



0 0.4 0.8 1.6 km

Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

**Bidford on Avon
Designations and Constraints**

LCP/Zone B01

Settlement: Bidford-on-Avon

Landscape sensitivity to housing development medium

The zone is a relatively flat series of hedged and fenced pastures and playing fields along the course of Small Brook. The Marriage Hill farm complex lies within a well screened enclosure with woodland and orchard to the west. The zone feels enclosed by Marriage Hill to the west and by estate and ribbon housing to the east and south respectively. The area is overlooked by the PROW on Marriage Hill and views are possible from the B439 to the south. The sensitivity of the area lies in the Small Brook corridor, the woodlands, orchard and hedgerows. Housing development could be accommodated, excluding the playing fields and Marriage Farm complex, providing a positive green frontage and gateway to the B439 was included. Marriage Hill and Small Brook provide a clear long term boundary to potential development.

Landscape sensitivity to commercial development high/medium

The zone is a relatively flat series of hedged and fenced pastures and playing fields along the course of Small Brook. The Marriage Hill farm complex lies within a well screened enclosure with woodland and orchard to the west. The zone feels enclosed by Marriage Hill to the west and by estate and ribbon housing to the east and south respectively. The area is overlooked by the PROW on Marriage Hill and views are possible from the B439 to the south. The sensitivity of the area lies in the Small Brook corridor, the woodlands, orchard and hedgerows. Commercial development is generally considered unsuitable due to the relationship with existing housing although small scale commercial office type accommodation may be possible to the south by the B439. Marriage Hill and Small Brook provide a clear long term boundary to potential development.

Landscape characteristics

LDU level

Physiographic River valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity High

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Pastoral

Pattern Small/medium_regular

Origin Farmland_planned

Designations

Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☒ Ancient woodland ☐ TPO ☐

Biodiversity

SSSI ☐ Local Wildlife Sites ☒ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

Other

Flood ☒

Characteristics

Landform flat lowland

Landcover pasture and playing fields with Marriage Hill Farm complex

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input checked="" type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input checked="" type="checkbox"/>

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
------------------	---------------------------------	---	-------------------------------------

Intensity of Use

Impact	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
---------------	-------------------------------	--	------------------------------

Pattern

Settlement pattern farmstead with ribbon and estate housing development adjacent

Other built features -

Presence of water ☒ Small Brook on western edge

Scale small **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
-------------------------------	----------------	-------------------

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

Site observation medium ...to key features ☐ ...from key place ☒

Comments while generally enclosed by vegetation and Marriage Hill to the west it is visible from the hill itself and the southern edge is visible from the B439 western approach to the settlement

Tranquillity

Noise sources

Views of development many 270 **Presence of people** frequent

Summary medium

Comments views of residential edge and playing fields reduce tranquillity

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐

Comments playing fields- community use; pastures managed as part of wider farmed complex

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☐

Comments on western fringes of settlement enclosed by incremental housing development and by Marriage Hill

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☒

Comments Small Brook- ecological corridor

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative **Form of edge** smooth/linear

Comments estate housing unmitigated by vegetation

Receptors

Receptors	Sensitivity
long distance/public footpaths	high
urban residents	high
roads/rail/cycleways	medium/low
rural residents	high

Comments receptors are users of Marriage Hill PROW, road users approaching from west and adjacent residents

Other

Other factors -

Potential for landscape enhancement

increase and manage tree cover and enhance nature conservation value of riparian corridor and environs

Potential mitigation if area potentially suitable for development

create positive edge to B439 road approach with strong green frontage with trees; enhance stream corridor for nature conservation and public access; retain playing fields, orchard and woodlands

LCP/Zone B02

Settlement: Bidford-on-Avon

Landscape sensitivity to housing development high/medium

The zone comprises intensively managed farmland with a well defined pattern of large fields, lying on fertile river terrace soils west of Small Brook which partly defines the settlement edge. This area has a strong rural character and is very much part of the wider farmed landscape that lies to the west of Bidford. The area partly forms the function of separating Bidford from Broom to the north. Broom Court Farm, a listed building that was formerly moated, lies at the centre of the unit, facing south. Housing development would cause a visual impact on the setting of the farm and detract from the openness and character of the area as well as potentially closing the gap between the settlements and should be avoided.

Landscape sensitivity to commercial development high/medium

The zone comprises intensively managed farmland with a well defined pattern of large fields, lying on fertile river terrace soils west of Small Brook which partly defines the settlement edge. This area has a strong rural character and is very much part of the wider farmed landscape that lies to the west of Bidford. The area partly forms the function of separating Bidford from Broom to the north. Broom Court Farm, a listed building that was formerly moated, lies at the centre of the unit, facing south. Commercial development would cause a visual impact on the setting of the farm and detract from the openness and character of the area as well as potentially closing the gap between the settlements and should be avoided.

Landscape characteristics

	LDU level
Physiographic	River valleys
Ground type	Sandy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Land Use	Cropping
Pattern	Medium/large_regular
Origin	Farmland_planned

Designations

Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☒ Ancient woodland ☐ TPO ☐

Biodiversity

SSSI ☒ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☒ Registered Battlefield ☐

Other

Flood ☒

Characteristics

Landform gently rolling vale

Landcover arable farmland

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
------------------	---------------------------------	---	-------------------------------------

Intensity of Use

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
---------------	--	-----------------------------------	------------------------------

Pattern

Settlement pattern single farmsteads

Other built features nursery glasshouses

Presence of water ☐ n/a

Scale medium **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance	n/a	Complexity	
-------------------------------	-----	-------------------	--

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	moat at Broom Court Farm, but not apparent in ground level views	Detractors	-

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
-------------------------	--------	---------------------------	--------------------------	--------------------------	--------------------------

Comments intervisibility with Marriage Hill to west

Tranquillity

Noise sources roads

Views of development	one side 180	Presence of people	infrequent
-----------------------------	--------------	---------------------------	------------

Summary medium

Comments edge of development apparent and area also used for horticulture/glass houses and intensive agriculture, which slightly reduce tranquillity

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐

Comments managed as part of wider farmed unit

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☐

Comments part of wider rural landscape to north and west of settlement. Also acts as a setting to listed building at Broom Court Farm as well as providing a green buffer between Bidford and Broom.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☐

Nature of edge neutral

Form of edge smooth/linear

Comments settlement edge softened by trees and hedgerows

Receptors

Receptors	Sensitivity
roads/rail/cycleways	medium/low
long distance/public footpaths	medium/low
urban residents	high/medium

Comments receptors are PROW users, road users and urban residents

Other

Other factors productive agricultural land

Potential for landscape enhancement

strengthen field pattern

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

The zone is a relatively flat lowland around Small Brook which is managed as arable land in large regular fields and as overgrown backland associated with housing on Westholme Road. The Heart of England Way runs along the western boundary and minor roads running into the settlement lie to the east and west. The majority of the zone is screened by housing, overgrown land to the south and vegetation along Small Brook and associated with Moorlands Lodge. The dismantled railway line to the north has patchy vegetation cover. Development associated with Broom lies just to the north of the railway line. The sensitivity of the zone is in the stream corridor, its openness to the north and its role in helping to separate Bidford from Broom. Housing development could be accommodated south of Small Brook in order to be screened from the wider landscape and to be consistent with the existing housing edge. The area to the north should remain as an open farmed gap between Broom and Bidford.

Landscape sensitivity to commercial development high/medium

The zone is a relatively flat lowland around Small Brook which is managed as arable land in large regular fields and as overgrown backland associated with housing on Westholme Road. The Heart of England Way runs along the western boundary and minor roads running into the settlement lie to the east and west. The majority of the zone is screened by housing, overgrown land to the south and vegetation along Small Brook and associated with Moorlands Lodge. The dismantled railway line to the north has patchy vegetation cover. Development associated with Broom lies just to the north of the railway line. The sensitivity of the zone is in the stream corridor, its openness to the north and its role in helping to separate Bidford from Broom. Commercial development could be accommodated only to the east and south of Small Brook potentially, associated with Bidavon Industrial Estate. However, the majority of the zone is more suitable for housing, and any commercial development should be no higher than the existing commercial development and should consist of uses which are compatible with housing.

Landscape characteristics

	LDU level
Physiographic	River valleys
Ground type	Sandy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate
Land Cover Parcel data	
Land Use	Cropping
Pattern	Large_regular

Origin Farmland_planned

Designations

Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐

Biodiversity

SSSI ☐ Local Wildlife Sites ☒ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

Other

Flood ☒

Characteristics

Landform flat lowland

Landcover arable and large residential back plots

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
------------------	---------------------------------	------------------------------------	--

Intensity of Use

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
---------------	--	-----------------------------------	------------------------------

Pattern

Settlement pattern isolated rural dwelling

Other built features -

Presence of water ☒ Small Brook

Scale large **Sense of enclosure** framed

Diversity diverse

Skyline

Prominence/ importance	not applicable	Complexity	
-------------------------------	----------------	-------------------	--

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	industrial estate to east

Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments enclosed but some views from roads to east and west and long views from north

Tranquillity

Noise sources roads

Views of development many 270 Presence of people infrequent

Summary medium

Comments though rural intrinsically development apparent on three sides

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐

Comments Heart of England Way links settlement with wider countryside; Small Brook- ecological corridor; managed as part of wider farmed unit/s

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☐

Comments rural northern edge to settlement but generally enclosed

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☒

Comments Small Brook- ecological corridor

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments development generally screened

Receptors

Receptors	Sensitivity
-----------	-------------

long distance/public footpaths	high
--------------------------------	------

roads/rail/cycleways	high
----------------------	------

urban residents	high/medium
-----------------	-------------

rural residents	high
-----------------	------

Comments receptors are users of Heart of England Way, adjacent roads and housing

Other

Other factors -

Potential for landscape enhancement

reinforce boundaries with native planting and enhance nature conservation value of riparian corridor and environs

Potential mitigation if area potentially suitable for development

reinforce boundaries with substantial native planting including along Heart of England Way and enhance nature conservation value of riparian corridor and environs

LCP/Zone B04

Settlement: Bidford-on-Avon

Landscape sensitivity to housing development medium/low

This is an enclosed, self contained zone comprising a geometric pattern of small, rectangular shaped enclosures, formerly used for intensive horticultural and top fruit production, but now largely abandoned and covered by tall herb vegetation and scrub. Some of the fields are lined by rows of immature conifers, whilst others have been used for marginal land use activities, including dumping, which emphasise the degraded, semi-derelict character of this area. The sensitivity of the area lies mainly in its potential agricultural productivity, but it also plays a role in screening the adjoining residential settlement edge to the south. Housing development could be accommodated retaining deciduous blocks of vegetation to help mitigate effects.

Landscape sensitivity to commercial development medium

This is an enclosed, self contained zone comprising a geometric pattern of small, rectangular shaped enclosures, formerly used for intensive horticultural and top fruit production, but now largely abandoned and covered by tall herb vegetation and scrub. Some of the fields are lined by rows of immature conifers, whilst others have been used for marginal land use activities, including dumping, which emphasise the degraded, semi-derelict character of this area. The sensitivity of the area lies mainly in its potential agricultural productivity, but it also plays a role in screening the adjoining residential settlement edge to the south. Commercial development could be accommodated retaining deciduous blocks of vegetation to help mitigate effects but also ensuring the effects on adjacent housing is minimised.

Landscape characteristics

LDU level

Physiographic River valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity High

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Pastoral

Pattern Small_geometric

Origin Farmland_piecemeal

Designations

Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☒ Ancient woodland ☐ TPO ☐

Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

Other

Flood ☐

Characteristics

Landform gently rolling vale

Landcover abandoned pasture/scrub; marginal commercial uses; dwellings

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input checked="" type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input checked="" type="checkbox"/>	

Other Trees

Extent	Prominent <input checked="" type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input checked="" type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input checked="" type="checkbox"/>

Ecological corridors

Condition	Intact <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input type="checkbox"/>
------------------	--	------------------------------------	-------------------------------------

Intensity of Use

Impact	High <input type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input checked="" type="checkbox"/>
---------------	-------------------------------	-----------------------------------	---

Pattern

Settlement pattern scattered dwellings

Other built features -

Presence of water ☐ n/a

Scale intimate **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	derelict industrial building and a variety of other uses within B04 are visible when viewed from road to east

Intervisibility

Site observation low ...to key features ☐ ...from key place ☐

Comments generally screened by vegetation on site

Tranquillity

Noise sources	roads	industry
Views of development	many 270	Presence of people frequent

Summary medium/low

Comments this area lies adjacent to existing residential development and it has a series of marginal uses which reduce the overall tranquillity of the site

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐

Comments self contained marginal uses

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☐

Comments generally screened, apart from views from east

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments screened by vegetation in this area

Receptors

Receptors

Sensitivity

long distance/public footpaths

high/medium

roads/rail/cycleways

high/medium

urban residents

high/medium

Comments receptors are users of Heart of England Way, road users and adjoining residents

Other

Other factors -

Potential for landscape enhancement

Potential mitigation if area potentially suitable for development

LCP/Zone B05

Settlement: Bidford-on-Avon

Landscape sensitivity to housing development high/medium

The zone is a gently rolling area rising to the north east through which Small Brook flows. It is mainly large sub-regular arable fields with limited hedges and a small horse paddock and some dumping by Grafton Road, both of which act as local detractors. The strongly vegetated dismantled railway line to the south acts as a strong buffer and screen between this area and commercial development so it feels very rural in character and separate from the settlement. This character and separation means that the area would be unsuitable for housing development.

Landscape sensitivity to commercial development high/medium

The zone is a gently rolling area rising to the north east through which Small Brook flows. It is mainly large sub-regular arable fields with limited hedges and a small horse paddock and some dumping by Grafton Road, both of which act as local detractors. The strongly vegetated dismantled railway line to the south acts as a strong buffer and screen between this area and commercial development so it feels very rural in character and separate from the settlement. This character and separation means that the area would be unsuitable for commercial development.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Loamy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Land Use	Cropping
Pattern	Large_semi-regular
Origin	Farmland_piecemeal

Designations

Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐

Biodiversity

SSSI ☐ Local Wildlife Sites ☒ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

Other

Flood ☐

Characteristics

Landform very gently rolling

Landcover arable with limited horse pasture

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input checked="" type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
------------------	---------------------------------	------------------------------------	--

Intensity of Use

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
---------------	--	-----------------------------------	------------------------------

Pattern

Settlement pattern none

Other built features horse related infrastructure

Presence of water ☒ Small Brook

Scale medium **Sense of enclosure** framed

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
-------------------------------	----------------	-------------------

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	industrial estate to the south, small scale dumping and horse infrastructure

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
-------------------------	--------	---------------------------	--------------------------	--------------------------	--------------------------

Comments open very gently rising land

Tranquillity

Noise sources

Views of development	some	Presence of people	infrequent
-----------------------------	------	---------------------------	------------

Summary high/medium

Comments the zone is strongly separated from development by the vegetated dismantled railway corridor with only minor roads through it

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐

Comments managed as part of wider farmed unit/s

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☐

Comments strongly separated from development by the vegetated dismantled railway corridor and forming part of the wider rising landscape to the north

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments development screened by the vegetated dismantled railway corridor [in summer]

Receptors

Receptors

Sensitivity

roads/rail/cycleways

medium

medium

Comments receptors are minor road users with longer glimpse views from B439 to the south

Other

Other factors -

Potential for landscape enhancement

remove dumping; hedge horse paddocks including additional trees; manage other hedges and encourage tree growth

Potential mitigation if area potentially suitable for development

-

LCP/Zone B06

Settlement: Bidford-on-Avon

Landscape sensitivity to housing development high/medium

The zone is rolling arable farmland with a well defined network of historic field boundaries, falling to a slight hollow close to the settlement edge. The area is bounded by the B439 with scattered trees in low cut hedges to the south and a strongly wooded dismantled railway line to the north. Open views exist across the area from the B439 to both residential and commercial development (which is a detractor) on the settlement edge. The trees along the road are on the skyline to views from the Avon Valley to the south and the site is intervisible from rising ground to the north around Oversley Castle. The sensitivity of the area lies in its openness to views from the north and east [B439], its open countryside character and its southern boundary/trees which are on the sensitive River Avon valley skyline. Housing development would clearly extend the settlement east and this makes the zone less desirable to develop than more enclosed and discreet zones in Bidford.

Landscape sensitivity to commercial development high/medium

The zone is rolling arable farmland with a well defined network of historic field boundaries, falling to a slight hollow close to the settlement edge. The area is bounded by the B439 with scattered trees in low cut hedges to the south and a strongly wooded dismantled railway line to the north. Open views exist across the area from the B439 to both residential and commercial development (which is a detractor) on the settlement edge. The trees along the road are on the skyline to views from the Avon Valley to the south and the site is intervisible from rising ground to the north around Oversley Castle. The sensitivity of the area lies in its openness to views from the north and east [B439], its open countryside character and its southern boundary/trees which are on the sensitive River Avon valley skyline. Commercial development would clearly extend the settlement east and would be undesirable.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Loamy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	High

Land Cover Parcel data

Land Use	Cropping
Pattern	Med/large_semi-regul
Origin	Farmland_piecemeal

Designations

Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐

Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

Other

Flood ☐

Characteristics

Landform rolling falling to the north west

Landcover arable

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input checked="" type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
------------------	---------------------------------	---	-------------------------------------

Intensity of Use

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
---------------	--	-----------------------------------	------------------------------

Pattern

Settlement pattern estate on south western fringe; occasional roadside dwellings

Other built features

Presence of water ☐

Scale medium

Sense of enclosure

open, but mostly framed by landform and other features

Diversity simple

Skyline

Prominence/ importance

Complexity

Comments n/a

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	commercial edge to west

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
-------------------------	--------	---------------------------	--------------------------	--------------------------	--------------------------

Comments distant views to and from Oversley Castle

Tranquillity

Noise sources roads

Views of development some

Presence of people occasional

Summary medium

Comments B439 adjacent and commercial development reduce tranquillity

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐

Comments part of larger farm unit

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☐

Comments forms part of rural hinterland to east of settlement

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments B07 reliant on this area, both visually and possibly also functionally

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments residential edge with trees

Receptors

Receptors

urban residents

rural residents

roads/rail/cycleways

Sensitivity

high/medium

high/medium

medium

Comments road users key receptors

Other

Other factors -

Potential for landscape enhancement

planting/regeneration of trees in hedgerows

Potential mitigation if area potentially suitable for development

woodlands are a characteristic feature of the Vale Orchard Belt and a new woodland could be created in the sloping field at the eastern end of the LCP, to soften the visual impact of any new development on the remainder of the site.

Landscape sensitivity to housing development

medium/low

The zone is a relatively flat lowland of intensively cultivated land with a farm complex and rural residential dwelling. The area is hemmed in by commercial development to the north, residential development to the south and enclosed orchard to the west. The low hedges to the east allow views in from the B439 and adjacent minor road. The value of the area lies in its agricultural productivity primarily, although this is not a planning consideration. It also has sensitivity with its role as a visual buffer between the industrial estate and housing. Housing development could be accommodated preferably with advance screen planting to the east.

Landscape sensitivity to commercial development

medium/low

The zone is a relatively flat lowland of intensively cultivated land with a farm complex and rural residential dwelling. The area is hemmed in by commercial development to the north, residential development to the south and enclosed orchard to the west. The low hedges to the east allow views in from the B439 and adjacent minor road. The value of the area lies in its agricultural productivity primarily, although this is not a planning consideration. It also has sensitivity with its role as a visual buffer between the industrial estate and housing. Commercial development could be accommodated preferably with advance screen planting to the east and a buffer between it and the residential development to the south- possibly of more housing or preferably a green buffer/screen.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Loamy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	High

Land Cover Parcel data

Land Use	Cropping
Pattern	Large_geometric
Origin	Farmland_piecemeal

Designations

Landscape/planning

Green Belt ☐

Parks, Gardens and Amenity Green Spaces ☐

Ancient woodland ☐

TPO ☐

Biodiversity

SSSI ☐

Local Wildlife Sites ☐

Local Nature Reserves ☐

Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☐

SAMs ☐

Historic Parks/Gardens ☐

Listed Buildings ☐

Registered Battlefield ☐

Other

Flood ☐

Characteristics

Landform flat lowland

Landcover intensely cultivated farmland

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input checked="" type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input checked="" type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
------------------	---------------------------------	------------------------------------	--

Intensity of Use

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
---------------	--	-----------------------------------	------------------------------

Pattern

Settlement pattern farm complex and single rural dwelling

Other built features -

Presence of water ☐ n/a

Scale medium **Sense of enclosure** framed

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
-------------------------------	----------------	-------------------

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	industrial estate to north

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
-------------------------	--------	---------------------------	--------------------------	--------------------------	--------------------------

Comments though enclosed on three sides visible in glimpse views from the east, including from B439

Tranquillity

Noise sources industry

Views of development many 270

Presence of people infrequent

Summary medium/low

Comments enclosed by development on two sides which reduces feeling of tranquillity

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐

Comments managed as part of wider farmed unit

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☐

Comments separates commercial development from housing and creates a green corridor into the developed area [though not publicly accessible]

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments if this zone was developed this may increase pressure on B08 to the west to be developed

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative

Form of edge moderately indented

Comments commercial development a detractor to the north and residential development to south of limited merit

Receptors

Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

Comments receptors include adjacent residents and users of the roads to the east- the B439 users would have views of any development in the zone

Other

Other factors -

Potential for landscape enhancement

encourage tree growth in hedges to the east

Potential mitigation if area potentially suitable for development

significant native infrastructure tree belt on eastern boundary to screen views from the east- preferably as advance planting

LCP/Zone B08

Settlement: Bidford-on-Avon

Landscape sensitivity to housing development medium

This is an intimate, self contained zone comprising a geometric pattern of small, rectangular shaped fields, used as orchard with grass enclosures. The sensitivity of the area lies in the orchard which contributes to character and its role in maintaining a green space within the surrounding settlement area, particularly if the adjoining unit (B07) were ever to be developed. The area also has value in its agricultural productivity but this is not a planning consideration. Housing development could be accommodated within this area retaining the main hedgerows/trees although the retention of the orchard would be desirable.

Landscape sensitivity to commercial development high/medium

This is an intimate, self contained zone comprising a geometric pattern of small, rectangular shaped fields, used as orchard with grass enclosures. The sensitivity of the area lies in the orchard which contributes to character and its role in maintaining a green space within the surrounding settlement area, particularly if the adjoining unit (B07) were ever to be developed. The area also has value in its agricultural productivity but this is not a planning consideration. Commercial development at a smaller scale could be accommodated providing it did not adversely affect residential properties and retained hedgerows and trees although the retention of the orchard would be desirable.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Loamy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity High

Ecological sensitivity Low

Visual sensitivity High

Land Cover Parcel data

Land Use Pastoral

Pattern Small_geometric

Origin Farmland_piecemeal

Designations

Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐

Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

Other

Flood ☐

Characteristics

Landform rolling

Landcover orchard and grassland paddocks

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input checked="" type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input checked="" type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input checked="" type="checkbox"/>

Ecological corridors

Condition	Intact <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input type="checkbox"/>
------------------	--	------------------------------------	-------------------------------------

Intensity of Use

Impact	High <input type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input checked="" type="checkbox"/>
---------------	-------------------------------	-----------------------------------	---

Pattern

Settlement pattern none

Other built features -

Presence of water ☐ n/a

Scale intimate **Sense of enclosure** confined

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
-------------------------------	----------------	-------------------

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

Site observation low ...to key features ☐ ...from key place ☐

Comments screened on all sides by boundary vegetation, or development

Tranquillity

Noise sources industry

Views of development many 270 **Presence of people** occasional

Summary medium

Comments area surrounded by development with no public access

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐

Comments self contained land uses

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☐

Comments discrete, enclosed site with no views in

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Comments screened by vegetation on site

Receptors

Receptors

urban residents

Sensitivity

high/medium

high/medium

Comments receptors are adjacent urban residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

retention of orchard and hedge/tree boundaries. Addition of public access through the site to increase permeability in this part of the settlement.

LCP/ZoneB09Settlement:Bidford-on-Avon

Landscape sensitivity to housing developmenthigh/medium

The zone is the majority part of a large arable field on the northern valley slopes of the River Avon east of the settlement. There is a remnant field pond and a gappy hedge to the east with some settlement on the other three sides. The ribbon development on the B439 to the north includes a traditional farmhouse complex and has gaps in the road frontage which, with trees, gives a broken skyline. The field is prominent in a range of views from the valley to the south including from important footpaths such as Shakespeare's Avon Way. Any housing development would be highly visible and would clearly extend the settlement eastwards, breaking the skyline, which would have an adverse effect on the area. It is therefore unsuitable.

Landscape sensitivity to commercial developmenthigh

The zone is the majority part of a large arable field on the northern valley slopes of the River Avon east of the settlement. There is a remnant field pond and a gappy hedge to the east with some settlement on the other three sides. The ribbon development on the B439 to the north includes a traditional farmhouse complex and has gaps in the road frontage which with trees gives a broken skyline. The field is prominent in a range of views from the valley to the south including from important footpaths such as Shakespeare's Avon Way. Any commercial development would be highly visible and would clearly extend the settlement eastwards with a new form of development which would have a very adverse effect on the area in terms of character as well as affecting the skyline. In addition, extensive earthworks would be required making the land use highly inappropriate in this location.

Landscape characteristics

LDU level

Physiographic

Soft rock lowlands

Ground type

Loamy Brown soils

Land cover

Arable farmlands

Settlement pattern

Villages and small farms

LDU level

Cultural sensitivity

High

Ecological sensitivity

Low

Visual sensitivity

High

Land Cover Parcel data

Land Use

Cropping

Pattern

Large_semi-regular

Origin

Farmland_piecemeal

Designations

Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland☐ TPO ☐

Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings☐ Registered Battlefield☐

Other

Flood ☐

Characteristics

Landform valley slopes

Landcover arable

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input checked="" type="checkbox"/>

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
------------------	---------------------------------	------------------------------------	--

Intensity of Use

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
---------------	--	-----------------------------------	------------------------------

Pattern

Settlement pattern -

Other built features timber post power line

Presence of water ☒ pond in middle of field

Scale medium/large **Sense of enclosure** open to south and also to east

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments hedge to east and housing to north on skyline visible on Bidford B4085 approach road from the south as well as to footpaths to the south

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	timber pole power line- very minor detractor

Intervisibility

Site observation high ...to key features ☐ ...from key place ☐

Comments from valley to south and associated footpaths and roads

Tranquillity

Noise sources roads

Views of development many 270 **Presence of people** infrequent

Summary medium

Comments the area is more tranquil away from the B439 and from the settlement edge

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐**Comments** part of same enlarged field as B10. Public footpath to south linking into settlement.

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☐**Comments** as the field is prominent in views from the valley to the south it is seen in juxtaposition with the settlement and would obviously extend the built form if developed.

Are adjacent assessed areas mutually reliant...

... visually? ☐...functionally? ☒**Comments** if this area was developed B10 would become unviable as an agricultural field.

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒**Nature of edge** neutral**Form of edge** moderately indented**Comments** discontinuous ribbon development to north on skyline including traditional farm complex and incremental 20c to south

Receptors

Receptors**Sensitivity**

long distance/public footpaths

high

urban residents

high

roads/rail/cycleways

medium

Comments public footpaths to the south including Shakespeare's Avon Way and Heart of England Way plus adjacent houses and A439 approach road would have views into the zone

Other

Other factors -

Potential for landscape enhancement

gapping up and management of hedge to the east to encourage trees. Management to retain pond and associated vegetation.

Potential mitigation if area potentially suitable for development

N/A

LCP/Zone B10

Settlement: Bidford-on-Avon

Landscape sensitivity to housing development medium

This zone is the smaller, low lying part of a large arable field on the northern valley slopes of the River Avon to the east of the settlement. The valley side rises up to the north and east. Although originally part of a well defined network of historic field boundaries these have been removed by agricultural intensification and there is now little of historical, or ecological value remaining. The area forms part of the open countryside to the east of the settlement and is visible from the adjacent PROW. Any housing development would clearly extend the settlement eastwards and may be undesirable in principle although not widely visible. In any case it should not extend further than existing ribbon development and should be very carefully designed with strong boundaries as a permanent edge to settlement.

Landscape sensitivity to commercial development high

This zone is the smaller, low lying part of a large arable field on the northern valley slopes of the River Avon to the east of the settlement. The valley side rises up to the north and east. Although originally part of a well defined network of historic field boundaries these have been removed by agricultural intensification and there is now little of historical, or ecological value remaining. The area forms part of the open countryside to the east of the settlement and is visible from the adjacent PROW. Commercial development would be too high and inappropriate adjacent and accessed through quiet residential areas.

Landscape characteristics

LDU level

Physiographic River valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity High

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Cropping

Pattern Large_semi-regular

Origin Farmland_piecemeal

Designations

Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐

Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

Other

Flood ☐

Characteristics

Landform valley bottom

Landcover arable

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
------------------	---------------------------------	------------------------------------	--

Intensity of Use

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
---------------	--	-----------------------------------	------------------------------

Pattern

Settlement pattern housing estate to west and ribbon development to south

Other built features timber power line

Presence of water ☐ n/a

Scale medium	Sense of enclosure enclosed by settlement edge and framed by landform to north
---------------------	---

Diversity simple

Skyline

Prominence/ importance n/a	Complexity n/a
-----------------------------------	-----------------------

Comments n/a

Key views

To settlement False	From settlement False
Landmarks -	Detractors power line

Intervisibility

Site observation low	...to key features <input type="checkbox"/>	...from key place <input type="checkbox"/>
-----------------------------	--	---

Comments the zone sits low in the landscape screened by landform and built form although visible locally from the east

Tranquillity

Noise sources

Views of development many 270	Presence of people infrequent
--------------------------------------	--------------------------------------

Summary medium

Comments the adjacent settlement edge reduces tranquillity

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☒

Comments managed as part of wider farmed unit/field

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☐

Comments forms part of open countryside to east of settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐

C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments not widely visible and mitigated to an extent by vegetation

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

urban residents

high

Comments receptors are users of PROW and adjacent residents

Other

Other factors -

Potential for landscape enhancement

Potential mitigation if area potentially suitable for development

Re-creation of historic mixed hedgerow with hedgerow trees along development edge

Landscape sensitivity to housing development

high

This zone lies within a relatively tranquil, pastoral landscape, in places still retaining patches of wet grassland vegetation, associated with the flat, alluvial floodplain of the River Avon. It is an area that is prone to flooding after prolonged periods of heavy rainfall, when the entire landscape can be under several feet of water. This landscape as a whole, including B12 and B13, provides a relatively open and undeveloped river frontage to Bidford and separates the settlement from Barton. It is also visible from the Avon Way/Heart of England Way. The zone is therefore unsuitable for housing development.

Landscape sensitivity to commercial development

high

This zone lies within a relatively tranquil, pastoral landscape, in places still retaining patches of wet grassland vegetation, associated with the flat, alluvial floodplain of the River Avon. It is an area that is prone to flooding after prolonged periods of heavy rainfall, when the entire landscape can be under several feet of water. This landscape as a whole, including B12 and B13, provides a relatively open and undeveloped river frontage to Bidford and separates the settlement from Barton. It is also visible from the Avon Way/Heart of England Way. The zone is therefore unsuitable for commercial development.

Landscape characteristics

	LDU level
Physiographic	River valleys
Ground type	Wet meadowland
Land cover	Pastoral farmlands
Settlement pattern	Meadowland on small farms
	LDU level
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Visual sensitivity	Moderate

Land Cover Parcel data

Land Use	Pastoral
Pattern	Medium/large_regular
Origin	Meadowland

Designations

Landscape/planning

Green Belt ☐

Parks, Gardens and Amenity Green Spaces ☐

Ancient woodland☐

TPO ☐

Biodiversity

SSSI ☐

Local Wildlife Sites ☐

Local Nature Reserves ☐

Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☐

SAMs ☐

Historic Parks/Gardens ☐

Listed Buildings☐

Registered Battlefield☐

Other

Flood ☒

Characteristics

Landform flat river valley floodplain

Landcover pastoral farmland

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input checked="" type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input checked="" type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input type="checkbox"/>
------------------	--	------------------------------------	-------------------------------------

Intensity of Use

Impact	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
---------------	-------------------------------	--	------------------------------

Pattern

Settlement pattern none

Other built features -

Presence of water ☒ River Avon adjacent

Scale medium **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance	n/a	Complexity	
-------------------------------	-----	-------------------	--

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

Site observation	low	...to key features	<input type="checkbox"/>	...from key place	<input checked="" type="checkbox"/>
-------------------------	-----	---------------------------	--------------------------	--------------------------	-------------------------------------

Comments though low lying and away from roads, this area is visible from long distance footpaths and glimpsed views from B4085

Tranquillity

Noise sources

Views of development some

Presence of people infrequent

Summary high/medium

Comments this area is strongly associated with a tranquil, rural river corridor away from roads

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☒**Comments** river floodplain with self contained land use

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☒**Comments** forms part of valley floor corridor which is visible from the Avon Way to the south, where the extent of the settlement core and its relationship with the valley, is a distinctive and positive feature of the settlement. It also separates Bidford from Barton.

Are adjacent assessed areas mutually reliant...

... visually? ☒...functionally? ☒**Comments** floodplain and its associated green valley floor corridor connects with B12 and B13

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒**Nature of edge** neutral**Form of edge** moderately indented**Comments** incremental ribbon development is generally hidden from wider view. Large house with associated large garden to the NW is a positive feature

Receptors

Receptors	Sensitivity
long distance/public footpaths	high
urban residents	high
roads/rail/cycleways	medium

Comments users of Avon/Heart of England Way and the River Avon itself are main receptors

Other

Other factors -**Potential for landscape enhancement**

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone B12

Settlement: Bidford-on-Avon

Landscape sensitivity to housing development high

This zone lies within a relatively tranquil, pastoral landscape, in places still retaining patches of wet grassland vegetation, associated with the flat, alluvial floodplain of the River Avon. It is an area that is prone to flooding after prolonged periods of heavy rainfall, when the entire landscape can be under several feet of water. This landscape as a whole, including B11 and B13, provides a relatively open and undeveloped river frontage to Bidford and have views to the church and settlement core from the Avon Way/Heart of England Way which pass through . It provides an important rural approach to the settlement for road and river users. The zone is highly sensitive and therefore unsuitable for housing development.

Landscape sensitivity to commercial development high

This zone lies within a relatively tranquil, pastoral landscape, in places still retaining patches of wet grassland vegetation, associated with the flat, alluvial floodplain of the River Avon. It is an area that is prone to flooding after prolonged periods of heavy rainfall, when the entire landscape can be under several feet of water. This landscape as a whole, including B11 and B13, provides a relatively open and undeveloped river frontage to Bidford and have views to the church and settlement core from the Avon Way/Heart of England Way which pass through . It provides an important rural approach to the settlement for road and river users. The zone is therefore highly unsuitable for commercial development.

Landscape characteristics

LDU level

Physiographic River valleys

Ground type Wet meadowland

Land cover Pastoral farmlands

Settlement pattern Meadowland on small farms

LDU level

Cultural sensitivity Moderate

Ecological sensitivity Moderate

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Mixed farming

Pattern Medium/large_regular

Origin Meadowland

Designations

Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☒ Ancient woodland ☐ TPO ☐

Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

Other

Flood ☒

Characteristics

Landform flat river valley floodplain

Landcover mixed farmland, mobile home park

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input type="checkbox"/>
------------------	--	------------------------------------	-------------------------------------

Intensity of Use

Impact	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
---------------	-------------------------------	--	------------------------------

Pattern

Settlement pattern small mobile home park

Other built features -

Presence of water ☒ River Avon adjacent

Scale medium **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance	n/a	Complexity
-------------------------------	-----	-------------------

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	church and historic stone river bridge	Detractors	mobile home park

Intervisibility

Site observation	medium	...to key features <input checked="" type="checkbox"/>	...from key place <input checked="" type="checkbox"/>
-------------------------	--------	--	---

Comments to and from settlement edge, River Avon, southern approach road and Marcliff Hill to south

Tranquillity

Noise sources roads

Views of development	some	Presence of people	infrequent
-----------------------------	------	---------------------------	------------

Summary medium

Comments although part of wider rural landscape along the river, tranquillity is reduced in places by the road, mobile home park and activities such as car boot sales

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☒**Comments** river floodplain and well used PROW corridor - Avon Way

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☒**Comments** acts as setting for river and to church and other listed buildings in conservation area

Are adjacent assessed areas mutually reliant...

... visually? ☒...functionally? ☒**Comments** floodplain and PROW link through adjacent areas B11 and B13

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☐**Nature of edge** positive**Form of edge** smooth/linear**Comments** settlement edge tightly defined by River Avon, which provides a distinctive and attractive edge feature

Receptors

Receptors**Sensitivity**

long distance/public footpaths

high

urban residents

high

roads/rail/cycleways

medium

Comments main receptors are users of the Avon/Heart of England Ways, road users and residents using the church/conservation area

Other

Other factors -

Potential for landscape enhancement

replacement of arable land on floodplain to permanent grassland

Potential mitigation if area potentially suitable for development

-

LCP/Zone B13

Settlement: Bidford-on-Avon

Landscape sensitivity to housing development high

This zone comprises of amenity lands and playing fields, heavily used by the residents of Bidford and visitors from further afield. It lies within a wider pastoral landscape associated with the flat, alluvial floodplain of the River Avon. It is an area that is prone to flooding after prolonged periods of heavy rainfall, when the entire landscape can be under several feet of water. This landscape as a whole, including B11 and B12, provides a relatively open and undeveloped river frontage to Bidford with views to the settlement core and historic bridge. It provides part of the important green rural approach to the settlement for road and river users. The zone is very sensitive and is unsuitable for housing development.

Landscape sensitivity to commercial development high

This zone comprises of amenity lands and playing fields, heavily used by the residents of Bidford and visitors from further afield. It lies within a wider pastoral landscape associated with the flat, alluvial floodplain of the River Avon. It is an area that is prone to flooding after prolonged periods of heavy rainfall, when the entire landscape can be under several feet of water. This landscape as a whole, including B11 and B12, provides a relatively open and undeveloped river frontage to Bidford with views to the settlement core and historic bridge. It provides part of the important green rural approach to the settlement for road and river users. The zone is very sensitive and is unsuitable for commercial development.

Landscape characteristics

LDU level

Physiographic River valleys

Ground type Wet meadowland

Land cover Pastoral farmlands

Settlement pattern Meadowland on small farms

LDU level

Cultural sensitivity Moderate

Ecological sensitivity Moderate

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Amenity land

Pattern n/a

Origin Meadowland

Designations

Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☒ Ancient woodland ☐ TPO ☐

Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

Other

Flood ☒

Characteristics

Landform flat river valley floodplain

Landcover amenity use and playing fields

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input checked="" type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input type="checkbox"/>
------------------	--	------------------------------------	-------------------------------------

Intensity of Use

Impact	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
---------------	-------------------------------	--	------------------------------

Pattern

Settlement pattern none

Other built features sports pavilion and toilets

Presence of water ☒ River Avon adjacent

Scale medium **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance	n/a	Complexity	
-------------------------------	-----	-------------------	--

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	historic stone river bridge	Detractors	-

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
-------------------------	--------	---------------------------	--------------------------	--------------------------	--------------------------

Comments although well screened in the wider landscape, this area is visible from the river, the southern approach road and the village cemetery

Tranquillity

Noise sources	roads	people	
Views of development	one side 180	Presence of people	frequent

Summary medium/low

Comments the use of the area for recreation and parking, which can be very heavy, reduces the areas tranquillity, though it is clearly a green space in the wider landscape

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☒

Comments river floodplain, recreational use for local community and well used
PROW corridor - Avon Way

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☒

Comments provides a setting to the conservation area, including the historic bridge and river, within the rural landscape to the south of the river

Are adjacent assessed areas mutually reliant...

... visually? ☒...functionally? ☒

Comments floodplain and PROW link through adjacent area B12

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒**Nature of edge** neutral**Form of edge** smooth/linear

Comments linear edge along river corridor - some positive buildings, but others are detracting

Receptors

Receptors**Sensitivity**

viewpoints

high

long distance/public footpaths

high

urban residents

high/medium

roads/rail/cycleways

medium

Comments main receptors are users of the amenity area and Avon Way, road users approaching the town and settlement edge residents

Other

Other factors -**Potential for landscape enhancement**

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

The zone lies on the valley floor of the River Avon to the south west of the settlement, adjoining the river, partly in floodplain and with several uses- allotments, cemetery, marina and pastures. The allotments are well used, the cemetery is well managed but with little planting and little relationship with the river and the marina is very recent, looking raw and unfinished from the River Avon. The pastures are managed in a low key way with a mix of overgrown and cut hedges abutting the B439. The area contains the first non-agricultural uses seen by users of the River Avon and Shakespeare's Avon Way approaching from the west and is important as an introduction to the settlement [and Conservation Area] as well as acting as part of the river's green corridor. As such, and with important community uses, the majority of the area is unsuitable for housing development. However, in the longer term there may be an opportunity for housing [upto two storeys] in the fields adjacent to the B439, west of the allotments, but only as far south as the adjacent nursery site. Further south of this, the area acts as part of the green river corridor and should be kept open.

Landscape sensitivity to commercial development high/medium

The zone lies on the valley floor of the River Avon to the south west of the settlement, adjoining the river, partly in floodplain and with several uses- allotments, cemetery, marina and pastures. The allotments are well used, the cemetery is well managed but with little planting and little relationship with the river and the marina is very recent, looking raw and unfinished from the River Avon. The pastures are managed in a low key way with a mix of overgrown and cut hedges abutting the B439. The area contains the first non-agricultural uses seen by users of the River Avon and Shakespeare's Avon Way approaching from the west and is important as an introduction to the settlement [and Conservation Area] as well as acting as part of the river's green corridor. As such, and with important community uses, the area is considered unsuitable for commercial development. Adjacent to the B439, commercial development would be considered to be too large and out of scale with this essentially residential approach close to the river.

Landscape characteristics

	LDU level
Physiographic	River valleys
Ground type	Sandy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Land Use	Cropping
Pattern	Small/medium_regular

Origin Farmland_planned

Designations

Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐

Biodiversity

SSSI ☐ Local Wildlife Sites ☒ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

Other

Flood ☒

Characteristics

Landform gently sloping valley floor

Landcover pasture, allotments, cemetery, small marina

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input checked="" type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
-----------	---------------------------------	---	-------------------------------------

Intensity of Use

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
--------	--	-----------------------------------	------------------------------

Pattern

Settlement pattern none

Other built features agricultural and allotment sheds, cemetery blgs

Presence of water ☒ River Avon on southern boundary

Scale small Sense of enclosure enclosed

Diversity diverse

Skyline

Prominence/ importance not applicable

Complexity

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	adjacent small commercial estate

Intervisibility

Site observation medium ...to key features ☒ ...from key place ☒

Comments though flat and with some screening the zone is intervisible with the river and with users of the B439

Tranquillity

Noise sources roads people

Views of development many 270 Presence of people frequent

Summary medium/low

Comments the use of the area as allotments and cemetery means there is frequent use which reduces the tranquillity

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐

Comments area complementary to settlement used as allotments and cemetery- important community uses as well as pasture and marina

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☒

Comments part of green valley floor corridor adjacent to River Avon- introduction to settlement and Conservation Area

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments floodplain; nature conservation corridor of River Avon; green valley floor corridor

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge moderately indented

Comments commercial estate adjacent is minor detractor

Receptors

Receptors	Sensitivity
long distance/public footpaths	high
roads/rail/cycleways	high
urban residents	high/medium

Comments main receptors are users of Shakespeare's Way and River Avon, viewers from bridge and other parts of the Conservation Area and also users of B439 and adjacent residents

Other

Other factors -

Potential for landscape enhancement

improve cemetery with tree and shrub planting and improved entrance and relationship with river; improve marina with tree planting especially along river edge

Potential mitigation if area potentially suitable for development

strong tree planting buffer to southern end of north western fields to screen housing from River Avon and long distance path

LCP/Zone B15

Settlement: Bidford-on-Avon

Landscape sensitivity to housing development medium

The zone is a gently sloping field used as a nursery with glasshouses, shed and associated house. It is on the edge of the valley floor with Marriage Hill rising to the west and ribbon development lying to the north, along the B439. As the zone is contained by landform, housing development no greater than two storeys would not be inappropriate in the longer term provided the southern boundary was planted to screen potential views from the River Avon and long distance footpath.

Landscape sensitivity to commercial development medium

The zone is a gently sloping field used as a nursery with glasshouses, shed and associated house. It is on the edge of the valley floor with Marriage Hill rising to the west and ribbon development lying to the north, along the B439. Commercial development is regarded as less appropriate than housing for this zone as the height would make the extent of the settlement more pronounced when viewed from the south. As the existing use is horticultural/commercial there may be less scope for resisting commercial development. If this is the case the height should not be greater than the existing structures and the colouring of the units should be similarly recessive as the existing olive coloured shed with a positive road frontage and screening to the south in order to minimise landscape and visual impact.

Landscape characteristics

LDU level

Physiographic River valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity High

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Pastoral

Pattern Small/medium_regular

Origin Farmland_planned

Designations

Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐

Biodiversity

SSSI ☐ Local Wildlife Sites ☒ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

Other

Flood ☐

Characteristics

Landform very gently sloping lowland

Landcover nursery

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input checked="" type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
------------------	---------------------------------	---	-------------------------------------

Intensity of Use

Impact	High <input checked="" type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
---------------	--	--	------------------------------

Pattern

Settlement pattern single dwelling

Other built features glass houses and shed

Presence of water ☐ n/a

Scale small

Sense of enclosure enclosed

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
-------------------------------	----------------	-------------------

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
-------------------------	--------	---------------------------	--------------------------	--------------------------	--------------------------

Comments the zone is intervisible with the river at a distance and with users of the B439

Tranquillity

Noise sources roads

Views of development one side 180

Presence of people frequent

Summary medium/low

Comments use as nursery with glasshouses reduces tranquillity

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐

Comments self contained use

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☐

Comments edge of settlement visible from B439

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Comments ribbon development generally integrated by vegetation

Receptors

Receptors

roads/rail/cycleways

urban residents

long distance/public footpaths

Sensitivity

medium/low

medium/low

high

Comments the main receptors are users of the B439, adjacent residents and potentially from the Shakespeare's Avon Way and river at a distance

Other

Other factors -

Potential for landscape enhancement

trees on southern boundary hedge

Potential mitigation if area potentially suitable for development

strong tree planting buffer to southern boundary to screen housing from River Avon and long distance path; create positive edge to B439 road approach with strong green frontage with trees