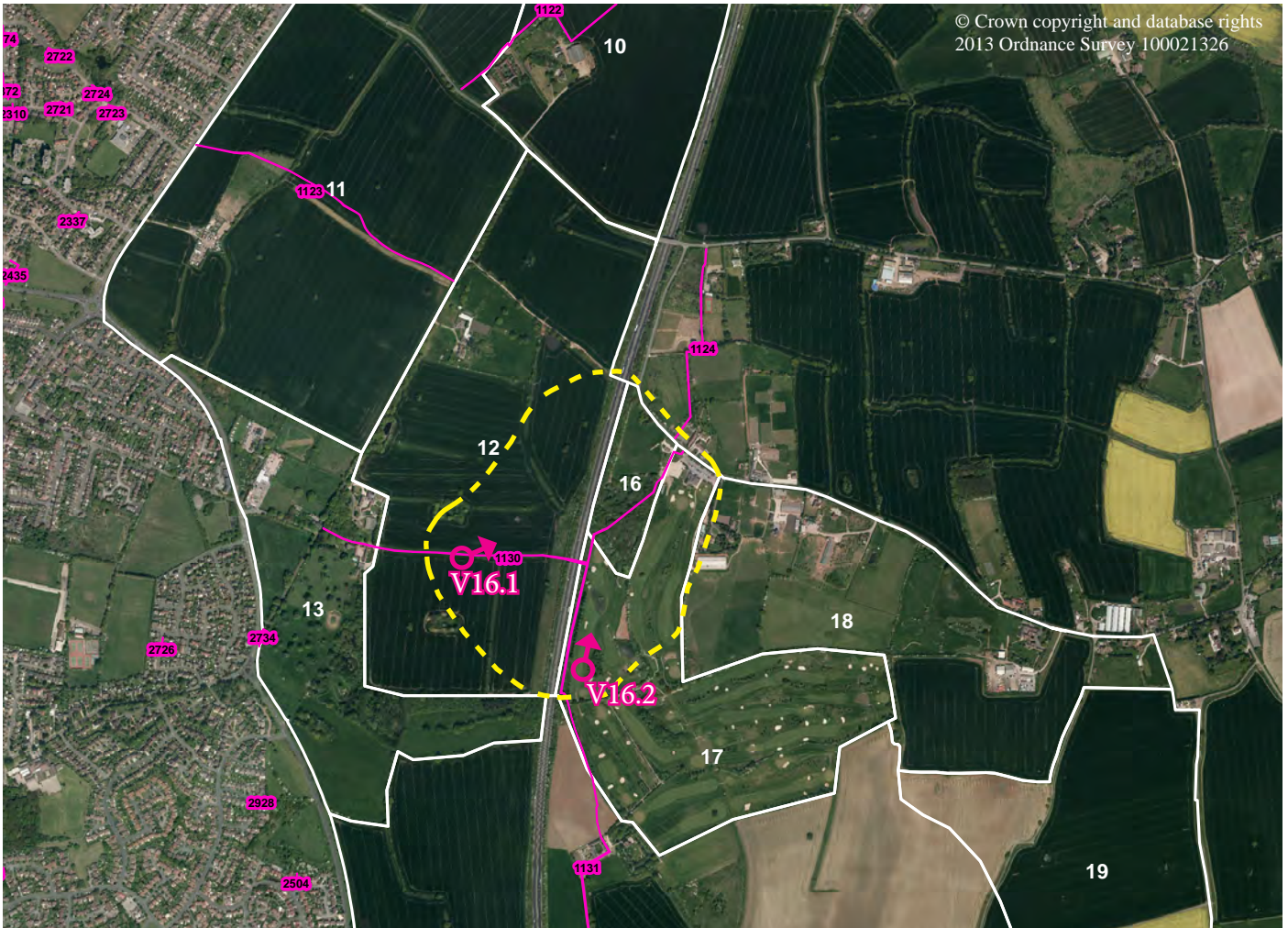
V16.1 View east towards Fox Covert from LCA12



V16.2 View north from Wishaw Golf Club towards Fox Covert rising in the distance

LCA16: Fox Covert Hillside Woodland

Landscape and Visual Sensitivity and Relative Sensitivity to Development



Landscape Sensitivity: The landscape sensitivity of this area is judged to be Medium. This is due to the presence of a mature woodland block and the limited opportunity to replace it in the short to medium term. Tranquillity is limited by the presence of the A38.

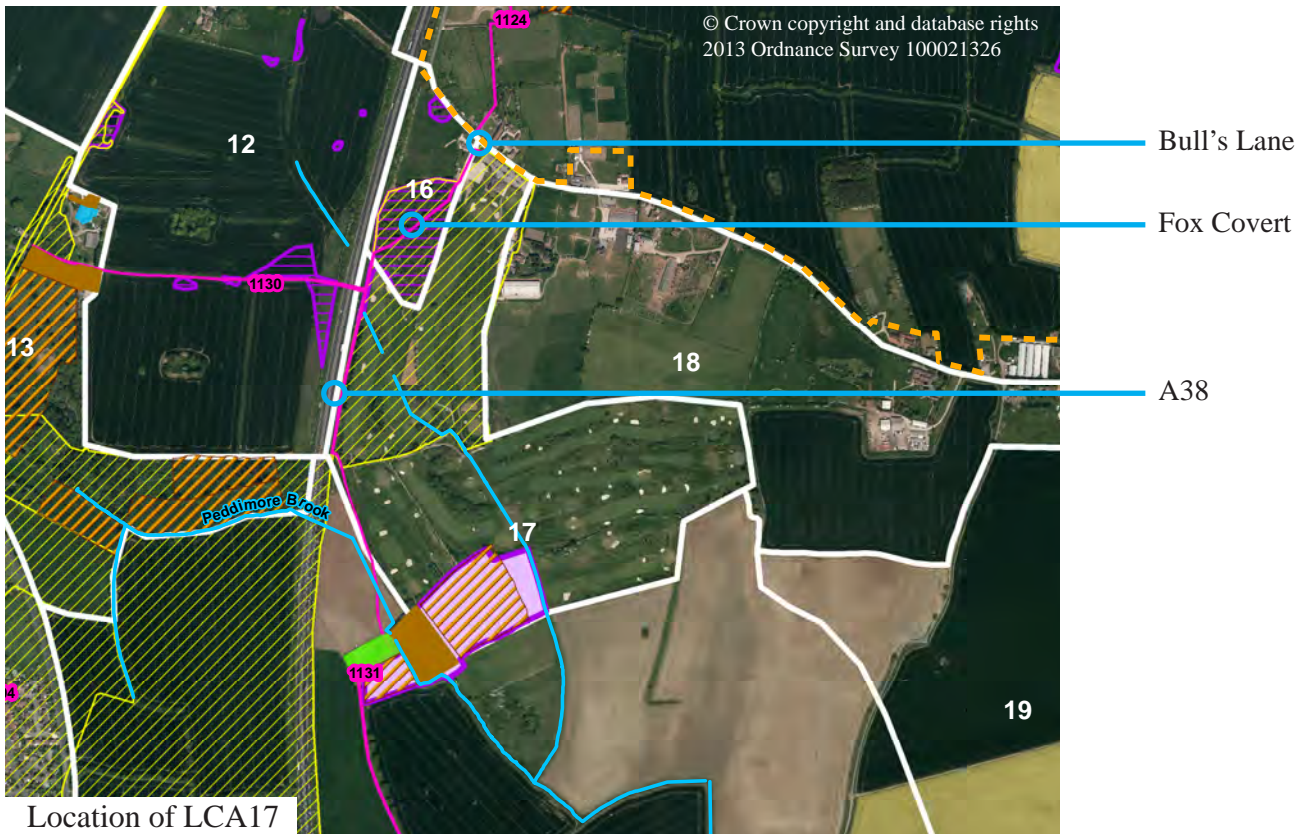
Visual Sensitivity: The visual sensitivity of this area is judged to be Low. This is due to the enclosed nature of views within this area and the limited number of receptors.

Relative Sensitivity to Development: The relative sensitivity of this area is judged to be Medium. This is driven primarily by the presence of woodland across most of the area.

Enhancement / Mitigation Options: Enhancement could include the creation of more woodland in the northern section of the area and providing additional biodiversity opportunities. Any development proposals should include the retention and protection of the woodland block and mitigation could take the form of shelter/ screen planting around the perimeter.

LCA17: Wishaw Golf Course

Landscape Character and Views



This character area is distinguished by the simple, designed landscape and visual components of its primary land use as an 18-hole golf course. These include a pattern of greens and fairways with isolated stands of semi-natural vegetation that along with the golf house itself convey an urbanising impression to the local area.

The boundary to this area conforms to existing surroundings of mixed, well maintained hedgerow planting and occasional hedgerow trees.

The highest point of the course is at 120m close to the club house from which the land falls away south to the course of Peddimore Brook at circa 90m. This southern aspect contributes to the character of the area with elevated, expansive views especially from the subtle but obvious that is followed by Bull's Lane.

There is little ecological diversity or surface landscape heritage although the area has a degree of time depth where the golf course development has not disturbed natural features in the south west limit of the golf course where a field of ridge and furrow is visible and forms part of the Scheduled Monument of Peddimore Hall.

Key Characteristics

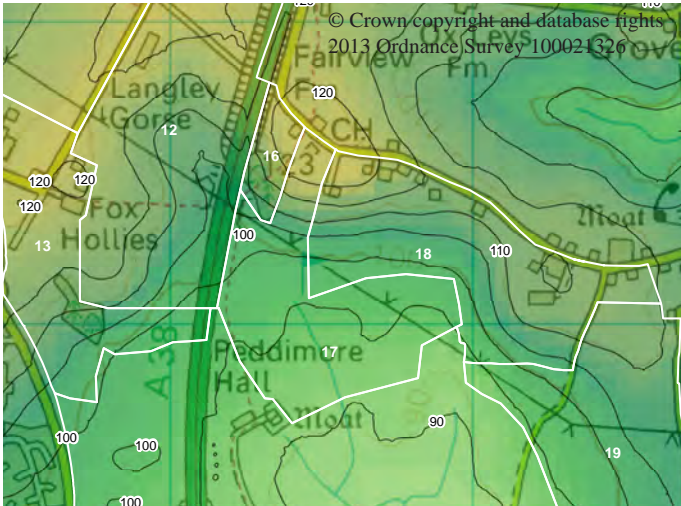
- Predominantly a golf course landscape
- Steeper gradient to the north of the area
- Ridge and furrow in the southern corner

Key Views

- From the south of the golf course towards Peddimore Hall

LCA17: Wishaw Golf Course

Landscape Character and Views



Topography of this and surrounding areas

Land Use: The land use in this area is an 18 hole golf course.

Pattern: The distinctive pattern of this area consists of a mosaic of golf greens and fairways and intervening belts of vegetation. The golf course has only been in existence since 1992 before which it was arable agricultural fields.

Transport and Access: The A38 runs alongside the western boundary but is not accessible from the golf club. There is private access to the area available through Wishaw Golf Club off Bull's Lane. PRow1124 connects the northern tip of the area with LCA18. PRow1131 runs alongside the south western boundary and A38.

Topography: The localised topography defining this character area is low lying and flat at a height generally of 90m. A subtle ridgeline formed by the slightly higher ground at 120m is discernible to the north with a high point close to the golf course club house located along Bull's Lane. From here the land falls away to the south and gives way to the shallow broad valley created by a tributary of Peddimore Brook.

Vegetation: This character area is an ordered mix of ornamental and mature tree planting associated with a designed landscape. The boundary to this area conforms to existing surroundings of mixed, well maintained hedgerow planting and occasional hedgerow trees. The northern half of the area is covered by a TPO.



V17.1 View across golf course from near PRow1131

LCA17: Wishaw Golf Course

Landscape Character and Views

Rivers and Drainage: The single watercourse threading across this character area is a tributary of Peddimore Brook.

Heritage: The visible heritage assets within the area include:

- The south west corner of the golf course forms part of the Scheduled Monument area of Peddimore Hall. The part of the Monument within this area is a field of ridge and furrow which consists of curving ridges approximately 3m apart aligned south west to north east.

Views: From within and around the character area there are the following distinct views:

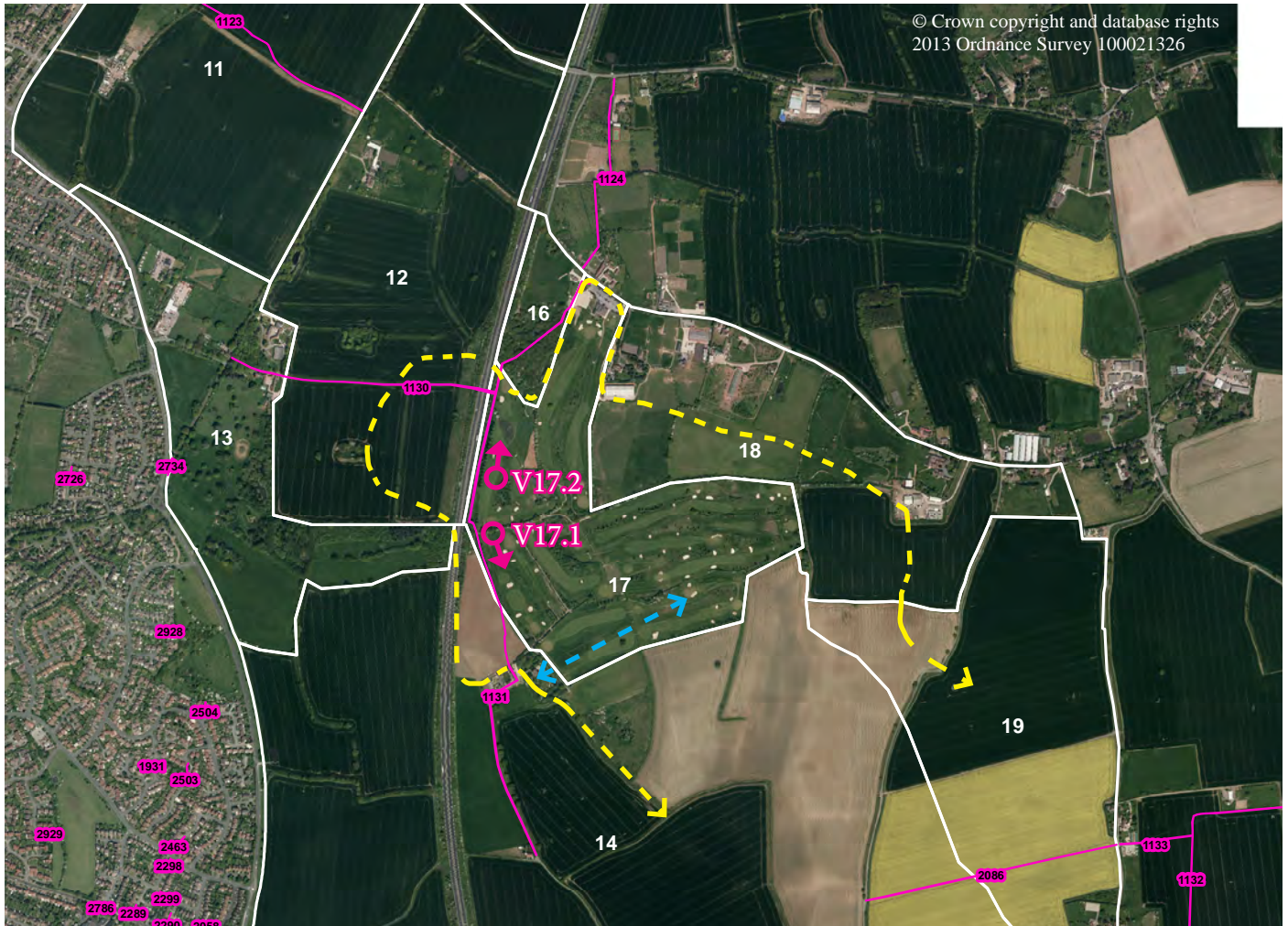
- Views from within this character area are limited to users of the golf course and users of PRow1131 and 1124. Views south are most evident from the northern section of the area due to the raised topography, from the majority of the area views are curtailed or filtered by layers of trees located around the golf course. Electricity pylons are visible crossing the area. There are views west towards Peddimore Hall against a backdrop of vegetation from the southern section of the golf course.
- There are views across the western side of the area from PRow1131 and the north of the area from PRow1124.



V17.2 View towards crossing electricity pylon

LCA17: Wishaw Golf Course

Landscape and Visual Sensitivity and Relative Sensitivity to Development



Landscape Sensitivity: The landscape sensitivity of this area is judged to be Low. This is due to its relative ease of replace ability as a result of it being an entirely manmade landscape and relatively young vegetation.

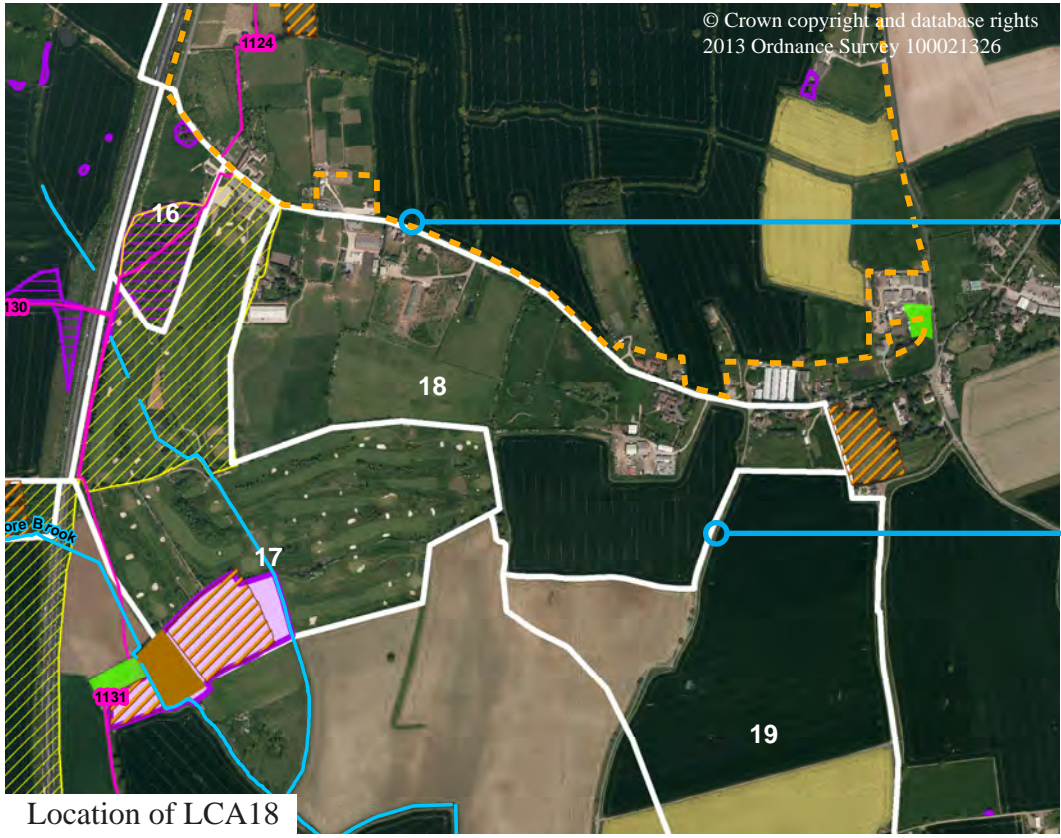
Visual Sensitivity: The visual sensitivity of this area is judged to be Low. This is due to the lack of distant views available from the area and the limited number of views into the area from other receptors.

Relative Sensitivity to Development: The relative sensitivity of this area is judged to be Low. This is due to the potential replace ability of the area, the limited number of visual receptors and the potential for mitigation.

Enhancement / Mitigation Options: Landscape and biodiversity enhancements could focus Peddimore Brook and the PRoW corridors and possibly the biodiversity of the golf course. A further enhancement option would be to provide additional screen planting alongside the A38 corridor.

LCA18: Bull's Lane Ridgeline Farmland

Landscape Character and Views



Following the natural ridgeline and including south facing valley side slopes this character area is distinguished from its surroundings mainly due to the field pattern and land use. To the north and south, on high and low ground respectively are large arable fields with low hedgerows. In contrast, although the Bull's Lane Ridgeline Farmland character area does include arable field parcels, it is predominantly pasture land with smaller field sizes. These have not been immune to changes in agricultural and land ownership changes since the 19th Century so that old boundaries having been removed to aggregate fields and accommodate uses such as the Wishaw Riding Centre. A strip lynchet contributes visually to the area as a vestige of the areas historic agricultural past as a single, above ground feature.

Where field boundaries do remain they comprise low but well managed and improved hedgerows with isolated mature hedgerow trees. The urbanising effect of conifer planting is evident in the landscape marking property boundaries and replacing native hedgerows.

Distant views are directed south due to the change in topography in that direction and from Wishaw Lane the horizon in all directions is marked by the eastern urban edge of Birmingham clearly visible with electricity pylons following the low ground of the River Tame floodplain.

The impression is distinctly rural with detached, dispersed farmsteads in the form of Grove Farm, Manor House Farm, Ramshurst Farm and Linda Vista Farm that have historically exploited locations along the 120m ridgeline with southern aspects over the low lying land referred to locally as 'Peddimore Basin' in the valley below. There are no running watercourses at this height in the terrain.

Key Characteristics

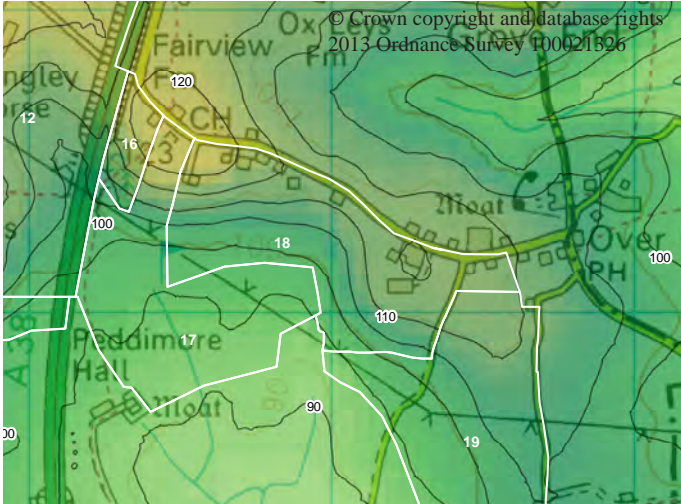
- Semi-rural feel due to build form
- Ridgeline before lower topography to the south
- Strip lynchet along southern boundary
- Residential property and farmsteads

Key Views

- Distant views to the south from behind built form

LCA18: Bull's Lane Ridgeline Farmland

Landscape Character and Views



Topography of this and surrounding areas

Land Use: This area consists of predominantly pasture and much of that is horse pasture associated with the Wishaw Riding Centre in the north western part of the character area. There is an area of arable farmland in the south eastern part of the area. Bull's Lane forms the northern boundary to this area and off this are two distinct concentrations of buildings; one around Grove Farm to the south east and the other around Manor House Farm Shop, Ramshurst Farm, Wishaw Riding Centre and Linda Vista Farm in the north west.

Pattern: The pattern is varied in this area and has undergone substantial changes since the 19th Century. Old boundaries have been removed and many fields have been made larger, although in the northwest of the area around the Riding Centre the paddocks have been divided into much small compartments.

Transport and Access: Bull's Lane is the only transport access to the area and runs alongside the northern boundary.

Topography: Generally the local topography can be defined as very gently undulating and low lying in comparison to the northern part of the study area with contour heights not exceeding 120m. The subtle ridgeline following the 120m contour running east west marks the northern boundary to this character area and study area. The land falls away southwards with gentle south facing gradients.



V18.1 View west along Bull's Lane

LCA18: Bull's Lane Ridgeline Farmland

Landscape Character and Views

Vegetation: Large hedged fields with mature hedgerow trees surround the boundary to the character area however; field boundaries within the area appear less managed and fragmented. New tree planting around Wishaw riding centre provides the area with a new section of tree planting. Other tree plantations are located in the north and east of the area around residential properties and appear well managed and ordered.

Rivers and Drainage: There is a single flood storage pond adjacent to Bull's Lane but no watercourses within this character area.

Heritage: The visible heritage assets within the area include:

- A lynchet (an earth mound built up over time due to historic agricultural practices) is located along the southern most boundary of this area.
- North of the golf course there are two parallel earth banks running north-south which is a possible continuation of the pre-medieval coaxial field system to the north.

Views: From within and around the character area there are the following distinct views:

- Views within the area are limited to those from farm buildings and residential properties to the south of Bull's Lane. Views from these properties, and from gaps in built form and vegetation along Bull's Lane, extend south beyond the area, are elevated, open and extend to the distant horizon line.



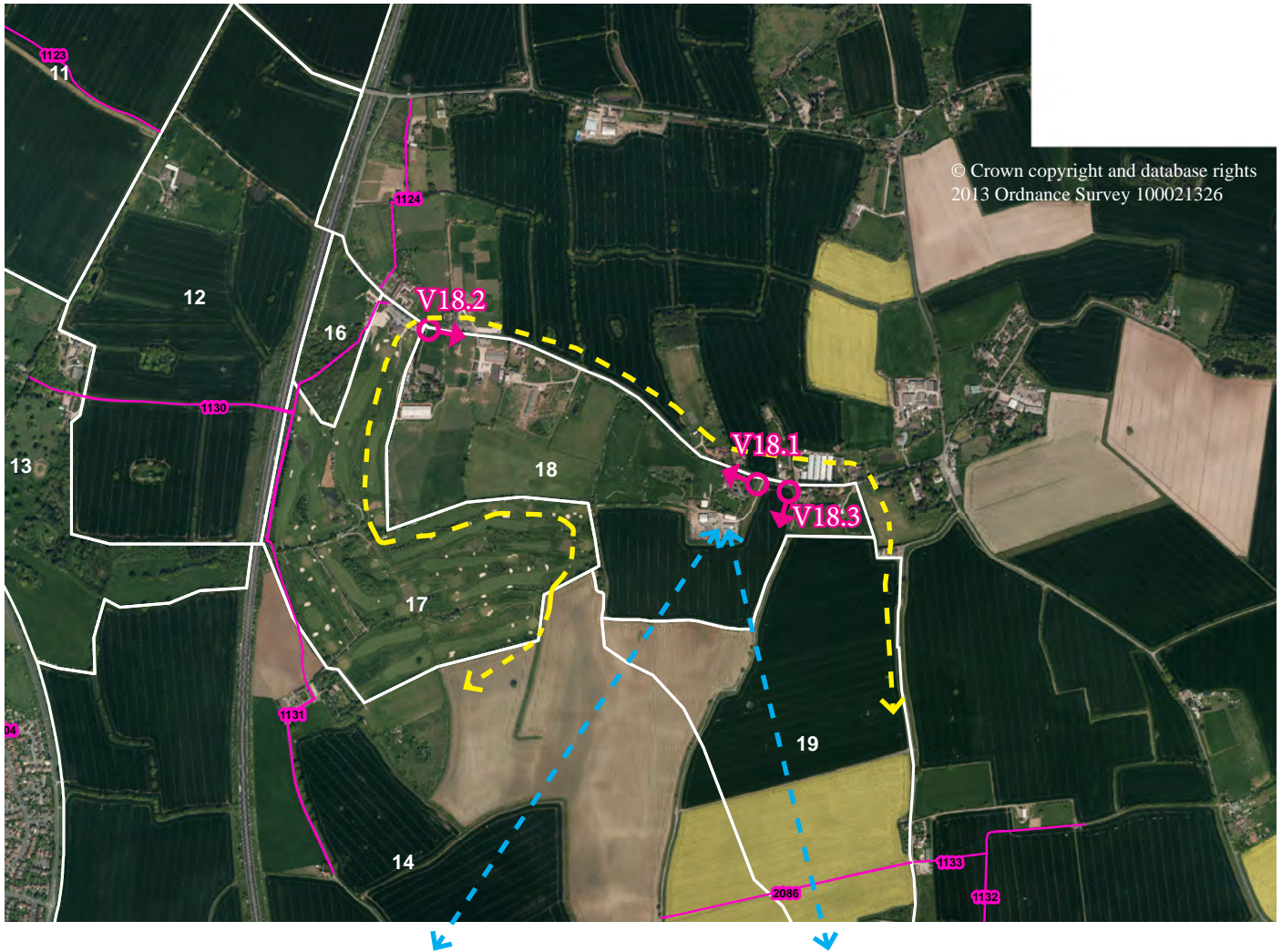
V18.2 View east along Bull's Lane



V18.3 View south across field from Bull's Lane

LCA18: Bull's Lane Ridgeline Farmland

Landscape and Visual Sensitivity and Relative Sensitivity to Development



Landscape Sensitivity: The landscape sensitivity of this area is judged to be Medium. This is due to the elevated tranquillity of the area away from main transport routes and the urban fringe. The condition of the landscape is mixed.

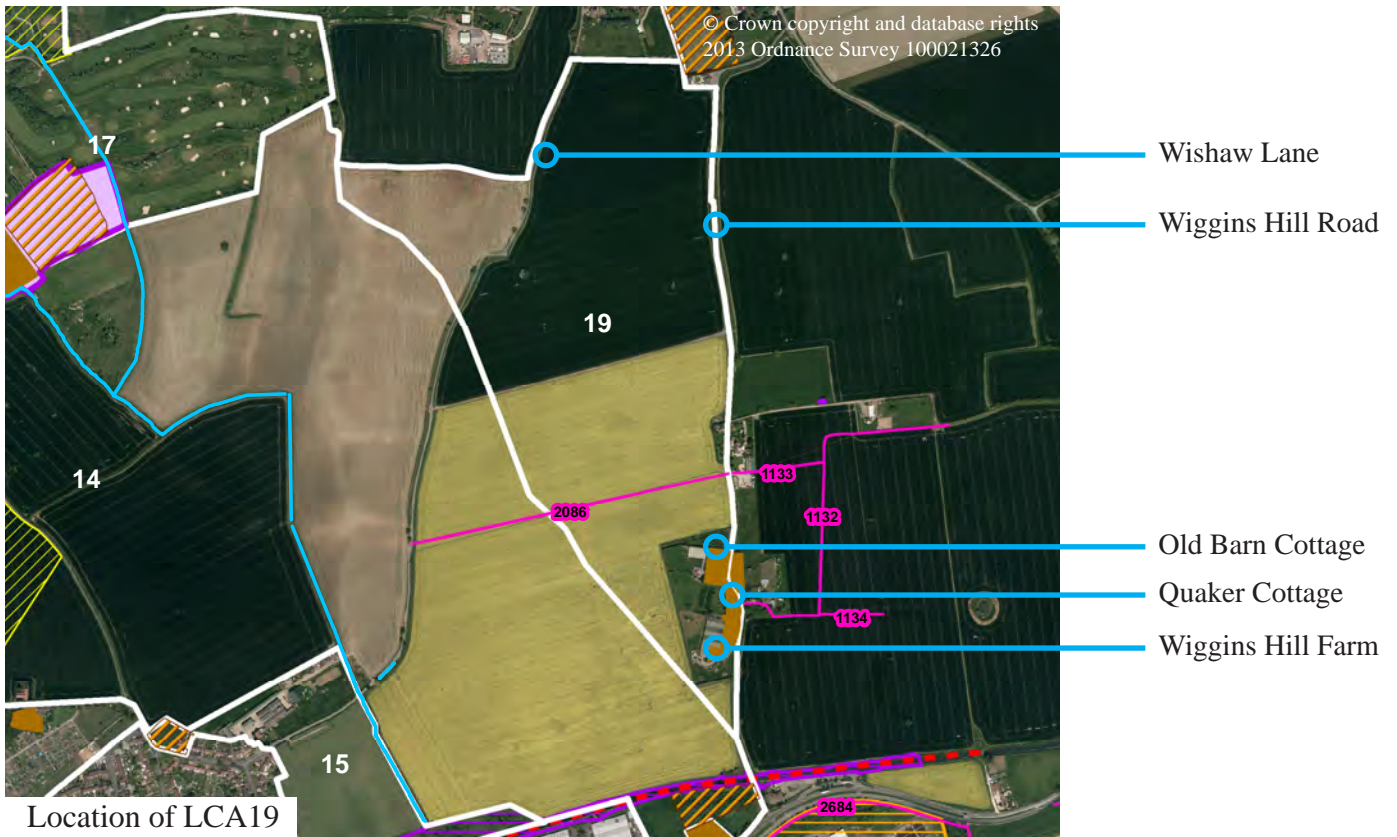
Visual Sensitivity: The visual sensitivity of this area is judged to be Medium. This is due to the presence of a number of visual receptors along Bull's Lane and the availability of elevated views across the area to the south.

Relative Sensitivity to Development: The relative sensitivity of this area is judged to be Medium. This is due to the availability of views and semi-rural nature of the area. There are some opportunities to mitigate visual impact.

Enhancement / Mitigation Options: Enhancement of the area could include the enhancement of field boundaries, increased public accessibility and the promotion of available views. Mitigation could take place around the boundaries of the area or individual properties to reduce visual impact.

LCA19: Wiggins Hill Lowland Farmland

Landscape Character and Views



The Wiggins Hill Lowland Farmland character area is distinguished by an extensive pattern of large irregular, arable fields which have been aggregated with the resulting loss of 19th Century field boundaries and hedgerows with only scattered mature hedgerow trees.

The local topography forms the eastern spur of a crescent of high ground at 110m that encircles the fen like character area of Peddimore Basin and part of the River Tame floodplain to the south at a height of 90m. Here, the course of the Birmingham & Fazeley Canal marks the southern extent of the Wiggins Hill Lowland Farmland character area providing a recreational route connecting to Minworth along the towpath.

This combination of low lying landform and openness, containing low but well maintained hedgerows with few trees, creates a broad gently sloping, rural landscape with extensive uninterrupted views towards the eastern horizon and urban edge of Walmley.

The farmstead including the Grade II Listed Wiggins Hill Farm and Cottages is the single largest dwelling in this character area that is visually separated from its working agricultural landscape by an encircling Leylandii evergreen hedge untypical of the locality.

Despite potential views to Walmley the area has an elevated degree of tranquility by virtue of its physical remoteness from the urban periphery, the extensive arable fields and the single, lightly trafficked Wiggins Hill Road. There is recreational permeability provided by two PRoW numbers 2086 and 1133 that provide east – west links joining with Wishaw Lane.

Key Characteristics

- Linear cluster of listed buildings along ridge
- Gentle slopes with south west aspect
- Electricity pylons cross the north of the area
- Large open field with few landscape features

Key Views

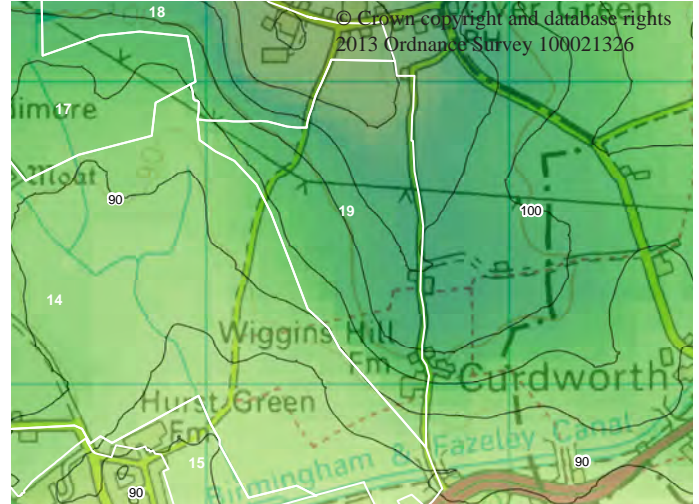
- Views towards Peddimore Hall
- Distant views west towards the urban edge

LCA19: Wiggins Hill Lowland Farmland

Landscape Character and Views



V19.1 View east from Wishaw Lane towards pylons



Topography of this and surrounding areas

Land Use: Land use within this area is wholly arable farmland with one farmstead located in the south east corner.

Pattern: The pattern of this area is one of large irregular fields which have very little of the original 19th Century field boundaries remaining.

Transport and Access: The eastern boundary is marked out by Wiggins Hill Road which provides access to Wiggins Hill Farm. This is a narrow country lane with roadside vegetation towards the south and limited signage. The north western side of the character area contains part of Wishaw Lane which extends north from LCA14. Wishaw Lane is a narrow country road with limited road verge and

signage, and no street lighting. PRoW2086 extends from PRoW1133 on the eastern side in the north of the character area and runs west across farmland to join with Wishaw Lane and LCA17.

Topography: The topography of this character area has few undulations but is gently rolling and relatively low lying with the highest point being 110m and the lowest point in the south being 90m. Contours are evenly spaced forming gentle slopes with entirely south west aspects. The local topography forms the eastern tip of the crescent of higher ground to the north of the Peddimore Brook basin described in LCA14.



V19.2 View west from Wishaw Lane towards the urban edge

LCA19: Wiggins Hill Lowland Farmland

Landscape Character and Views

Vegetation: This character area contains limited and fragmented hedgerow field boundaries in few places and mature tree planting scattered throughout. Due to the limited hedgerow boundaries, most field structures are lined with mature trees sparsely planted. This is particularly evident along Wishaw Lane. The majority of planting is located around the residential area along Wiggins Hill Road which consists of well maintained hedgerow and ornamental tree planting.

Rivers and Drainage: There are no ponds or watercourses within this character area.

Heritage: The visible heritage assets within the area include:

- The Grade II Listed Wiggins Hill Farm is located along the eastern boundary of this area, to the west of Wiggins Hill Road. It is a 17th Century two storey property with red brick stone and flush stone quoins. To the south is a large farm building and evergreen hedge, to the west and north is a garden area and mixed vegetation.
- Just north of Wiggins Hill Farm is the Grade II Listed Old Barn and Old Barn Cottage. The two buildings form a group and are 17th Century, single storey, timber framed buildings. Garden vegetation and boundary hedges enclose the properties.

Views: From within and around the character area there are the following distinct views:

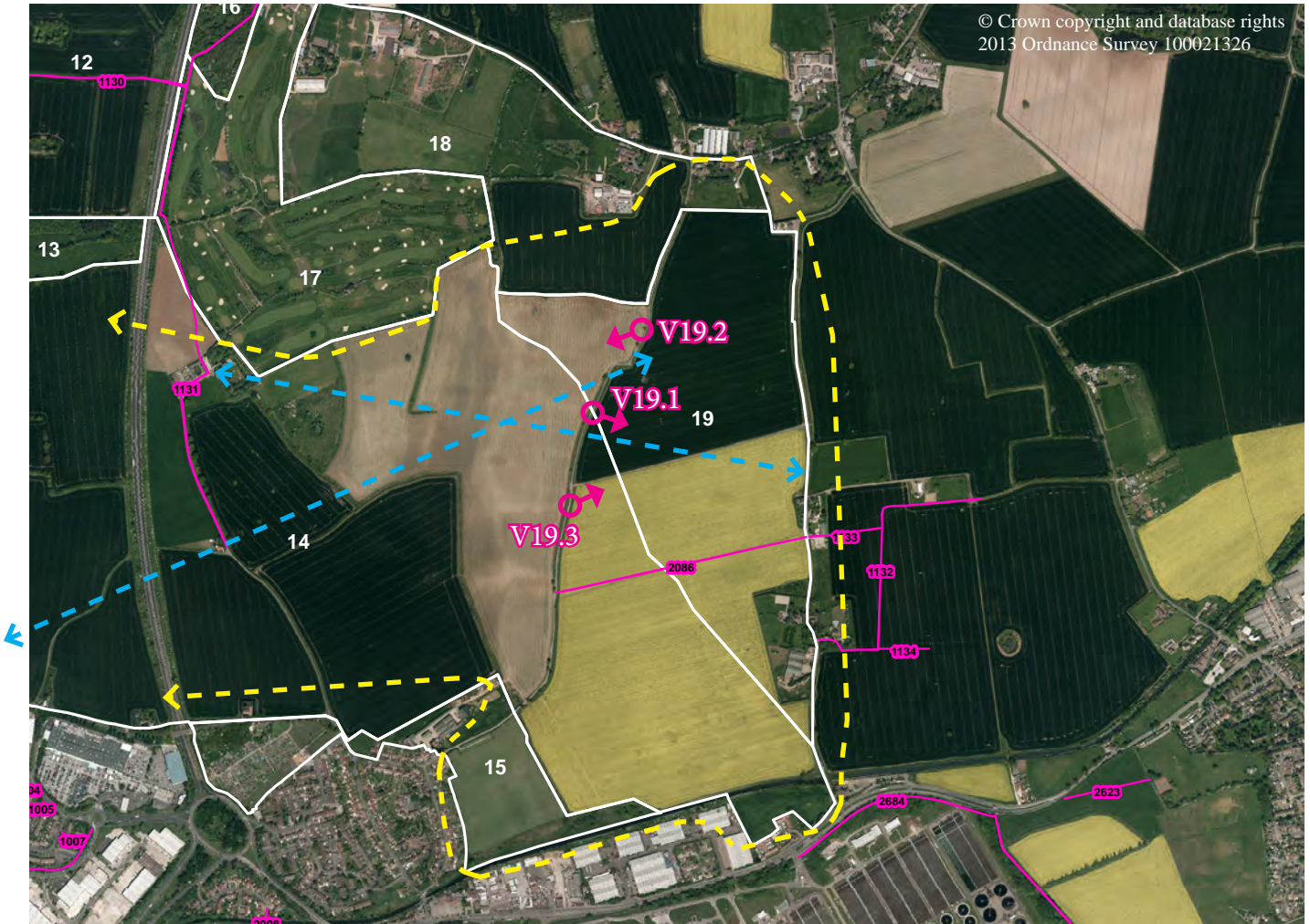
- From PRoW2086 there are open views across the surrounding agricultural landscape including Peddimore Hall. The commercial buildings north of Kingsbridge Road and electric pylons are also visible
- Views from Wiggins Hill Farm, Old Barn and Old Barn Cottage are contained by surrounding vegetation but there are some filtered views out towards the wider area.
- There are open panoramic views from Wiggins Hill Road across the area that extend beyond the agricultural landscape towards the urban area on the horizon.



V19.3 The start of PRoW2086 on Wishaw Lane

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Landscape and Visual Sensitivity and Relative Sensitivity to Development



Landscape Sensitivity: The landscape sensitivity of this area is judged to be Low. This is due to the limited number of landscape components and lack of rarity within the wider area. The landscape sensitivity is locally elevated around Old Barn Cottage, Quaker Cottage and Wiggins Hill Farm.

Visual Sensitivity: The visual sensitivity of this area is judged to be Medium. This is due to distant views from the area towards the urban edge that are rare within the wider area. There is also a visual relationship with Peddimore Hall. There are only limited views into the area from residential properties.

Relative Sensitivity to Development: The relative sensitivity of this area is judged to be Low. This is due to the lack of landscape components and opportunities for mitigation.

Enhancement / Mitigation Options: Landscape enhancements could include increasing biodiversity within the area, reinstating historic field patterns and reinstate hedgerow planting alongside Wishaw Road. Mitigation could include the creation of a green corridor along the PRoW, retention of distant views from Wiggins Hill Road and the PRoW. The setting of the cluster of Listed buildings should also be preserved.

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