



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

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.

Grade 2 listed buildings are present with the parcel. The setting of these structures may be a consideration.

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 generally flat with a sloping character that elevates the south west of the parcel above the area around Glynch Brook in the north. These changes create a varied rural landscape. Elevated areas would be subject to heightened landscape sensitivity.

Public footpaths are present within the parcel. There is good access to the parcel from north to south. 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 and west.

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. These highlight a locally varied landscape where shallow valleys and small elevated land forms characterise the landscape.

The A417 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. Two 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;
- Low lying landscape in the north with more elevated gently sloping land within the south;
- Glynch Brook and areas of flood meadow;
- Public footpaths cross the area;
- Some historical built environment present; and
- A417 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.