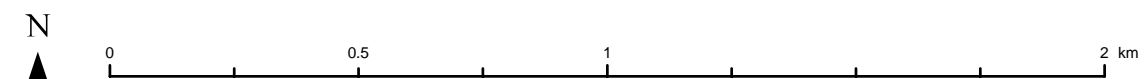


Key

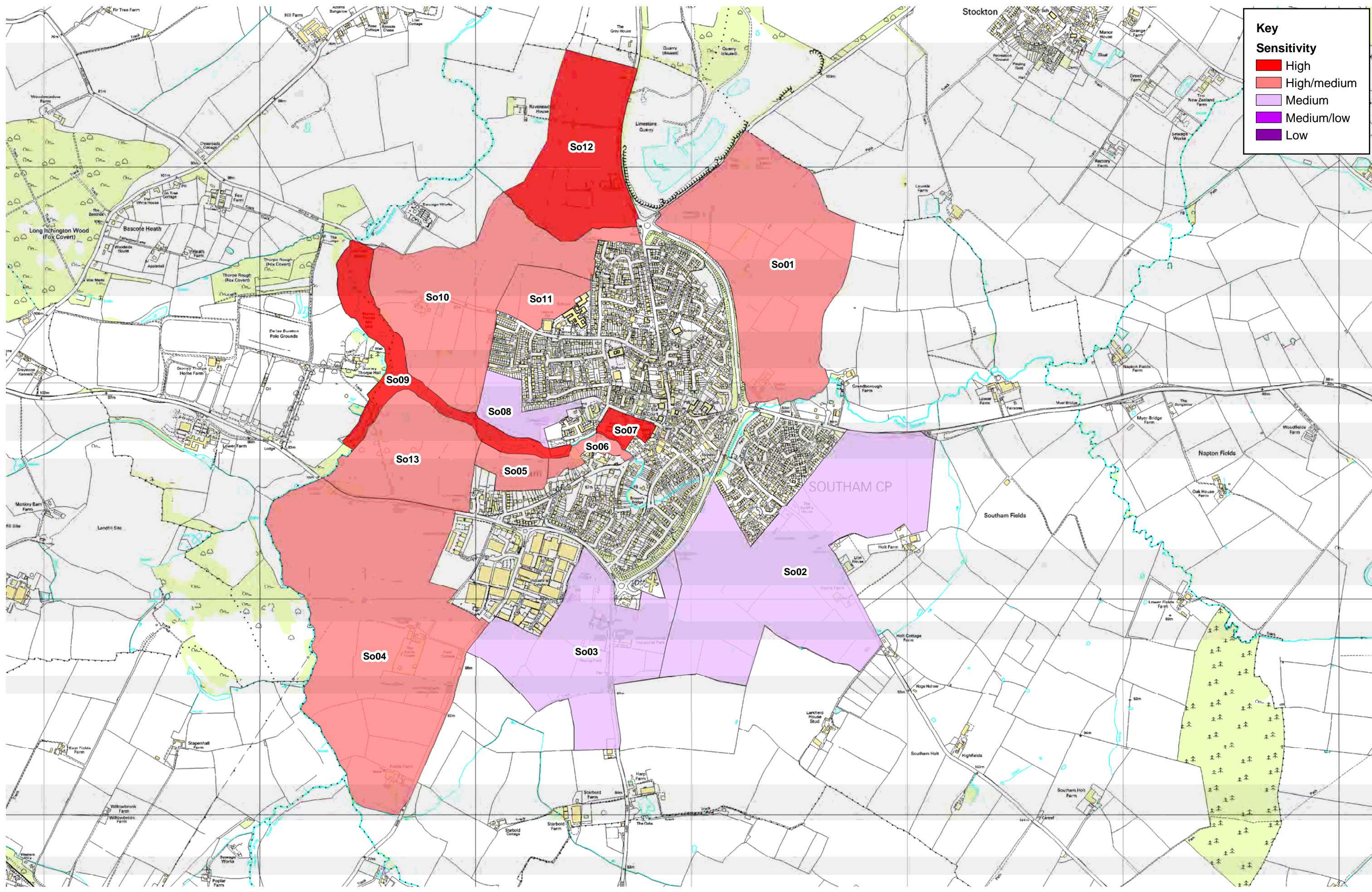
- Land Description Units
- Land Cover Parcels/Zones
- Green Belt
- Parks, Gardens and Amenity Greenspaces
- Ancient Woodland
- TPOs
- Registered Parks and Gardens
- Conservation Areas
- Listed Buildings
- Scheduled Ancient Monuments
- Registered Battlefield
- SSSIs
- Local Wildlife Sites
- Local Nature Reserves
- Warwickshire Wildlife Trust Reserves
- Flood Zone 3



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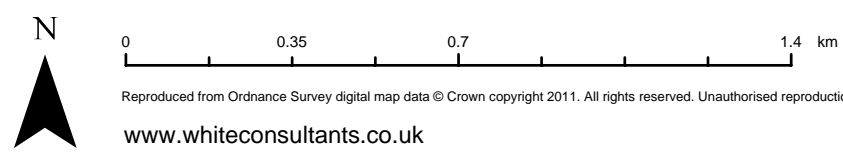
**Southam
Designations and Constraints**



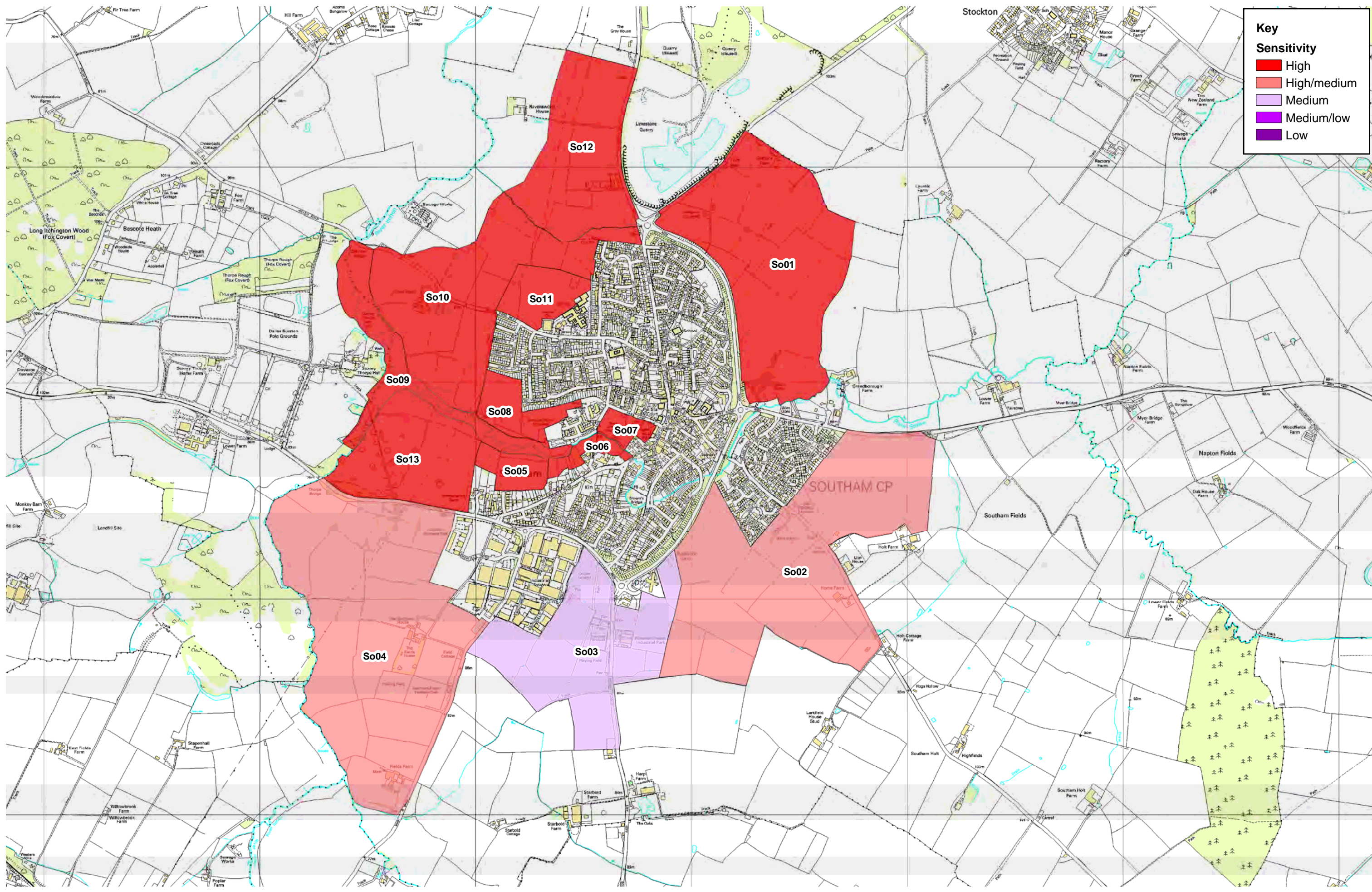
Key

Sensitivity

- High
- High/medium
- Medium
- Medium/low
- Low



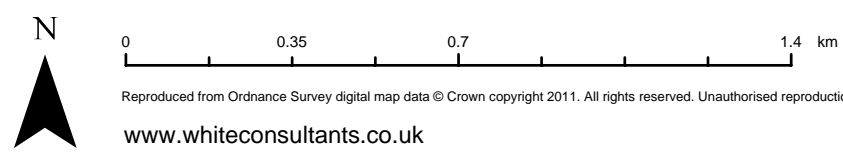
Southam
Landscape Sensitivity to Housing Development



Key

Sensitivity

- High
- High/medium
- Medium
- Medium/low
- Low



Southam
Landscape Sensitivity to Commercial Development

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LCP/Zone So01

Settlement: Southam

Landscape sensitivity to housing development high/medium

The zone comprises generally open arable hillside/valley slopes falling from a high point to the north west to the valley floor to the south east which are open to views from the A425 and further south. PROWs run through the area linking the settlement to the countryside. The higher and middle slopes are relatively prominent, and sensitive to development which would obviously extend Southam eastwards. However, the lower field east of Glebe Farm is discreet within the landscape, screened by trees to the south and south east. This area is sensitive as part of a stream corridor which should be retained but possibly very high quality and carefully designed low density housing here may be acceptable here. Elsewhere housing is considered inappropriate.

Landscape sensitivity to commercial development high

The zone comprises generally open arable hillside/valley slopes falling from a high point to the north west to the valley floor to the south east which are open to views from the A425 and further south. PROWs run through the area linking the settlement to the countryside. The higher and middle slopes are relatively prominent, and sensitive to development which would obviously extend Southam eastwards. The lower field east of Glebe Farm is discreet within the landscape, screened by trees to the south and south east. This area is sensitive as part of a stream corridor which should be retained. Commercial development would be inappropriate due to visibility to the north and its adverse effect on character to the south.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Claylands

Land cover Pastoral farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity Moderate

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 hillside/valley slopes falling from the north west to the valley floor to south east

Landcover arable

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern farmstead

Other built features none

Presence of water stream course to southern edge

Scale medium **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments hedgeline on A426 forms skyline with some intervening tree belts when viewed from the south

Key views

To settlement False

From settlement False

Landmarks -

Detractors

wireless mast to north in zone and Cemex chimney to north east

Intervisibility

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

Comments intervisible with valley and rising land to the south

Tranquillity

Noise sources roads

Views of development some

Presence of people infrequent

Summary medium

Comments busy roads to north and west reduce tranquillity although screened by vegetation and/or landform generally. Settlement to south highly visible.

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

Corridor?

Comments part of wider farmed unit. PROWs link into settlement.

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

Setting?

Comments forms part of wider countryside setting to settlement which has a very well defined edge beyond bypass.

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 defined by well vegetated bypass in cutting

Receptors

Receptors

Sensitivity

roads/rail/cycleways

medium

rural residents

medium

urban residents

high/medium

long distance/public footpaths

high

Comments main receptors are users of PROWs through area, users of A425 and A426 [through generally screened] and luxury residences to south.

Other

Other factors -

Potential for landscape enhancement

improve hedgerows with positive management encouraging hedgerow trees.

Potential mitigation if area potentially suitable for development

reinforcing stream corridor for nature conservation and setting to PROW and increasing woodland planting to east

LCP/Zone So02

Settlement: Southam

Landscape sensitivity to housing development medium

The zone comprises of a low lying gently rolling mainly arable landscape with limited tree cover and stronger hedgerows to the south. The northern part of the area is open to views from the A425 and is therefore sensitive. Development here would clearly extend the settlement into open countryside. Generally the area is intervisible with rising land to the south east which also partly contains it. Scattered farm complexes are minor detractors. The allotments are well used and contained and apparently form an important resource for the community. The field to the north east of Bungalow Farm may be appropriate for housing as it falls towards the bypass although its south eastern hedge would need to be reinforced as a screen. Housing development in other parts of the area would extend the settlement into the countryside and is considered inappropriate.

Landscape sensitivity to commercial development high/medium

The zone comprises of a low lying gently rolling mainly arable landscape with limited tree cover and stronger hedgerows to the south. The northern part of the area is open to views from the A425 and is therefore sensitive. Development here would clearly extend the settlement into open countryside. Generally the area is intervisible with rising land to the south east which also partly contains it. Scattered farm complexes are minor detractors. The allotments are well used and contained and apparently form an important resource for the community. The field to the north east of Bungalow Farm may be appropriate for low level hotel/office use as it falls towards the bypass although its south eastern hedge would need to be reinforced as a screen. Commercial development of other parts of the area would extend the settlement into the countryside and would be inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity Moderate

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 lowland

Landcover arable and allotments

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern scattered farm complexes- relatively modern

Other built features -

Presence of water n/a

Scale medium **Sense of enclosure** open

Diversity diverse

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False

Landmarks -

From settlement False

Detractors farm complexes are minor detractors

Intervisibility

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

Comments next to A425 road approaches and intervisible with rising land to the south east

Tranquillity

Noise sources roads

Views of development one side 180

Presence of people infrequent

Summary medium

Comments the A425 reduces tranquillity and the settlement edge is highly visible in most parts, both of which reduce tranquillity

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

Corridor?

Comments apparently part of a series of farmed units with allotments separately managed and of particular value to residents

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

Setting?

Comments forms part of low lying rural countryside to south east of settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge negative

Form of edge smooth/linear

Comments settlement forms visible raw edge with limited mitigation of vegetation

Receptors

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

long distance/public footpaths

high

Comments main receptors are users of the A425 and PROWs to south

Other

Other factors -

Potential for landscape enhancement

strong woodland belt to screen housing possibly with public access would be desirable. Hedgerows could be improved by gapping up, management and encouragement of hedgerow trees [other than elm]

Potential mitigation if area potentially suitable for development

strong woodland belt advance planting to screen potential housing possibly with public access to ensure that it is maintained in perpetuity as positive edge

Landscape sensitivity to housing development medium

The zone is a low lying very gently rolling landscape with a range of incremental uses from mixed agriculture to football ground and cricket ground. The limited tree cover is focussed on the football ground and old A425 road line and hedgerows are generally outgrown which limits clear views. The settlement edge is highly indented and the area feels disjointed. The football ground infrastructure is a detractor with its wireless mast, floodlights and buildings and the commercial edge to the west is prominent adjacent to poorly managed hedgerows. The cricket ground is discreet. Southam Meadow south is a local wildlife site and has intrinsic value. The area may benefit from comprehensive replanning retaining positive features but integrating the series of uses in a more positive way. This is unlikely to include housing due to the proximity of commercial uses but cannot be ruled out. A positive strong landscape screened edge would be essential. The extent of any redevelopment should not extend further south than the football ground southern boundary.

Landscape sensitivity to commercial development medium

The zone is a low lying very gently rolling landscape with a range of incremental uses from mixed agriculture to football ground and cricket ground. The limited tree cover is focussed on the football ground and old A425 road line and hedgerows are generally outgrown which limits clear views. The settlement edge is highly indented and the area feels disjointed. The football ground infrastructure is a detractor with its wireless mast, floodlights and buildings and the commercial edge to the west is prominent adjacent to poorly managed hedgerows. The cricket ground is discreet. Southam Meadow south is a local wildlife site and has intrinsic value. The area may benefit from comprehensive replanning retaining positive features but integrating the series of commercial and other uses in a more positive way. A positive strong landscape screened edge would be essential. The extent of any redevelopment should not extend further south than the football ground southern boundary.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Pastoral farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Land Use	Pastoral
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 very gently rolling lowland

Landcover mixed arable and pastoral with football ground and cricket ground [excluding services]

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 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"/>
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Intensity of Use

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

Settlement pattern small commercial estate

Other built features wireless mast, floodlights, stand, pavilion

Presence of water n/a

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	football ground infrastructure and wireless mast and commercial area to the west and car wash to the south

Intervisibility

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

Comments mainly intervisible with main southern approach roads and rising ground to south east

Tranquillity

Noise sources	roads	Presence of people	frequent
Views of development	many 270		
Summary	medium/low		

Comments the tranquillity is disrupted by roads and views of commercial development and intensive recreational uses

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

Corridor?

Comments recreational uses are valuable to settlement and PROW links settlement with wider countryside

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

Setting?

Comments functional edge of settlement although forms transition to rural character to south

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge negative **Form of edge** highly indented

Comments mix of incremental and commercial and recreational uses with new roads create a poor introduction and incoherent edge to the settlement

Receptors

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

Comments main receptors are users of the approach roads and cricket ground

Other

Other factors -

Potential for landscape enhancement

Enhance hedgerows through gapping up and encouraging tree growth [other than elm]

Potential mitigation if area potentially suitable for development

strong woodland belt advance planting to screen potential housing possibly with public access to ensure that it is maintained in perpetuity as positive edge

Landscape sensitivity to housing development high/medium

This zone is a low hill to the south west of the town with arable farmland with a well defined, regular pattern of fields. The Fields House, with its associated ornamental tree cover, forms a prominent feature in the centre of the area. Commercial development to the north is prominent on the southern approaches to the settlement but field boundaries and the landform screen it from views from the west. Any development to the west would take development over the hill and would be unacceptable. Housing development to the south would be divorced from the residential part of the settlement and would appear inappropriate as well as prominent in open countryside, affecting the setting and separation of The Old Coach House from the settlement.

Landscape sensitivity to commercial development high/medium

This zone is a low hill to the south west of the town with arable farmland with a well defined, regular pattern of fields. The Fields House, with its associated ornamental tree cover, forms a prominent feature in the centre of the area. Commercial development to the north is prominent on the southern approaches to the settlement but field boundaries and the landform screen it from views from the west. Any development to the west would take development over the hill and would be unacceptable. Commercial development to the south would be prominent in open countryside, affecting the setting and separation of The Old Coach House from the settlement. It is therefore undesirable.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Claylands
Land cover	Pastoral farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Land Use	Mixed farming
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 low rolling hill, sloping to east, south and west

Landcover mixed farming

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 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 checked="" 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"/>
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Intensity of Use

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

Settlement pattern occasional farmsteads

Other built features -

Presence of water n/a

Scale medium **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments trees on skyline when viewed from east - eg. around The Fields House

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	edge of commercial development

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
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Comments views from east across valley to higher ground

Tranquillity

Noise sources roads

Views of development	one side 180	Presence of people	-
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Summary medium

Comments prominent view to commercial edge, with moderately busy roads to north and east, although the remainder of the unit is likely to be more tranquil

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

Corridor?

Comments part of wider farmed unit

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

Setting?

Comments part of wider rolling, rural landscape to south and west of settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge negative

Form of edge smooth/linear

Comments commercial development prominent

Receptors

Receptors

Sensitivity

roads/rail/cycleways

medium/low

rural residents

medium/low

Comments residents in old Coach House main receptors

Other

Other factors -

Potential for landscape enhancement

restoration of hedgerows and management/regeneration of hedgerow trees

Potential mitigation if area potentially suitable for development

-

LCP/Zone So05

Settlement: Southam

Landscape sensitivity to housing development high/medium

Forming part of the northern valley sides of the River Stowe, the zone is open grass meadow with gappy hedges. It is bounded by the settlement to the south which has a slightly indented character and is well treed exhibiting traditional buildings of a farm complex which gives variety to the edge. A footpath runs out into the countryside through the area. The area is sensitive as part of the green valley corridor well used by locals and forming part of the setting of the Holy Well. Any new housing would intrude down the valley sides and/or screen positive elements of the edge such as the farm buildings, eroding the essentially rural character of the valley. Housing development would therefore be inappropriate.

Landscape sensitivity to commercial development high

Forming part of the northern valley sides of the River Stowe, the zone is open grass meadow with gappy hedges. It is bounded by the settlement to the south which has a slightly indented character and is well treed exhibiting traditional buildings of a farm complex which gives variety to the edge. A footpath runs out into the countryside through the area. The area is sensitive as part of the green valley corridor well used by locals and forming part of the setting of the Holy Well. Any commercial development would be completely out of character with the fine grain and essentially rural character of the valley.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Claylands

Land cover Pastoral farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity Moderate

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 valley sides

Landcover pastoral

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features -

Presence of water n/a

Scale small/medium **Sense of enclosure** framed

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments adjacent settlement edge with trees forms a strong skyline when viewed from the south from valley floor and sides

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

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

Comments on enclosed valley sides so slightly restricted views but visible from path to Holy Well and views out towards Stoney Thorpe Hall and parkland

Tranquillity

Noise sources people

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

Summary medium

Comments the valley is quiet and free from cars but the settlement edge is apparent adjacent albeit partly screened and walkers use the PROW in and near the area

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

Comments managed as part of wider unit. PROW linking settlement with countryside.

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

Setting?

Comments contributes to setting to valley floor with recreational use and to Holy Well

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments forms part of green valley character with adjacent zones

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge neutral

Form of edge moderately indented

Comments the settlement edge is predominantly recent with significant tree screening especially to large western properties. There are the remnants of a farm with traditional red brick which is positive feature.

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

urban residents

high

Comments main receptors are walkers along valley

Other

Other factors -

Potential for landscape enhancement

gap up and maintain hedges with trees and encourage traditional meadow use

Potential mitigation if area potentially suitable for development

-

LCP/Zone So06

Settlement: Southam

Landscape sensitivity to housing development high/medium

The zone consists of small paddocks and gardens sloping down a narrow valley side running into the settlement. The area is well treed and the riparian corridor forms a strong green wedge into the settlement overlooked by the park and church grounds [to an extent] to the north making the area sensitive and important to the settlement character. Further housing development would reduce the width, and the green character and integrity of the area and should be avoided.

Landscape sensitivity to commercial development high

The area consists of small paddocks and gardens sloping down a narrow valley side running into the settlement. The area is well treed and the riparian corridor forms a strong green wedge into the settlement overlooked by the park and church grounds [to an extent] to the north making the area sensitive and important to the settlement character. No commercial development could be accommodated in this narrow sloping strip.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Claylands

Land cover Pastoral farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity Moderate

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Pastoral

Pattern Small_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 narrow valley sides

Landcover gardens and paddocks

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern linear settlement housing to south with some new housing in backland

Other built features -

Presence of water stream on northern boundary

Scale very small **Sense of enclosure** intimate

Diversity complex

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 whilst trees partially screen the paddocks in summer they are more exposed in winter and may be visible from the park to the north

Tranquillity

Noise sources people

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

Summary medium/low

Comments the area feels surrounded by the settlement albeit screened by trees

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

Corridor?

Comments part of stream valley corridor, part in floodplain, and nature conservation corridor

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

Setting?

Comments contributes to the setting of key parts of the settlement including Conservation Area, listed buildings and church

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments part of green valley corridor into town and also part of floodplain

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge positive

Form of edge highly indented

Comments this green corridor contributes to a highly indented character of the settlement form

Receptors

Receptors

urban residents

viewpoints

long distance/public footpaths

Sensitivity

high/medium

high/medium

high

Comments views from the park, possibly church in winter and from public footpaths

Other

Other factors -

Potential for landscape enhancement

bring neglected horse paddocks into beneficial management

Potential mitigation if area potentially suitable for development

-

LCP/Zone So07

Settlement: Southam

Landscape sensitivity to housing development high

This pleasant and apparently well used settlement centre park running down to the stream provides a positive setting to the church and forms an important part of the green corridor linking the settlement centre and the countryside to the west. Any housing development would encroach upon this function and significantly adversely affect its character and is highly inappropriate.

Landscape sensitivity to commercial development high

This pleasant and apparently well used settlement centre park running down to the stream provides a positive setting to the church and forms an important part of the green corridor linking the settlement centre and the countryside to the west. Any commercial development would encroach upon this function and adversely affect its character and is highly inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Claylands

Land cover Urban

Settlement pattern Urban

LDU level

Cultural sensitivity Urban

Ecological sensitivity Urban

Visual sensitivity Urban

Land Cover Parcel data

Land Use Urban-amenity

Pattern n/a

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 side

Landcover public park

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features play equipment

Presence of water River Stowe to south

Scale medium/small **Sense of enclosure** moderately enclosed

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False **From settlement** False

Landmarks church to east **Detractors** -

Intervisibility

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

Comments to and from church

Tranquillity

Noise sources people

Views of development many all sides 360 **Presence of people** frequent

Summary medium/low

Comments settlement centre park, well used

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

Corridor?

Comments part of recreational green corridor into centre of settlement, stream

floodplain and nature conservation corridor

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

Setting?

Comments setting of church

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments south also in floodplain and part of green valley corridor

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive

Form of edge highly indented

Comments positive settlement edge especially church and listed buildings

Receptors

Receptors

Sensitivity

urban residents

high/medium

viewpoints

high/medium

Comments main receptors are users of park, church users and residents

Other

Other factors -

Potential for landscape enhancement

enhance tree planting to provide continuity of cover and good specimens to complement church and screen less positive edges of settlement such as to north

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

Forming part of the southern valley sides of the River Stowe, the zone comprises both arable fields and open grass meadow with gappy hedges. It is bounded by the settlement to the north which has a slightly indented character but this consists of linear, estate housing with little mitigation. The area is sensitive as part of the green valley corridor well used by locals and forming part of the setting of the Holy Well. In landscape terms, there may be an opportunity to infill north of the new housing on the sewage works site providing the edge to the countryside remains green and indented. Any new housing to the west would intrude down the valley sides increasing its effect on the skyline and adversely affecting the setting of the valley and Holy Well even if designed to back onto existing housing and facing the valley floor with appropriate planting. It is therefore considered to be undesirable.

Landscape sensitivity to commercial development high

Forming part of the southern valley sides of the River Stowe, the zone comprises both arable fields and open grass meadow with gappy hedges. It is bounded by the settlement to the north which has a slightly indented character but this consists of linear, estate housing with little mitigation. The area is sensitive as part of the green valley corridor well used by locals and forming part of the setting of the Holy Well. Any commercial development would be completely out of character with the fine grain and essentially rural character of the valley.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Claylands
Land cover	Pastoral farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	Moderate
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 valley sides

Landcover arable, pasture and meadow

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 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 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 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 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"/>
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Intensity of Use

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

Settlement pattern none

Other built features -

Presence of water n/a

Scale small/medium

Sense of enclosure framed

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments adjacent settlement edge forms a visible skyline when viewed from the north from valley floor and sides

Key views

To settlement False	From settlement False
Landmarks -	Detractors adjacent settlement edge

Intervisibility

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

Comments on enclosed valley sides so slightly restricted views but visible from path to Holy Well and views out towards Stoney Thorpe Hall and parkland

Tranquillity

Noise sources people

Views of development many 270

Presence of people infrequent

Summary medium

Comments the area feels surrounded by the settlement albeit screened by trees to the south

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

Corridor?

Comments part apparently managed as part of wider unit

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

Setting?

Comments contributes to setting to valley floor with recreational use and to Holy Well near south western corner

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments forms part of green valley character with adjacent zones

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge negative

Form of edge moderately indented

Comments the settlement edge is generally harsh on the skyline with few trees and little vegetation to mitigate the dwellings which are estate type and of limited merit

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

urban residents

high

Comments main receptors are walkers along valley

Other

Other factors -

Potential for landscape enhancement

gap up and maintain hedges with trees and encourage traditional meadow use; screen existing housing edge

Potential mitigation if area potentially suitable for development

LCP/Zone So09

Settlement: Southam

Landscape sensitivity to housing development high

This is a narrow valley floor zone with a meandering stream corridor and floodplain which penetrates into the settlement from the west with associated well used PROWs. The associated wet grassland vegetation, in combination with the adjoining, mostly pastoral, valley sides, form a landscape that is both visually and ecologically sensitive. Housing development would be highly unsuitable in this area.

Landscape sensitivity to commercial development high

This is a narrow valley floor zone with a meandering stream corridor and floodplain which penetrates into the settlement from the west with associated well used PROWs. The associated wet grassland vegetation, in combination with the adjoining, mostly pastoral, valley sides, form a landscape that is both visually and ecologically sensitive. Commercial development would be highly unsuitable in this area.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Claylands

Land cover Pastoral farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity Moderate

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Pastoral

Pattern Med/large_semi-regul

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 valley floor

Landcover permanent pasture

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features -

Presence of water meandering stream

Scale small **Sense of enclosure** enclosed

Diversity diverse

Skyline

Prominence/ importance

Complexity

Comments n/a

Key views

To settlement False **From settlement** False

Landmarks Holy Well - a discrete, but important landmark **Detractors** -

Intervisibility

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

Comments overlooked by valley sides. Views to church spire

Tranquillity

Noise sources -

Views of development many 270 on valley si **Presence of people** frequent

Summary high/medium

Comments generally a tranquil feel in the valley, only disrupted by views of housing on the skyline

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

Corridor?

Comments river valley floodplain corridor with recreational use linking settlement and countryside

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

Setting?

Comments acts as part of setting to Holy Well and Stoney Thorpe Hall

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments valley floor relies on adjacent valley sides to reinforce green and open character

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge highly indented

Comments river corridor penetrates settlement, creating a positive edge, although some buildings, such as the Air Cadet centre, are detractors

Receptors

Receptors	Sensitivity
long distance/public footpaths	high
urban residents	high

Comments -

Other

Other factors -

Potential for landscape enhancement

wet grassland vegetation on valley floor is poorly managed - need to reinstate grazing to main biodiversity and open valley character

Potential mitigation if area potentially suitable for development

-

LCP/Zone So10

Settlement: Southam

Landscape sensitivity to housing development high/medium

This zone forms the eastern valley slopes of the River Itchen falling from the settlement edge which lies on the skyline. It is an area of arable farmland with a well defined, regular pattern of fields. Ford Farm is used commercially and is a local detractor. An enclave of pasture and informal open space with ridge and furrow [of intrinsic value] and rough grassland lie to the north east. Here the corner of the area is visible from the busy north/north eastern approaches to the settlement. The hill falls away to the north, south and west and is open to views from the adjoining hills to the west. The site forms part of the setting to Holy Well to the south. Housing development is generally undesirable due to the zone's openness to wide views.

Landscape sensitivity to commercial development high

This zone forms the eastern valley slopes of the River Itchen falling from the settlement edge which lies on the skyline. It is an area of arable farmland with a well defined, regular pattern of fields. Ford Farm is used commercially and is a local detractor. An enclave of pasture and informal open space with ridge and furrow [of intrinsic value] and rough grassland lie to the north east. Here the corner of the area is visible from the busy north/north eastern approaches to the settlement. The hill falls away to the north, south and west and is open to views from the adjoining hills to the west. The site forms part of the setting to Holy Well to the south. Commercial development would be inappropriate due to the sloping topography and prominence of the valley sides.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Claylands

Land cover Pastoral farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity Moderate

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 valley side

Landcover arable with some informal open space

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern occasional farmsteads

Other built features -

Presence of water n/a

Scale medium **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments housing is a detractor on skyline when viewed from west, as is security fencing around school playing fields

Key views

To settlement False

Landmarks -

From settlement False

Detractors

settlement edge to east and commercial activities around Ford Farm

Intervisibility

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

Comments prominent valley sides visible from Stoney Thorpe Hall grounds to west

Tranquillity

Noise sources roads

Views of development one side 180

Presence of people occasional

Summary medium

Comments generally a quiet rural landscape with only one minor road and views of urban edge to east

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

Corridor?

Comments part of river valley corridor slopes in southern part of area

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

Setting?

Comments part of setting for the Holy Well to south and Stoney Thorpe Hall to west

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge negative

Form of edge moderately indented

Comments presence of residential edge on skyline is only partially mitigated by deteriorating hedgerow vegetation

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

roads/rail/cycleways

high

urban residents

high/medium

Comments walkers in this area, especially those in valley to the south, are key receptors

Other

Other factors -

Potential for landscape enhancement

maintain structure of field pattern in farmed landscape and enhance hedgerow tree cover

Potential mitigation if area potentially suitable for development

Landscape sensitivity to housing development high/medium

This zone lies on the summit/edge of a low hill to the west of the town, where it is screened by tree planting to soften the western and northern edges of the site. It is currently used by the school and local community for recreational purposes and functions as a well used public amenity resource. It should be retained for this purpose, but if any new housing development were ever to be considered, this would need to be kept away from sloping ground around the edges of the hill summit, where it would be very visible, especially when viewed from adjoining hills to the west.

Landscape sensitivity to commercial development high

This area lies on the summit/edge of a low hill to the west of the town, where it is screened by tree planting to soften the western and northern edges of the site. It is currently used by the school and local community for recreational purposes and functions as a well used public amenity resource. It should be retained for this purpose. New commercial development would not be appropriate on this site due to visibility to the west and the relationship with adjacent housing.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Claylands
Land cover	Pastoral farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data	
Land Use	Amenity land
Pattern	n/a
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 rolling landform on low hill top

Landcover school playing fields

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features tennis court

Presence of water n/a

Scale medium **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments security fence wire prominent in views along approach road in west

Key views

To settlement False **From settlement** False
Landmarks - **Detractors** security fencing

Intervisibility

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

Comments although playing fields and adjoining buildings are not widely visible, the western boundary of the site, on top of the slope is very visible

Tranquillity

Noise sources roads

Views of development one side 180 **Presence of people** frequent

Summary medium/low

Comments well used playing fields

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

Corridor?

Comments use of playing fields is a community resource

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

Setting?

Comments soft edge to 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 moderately indented

Comments playing fields and associated vegetation assist in softening the settlement edge

Receptors

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

Comments main receptors are users of the playing fields

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

This zone comprises of open, arable farmland on the valley side of the River Itchen to the north of the town. There is a petrol station located on the A423 which borders the area to the east on/near the skyline. The area has a largely degraded field pattern and has limited tranquillity to the east. However, its prominence and separation from the settlement means that housing development which would clearly extend the settlement to the north would be inappropriate.

Landscape sensitivity to commercial development high

This zone comprises of open, arable farmland on the valley side of the River Itchen to the north of the town. There is a petrol station located on the A423 which borders the area to the east on/near the skyline. The area has a largely degraded field pattern and has limited tranquillity to the east. However, its prominence and separation from the settlement means that commercial development which would clearly extend the settlement to the north would be inappropriate.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Claylands
Land cover	Pastoral farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	Moderate
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 valley side

Landcover arable farmland

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern occasional farmsteads

Other built features -

Presence of water n/a

Scale large **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments visible from adjoining hills to west

Key views

To settlement False

Landmarks -

From settlement False

Detractors

petrol station and tall cement works chimney to the east

Intervisibility

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

Comments intervisible with valley area to west

Tranquillity

Noise sources roads

Views of development some

Presence of people occasional

Summary medium

Comments presence of busy A423 reduces tranquillity in the eastern part of this area

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

Corridor?

Comments part of wider farmed unit

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

Setting?

Comments area is part of a wider rural landscape to the north of the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge

Form of edge

Comments n/a

Receptors

Receptors

Sensitivity

roads/rail/cycleways

medium/low

long distance/public footpaths

medium/low

Comments main receptors are users of A423 and PROW users to west

Other

Other factors -

Potential for landscape enhancement

restructuring and replacement of the historic field pattern

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

The zone is a valley side with watercourses to the west and north. It forms part of an historic estate landscape with surviving mature parkland, and tree lined avenue associated with Stoney Thorpe Hall to the north west and a prominent, round hilltop covert in the adjoining arable field. The area is important as setting to the listed hall and Holy Well to the north and as a rural hillside on the western edge of the settlement with PROW across it and visible from other well used PROWs in the valley. Housing to the east is generally screened by tree cover forming a positive edge to the settlement. Housing development in this area is therefore considered inappropriate.

Landscape sensitivity to commercial development high

The zone is a valley side with watercourses to the west and north. It forms part of an historic estate landscape with surviving mature parkland, and tree lined avenue associated with Stoney Thorpe Hall to the north west and a prominent, round hilltop covert in the adjoining arable field. The area is important as setting to the listed hall and Holy Well to the north and as a rural hillside on the western edge of the settlement with PROW across it and visible from other well used PROWs in the valley. Housing to the east is generally screened by tree cover forming a positive edge to the settlement. Commercial development in this area is therefore considered highly inappropriate.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Claylands
Land cover	Pastoral farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Land Use	Mixed farming
Pattern	Relic parkland
Origin	Parkland

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 sloping valley sides

Landcover arable farmland

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features -

Presence of water -

Scale large **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments forms skyline when viewed from valley to north

Key views

To settlement False **From settlement** False

Landmarks historic barn on valley side and lime avenue/Stoney Thorpe Hall to west. **Detractors** -

Intervisibility

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

Comments views across valley and from Leamington road approach on west.

Tranquillity

Noise sources roads

Views of development some **Presence of people** frequent

Summary medium

Comments LCP forms part of a wider tranquil valley, but road to south and housing estate to east reduce tranquillity slightly

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

Corridor?

Comments appears to be part of estate to west. PROW links with settlement

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

Setting?

Comments forms part of valley which penetrates settlement to east and acts as part of setting to Stoney Thorpe Hall and the Holy Well.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments part of valley side continuum with So05

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral

Form of edge smooth/linear

Comments -

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

roads/rail/cycleways

high

Comments views from PROW users in valley and valley sides

Other

Other factors -

Potential for landscape enhancement

Replanting of historic estate/parkland trees

Potential mitigation if area potentially suitable for development