

The M50 is the primary transport corridor in the area and is present along the northern boundary of the parcel. The A417 is also present but is detached from this parcel. The unnamed road present along the western boundary provides access to the parcel.

The parcel is comprised of an arable and pastoral field network. This is typical of the prevailing landscape character in the area.

Hedgerow and trees are common features within the parcel and form the boundaries to fields. Hedgerow field boundaries are characteristic of the local landscape.





Development within the parcel is focused around Park Farm and is comprised of a small number of dwellings and farm buildings.



Public footpaths are present within the parcel. there is good access to the parcel from east to west. Views are generally limited to the parcel due to intervening features. Some more distant views are achieved between gaps in vegetation. This includes views of elevated landform to the north.

Topography changes create local variation. This creates areas of shallow valley with areas of elevated land form also present. Character wise this creates a varied rural landscape. These elevated areas would be subject to heightened landscape sensitivity.

Flood Zone 2 and 3 areas are present within the parcel. The identified Flood Zone is located alongside the low lying Glynch Brook. These areas play an important role in flood management and form part of the local Green Infrastructure network.

Base map from Google Earth, Copyright Google.

-  Parcel Boundary. This takes account of historic field boundaries, infrastructure corridors and watercourses.
-  Contours. These highlight a locally varied landscape where shallow valleys and small elevated land forms characterise the landscape.
-  Public Rights of Way (PRoW). Public footpaths are present within the area. These are valuable features within the area that promote activity and tourism. They also provide important Green Infrastructure corridors.
-  Listed structure. No listed buildings are present within the parcel.

-  Approximate area of designated Flood Zone. This occupies the lowest lying area of the parcel.
-  The M50 and A417 are the primary transport corridors within the area. The M50 is present along the northern parcel boundary.

- Landscape Features:**
- Mixed agricultural field network comprised of arable and pastoral farming;
 - Hedgerow field boundaries and individual field trees;
 - Low lying landscape in the south with more elevated gently sloping land within the north;
 - Glynch Brook and areas of flood meadow;
 - Public footpaths cross the area;
 - Limited historical built environment; and
 - M50 transport corridor and minor roads.

- Visual Receptors:**
- Residents of isolated dwellings within the parcel;
 - Residents of dwellings near the parcel;
 - Public footpath users;
 - Farm workers; and
 - Road users.