

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

The M50 is the primary transport corridor in the area and is present along the northern boundary of the parcel. Minor roads are present to the southern and eastern boundaries.

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







The topography of the parcel is relatively flat with a sloping character. Near the centre of the parcel is a small elevation in the topography which provides variation within the parcel.

Public footpaths are present within the parcel. The footpath in the north of the parcel offers poor connectivity to the wider provision. Views are generally limited to the parcel and the neighbouring ones due to intervening features. Some more distant views are achieved between gaps in vegetation. This includes views of elevated landform to the north.

Development within the parcel is focused along the roads to the south and east of the parcel. This is comprised of dwellings and equestrian development.

Flood Zone 2 and 3 areas are present within the parcel. The identified Flood Zone is located alongside the low lying Glynch Brook in the south west and along Wyndbrook to the east. 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.
-  Approximate area of designated Flood Zone. This occupies the lowest lying area of the parcel.
-  Contours. The parcel occupies an area of relatively flat but sloping land. A small elevated landform is present near the centre of the parcel.
-  The M50 is the primary transport corridor within the area and is present along the northern parcel boundary.
-  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.

Landscape Features:

- Mixed agricultural field network comprised of arable and pastoral farming;
- Hedgerow field boundaries and individual field trees;
- Dwellings present along road corridors to the south and east of the parcel;
- Relatively flat but sloping landform within the parcel. Small elevated landform present near the centre;
- Glynch Brook to the south west and areas of flood zone in the south west and east of the parcel;
- Public footpaths cross the area;
- Limited historical built environment; and
- M50 transport corridor and minor roads.

Visual Receptors:

- Residents of dwellings within the parcel;
- Residents of dwellings near the parcel;
- Public footpath users;
- Farm workers; and
- Road users.

Glynch Brook Parcel Three:
West of Wyndbrook Lane
 Plan Reference: FoD_P25
 September 2021

