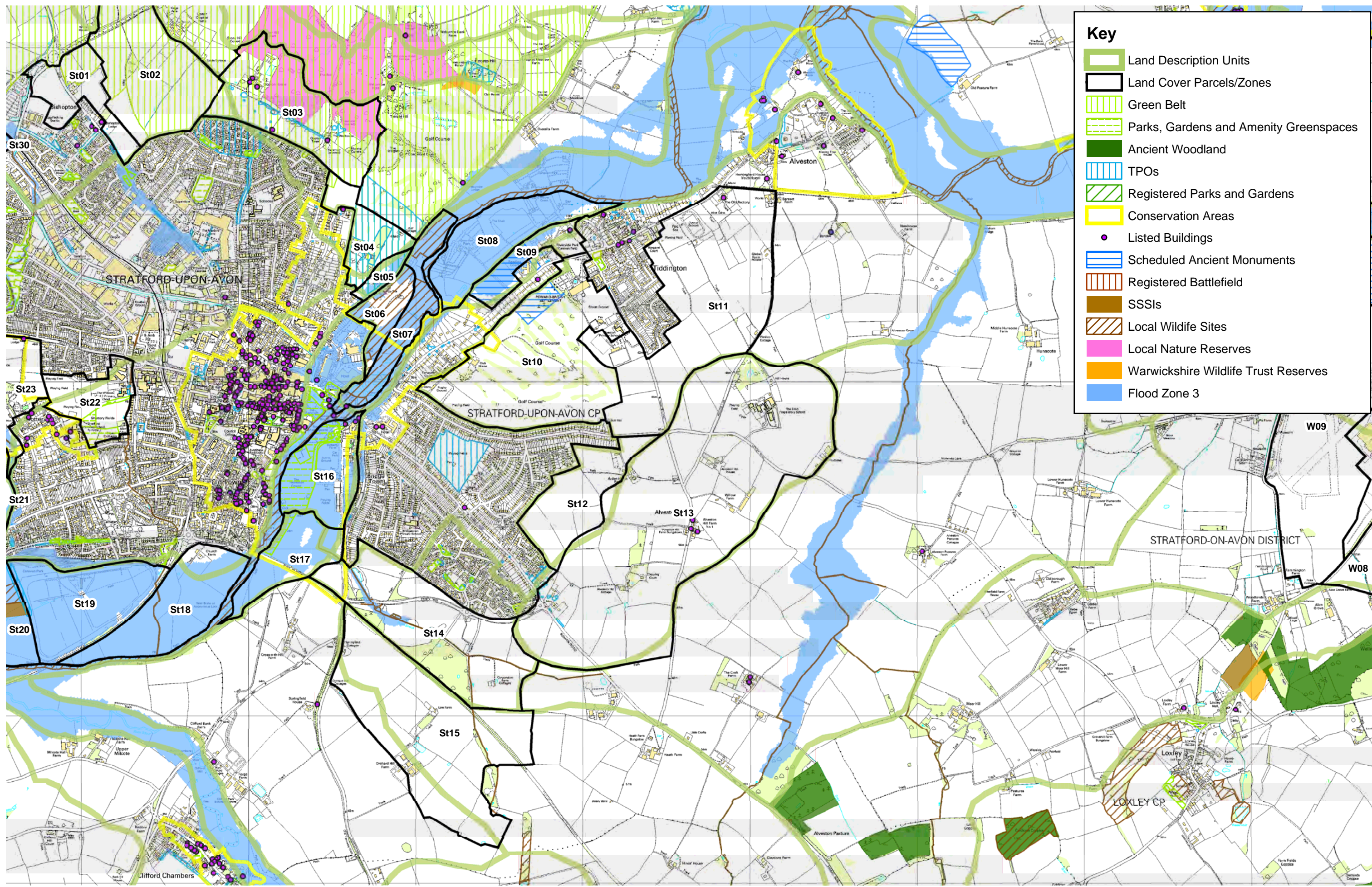


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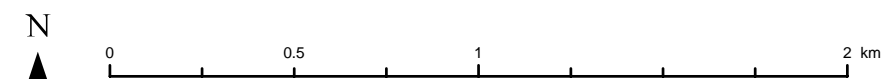
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## Stratford upon Avon (West) Designations and Constraints



### Key

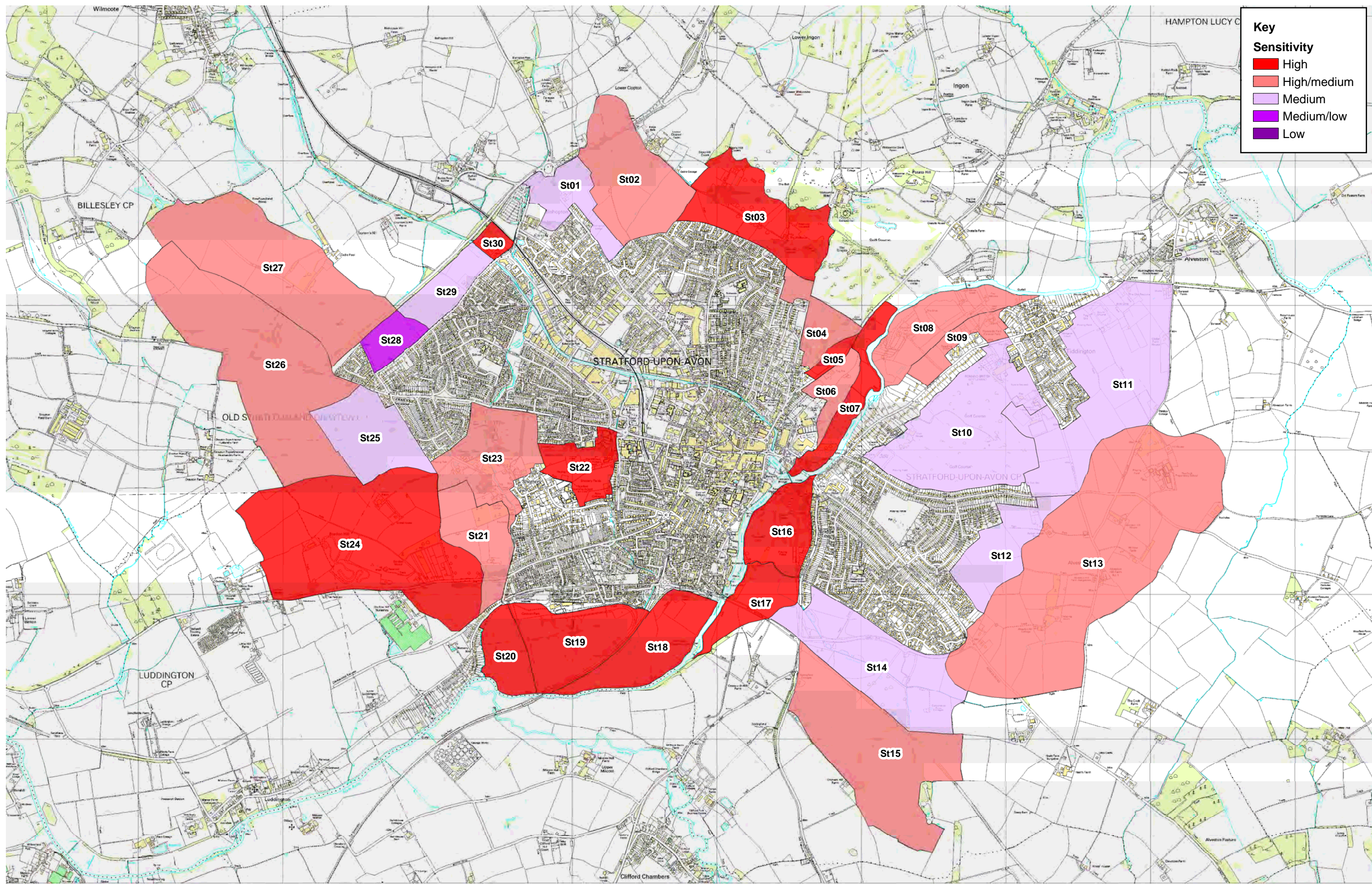
- Land Description Units
- Land Cover Parcels/Zones
- Green Belt
- Parks, Gardens and Amenity Greenspaces
- Ancient Woodland
- TPOs
- Registered Parks and Gardens
- Conservation Areas
- Listed Buildings
- Scheduled Ancient Monuments
- Registered Battlefield
- SSSIs
- Local Wildlife Sites
- Local Nature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



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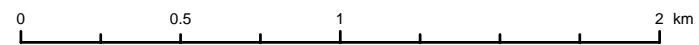
## Stratford upon Avon (East) Designations and Constraints



**Key**

**Sensitivity**

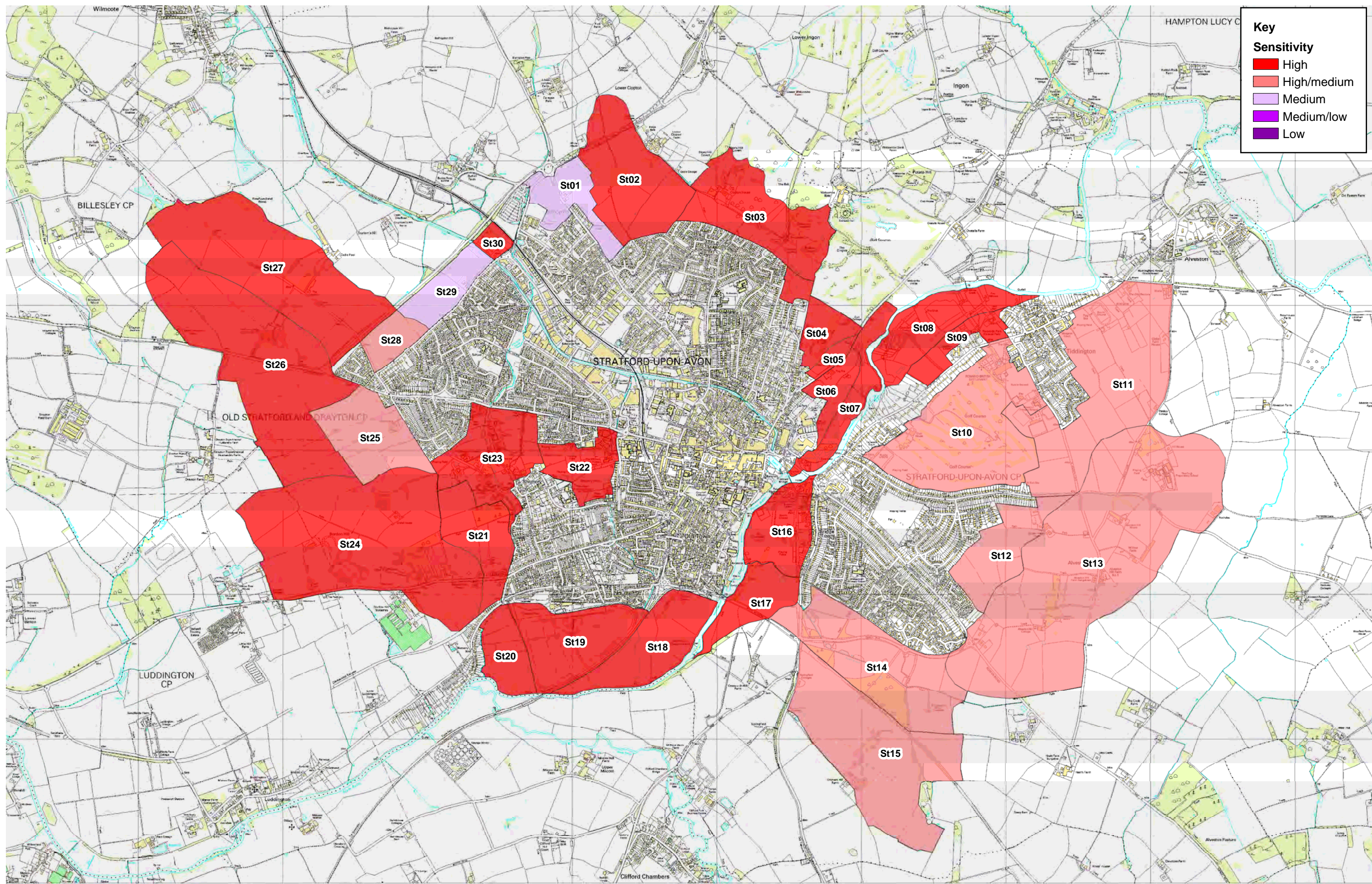
- High
- High/medium
- Medium
- Medium/low
- Low



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**Stratford Upon Avon**  
**Landscape Sensitivity to Housing Development**



**Key**

**Sensitivity**

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



0 0.5 1 2 km

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**Stratford Upon Avon**  
**Landscape Sensitivity to Commercial Development**

**Landscape sensitivity to housing development** medium

The zone is gently rolling land lying in a vale on the north western edge of Stratford. The area comprises a series of small pastoral fields with thick elm hedges, bounded by an indented urban edge and the A46 which reduces the area's tranquillity. A small area of rough ground lies between the A46 and Bishopton Lane. The edges of the zone are therefore visible to a large number of road users either entering or bypassing the settlement. Other views into the area are from the Welcombe Hills to the north. This area's sensitivity is related to its location on the visible northern apex of the settlement and the intrinsic value of some older permanent pasture in small hedged fields. There is an opportunity for new housing development, but this should be planned as part of an agreed series of development briefs to create a high quality and refined gateway into Stratford on the A3400. Development is undesirable by the A46 east and west of the roundabout in order to keep a green buffer between the bypass and settlement edge and this should be borne in mind also in the design of any development on the field abutting the roundabout to the south.

**Landscape sensitivity to commercial development** medium

The zone is gently rolling land lying in a vale on the north western edge of Stratford. The area comprises a series of small pastoral fields with thick elm hedges, bounded by an indented urban edge and the A46 which reduces the area's tranquillity. A small area of rough ground lies between the A46 and Bishopton Lane. The edges of the zone are therefore visible to a large number of road users either entering or bypassing the settlement. Other views into the area are from the Welcombe Hills to the north. This area's sensitivity is related to its location on the visible northern apex of the settlement and the intrinsic value of some older permanent pasture in small hedged fields. Development is undesirable by the A46 east and west of the roundabout in order to keep a green buffer between the bypass and settlement edge and this should be borne in mind also on the field to the south. There is limited opportunity for new commercial development in this area because of the small scale nature of the landscape and its proximity to existing residential settlement. If individual units are built these should be only high quality offices or similar planned as part of an agreed design brief to create a suitable entrance way into Stratford on the A3400. Development is undesirable by the A46 east and west of the roundabout in order to keep a green buffer between the bypass and settlement edge and this should be borne in mind also in the design of any development on the field abutting the roundabout to the south.

**Landscape characteristics**


---

	<b>LDU level</b>
<b>Physiographic</b>	Soft rock vales & valleys
<b>Ground type</b>	Wet claylands
<b>Land cover</b>	Arable farmlands
<b>Settlement pattern</b>	Villages and estate farms
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Low
<b>Ecological sensitivity</b>	Low
<b>Visual sensitivity</b>	Moderate
<b>Land Cover Parcel data</b>	
<b>Land Use</b>	Pastoral
<b>Pattern</b>	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 rolling vale

Landcover grassland

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 roadside dwellings

Other built features -

Presence of water  n/a

Scale small Sense of enclosure enclosed

Diversity simple

Skyline

---

Prominence/ importance n/a

Complexity

Comments -

Key views

---

To settlement False

From settlement False

Landmarks -

Detractors views to Park & ride are raw and unmitigated

Intervisibility

---

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

Comments although generally low lying in the landscape, this area is visible from adjacent main roads

### Tranquillity

---

Noise sources roads

Views of development many 270 Presence of people infrequent

Summary medium/low

Comments tranquillity reduced by presence of A3400 and visible settlement edge, as well noise from adjacent A46

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

---

Corridor?

Comments although some parts neglected, most of the area is still managed as part of wider farm units in adjoining area

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

---

Setting?

Comments land to east of A3400 still provides a rural setting to Bishopton, while land to the west provides a more semi-rural approach with strong hedgerow boundaries and a row of lime trees along settlement boundary

### 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 current edge generally screened by hedges and trees

### Receptors

---

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

Comments the many busy roads mean that there are many receptors approaching the settlement through this zone, whilst there are also adjacent urban residents and a PROW to the south

### Other

---

Other factors Green Belt in northern part of area

### Potential for landscape enhancement

---

plant up land between roundabout and park and ride to provide green buffer

### Potential mitigation if area potentially suitable for development

---

need to develop an agreed design brief for any new development to create a suitable entrance way into Stratford on the A3400 that addresses, rather than dominates the approach to and from the A46 roundabout

LCP/Zone St02

Settlement: Stratford-upon-Avon

Landscape sensitivity to housing development high/medium

The zone is a gently rolling vale, rising gradually to the foot of the adjoining hills to the north east. The land is mainly used for arable cropping in medium/large sized, sub-regular fields bounded by elm hedges. Many of the hedgerows are thick and well maintained, but in places they are thinner and gappy. Hedgerow trees are thinly scattered throughout the area, but it is the tall hedgerows that often restrict views to the surrounding countryside and urban edge. This area has a strong rural character forming part of the setting to Clopton House to the east. Tranquillity is reduced to the north by the A46. A PROW links the countryside with the settlement. Housing development would be inappropriate in much of the area although there may be an opportunity in the field to the south west corner providing screening was implemented in advance.

Landscape sensitivity to commercial development high

The zone is a gently rolling vale, rising gradually to the foot of the adjoining hills to the north east. The land is mainly used for arable cropping in medium/large sized, sub-regular fields bounded by elm hedges. Many of the hedgerows are thick and well maintained, but in places they are thinner and gappy. Hedgerow trees are thinly scattered throughout the area, but it is the tall hedgerows that often restrict views to the surrounding countryside and urban edge. This area has a strong rural character forming part of the setting to Clopton House to the east. Tranquillity is reduced to the north by the A46. A PROW links the countryside with the settlement. Commercial development would be inappropriate due to its height and scale in this essentially rural area.

#### Landscape characteristics

---

##### LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Arable farmlands

Settlement pattern Villages and estate farms

##### LDU level

Cultural sensitivity Low

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 rising to the north east

**Landcover** arable farmland

### Field boundaries

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

### Hedge/Stream Trees

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

### Other Trees

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

### Patch Survival

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

### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

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

### Pattern

**Settlement pattern** none

**Other built features** -

**Presence of water**  small watercourse

**Scale** medium                      **Sense of enclosure** framed

**Diversity** simple

### Skyline

**Prominence/ importance** n/a

### Complexity

**Comments** development in this area would form the skyline in local views

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	Clopton house in trees to east	<b>Detractors</b>	-

### Intervisibility

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

**Comments** upper slopes are visible in views from south and from A46, but lower slopes more enclosed

### Tranquillity

**Noise sources** roads

**Views of development** one side 180

**Presence of people** infrequent

**Summary** medium

**Comments** this area feels part of the rural countryside, but the A46 is audible and the settlement edge is apparent

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

Corridor?

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

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

Setting?

Comments forms part of setting to Clopton House and related estate lands on lower slopes of hills to north east, which form a backcloth to Stratford

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments St03 also forms part of hill backcloth to settlement

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge smooth/linear

Comments edge of housing estate is homogenous and linear, with little vegetation to mitigate its visual impact from the north

Receptors

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

Comments local residents overlook the site, while users of A46 have glimpsed views. Users of PROW enjoy rural character through site

Other

Other factors Green Belt covers most of the zone

Potential for landscape enhancement

encourage regeneration of hedgerow tree cover

Potential mitigation if area potentially suitable for development

-

LCP/Zone St03

Settlement: Stratford-upon-Avon

**Landscape sensitivity to housing development** high

The zone lies on rising ground with a rolling topography, becoming more steeply sloping towards the north east. The land is mostly managed as historic parkland relating to Clopton House with a scatter of listed buildings and other structures to which it acts as setting. The species rich ground flora in the park is maintained by low input grazing, although management of the fields bordering the settlement edge appears to have been abandoned. Mature hedgerow and parkland trees are scattered throughout the area, which has a strong rural character. Housing development is inappropriate in this area.

**Landscape sensitivity to commercial development** high

The zone lies on rising ground with a rolling topography, becoming more steeply sloping towards the north east. The land is mostly managed as historic parkland relating to Clopton House with a scatter of listed buildings and other structures to which it acts as setting. The species rich ground flora in the park is maintained by low input grazing, although management of the fields bordering the settlement edge appears to have been abandoned. Mature hedgerow and parkland trees are scattered throughout the area, which has a strong rural character. Commercial development is completely out of character and inappropriate in this area.

**Landscape characteristics**

---

**LDU level**

**Physiographic** Soft rock lowlands

**Ground type** Loamy Brown soils

**Land cover** Arable farmlands

**Settlement pattern** Villages and estate farms

**LDU level**

**Cultural sensitivity** Low

**Ecological sensitivity** Low

**Visual sensitivity** Moderate

**Land Cover Parcel data**

---

**Land Use** Pastoral

**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** gently rising topography, becoming more undulating towards eastern edge

**Landcover** old permanent pasture

### Field boundaries

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

### Hedge/Stream Trees

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

### Other Trees

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

### Patch Survival

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

### Ecological corridors

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

### Intensity of Use

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

### Pattern

**Settlement pattern** large Country House and associated estate dwellings

**Other built features** associated estate buildings/structures

**Presence of water**  pond near Clopton House

**Scale** medium                      **Sense of enclosure** enclosed

**Diversity** diverse

### Skyline

**Prominence/ importance** prominent                      **Complexity** complex

**Comments** forms skyline as part of a wooded/parkland hill backcloth to the settlement

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	Clopton House and Tower (both in trees) with iron rail fence along park boundary. Obelisk is visible in distance to north east of area	<b>Detractors</b>	-

### Intervisibility

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

**Comments** the hillside location with its listed structures has high intervisibility in the wider landscape

### Tranquillity

#### Noise sources

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

**Summary** high/medium

**Comments** the location of this area, away from roads with high tree cover screening the settlement edge, means that the area feels tranquil and part of the wider countryside

---

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

**Corridor?**

**Comments** well used for public access/PROW, as part of a LNR and a wider farm unit

---

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

**Setting?**

**Comments** area acts as a setting for both Clopton House and Tower, while the parkland acts as a positive hill backcloth to the settlement

---

**Are adjacent assessed areas mutually reliant...**

... visually?

...functionally?

**Comments** forms part of a PROW network and hillside backcloth to the settlement in connection with St02 and St04

---

**Settlement edge**

**Pre C20 edge**       **C20-21 edge**

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

**Comments** edge of housing estate is linear and homogenous, although partly mitigated by vegetation

---

**Receptors**

<b>Receptors</b>	<b>Sensitivity</b>
long distance/public footpaths	high
rural residents	high
urban residents	high/medium

**Comments** main receptors are users of PROWs/permitted paths through the area and local residents, including those living in the park

---

**Other**

**Other factors** Green Belt

---

**Potential for landscape enhancement**

more effective management by grazing to maintain a more open parkland character in the fields bordering the settlement edge

---

**Potential mitigation if area potentially suitable for development**

---

-

LCP/Zone St04

Settlement: Stratford-upon-Avon

Landscape sensitivity to housing development high/medium

The zone comprises rising ground on the Avon valley sides to the south east rolling over to sloping land to the north west. It is historically managed as parkland and still retaining a scatter of older buildings and other structures around 'The Hill' which overlooks the Avon valley to the west. Permanent pasture, in places still retaining a species rich ground flora, still survives in much of the area, although stock grazing now appears to have been abandoned in many of the fields bordering the settlement edge. Mature, relic parkland and garden trees, all protected by TPOs, are a feature in places and woodland and pasture provide a distinctive skyline to the Avon valley. There is extensive informal public access. Housing development is inappropriate in most of this area due to its backcloth/skyline role to the Avon valley and its parkland character. The only opportunity for some carefully designed new residential development may be the field in the north west corner, which has limited tree cover and lies outside the Green Belt.

Landscape sensitivity to commercial development high

The zone comprises rising ground on the Avon valley sides to the south east rolling over to sloping land to the north west. It is historically managed as parkland and still retaining a scatter of older buildings and other structures around 'The Hill' which overlooks the Avon valley to the west. Permanent pasture, in places still retaining a species rich ground flora, still survives in much of the area, although stock grazing now appears to have been abandoned in many of the fields bordering the settlement edge. Mature, relic parkland and garden trees, all protected by TPOs, are a feature in places and woodland and pasture provide a distinctive skyline to the Avon valley. There is extensive informal public access. Commercial development is inappropriate in this area due to its backcloth/skyline role to the Avon valley, its parkland character and its relationship with Clopton Tower and Hill and adjacent housing including a listed building.

#### Landscape characteristics

---

##### LDU level

Physiographic Soft rock lowlands

Ground type Loamy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and estate farms

##### LDU level

Cultural sensitivity Low

Ecological sensitivity Low

Visual sensitivity Moderate

#### Land Cover Parcel data

---

Land Use Pastoral

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** low undulating hill with steep slope along south eastern edge

**Landcover** old permanent pasture

### Field boundaries

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

### Hedge/Stream Trees

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

### Other Trees

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

### Patch Survival

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

### Ecological corridors

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

### Intensity of Use

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

**Settlement pattern** large country house and walled garden

**Other built features** large modern agricultural shed

**Presence of water**  n/a

**Scale** small **Sense of enclosure** enclosed

**Diversity** simple

### Skyline

**Prominence/ importance** prominent **Complexity** simple

**Comments** prominent and distinctive wooded skyline to Avon Valley around 'The Hill'

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	'The Hill' is a minor landmark set within woodland; Clopton Tower and Obelisk provide more prominent landmarks in adjoining areas to north	<b>Detractors</b>	-

### Intervisibility

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

**Comments** this area forms a prominent hillside when viewed from the Avon Valley

### Tranquillity

**Noise sources** roads

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

**Summary** medium

**Comments** the busy A439 and visibility of settlement edge reduce the tranquillity of an otherwise semi-rural area

---

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

**Comments** used for public access/PROW; the field to the north west appears to be managed as a separate unit to the remainder of the area

---

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

**Comments** provides a setting to 'The Hill', the Avon Valley and in part, to Clopton Tower. The wooded hillside provides a prominent, positive feature when viewed from the Avon Valley

---

**Are adjacent assessed areas mutually reliant...**

... visually?

...functionally?

**Comments** the fields to the south east (St05) form part of the adjoining Valley landscape and are strongly related to this area

---

**Settlement edge**

**Pre C20 edge**       **C20-21 edge**

**Nature of edge** neutral                                      **Form of edge** moderately indented

**Comments** although the adjoining housing estate is relatively homogenous and detractive, this is mitigated in places by adjacent tree cover and groups of older houses at the southern end of the area

---

**Receptors**

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

**Comments** main receptors are users of PROWs/permitted paths through the area and local residents, as well as users of the A439

---

**Other**

**Other factors** Green Belt covers most of area

---

**Potential for landscape enhancement**

more co-ordinated management to create/maintain an open parkland character in the fields bordering the settlement edge

---

**Potential mitigation if area potentially suitable for development**

creation of an open parkland character in the fields bordering the settlement edge



LCP/Zone St05

Settlement: Stratford-upon-Avon

**Landscape sensitivity to housing development** high

The zone is a flat river terrace abutting the adjoining wooded valley side to the north west. The landcover is older permanent pasture in small/medium sized, regular fields bounded by poorly managed thorn hedges. Mature, relic parkland and garden trees, all protected by TPOs, are a feature in places. The area acts as part of both the setting to the adjoining wooded hill and of the busy A439 rural approach to Stratford along the Avon Valley floor. Housing development would be inappropriate in this area.

**Landscape sensitivity to commercial development** high

The zone is a flat river terrace abutting the adjoining wooded valley side to the north west. The landcover is older permanent pasture in small/medium sized, regular fields bounded by poorly managed thorn hedges. Mature, relic parkland and garden trees, all protected by TPOs, are a feature in places. The area acts as part of both the setting to the adjoining wooded hill and of the busy A439 rural approach to Stratford along the Avon Valley floor. Commercial development would be highly inappropriate in this area.

**Landscape characteristics**

---

**LDU level**

**Physiographic** River valleys

**Ground type** Sandy Brown soils

**Land cover** Pastoral farmlands

**Settlement pattern** Villages and estate farms

**LDU level**

**Cultural sensitivity** Low

**Ecological sensitivity** Low

**Visual sensitivity** Low

**Land Cover Parcel data**

---

**Land Use** Pastoral

**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** gently rolling valley floor

**Landcover** old 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** estate cottage and former farmstead

**Other built features** -

**Presence of water**  n/a

**Scale** small **Sense of enclosure** enclosed

**Diversity** simple

### Skyline

**Prominence/ importance** n/a

**Complexity**

**Comments**

### Key views

**To settlement** False **From settlement** False

**Landmarks** wooded hill to north west **Detractors** -

### Intervisibility

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

**Comments** although generally enclosed by landform and trees there are occasional glimpsed views of adjoining areas from the A439

### Tranquillity

**Noise sources** roads

**Views of development** some **Presence of people** infrequent

**Summary** medium

**Comments** although the busy A439 lies along the southern edge, this area is well screened and still retains a semi-rural character

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

---

Corridor?

Comments although part of the River Avon terrace this area appears to be managed as part of the adjoining 'Hill' parkland and field. There is also a footpath across the field, which links these two areas with the valley floor

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

---

Setting?

Comments acts as part of both the setting to the adjoining wooded hill and of the rural approach to Stratford along the Avon Valley floor

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments related visually with the adjoining wooded hill

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge positive Form of edge highly indented

Comments few houses in well treed gardens

Receptors

---

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

Comments main receptors are large number of road users travelling from the M40 into Stratford along the A439 and PROW users

Other

---

Other factors Green Belt

Potential for landscape enhancement

---

better management of field boundaries

Potential mitigation if area potentially suitable for development

---

-

**Landscape sensitivity to housing development** high/medium

This zone consists of scrub and rough grassland used for informal recreation, that is located along a main approach road into Stratford behind the leisure centre and coach park. The area is characterised by a series of enclosures with the area to the east being a rather hummocky land surface which appears to be several metres higher than the adjoining floodplain and planted informally with native species trees and shrubs. The area contributes to the setting of the adjoining relatively tranquil, pastoral landscape that extends along the river floodplain, being the near skyline in many views. The sensitivity of the area is in its contribution to the valley floor setting, its vegetation and its informal use for recreation. The less sensitive part of the zone in landscape terms is to the west along the A429 although this appears to be in floodplain and covered by the Lench Meadows LWS. In landscape terms a limited amount of housing development may be able to be accommodated in a strip along the A429 between the car park and the pumping station. This could extend on from the row of semi-detached properties that already exist on the A429 from the point where the one way system starts in the town centre. Any such proposal should be subject to a design brief to improve the approaches to the settlement and linked to a mitigation scheme for managing the rest of the site for recreation and nature conservation.

**Landscape sensitivity to commercial development** high

This zone consists of scrub and rough grassland used for informal recreation, that is located along a main approach road into Stratford behind the leisure centre and coach park. The area is characterised by a series of enclosures with the area to the east being a rather hummocky land surface which appears to be several metres higher than the adjoining floodplain and planted informally with native species trees and shrubs. The area contributes to the setting of the adjoining relatively tranquil, pastoral landscape that extends along the river floodplain, being the near skyline in many views. The less sensitive part of the zone is to the west along the A429. The sensitivity of the area is in its contribution to the valley floor setting, its vegetation and its informal use for recreation. Large buildings associated with new commercial development would be inappropriate on this site given its location between a main approach road into the town centre and a well used green recreational route along the river corridor.

**Landscape characteristics**


---

	<b>LDU level</b>
<b>Physiographic</b>	River valleys
<b>Ground type</b>	Wet meadowland
<b>Land cover</b>	Pastoral farmlands
<b>Settlement pattern</b>	Meadowland on small farms
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Moderate
<b>Ecological sensitivity</b>	High
<b>Visual sensitivity</b>	Moderate
<b>Land Cover Parcel data</b>	
<b>Land Use</b>	Disturbed
<b>Pattern</b>	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 gently rolling

Landcover grassland, scrub and tall ruderal vegetation

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 intimate Sense of enclosure enclosed

Diversity simple

Skyline

---

Prominence/ importance not applicable

Complexity

Comments -

Key views

---

To settlement False

From settlement False

Landmarks -

Detractors leisure centre nearby slightly unsightly

Intervisibility

---

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

Comments glimpsed views in from along A459, although generally well screened by trees and by patches of scrub elsewhere

#### Tranquillity

---

Noise sources roads

Views of development some Presence of people infrequent

Summary medium

Comments area has an urban fringe character, although now well vegetated, but noise from traffic on busy road reduces tranquillity

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

---

Corridor?

Comments part of valley corridor for nature conservation, although the area is generally higher than the adjoining river floodplain

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

---

Setting?

Comments forms part of river valley floor corridor to centre of Stratford

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments provides green backcloth to river valley meadows to east

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge highly indented

Comments leisure centre and coach park unsightly

#### Receptors

---

Receptors	Sensitivity
long distance/public footpaths	high
roads/rail/cycleways	high

Comments the main receptors are users of the zone itself for recreation, the A429 and users of adjoining river valley footpaths

#### Other

---

Other factors -

#### Potential for landscape enhancement

---

improve management of grassland on the site for nature conservation

#### Potential mitigation if area potentially suitable for development

---

reinforce hedge boundaries/tree cover along the A429

LCP/Zone St07

Settlement: Stratford-upon-Avon

**Landscape sensitivity to housing development** high

This zone comprises the flat, alluvial floodplain of the River Avon running into the settlement. It is a relatively tranquil, pastoral landscape and although now largely unmanaged, especially with grazing livestock, it still retains much wet grassland/tall herb vegetation as part of the Lench Meadows LWS, bounded by riparian vegetation. It is an area that is prone to flooding after prolonged periods of heavy rainfall, when much of the landscape can be under several feet of water. It is well used for informal recreation with paths and is visible from the adjacent River Avon with its day trippers and boat users. The zone runs into the centre of the settlement bringing a strong green corridor into it around Clopton Bridge which is important to Stratford's character. A car park and mooring to the north appear well used. Due to this range of landscape, recreation and nature conservation sensitivities housing development is therefore highly inappropriate in this zone.

**Landscape sensitivity to commercial development** high

This zone comprises the flat, alluvial floodplain of the River Avon running into the settlement. It is a relatively tranquil, pastoral landscape and although now largely unmanaged, especially with grazing livestock, it still retains much wet grassland/tall herb vegetation as part of the Lench Meadows LWS, bounded by riparian vegetation. It is an area that is prone to flooding after prolonged periods of heavy rainfall, when much of the landscape can be under several feet of water. It is well used for informal recreation with paths and is visible from the adjacent River Avon with its day trippers and boat users. The zone runs into the centre of the settlement bringing a strong green corridor into it around Clopton Bridge which is important to Stratford's character. A car park and mooring to the north appear well used. Due to this range of landscape, recreation and nature conservation sensitivities commercial development is therefore highly inappropriate in this zone.

#### 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** High

**Visual sensitivity** Moderate

#### Land Cover Parcel data

---

**Land Use** Pastoral

**Pattern** Small/medium\_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 valley floor

**Landcover** wet grassland and patches of scrub

### Field boundaries

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

### Hedge/Stream Trees

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

### Other Trees

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

### Patch Survival

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

### Ecological corridors

<b>Condition</b>	Intact <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

<b>Impact</b>	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**  River Avon adjacent

**Scale** intimate                      **Sense of enclosure** enclosed

**Diversity** diverse

### Skyline

**Prominence/ importance** n/a

**Complexity**

**Comments**

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	Shakespeare theatre tower to south west	<b>Detractors</b>	-

### Intervisibility

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

**Comments** although generally enclosed, this area is visible from the active core of Stratford and from footpaths along the River Avon

### Tranquillity

**Noise sources** roads

**Views of development** many 270

**Presence of people** frequent

**Summary** medium

**Comments** although development occurs on three sides, views to it are intermittent and generally well screened by trees and scrub. Tranquillity is low in the town centre.



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

Corridor?

Comments although part of the floodplain, this area is managed in a similar low key way (nature conservation and access) to the adjoining St06, where boat moorings, car parks and riverside access link the settlement to the wider countryside

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

Setting?

Comments forms part of an open access, river valley floor setting/corridor to the centre of Stratford; visible from Shakespeare theatre tower

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments flood plain; footpath linkage; green valley corridor; wildlife resource

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge highly indented

Comments area penetrates settlement, forming a strongly indented edge. Link to Leisure centre could be improved

Receptors

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

Comments main receptors are users of Stratford centre and River Avon, footpath users and road users on A422

Other

Other factors -

Potential for landscape enhancement

need to manage wet grassland more effectively by mowing (species rich hay crops), or grazing

Potential mitigation if area potentially suitable for development

-

LCP/Zone St08

Settlement: Stratford-upon-Avon

Landscape sensitivity to housing development high/medium

The zone is a flat valley floor predominantly in floodplain used for a variety of uses dominated by two related caravan/chalet sites with pasture/meadow, a small number of riverside properties and a large mature garden to the east. The field boundaries are mixed with some trees including a line of topped lombardy poplars which detract from the semi-rural character. The main focus is the River Avon which has some riparian vegetation and is used by boat users and a footpath/popular car park/mooring on the northern bank. The sensitivity of the zone is the relationship with the river corridor and the riverside pastures which contribute to its positive character of the green corridor as well as its role as floodplain. Housing development is considered inappropriate.

Landscape sensitivity to commercial development high

The zone is a flat valley floor predominantly in floodplain used for a variety of uses dominated by two related caravan/chalet sites with pasture/meadow, a small number of riverside properties and a large mature garden to the east. The field boundaries are mixed with some trees including a line of topped lombardy poplars which detract from the semi-rural character. The main focus is the River Avon which has some riparian vegetation and is used by boat users and a footpath/popular car park/mooring on the northern bank. The sensitivity of the zone is the relationship with the river corridor and the riverside pastures which contribute to its positive character of the green corridor as well as its role as floodplain. Commercial development is considered highly inappropriate.

#### 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 High

Visual sensitivity Moderate

#### Land Cover Parcel data

---

Land Use Pastoral

Pattern Small/medium\_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 valley floor

**Landcover** mobile home/caravan park, pasture and garden

### Field boundaries

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

### Hedge/Stream Trees

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

### Other Trees

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

### Patch Survival

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

### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

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

**Settlement pattern** ribbon development along river

**Other built features** caravan park infrastructure

**Presence of water**  River Avon adjacent

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

**Diversity** diverse

### Skyline

**Prominence/ importance** not applicable      **Complexity**

**Comments** -

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	view to obelisk across valley across zone	<b>Detractors</b>	caravan park is a detractor

### Intervisibility

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

**Comments** site is visible from the River Avon and associated paths and boat users

### Tranquillity

**Noise sources** people

**Views of development** some      **Presence of people** constant

**Summary** medium/low

**Comments** the presence of the caravan park reduces the tranquillity although it is on a tranquil river corridor

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

Corridor?

Comments floodplain; ecological corridor of river; land use generally self contained.

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

Setting?

Comments part of green river valley corridor although more built up than surroundings

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments floodplain; green corridor

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge neutral

Form of edge moderately indented

Comments large properties with gardens have soft edge

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

urban residents

high

Comments main receptors are users of the river and adjacent footpaths

Other

Other factors -

Potential for landscape enhancement

revising layout to reduce density of caravans and chalets and introducing planting to mitigate linear homogeneity. Replacement of lombardy poplars with native species such as ash or alder.

Potential mitigation if area potentially suitable for development

-

LCP/Zone St09

Settlement: Stratford-upon-Avon

Landscape sensitivity to housing development high/medium

The zone is a gently sloping valley side falling towards floodplain used for mixed farming and including ribbon residential development and a bowls club. There are hedges, mostly outgrown and trees, especially along the road and within curtilages which frame views. These views from the road are across the Avon valley to the obelisk. The area forms part of the green valley corridor and it helps to separate Stratford and Tiddington. The field by Long Barn is especially important partly as a green buffer and partly as a view corridor to the listed Long Barn which has a rural character and to the obelisk. The Roman settlement SAM acts as an indication of value and constraint on the fields to the south west. Overall the area is therefore sensitive and further housing development is considered inappropriate.

Landscape sensitivity to commercial development high

The zone is a gently sloping valley side falling towards floodplain used for mixed farming and including ribbon residential development and a bowls club. There are hedges, mostly outgrown and trees, especially along the road and within curtilages which frame views. These views from the road are across the Avon valley to the obelisk. The area forms part of the green valley corridor and it helps to separate Stratford and Tiddington. The field by Long Barn is especially important partly as a green buffer and partly as a view corridor to the listed Long Barn which has a rural character and to the obelisk. The Roman settlement SAM acts as an indication of value and constraint on the fields to the south west. Overall the area is therefore sensitive and commercial development is considered highly inappropriate.

#### 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 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** gently sloping valley side falling towards floodplain

**Landcover** mixed farming, residential and bowls club

### Field boundaries

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

### Hedge/Stream Trees

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

### Other Trees

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

### Patch Survival

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

### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

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

**Settlement pattern** ribbon development along B4086 and one former farmstead

**Other built features** bowls club

**Presence of water**  n/a

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

**Diversity** diverse

### Skyline

**Prominence/ importance** not applicable      **Complexity**

**Comments** -

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	view to obelisk across valley across zone	<b>Detractors</b>	caravan parks to north west

### Intervisibility

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

**Comments** though enclosed by vegetation the zone is visible from the A4086 and intervisible with the obelisk to the north

### Tranquillity

**Noise sources** roads

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

**Summary** medium

**Comments** the road adjacent and presence of residential development and caravan parks and users crossing the area reduce tranquillity

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

Corridor?

Comments part floodplain; agricultural land still of value and managed as part of larger unit; other uses self contained; acts as part of green buffer between Tiddington and Stratford ribbon development

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

Setting?

Comments part of green river valley corridor although partially built up

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments floodplain

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments ribbon development predominantly, partially integrated by mature vegetation

Receptors

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

Comments users of adjacent road are main receptors; long distance view from obelisk

Other

Other factors -

Potential for landscape enhancement

hedge planting along road frontage

Potential mitigation if area potentially suitable for development

LCP/Zone St10

Settlement: Stratford-upon-Avon

**Landscape sensitivity to housing development** medium

The zone is gently rolling lowland with golf course, playing fields and NFU Mutual office complex. The area has strong tree cover and is located behind ribbon development to the north and south which assists in screening it from general view. The exception is the NFUM frontage along the B4086 which is an important break in the residential ribbon development. The area acts as a buffer between Stratford and Tiddington which should be substantially be retained, especially to the east. The use is not intrinsically sensitive although provides visual amenity for residents. The Roman settlement SAM is sensitive. Housing may be acceptable in limited areas.

**Landscape sensitivity to commercial development** high/medium

The zone is gently rolling lowland with golf course, playing fields and NFU Mutual office complex. The area has strong tree cover and is located behind ribbon development to the north and south which assists in screening it from general view. The exception is the NFUM frontage along the B4086 which is an important break in the residential ribbon development. The area acts as a buffer between Stratford and Tiddington which should be substantially be retained, especially to the east. The use is not intrinsically sensitive although provides visual amenity for residents. The Roman settlement SAM is sensitive. High quality commercial development at a small scale eg office or hotel may be acceptable in limited 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** Low

**Ecological sensitivity** Low

**Visual sensitivity** Moderate

**Land Cover Parcel data**

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**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** gently rolling lowland rising to the south east

**Landcover** Stratford -upon-Avon Golf club course, playing fields and NFU Mutual complex

### 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** no settlement

**Other built features** NFUM building and buildings/relating to sport uses

**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** -

### Intervisibility

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

**Comments** area is highly enclosed by settlement edge and tree cover although green  
NFUM frontage is very important along B4086 and there are limited views in  
from the minor road to the east

### Tranquillity

**Noise sources** roads

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

**Summary** medium/low

**Comments** though the area is generally well screened and buffered from roads the  
recreational use of the area reduces its tranquillity

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

Corridor?

Comments area provides recreational resources for local community, although golf club membership may be limited

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

Setting?

Comments the area is generally very discreet and enclosed with glimpses of strong tree cover as a backcloth to the settlement edge

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 screened by golf course vegetation

Receptors

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

Comments the main receptors are users of the B4086 viewing the NFUM frontage. Adjacent residents have filtered views over the area.

Other

Other factors -

Potential for landscape enhancement

encourage species rich grassland and native trees on golf course

Potential mitigation if area potentially suitable for development

-

**Landscape sensitivity to housing development** medium

The zone is gently rolling lowland/valley side rising slightly to the south comprising mainly of arable land but with recreational uses such as football ground, playing fields and also allotments on B4086. The hedgerows along minor roads are thick but elsewhere they are thin and gappy and combined with the sparsity of trees the area is open. There are some fine trees on the B4086 frontage which form a strong positive edge. The residential settlement edge is poor and has not been enhanced by new flats on the B4086 which are out of scale and unmitigated at present. The area has low inherent ecological and cultural sensitivity but its openness is sensitive, as are the community uses, trees and positive older settlement along the A4089. There is some opportunity for housing to enhance the settlement edge in the field east of the estate at Tiddington, south of the new flats. A positive edge would be needed with a publicly accessible tree belt strengthening existing field boundaries.

**Landscape sensitivity to commercial development** high/medium

The zone is gently rolling lowland/valley side rising slightly to the south comprising mainly of arable land but with recreational uses such as football ground, playing fields and also allotments on B4086. The hedgerows along minor roads are thick but elsewhere they are thin and gappy and combined with the sparsity of trees the area is open. There are some fine trees on the B4086 frontage which form a strong positive edge. The residential settlement edge is poor and has not been enhanced by new flats on the B4086 which are out of scale and unmitigated at present. The area has low inherent ecological and cultural sensitivity but its openness is sensitive, as are the community uses, trees and positive older settlement along the B4086. Commercial development would be out of place in this open area where housing is the predominant adjacent use.

**Landscape characteristics**

	<b>LDU level</b>
<b>Physiographic</b>	River valleys
<b>Ground type</b>	Sandy Brown soils
<b>Land cover</b>	Arable farmlands
<b>Settlement pattern</b>	Villages and small farms
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Low
<b>Ecological sensitivity</b>	Low
<b>Visual sensitivity</b>	Moderate
<b>Land Cover Parcel data</b>	

<b>Land Use</b>	Cropping
<b>Pattern</b>	Medium/large_regular
<b>Origin</b>	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/valley side rising slightly to the south

**Landcover** arable farmland with football ground to the west, playing fields and allotments to the east

### Field boundaries

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

### Hedge/Stream Trees

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

### Other Trees

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

### Patch Survival

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

### Ecological corridors

<b>Condition</b>	Intact <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

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

**Settlement pattern** older roadside dwellings/farmstead on B4086

**Other built features** football ground and playing field structures

**Presence of water**  n/a

**Scale** medium                      **Sense of enclosure** open

**Diversity** diverse

### Skyline

<b>Prominence/ importance</b>	not applicable	<b>Complexity</b>	
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**Comments** -

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	-	<b>Detractors</b>	football ground is raw and currently not well integrated. New flats are different scale to other housing and are relatively prominent and raw in views from the south.

### Intervisibility

<b>Site observation</b>	high	<b>...to key features</b>	<input type="checkbox"/>	<b>...from key place</b>	<input type="checkbox"/>
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**Comments** the area is open to view

### Tranquillity

**Noise sources** roads

<b>Views of development</b>	one side 180	<b>Presence of people</b>	infrequent
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**Summary** medium

**Comments** the views of the adjacent settlement edge reduce tranquillity

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

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**Corridor?**

**Comments** playing fields and allotments are a community resource; the agricultural land appears to be managed as part of a wider unit; PROW and permissive path links settlement into wider countryside

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

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**Setting?**

**Comments** forms part of wider rural countryside of Avon valley although river not visible

**Are adjacent assessed areas mutually reliant...**

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... visually?

...functionally?

**Comments** -

**Settlement edge**

---

**Pre C20 edge**  **C20-21 edge**

**Nature of edge** negative

**Form of edge** moderately indented

**Comments** older estate housing is only slightly mitigated by vegetation and new flats development on B4086 is raw and out of scale

**Receptors**

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**Receptors**

**Sensitivity**

long distance/public footpaths

high

roads/rail/cycleways

high

urban residents

high/medium

**Comments** receptors are PROW users, residents and road users, especially B4086

**Other**

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**Other factors** -

**Potential for landscape enhancement**

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gap up hedgerows and encourage hedgerow trees. Planting around football ground to west.

**Potential mitigation if area potentially suitable for development**

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strengthen hedgerow boundaries with tree belt incorporating public access to protect from erosion by new residents

LCP/Zone St12

Settlement: Stratford-upon-Avon

**Landscape sensitivity to housing development** medium

The zone consists of the lower slopes of gently rising land running up to Alveston Hill managed as arable farmland. The regular fields are bounded by a mix of low cut and outgrown hedges. A PROW runs across the area linking the settlement with the wider countryside to the east. Established housing lies to the west and newer estate housing lies to the south west. The area is generally discreetly located in the landscape although the northern part by Loxley Road is more visible and therefore more sensitive. Housing development could be accommodated north east of Milestone Road and south of the houses on Loxley Road, extending no further east than the existing houses provided the eastern boundaries of any development were screened with trees especially to the north east.

**Landscape sensitivity to commercial development** high/medium

The zone consists of the lower slopes of gently rising land running up to Alveston Hill managed as arable farmland. The regular fields are bounded by a mix of low cut and outgrown hedges. A PROW runs across the area linking the settlement with the wider countryside to the east. Established housing lies to the west and newer estate housing lies to the south west. The area is generally discreetly located in the landscape although the northern part by Loxley Road is more visible and therefore more sensitive. Commercial development would be likely to be too large a scale/too high for the rising land in this zone and would potentially conflict with adjacent housing. It is therefore considered to be generally unsuitable.

**Landscape characteristics**

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**LDU level**

**Physiographic** River valleys

**Ground type** Sandy Brown soils

**Land cover** Arable farmlands

**Settlement pattern** Villages and small farms

**LDU level**

**Cultural sensitivity** Low

**Ecological sensitivity** Low

**Visual sensitivity** Moderate

**Land Cover Parcel data**

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**Land Use** Cropping

**Pattern** Medium/large\_regular

**Origin** Farmland\_piecemeal

**Designations**

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**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 rising land

**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** dwelling on settlement edge

**Other built features** -

**Presence of water**  n/a

**Scale** medium **Sense of enclosure** open

**Diversity** simple

### Skyline

**Prominence/ importance** apparent **Complexity** simple

**Comments** the northern part of the zone near the farm complex may act as a local skyline for viewers from Loxley Road

### Key views

**To settlement** False **From settlement** False

**Landmarks** - **Detractors** -

### Intervisibility

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

**Comments** northern part visible from Loxley Road and hedges are visible from road to the east on Alveston Hill but the land falls into the settlement edge so majority of zone not widely visible

### Tranquillity

**Noise sources** roads

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

**Summary** medium

**Comments** views of residential edge on two sides reduce tranquillity

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

Corridor?

Comments PROW links settlement with countryside; farmed as part of wider unit

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

Setting?

Comments lower part of rising open countryside 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 moderately indented

Comments typical housing estate edge partially mitigated by garden vegetation and not widely visible

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

roads/rail/cycleways

high

urban residents

high/medium

Comments receptors are users of PROW through zone, Loxley Road users and adjacent residents

Other

Other factors -

Potential for landscape enhancement

gap up and manage hedges and encourage tree growth

Potential mitigation if area potentially suitable for development

create a new advance planting boundary including trees as eastern boundary especially on the north eastern edge



LCP/Zone St13

Settlement: Stratford-upon-Avon

Landscape sensitivity to housing development high/medium

The zone is the upper slopes and crest of a low hill - Alveston Hill, which lies to the east of the settlement. It is primarily in arable use with limited ribbon development on A422 Banbury Road to the south. Fields are medium-large with mainly low cut hedgerows and though there are prominent trees in a couple of copses such as at Alveston Hill Cottages the area is generally open. There are listed buildings at Alveston Hill Farm No 1 which provides a local landmark. A few PROWs cross the area as does the A422 to the south and a number of minor roads. These, with the views of the settlement, reduce the area's tranquillity to an extent. The hill itself forms the skyline in views from all directions and, while acting as the backcloth to the settlement, also screens it from wider view to the east. The skyline, prominence and openness of this rural countryside make the area sensitive. Housing development is therefore not considered appropriate in this area.

Landscape sensitivity to commercial development high/medium

The zone is the upper slopes and crest of a low hill - Alveston Hill, which lies to the east of the settlement. It is primarily in arable use with limited ribbon development on A422 Banbury Road to the south. Fields are medium-large with mainly low cut hedgerows and though there are prominent trees in a couple of copses such as at Alveston Hill Cottages the area is generally open. There are listed buildings at Alveston Hill Farm No 1 which provides a local landmark. A few PROWs cross the area as does the A422 to the south and a number of minor roads. These, with the views of the settlement, reduce the area's tranquillity to an extent. The hill itself forms the skyline in views from all directions and, while acting as the backcloth to the settlement, also screens it from wider view to the east. The skyline, prominence and openness of this rural countryside make the area sensitive. Commercial development is therefore not considered appropriate in this area.

#### Landscape characteristics

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##### 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 Low

Ecological sensitivity Low

Visual sensitivity High

#### Land Cover Parcel data

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Land Use Cropping

Pattern Medium/large\_regular

Origin Farmland\_piecemeal

#### Designations

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##### 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** rounded low hill

**Landcover** arable with large residential properties along Banbury Road

### Field boundaries

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

### Hedge/Stream Trees

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

### Other Trees

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

### Patch Survival

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

### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

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

**Settlement pattern** scattered rural farmsteads and dwellings and ribbon development along Banbury Road

**Other built features** Croft Preparatory School

**Presence of water**  n/a

**Scale** medium                      **Sense of enclosure** open

**Diversity** simple

### Skyline

**Prominence/ importance** prominent                      **Complexity** simple

**Comments** rounded skyline forming backcloth to settlement and visible/important from north, south and west

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
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<b>Landmarks</b>	Alveston Hill Farm no. 1 buildings are local landmark	<b>Detractors</b>	-
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### Intervisibility

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

**Comments** widely visible on all sides in local landscape

### Tranquillity

**Noise sources** roads

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

**Summary** medium

**Comments** residential edge visible to one side and A422 reduces tranquillity to the south

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

Comments PROW links settlement with countryside; farmed as part of wider unit

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

Setting?

Comments forms upper part of hill east of settlement forming backcloth and screening it from landscape further 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 moderately indented

Comments large properties screened by vegetation although new housing at A422 and A4390 junction is locally prominent and would benefit from some softening with planting over time

Receptors

Receptors

Sensitivity

rural residents

high

long distance/public footpaths

high

roads/rail/cycleways

medium

urban residents

high/medium

Comments receptors are rural residents, users of PROWs, local roads and A422 and adjacent urban residents

Other

Other factors -

Potential for landscape enhancement

gap up hedges, manage and encourage tree growth

Potential mitigation if area potentially suitable for development

-

**Landscape sensitivity to housing development** medium

This is an area of gently rolling topography comprising a mixture of arable and pastoral farmland with several areas of new woodland planting to soften the impact of some recent residential development and the new southern bypass to the town. There is also a series of small water bodies. Much of the area now supports a mixture of public open space and areas of tree planting as part of the Bridgetown Woodland and Meadowland scheme. This is an immature landscape at present but is likely to mature into a positive, accessible buffer and edge to the settlement with some nature conservation value. The area to the north east, south of Kipling Road, is intended to accommodate housing due to a planning decision during the course of this study. This will impinge on the view to Holy Trinity church from the bypass. The field directly to the east is vulnerable and, being located between the new bypass and housing edge, may be suitable for housing in due course. However, the rest of the area is sensitive to development as it forms part of open accessible countryside associated with some nature conservation value. The area to the west contributes to the character and openness of the Avon valley side and is also sensitive to housing development.

**Landscape sensitivity to commercial development** high/medium

This is an area of gently rolling topography comprising a mixture of arable and pastoral farmland with several areas of new woodland planting to soften the impact of some recent residential development and the new southern bypass to the town. There is also a series of small water bodies. Much of the area now supports a mixture of public open space and areas of tree planting as part of the Bridgetown Woodland and Meadowland scheme. This is an immature landscape at present but is likely to mature into a positive, accessible buffer and edge to the settlement with some nature conservation value. The area to the north east, south of Kipling Road, is intended to accommodate housing due to a planning decision during the course of this study. This will impinge on the view to Holy Trinity from the bypass. The field directly to the east is vulnerable to development but commercial development is considered to be potentially too prominent here. The rest of the area is also sensitive to commercial development as it forms part of open accessible countryside associated with some nature conservation value. The area to the west contributes to the character and openness of the Avon valley side and is very sensitive to commercial development.

**Landscape characteristics**


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

---

**Land Cover Parcel data**

<b>Land Use</b>	Pastoral
<b>Pattern</b>	Small/medium_regular

Origin Farmland\_planned

Designations

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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

Landcover mixed farming, woodland and informal recreation

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 farm cottage

Other built features -

Presence of water  stream and field ponds

Scale small Sense of enclosure enclosed

Diversity diverse

Skyline

---

Prominence/ importance not applicable

Complexity

Comments -

Key views

---

To settlement False From settlement False  
Landmarks Holy Trinity Church to west Detractors bypass

Intervisibility

---

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

Comments rolling landscape with some intervisibility to the south

---

Tranquillity

Noise sources roads

Views of development one side 180 Presence of people frequent

Summary medium

Comments the area is cut by the bypass and is accessible with clear views of the residential edge so its tranquillity is limited to the north although it increases to the south

---

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

Corridor?

Comments access links the settlement with wider landscape, floodplain and nature corridor along stream. Central area managed discreetly from wider countryside.

---

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

Setting?

Comments forms a green buffer on the edge of the settlement either side of the bypass. Currently allows views to Holy Trinity church.

---

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 edge set back from bypass to the west, mitigated by vegetation to the east and addresses roundabout adequately. Additional mitigation would be desirable to the west of the roundabout to soften the edge.

---

Receptors

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

Comments receptors include road users on the bypass driving around or approaching Stratford and adjacent residents

---

Other

Other factors -

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Potential for landscape enhancement

additional planting mitigation would be desirable to the west of the roundabout to soften the settlement edge

---

Potential mitigation if area potentially suitable for development

additional planting mitigation would be desirable to the west of the roundabout to soften the settlement edge

**Landscape sensitivity to housing development** high/medium

This is an area of gently rolling topography comprising open arable farmland. The A3400 lies to the west and a disused railway line with nature conservation value as a corridor lies to the north. The area has a rural character forming part of the wider countryside although a gentle ridge top to the south limits views from this direction. At present the area does not abut the urban edge. However, during the course of this study commercial retail development has gained planning permission. This is separated from the urban edge and extends the urban form south. The sensitivity of the area lies in its open, rural character and nature conservation corridor to the north, and any development would clearly reinforce a new locus of urban form separate from current development beyond the bypass. As such, the area is sensitive to housing development.

**Landscape sensitivity to commercial development** high/medium

This is an area of gently rolling topography comprising open arable farmland. The A3400 lies to the west and a disused railway line with nature conservation value as a corridor lies to the north. The area has a rural character forming part of the wider countryside although a gentle ridge top to the south limits views from this direction. At present the area does not abut the urban edge. However, during the course of this study commercial retail development has gained planning permission. This is separated from the urban edge and extends the urban form south. The sensitivity of the area lies in its open, rural character and nature conservation corridor to the north, and any development would clearly reinforce a new locus of urban form separate from current development beyond the bypass. As such, the area is sensitive to commercial development.

**Landscape characteristics**


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

---

**Land Cover Parcel data**

<b>Land Use</b>	Mixed farming
<b>Pattern</b>	Medium/large_regular
<b>Origin</b>	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

**Landcover** mixed farming

### 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 and roadside dwelling

**Other built features** disused railway line

**Presence of water**  field ponds

**Scale** medium **Sense of enclosure** open

**Diversity** simple

### Skyline

**Prominence/ importance** apparent **Complexity** simple

**Comments** southern edge forms a gentle ridge skyline

### Key views

**To settlement** False **From settlement** False

**Landmarks** - **Detractors** -

### Intervisibility

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

**Comments** part of wider rolling countryside

### Tranquillity

**Noise sources** roads

**Views of development** some **Presence of people** occasional

**Summary** medium

**Comments** the A3400 runs to west, while openness of area allows views to settlement edge, reducing the overall tranquillity 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 part of wider countryside to the south of Stratford

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

viewpoints

high/medium

roads/rail/cycleways

high/medium

rural residents

high

urban residents

medium

Comments main receptors are residents on settlement edge and A3400 and bypass users

Other

Other factors -

Potential for landscape enhancement

encourage tree growth in hedgerows

Potential mitigation if area potentially suitable for development

-

LCP/Zone St16

Settlement: Stratford-upon-Avon

**Landscape sensitivity to housing development** high

The zone is the park in the centre of the settlement bounded by the River Avon and by development along Shipston Road. It accommodates parking and other facilities and is intensively used as part of the green corridor into the settlement. It acts as an important part of the green setting to the RSC theatre and visitor hub, Holy Trinity Church and other important buildings and structures in Stratford. As such it is highly unsuitable for housing development.

**Landscape sensitivity to commercial development** high

The zone is the park in the centre of the settlement bounded by the River Avon and by development along Shipston Road. It accommodates parking and other facilities and is intensively used as part of the green corridor into the settlement. It acts as an important part of the green setting to the RSC theatre and visitor hub, Holy Trinity Church and other important buildings and structures in Stratford. As such it is highly unsuitable for commercial development.

**Landscape characteristics**

---

**LDU level**

**Physiographic** River valleys

**Ground type** Wet meadowland

**Land cover** Urban

**Settlement pattern** Urban

**LDU level**

**Cultural sensitivity** Moderate

**Ecological sensitivity** High

**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 valley floor- mostly floodplain

**Landcover** park with informal and formal uses, car parks, tramway and backs of properties along Shipston Road

**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 ribbon development of houses/old commercial development adjacent along Shipston Road

Other built features bandstands, pavilions, lighting

Presence of water  River Avon adjacent

Scale small Sense of enclosure enclosed

Diversity diverse

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement False From settlement False

Landmarks theatre tower to west, bandstand is a minor landmark within zone Detractors -

Intervisibility

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

Comments though enclosed by trees and buildings the area is very apparent from close views along the river corridor and busy roads/places

Tranquillity

Noise sources roads people

Views of development many 270 Presence of people frequent

Summary medium/low

Comments tranquillity of urban park with parking with intensive use

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

Comments floodplain; river nature conservation corridor; provides a recreational resource in centre of settlement and access corridor out to wider

countryside

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

---

Setting?

Comments setting to theatre and riverside visitor hub; strong green corridor in centre of settlement

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments adjacent zones continue visual and use functions of river corridor which is important to the character of the settlement as a whole

Settlement edge

---

Pre C20 edge

C20-21 edge

Nature of edge positive

Form of edge highly indented

Comments park helps to define positive urban edge along river corridor with strong tree cover integrating built form with some fine buildings

Receptors

---

Receptors

Sensitivity

viewpoints

high

long distance/public footpaths

high

urban residents

high/medium

roads/rail/cycleways

medium/low

Comments main receptors are visitors to theatre and tower, riverside visitor facilities, park, church, river trippers, riverside paths and travellers crossing the Clopton Bridge

Other

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Other factors -

Potential for landscape enhancement

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-

Potential mitigation if area potentially suitable for development

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-

LCP/Zone St17

Settlement: Stratford-upon-Avon

**Landscape sensitivity to housing development** high

This zone forms part of the flat, alluvial valley floor and floodplain of the River Avon and although a large arable field to the north, wet grassland vegetation still survives to the south. This area is prone to flooding after prolonged periods of heavy rainfall, when much of the land can be under several feet of water. Shakespeare's Way and Avon Way link the settlement with the countryside through the zone which is also visible from the RSC tower. The zone is dissected by the A4390 which reduces tranquillity but allows glimpse views of the river corridor. This zone's sensitivity is as part of the green river corridor running into the settlement with its intervisibility with the RSC tower and major footpaths and contribution to the Conservation Area's setting. Housing development is highly inappropriate in this area.

**Landscape sensitivity to commercial development** high

This zone forms part of the flat, alluvial valley floor and floodplain of the River Avon and although a large arable field to the north, wet grassland vegetation still survives to the south. This area is prone to flooding after prolonged periods of heavy rainfall, when much of the land can be under several feet of water. Shakespeare's Way and Avon Way link the settlement with the countryside through the zone which is also visible from the RSC tower. The zone is dissected by the A4390 which reduces tranquillity but allows glimpse views of the river corridor. This zone's sensitivity is as part of the green river corridor running into the settlement with its intervisibility with the RSC tower and major footpaths and contribution to the Conservation Area's setting. Commercial development is highly inappropriate in this area.

#### 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** Urban

**Ecological sensitivity** Moderate

**Visual sensitivity** Urban

#### Land Cover Parcel data

---

**Land Use** Cropping

**Pattern** 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 valley floor

**Landcover** mixed 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** bridge over River Avon adjacent

**Presence of water**  River Avon adjacent

**Scale** medium **Sense of enclosure** framed

**Diversity** simple

### Skyline

**Prominence/ importance** n/a

**Complexity**

**Comments** -

### Key views

**To settlement** False **From settlement** False

**Landmarks** church tower and RSC  
theatre viewing tower **Detractors** -

### Intervisibility

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

**Comments** south western part of this area is visible in the wider valley landscape and although the north eastern part is more enclosed, it is intervisible with the new RSC tower. Both parts are visible in glimpsed views from the A4390

### Tranquillity

**Noise sources** roads

**Views of development** some **Presence of people** infrequent

**Summary** medium

**Comments** although the settlement edge is well screened it is nonetheless still evident, while the A4390 is a source of noise cutting through the area

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

Corridor?

Comments part of river floodplain and managed as part of wider farmed unit. Shakespeare's Way and Avon Way link the settlement with the countryside.

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

Setting?

Comments part of setting to Stratford river frontage and visible from Shakespeare Theatre tower, as well as from trails linking the settlement to the countryside

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments river floodplain; PROW linkage; green valley corridor

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge positive Form of edge smooth/linear

Comments riverside properties opposite this area

Receptors

Receptors

Sensitivity

viewpoints

high

long distance/public footpaths

high

urban residents

high/medium

roads/rail/cycleways

medium

Comments main receptors are users of Shakespeare Theatre tower, River Avon and PROW users, residents along river frontage and road users of bypass

Other

Other factors -

Potential for landscape enhancement

replace arable cropping with permanent pasture on the river floodplain

Potential mitigation if area potentially suitable for development

-

LCP/Zone St18

Settlement: Stratford-upon-Avon

**Landscape sensitivity to housing development** high

This zone forms part of the flat, open, alluvial valley floor and floodplain of the River Avon and although now dominated by large arable fields, patches of wet grassland vegetation still survive in places. The area is bounded by the settlement to the north beyond the well treed A4390 and the strong features of the River Avon to the south and dismantled railway embankment to the north/west. The main receptors are users of the River Avon, the Monarch's/Avon Ways and the A4390. There are views to Holy Trinity church spire. This area is prone to flooding after prolonged periods of heavy rainfall, when much of the land can be under several feet of water. This zone's sensitivity is as part of the green river corridor running into the settlement but forming part of the open countryside, its overlooking by major footpaths and contribution to the Conservation Area's setting. Housing development is highly inappropriate in this area.

**Landscape sensitivity to commercial development** high

This zone forms part of the flat, open, alluvial valley floor and floodplain of the River Avon and although now dominated by large arable fields, patches of wet grassland vegetation still survive in places. The area is bounded by the settlement to the north beyond the well treed A4390 and the strong features of the River Avon to the south and dismantled railway embankment to the north/west. The main receptors are users of the River Avon, the Monarch's/Avon Ways and the A4390. There are views to Holy Trinity church spire. This area is prone to flooding after prolonged periods of heavy rainfall, when much of the land can be under several feet of water. This zone's sensitivity is as part of the green river corridor running into the settlement but forming part of the open countryside, its overlooking by major footpaths and contribution to the Conservation Area's setting. Commercial development is highly inappropriate in this area.

#### Landscape characteristics

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##### 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** High

**Visual sensitivity** Moderate

#### Land Cover Parcel data

---

**Land Use** Cropping

**Pattern** Medium/large\_regular

**Origin** Meadowland

#### Designations

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##### 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 with floodplain

**Landcover** mixed 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** single former farmstead

**Other built features** -

**Presence of water**  River Avon adjacent

**Scale** medium **Sense of enclosure** framed

**Diversity** simple

### Skyline

**Prominence/ importance** n/a

**Complexity**

**Comments**

### Key views

**To settlement** False **From settlement** False

**Landmarks** spire of Holy Trinity church to north east **Detractors** -

### Intervisibility

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

**Comments** intervisible with Avon Way, Monarch's Way, A4390 river bridge and valley sides to south

### Tranquillity

**Noise sources** roads

**Views of development** some **Presence of people** infrequent

**Summary** medium

**Comments** this area retains a rural character, but the sense of tranquillity reduces towards the north east where it adjoins the busy A4390

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

Corridor?

Comments part of river floodplain and managed as part of wider farmed unit.  
Monarch's Way links Stratford with the countryside

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

Setting?

Comments part of open green valley floor corridor and wider countryside, with views to church spire

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments floodplain, green valley corridor and PROW linkage

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments housing to north of A4390 well screened

Receptors

Receptors	Sensitivity
long distance/public footpaths	high
roads/rail/cycleways	high

Comments main receptors are users of the River Avon, the Monarch's/Avon Ways and the A4390

Other

Other factors -

Potential for landscape enhancement

replace arable cropping with permanent pasture on the river floodplain

Potential mitigation if area potentially suitable for development

-

LCP/Zone St19

Settlement: Stratford-upon-Avon

**Landscape sensitivity to housing development** high

This zone is the Stratford racecourse, which is flat grassland, lying within the floodplain of the River Avon, and bounded by the well treed dismantled railway line which forms a strong edge to the south and east. The racecourse is fenced and is periodically heavily used by local residents and visitors alike, who come to watch the horse racing. The adjacent grandstand and facilities and housing, some new, forms a stark edge, unmitigated by vegetation presumably to allow clear views over the racecourse. The area is overlooked by the Monarch's Way and Stratford Greenway in glimpsed views. The existing sporting use, role as part of the green recreational valley corridor and risk of flooding make this area sensitive. Housing development would be inappropriate.

**Landscape sensitivity to commercial development** high

This zone is the Stratford racecourse, which is flat grassland, lying within the floodplain of the River Avon, and bounded by the well treed dismantled railway line which forms a strong edge to the south and east. The racecourse is fenced and is periodically heavily used by local residents and visitors alike, who come to watch the horse racing. The adjacent grandstand and facilities and housing, some new, forms a stark edge, unmitigated by vegetation presumably to allow clear views over the racecourse. The area is overlooked by the Monarch's Way and Stratford Greenway in glimpsed views. The existing sporting use, role as part of the green, recreational valley corridor and risk of flooding make this area sensitive. Commercial development would be inappropriate.

**Landscape characteristics**

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**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** High

**Visual sensitivity** Moderate

**Land Cover Parcel data**

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**Land Use** Amenity land

**Pattern** n/a

**Origin** Meadowland

**Designations**

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**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 including floodplain

**Landcover** racecourse

### 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** racecourse stand and associated buildings

**Presence of water**  River Avon close by

**Scale** large **Sense of enclosure** open

**Diversity** simple

### Skyline

**Prominence/ importance** n/a

**Complexity**

**Comments** -

### Key views

**To settlement** False **From settlement** False

**Landmarks** spire of Holy Trinity church to north east **Detractors** -

### Intervisibility

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

**Comments** although enclosed by a strong line of vegetation to the south and settlement edge to the north, the area is overlooked by the Monarch's Way and Stratford Greenway

### Tranquillity

**Noise sources** racecourse crowds

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

**Summary** medium/low

**Comments** the use of the area as a racecourse with its associated infrastructure and periodic crowds of people, plus the very visible urban edge to the north,

reduces tranquillity considerably

---

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

Corridor?

Comments self contained land use on part of the river floodplain, along with the busy path/cycle route along the southern edge of the area linking into the settlement

---

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

Setting?

Comments part of open, green valley floor corridor with views to church spire

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Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments floodplain and green valley floor corridor

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Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge negative

Form of edge smooth/linear

Comments new housing presents a severe unmitigated northern edge to the area

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Receptors

Receptors

Sensitivity

long distance/public footpaths

high

urban residents

high

Comments receptors are users of racecourse and adjacent urban residents with glimpses into the area from adjoining PROW

---

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone St20

Settlement: Stratford-upon-Avon

Landscape sensitivity to housing development high

This zone lies within a relatively tranquil, pastoral landscape with tall, outgrown hedgerows and in places still retaining patches of wet grassland vegetation, associated with the flat, alluvial floodplain of the River Avon. One field is the Racecourse Meadow SSSI and the watercourses are within the River Avon LWS. The existing settlement edge is screened by vegetation along Shottery Brook which is an attractive feature. PROWs cross the area and it is visible from the Avon Way and Monarch's Way as well as the Greenway [a cycleway]. The area is prone to flooding after prolonged periods of heavy rainfall, when much of the landscape can be under several feet of water. This zone's sensitivity is as part of the green river corridor running into the settlement but forming part of the open countryside and its overlooking by major PROWs. Housing development is highly inappropriate in this area even north of the Shottery Brook where there is a very narrow and attractive grazed field corridor.

Landscape sensitivity to commercial development high

This zone lies within a relatively tranquil, pastoral landscape with tall, outgrown hedgerows and in places still retaining patches of wet grassland vegetation, associated with the flat, alluvial floodplain of the River Avon. One field is the Racecourse Meadow SSSI and the watercourses are within the River Avon LWS. The existing settlement edge is screened by vegetation along Shottery Brook which is an attractive feature. PROWs cross the area and it is visible from the Avon Way and Monarch's Way as well as the Greenway [a cycleway]. The area is prone to flooding after prolonged periods of heavy rainfall, when much of the landscape can be under several feet of water. This zone's sensitivity is as part of the green river corridor running into the settlement but forming part of the open countryside and its overlooking by PROWs. Commercial development is highly inappropriate in this area.

#### Landscape characteristics

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##### 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 High

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 valley floor including floodplain

**Landcover** permanent grassland

### 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**  River Avon adjacent and minor stream to north/west

**Scale** small **Sense of enclosure** enclosed

**Diversity** simple

### Skyline

**Prominence/ importance** n/a

**Complexity**

**Comments** -

### Key views

**To settlement** False **From settlement** False

**Landmarks** distant church spire **Detractors** -

### Intervisibility

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

**Comments** although situated in valley floor with tall hedges, southern part of area intervisible with River Avon and associated PROW

### Tranquillity

#### Noise sources

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

**Summary** high/medium

**Comments** although settlement edge is visible, the area feels tranquil, especially along the river

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

Corridor?

Comments floodplain; PROW links river corridor and countryside into settlement

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

Setting?

Comments green river valley floor feels part of wider rural landscape

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments this area links visually with other valley floor areas

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge neutral

Form of edge smooth/linear

Comments ribbon development to west visually integrated by riparian vegetation and trees

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

urban residents

high

roads/rail/cycleways

medium

Comments main receptors are users of PROWs, Avon Way, Monarch's Way and Greenway [cycleway] and local residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-



**Landscape sensitivity to housing development** high/medium

The zone comprises of the gently rising lower slopes of Bordon Hill used for arable to the south of the B439 and pasture to the north with one abandoned field. A mixed plantation is used as part of the Anne Hathaway's Cottage attraction as a walk but is dense and should be thinned to provide longevity to the trees. Ribbon development lies along the B439 with a detractive commercial use. The main settlement edge of housing estates is screened partially by strong vegetation along the Shottery Brook. The listed Anne Hathaway's Cottage and its associated grounds are a key visitor attraction and have filtered views out over the area. The fields in the northern part of the zone effectively act as part of the rural setting of the cottage which should be protected. The B439 approach from Bordon Hill is an iconic view over Stratford with its spire and RSC theatre tower. It is one of the best remaining views on a road approach and should be protected. Users of the B439 in higher vehicles may have views over the zone to the north but others' views are screened by strong hedges and orchard along the road side. With these sensitivities borne in mind the area has only limited longer term potential in the lower fields south of the plantation, but only extending as far west as it and the lower part of the field south of the B439 east of Bordon Hill farm. These would only be potentially acceptable if advance structure planting with public access was put in place to screen the areas from wider view/and/or act as a permanent western edge to the settlement. Any new access off the B439 with associated signage would be very disruptive to the character of the hill approach so, if required to enable development, would make any development highly undesirable in visual terms.

**Landscape sensitivity to commercial development** high

The zone comprises of the gently rising lower slopes of Bordon Hill used for arable to the south of the B439 and pasture to the north with one abandoned field. A mixed plantation is used as part of the Anne Hathaway's Cottage attraction as a walk but is dense and should be thinned to provide longevity to the trees. Ribbon development lies along the B439 with a detractive commercial use. The main settlement edge of housing estates is screened partially by strong vegetation along the Shottery Brook. The listed Anne Hathaway's Cottage and its associated grounds are a key visitor attraction and have filtered views out over the area. The fields in the northern part of the zone effectively act as part of the rural setting of the cottage which should be protected. The B439 approach from Bordon Hill is an iconic view over Stratford with its spire and RSC theatre tower. It is one of the best remaining views on a road approach and should be protected. Users of the B439 in higher vehicles may have views over the zone to the north but others' views are screened by strong hedges and orchard along the road side. With these sensitivities borne in mind the area has no/very limited potential for commercial development as it would be either potentially affect views or setting, be too prominent, require to much infrastructure associated with the B439, adversely affect the essentially residential character of the area or be located on slopes, necessitating substantial earthworks to the south especially.

**Landscape characteristics**

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	<b>LDU level</b>
<b>Physiographic</b>	Soft rock vales & valleys
<b>Ground type</b>	Wet claylands
<b>Land cover</b>	Arable farmlands
<b>Settlement pattern</b>	Villages and estate farms
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Low
<b>Ecological sensitivity</b>	Low
<b>Visual sensitivity</b>	Low
<b>Land Cover Parcel data</b>	

---

<b>Land Use</b>	Mixed farmland
<b>Pattern</b>	Medium/large_regular
<b>Origin</b>	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** lower hill slopes

**Landcover** mixed 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** 20c ribbon development along B439

**Other built features** horse pasture related structures

**Presence of water**  Shottery Brook to east

**Scale** small/medium **Sense of enclosure** partly enclosed but open within parts of the area and on rising land

**Diversity** simple

### Skyline

**Prominence/ importance** not applicable **Complexity**

**Comments** hill to west rises to form skyline

### Key views

**To settlement** False **From settlement** False

**Landmarks** - **Detractors** commercial premises on B439

### Intervisibility

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

**Comments** while relatively enclosed by vegetation to the east and by the hill to the west, it is visible from the B439 approaches and also from Anne Hathaway's cottage grounds

### Tranquillity

**Noise sources** roads

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

**Summary** medium

**Comments** whilst part of the countryside, the area is crossed by the B439 and the settlement edge is visible

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

Comments PROW linking settlement with Bordon Hill; part of wider farmed units;  
stream corridor- nature conservation corridor

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

Setting?

Comments lower slopes of Bordon Hill provides the western rural backcloth to the settlement. Northern part is setting to Anne Hathaway's cottage. The area acts as part of the rural/semi-rural approach to the settlement along the B439.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments stream corridor continues south through St20

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments the settlement edge around Anne Hathaway's cottage is highly indented, with attractive buildings and strong vegetation. The estate edges to south are softened by strong vegetation and tree cover along the Shottery Brook.

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

long distance/public footpaths

high

Comments main receptors are visitors to Anne Hathaway's cottage, road users along the B439, PROW users and local residents who overlook the zone

Other

Other factors -

Potential for landscape enhancement

replace fences in fields north of B439 with hedges with trees to break up the area; bring the neglected field west of the plantation into beneficial agricultural use; manage the plantation to ensure longevity/health of trees through thinning

Potential mitigation if area potentially suitable for development

Advance strong tree belt, ultimately with public access along the western edge of potential development to form a permanent boundary to the settlement. Maintenance of orchard and strong hedgeline with trees along the B439 in perpetuity to minimise views into the area, but framing views to church spire.

LCP/Zone St22

Settlement: Stratford-upon-Avon

**Landscape sensitivity to housing development** high

The zone is well used as amenity green space and as playing fields. It forms part of an important green corridor into the settlement, partly providing a green backcloth to the Shottery Conservation Area to the west. Views of the spire of the Church of the Holy Trinity are possible across the space. The area is therefore very sensitive and housing development would impinge on these important open qualities and is highly inappropriate.

**Landscape sensitivity to commercial development** high

The zone is well used as amenity green space and as playing fields. It forms part of an important green corridor into the settlement, partly providing a green backcloth to the Shottery Conservation Area to the west. Views of the spire of the Church of the Holy Trinity are possible across the space. The area is therefore very sensitive and commercial development would impinge on these important open qualities and is highly inappropriate.

#### Landscape characteristics

---

##### LDU level

**Physiographic** Soft rock vales & valleys

**Ground type** Wet claylands

**Land cover** Urban

**Settlement pattern** Urban

##### LDU level

**Cultural sensitivity** Urban

**Ecological sensitivity** Low

**Visual sensitivity** Urban

#### Land Cover Parcel data

---

**Land Use** Urban-amenity

**Pattern** n/a

**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** formal playing fields, informal amenity space and allotments

### Field boundaries

---

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

### Hedge/Stream Trees

---

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

### Other Trees

---

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

### Patch Survival

---

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

### Ecological corridors

---

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

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

---

**Settlement pattern** none

**Other built features** floodlights, playing fields infrastructure

**Presence of water**  n/a

**Scale** intimate **Sense of enclosure** enclosed

**Diversity** diverse

### Skyline

---

**Prominence/ importance** apparent

**Complexity**

**Comments** -

### Key views

---

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	spire visible to south east	<b>Detractors</b>	floodlights

### Intervisibility

---

<b>Site observation</b>	low	<b>...to key features</b>	<input type="checkbox"/>	<b>...from key place</b>	<input type="checkbox"/>
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**Comments** well enclosed area

### Tranquillity

---

**Noise sources** people

<b>Views of development</b>	many 270	<b>Presence of people</b>	frequent
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**Summary** medium/low

**Comments** the area is well used for recreation and sport

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

**Corridor?**

**Comments** used as a community resource for recreation, sport and allotments

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

Setting?

Comments forms eastern setting to Conservation Area; part of accessible green corridor into settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments part of green corridor into settlement with St23 which may also have ecological benefits

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge highly indented

Comments mix of developments around area, mostly established with mitigating vegetation

Receptors

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium

Comments main receptors are users of the amenity space and footpaths through the area

Other

Other factors -

Potential for landscape enhancement

tree planting to soften edges and ensure that mature trees are replaced in good time

Potential mitigation if area potentially suitable for development

-

**Landscape sensitivity to housing development** high/medium

The zone is a rolling lowland focussed on the valley of the Shottery Brook with its winding course forming part of a green corridor that runs into the settlement from the west. There is a high proportion of tree cover along the brook and combined with strong hedges that enclose small scale irregular permanent pasture paddocks and traditional settlement form, especially focussed around Anne Hathaway's Cottage to the west of the brook. This area has an intimate scale with very attractive cottages and other dwellings, some thatched and many listed and all in Shottery Conservation Area. To the north and west the scale and openness increase slightly and along with permanent pasture there are allotments and playing fields with more modern development such as the Catholic church. Here, the urban edge is apparent and the A422 reduces tranquillity. The area is intrinsically very sensitive due to its character with its intimate pattern, permanent pasture, trees and settlement form and is important to Stratford due to the presence of Anne Hathaway's Cottage. The character complements and acts as the setting for this popular visitor attraction. The area's function as a green corridor linking into the settlement and joining onto St22 is also important and should be protected. There is very limited opportunity for housing in the area. The only possible site may be east of the Lodge along the A422 provided this does not extend further south than the adjacent development to the east in order to maintain a green corridor, this southern boundary is well screened, and the northern and western boundary trees are managed in accordance to an approved management plan to maintain strong tree cover in perpetuity in order to screen the housing from the west in particular where it forms the skyline.

**Landscape sensitivity to commercial development** high

The zone is a rolling lowland focussed on the valley of the Shottery Brook with its winding course forming part of a green corridor that runs into the settlement from the west. There is a high proportion of tree cover along the brook and combined with strong hedges that enclose small scale irregular permanent pasture paddocks and traditional settlement form, especially focussed around Anne Hathaway's Cottage to the west of the brook. This area has an intimate scale with very attractive cottages and other dwellings, some thatched and many listed and all in Shottery Conservation Area. To the north and west the scale and openness increase slightly and along with permanent pasture there are allotments and playing fields with more modern development such as the Catholic church. Here, the urban edge is apparent and the A422 reduces tranquillity. The area is intrinsically very sensitive due to its character with its intimate pattern, permanent pasture, trees and settlement form and is important to Stratford due to the presence of Anne Hathaway's Cottage. The character complements and acts as the setting for this popular visitor attraction. The area's function as a green corridor linking into the settlement and joining onto St22 is also important and should be protected. Due to this sensitivity and scale it is considered that commercial development in the zone is highly inappropriate.

**Landscape characteristics**


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	<b>LDU level</b>
<b>Physiographic</b>	Soft rock vales & valleys
<b>Ground type</b>	Wet claylands
<b>Land cover</b>	Urban
<b>Settlement pattern</b>	Urban
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Urban
<b>Ecological sensitivity</b>	Low
<b>Visual sensitivity</b>	Urban
<b>Land Cover Parcel data</b>	
<b>Land Use</b>	Mixed farming

---



Pattern Small\_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** rolling lowland with valley of Shottery Brook

#### Landcover

##### 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** incremental, traditional linear with old cottages, some at right angles or set back from roads plus newer community buildings eg Catholic Church

**Other built features** -

**Presence of water**  Shottery Brook

**Scale** intimate **Sense of enclosure** confined

**Diversity** complex

#### Skyline

---

**Prominence/ importance** apparent **Complexity** simple

**Comments** area to east of Shottery Brook around The Lodge acts as local skyline

#### Key views

---

**To settlement** False **From settlement** False

**Landmarks** small scale landmarks **Detractors** -

such as Anne Hathaway's  
Cottage

### Intervisibility

---

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

Comments generally vegetation and landform restricts wider views although the area is more open to the north from the A422

### Tranquillity

---

Noise sources roads

Views of development many 270 Presence of people frequent

Summary medium/low

Comments the area is busy with visitors to Anne Hathaway's cottage and with the village and school nearby plus allotments and play areas etc so despite the well enclosed/vegetated and semi-rural character the area is less tranquil than open countryside

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

---

Comments Shottery Brook floodplain; used partly for recreation and allotments as a useful community resource and forms part of green corridor which may have some ecological value.

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

---

#### Setting?

Comments part of green corridor into settlement linking it to wider countryside; area acts as setting to , and is mostly part of, Conservation Area with associated listed buildings.

### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments part of green corridor into settlement with St22 which may also have ecological benefits

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge positive Form of edge highly indented

Comments the traditional settlement has a very attractive edge while most of the surrounding more urban areas are generally mitigated by vegetation with the exception of the estate to the north east

### Receptors

---

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium

Comments main receptors are visitors to Anne Hathaway's Cottage, users of the amenity space and footpaths through the area and adjacent residents

Other

---

**Other factors** -

Potential for landscape enhancement

---

reinstating hedgerows with trees

Potential mitigation if area potentially suitable for development

---

**Landscape sensitivity to housing development** high

The zone consists of the slopes and crest of a distinctive hill- Bordon Hill, which lies to the west of the settlement. It is in arable and pastoral use with limited low density ribbon development on B439 Evesham Road to the south and there is evidence of motocross to the west. Fields are medium-large with mainly low cut hedgerows except by the B439 and though there are prominent trees in a tree belt on the hill and in gardens the area is generally open. A PROW runs along the hill top and is linked into the settlement. The hill allows an iconic view of the settlement towards the RSC tower and Holy Trinity church spires especially from the B439. The hill itself forms the skyline in views from all directions and, while acting as the backcloth to the settlement, also screens it from wider view to the west. The skyline, prominence and openness of this rural countryside make the area sensitive, along with its key view of the centre and visibility from Anne Hathaway's Cottage environs. Housing development is therefore not considered appropriate in this area, including an intensification of housing along the B439 where the large gardens and vegetation help to mitigate the impact of the current development to an extent.

**Landscape sensitivity to commercial development** high

The zone consists of the slopes and crest of a distinctive hill- Bordon Hill, which lies to the west of the settlement. It is in arable and pastoral use with limited low density ribbon development on B439 Evesham Road to the south and there is evidence of motocross to the west. Fields are medium-large with mainly low cut hedgerows except by the B439 and though there are prominent trees in a tree belt on the hill and in gardens the area is generally open. A PROW runs along the hill top and is linked into the settlement. The hill allows an iconic view of the settlement towards the RSC tower and Holy Trinity church spires especially from the B439. The hill itself forms the skyline in views from all directions and, while acting as the backcloth to the settlement, also screens it from wider view to the west. The skyline, prominence and openness of this rural countryside make the area sensitive, along with its key view of the centre and visibility from Anne Hathaway's Cottage environs. Commercial development is therefore not considered appropriate in this area.

**Landscape characteristics**


---

	<b>LDU level</b>
<b>Physiographic</b>	Soft rock lowlands
<b>Ground type</b>	Claylands
<b>Land cover</b>	Arable farmlands
<b>Settlement pattern</b>	Villages and estate farms
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Low
<b>Ecological sensitivity</b>	Low
<b>Visual sensitivity</b>	Moderate

---

**Land Cover Parcel data**

<b>Land Use</b>	Mixed farmland
<b>Pattern</b>	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** a hill rising more steeply to the south and east where it abuts the Avon valley

**Landcover** arable farmland with some pasture, orchards and ribbon development

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 on hill side and ribbon development along the B439

**Other built features** wireless mast on summit

**Presence of water**  n/a

**Scale** medium/large **Sense of enclosure** open

**Diversity** diverse

Skyline

---

**Prominence/ importance** very prominent **Complexity** simple

**Comments** highly prominent skyline west of settlement

Key views

---

**To settlement** False **From settlement** False  
**Landmarks** - **Detractors** wireless mast on skyline and motocross track to west

Intervisibility

---

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

Comments hill widely visible from all directions

---

Tranquillity

Noise sources roads other

Views of development one side 180 Presence of people infrequent

Summary medium

Comments panoramic views of settlement and presence of B439 and motocross reduce tranquillity although still open countryside

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

Corridor?

Comments PROWs link settlement to wider countryside; managed as part of wider farm units

---

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

Setting?

Comments forms upper part of hill west of settlement forming strong backcloth and screening it from landscape further west

---

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

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Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge Form of edge

Comments n/a

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Receptors

Receptors Sensitivity

viewpoints

long distance/public footpaths

roads/rail/cycleways

urban residents

Comments key receptors include users of Anne Hathaway's Cottage attraction, viewers from the RSC Theatre tower at a distance, local PROW users and B439 users approaching town

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Other

Other factors -

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Potential for landscape enhancement

manage hedges and encourage native tree growth; manage woodland for nature conservation

Potential mitigation if area potentially suitable for development

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-

**Landscape sensitivity to housing development** medium

The zone is in a bowl formed by the lower slopes of Bordon Hill to the south and west and a minor ridge to the north west. It is primarily arable with medium/large regular fields with trimmed gappy hedges and limited trees . A large electricity sub-station is a significant feature although partially mitigated by vegetation. Overall the area is open to views locally from PROWs on Bordon Hill and across from the A422 but could be said to be hidden from the wider landscape. The area is sensitive in three areas: to the south, with its relationship with the green corridor linking into the settlement in ST23, to the north where the zone forms a pleasant gap on the A422 allowing views to Bordon Hill, and the rising land to the north where potential development might be visible to the wider landscape on a skyline. Housing development would therefore be acceptable only in the two lower fields by the housing edge-around the sub-station [no further north than the PROW] and in the field to the south providing the built edge does not run further south than the current housing estate edge. Separation would be needed between development and Hansell Farm. There would therefore be a need for new advance planting to form a logical edge to any development.

**Landscape sensitivity to commercial development** high/medium

The zone is in a bowl formed by the lower slopes of Bordon Hill to the south and west and a minor ridge to the north west. It is primarily arable with medium/large regular fields with trimmed gappy hedges and limited trees . A large electricity sub-station is a significant feature although partially mitigated by vegetation. Overall the area is open to views locally from PROWs on Bordon Hill and across from the A422 but could be said to be hidden from the wider landscape. The area is sensitive in three areas: to the south, with its relationship with the green corridor linking into the settlement in ST23, to the north where the zone forms a pleasant gap on the A422 allowing views to Bordon Hill, and the rising land to the north where potential development might be visible to the wider landscape on a skyline. Commercial development would tend to be inappropriate in the area due to its relationship with housing and its scale against the hill and the farm.

**Landscape characteristics**


---

	<b>LDU level</b>
<b>Physiographic</b>	Soft rock lowlands
<b>Ground type</b>	Claylands
<b>Land cover</b>	Arable farmlands
<b>Settlement pattern</b>	Villages and estate farms
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Low
<b>Ecological sensitivity</b>	Low
<b>Visual sensitivity</b>	Moderate

**Land Cover Parcel data**


---

<b>Land Use</b>	Cropping
<b>Pattern</b>	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 lower slopes of gentle hill in rolling landscape

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 none

Other built features large electricity sub-station

Presence of water  n/a

Scale medium/large Sense of enclosure open

Diversity simple

Skyline

---

Prominence/ importance not applicable

Complexity

Comments -

Key views

---

To settlement False From settlement False  
Landmarks - Detractors sub-station

Intervisibility

---



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

Comments intervisible with hill top, settlement and A422

---

Tranquillity

Noise sources roads other

Views of development one side 180 Presence of people infrequent

Summary medium

Comments whilst part of the countryside, the area is abutted by the A422, contains the electricity sub-station and cables and the settlement edge is visible

---

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

Corridor?

Comments PROWs link the settlement with the countryside; managed as part of wider farm unit

---

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

Setting?

Comments open countryside on south western edge of settlement allowing pleasant views out from A422 and residential areas

---

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments green corridor of ST23 links into the area with open space and PROW

---

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge smooth/linear

Comments typical estate housing edge to north/west of limited merit

---

Receptors

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

Comments receptors are users of PROW through and overlooking zone, users of A422

---

Other

Other factors -

---

Potential for landscape enhancement

managing and gapping up hedgerows, encouraging native trees and replacement of lombardy poplars over time

---

Potential mitigation if area potentially suitable for development

advance tree belt planting to northern, southern and western boundaries of potential area, accommodating public access, including north/south

LCP/Zone St26

Settlement: Stratford-upon-Avon

Landscape sensitivity to housing development high/medium

The zone forms rolling open countryside of arable farmland in regular fields west/north west of the settlement and separated from it by busy roads including the A46. It has little connection with the settlement due to the busy roads and vegetation screening and because it generally slopes away from it linking visually into the wider countryside to the north. Housing development is therefore considered inappropriate in this area.

Landscape sensitivity to commercial development high

The zone forms rolling open countryside of arable farmland in regular fields west/north west of the settlement and separated from it by busy roads including the A46. It has little connection with the settlement due to the busy roads and vegetation screening and because it generally slopes away from it linking visually into the wider countryside to the north. Commercial development is therefore considered inappropriate in this area.

#### Landscape characteristics

---

##### LDU level

Physiographic Soft rock vales & valleys

Ground type Claylands

Land cover Arable farmlands

Settlement pattern Villages and estate farms

##### LDU level

Cultural sensitivity Low

Ecological sensitivity Low

Visual sensitivity Low

#### 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** gently rolling lowland

**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** none

**Other built features** Wildmoor Hotel and Country Club

**Presence of water**  n/a

**Scale** medium **Sense of enclosure** open

**Diversity** simple

### Skyline

**Prominence/ importance** apparent **Complexity** simple

**Comments** minor ridge to the south

### Key views

**To settlement** False

**Landmarks** -

**From settlement** False

**Detractors**

country club appears as a non rural intensively built feature when viewed from the north east

### Intervisibility

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

**Comments** visible from adjacent higher ground and from A46

### Tranquillity

**Noise sources** roads

**Views of development** some

**Presence of people** frequent

**Summary** medium

**Comments** A46 reduces tranquillity of open countryside

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

Corridor?

Comments PROW links the settlement with the countryside to the south; managed as part of wider farm units

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

Setting?

Comments open countryside on north western edge of settlement allowing pleasant views out from A46 but screened and separated from residential areas by roads and vegetation

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments forms part of open countryside north west of the town with St27

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments edge screened by vegetation

Receptors

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

Comments main receptors are users of the A46 and PROW users to the south

Other

Other factors -

Potential for landscape enhancement

better integrating Wildmoor complex into landscape; hedge management encouraging trees

Potential mitigation if area potentially suitable for development

-

LCP/Zone St27

Settlement: Stratford-upon-Avon

Landscape sensitivity to housing development high/medium

The zone is a gently sloping ridge line, with land falling to both the north east and the south west with wide views. The land is mainly used for arable cropping in medium/large sized, regular fields bounded by elm hedges. The hedgerows along Ridgeway Lane are thick and well maintained, but elsewhere they are thin and gappy. Hedgerow trees are scattered throughout the area, providing filtered views to surrounding countryside. This area, which is separated from the adjoining settlement by the well vegetated Stratford western bypass, has a strong rural character. For this reason and its prominence mean that housing development is inappropriate in the area.

Landscape sensitivity to commercial development high

The zone is a gently sloping ridge line, with land falling to both the north east and the south west with wide views. The land is mainly used for arable cropping in medium/large sized, regular fields bounded by elm hedges. The hedgerows along Ridgeway Lane are thick and well maintained, but elsewhere they are thin and gappy. Hedgerow trees are scattered throughout the area, providing filtered views to surrounding countryside. This area, which is separated from the adjoining settlement by the well vegetated Stratford western bypass, has a strong rural character. For this reason, its slopes and its prominence mean that commercial development is highly inappropriate in the area.

#### Landscape characteristics

---

##### LDU level

Physiographic Soft rock lowlands

Ground type Claylands

Land cover Ancient wooded farmlands

Settlement pattern Villages and estate 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 ridge

**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** medium **Sense of enclosure** enclosed

**Diversity** simple

### Skyline

**Prominence/ importance** apparent **Complexity** simple

**Comments** any new development would break the skyline on this gentle ridge

### Key views

**To settlement** False **From settlement** False

**Landmarks** - **Detractors** -

### Intervisibility

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

**Comments** intervisible from hills to north of Stratford

### Tranquillity

**Noise sources** roads

**Views of development** some **Presence of people** infrequent

**Summary** high/medium

**Comments** area has a strong rural character accessed by a single minor road

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

**Corridor?**

**Comments** managed as part of wider farm unit

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

Setting?

Comments area visually separated from settlement by bypass and forms part of wider enclosed rolling countryside

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 urban edge on the far side of the bypass where it is screened by trees and shrubs and set behind a small strip of undeveloped land

Receptors

Receptors	Sensitivity
roads/rail/cycleways	medium
rural residents	medium

Comments main receptors are users of minor road

Other

Other factors -

Potential for landscape enhancement

need to conserve/restore internal field boundaries and hedgerow tree cover

Potential mitigation if area potentially suitable for development

-

**Landscape sensitivity to housing development** medium/low

The zone is gently sloping land, falling to the north east from a high point where the Ridgeway crosses the A46. The area comprises a large arable field surrounded on two sides by linear urban edges along minor roads and by linear screen planting of trees and shrubs along the A46, which defines the north western edge of the area. Distant open views are afforded to the north east, over Stratford, towards the Welcombe Hills. The sensitivity of this site is related to its openness and visibility from the north east, particularly the western corner. The area has little inherent ecological or cultural value sensitivity and the existing urban edges already create a visual impact, such as the housing on the skyline to the south west. There is opportunity for housing development but this should be mitigated by a woodland on the higher ground in the western corner to mitigate the impact of both the existing and new development.

**Landscape sensitivity to commercial development** high/medium

The zone is gently sloping land, falling to the north east from a high point where the Ridgeway crosses the A46. The area comprises a large arable field surrounded on two sides by linear urban edges along minor roads and by linear screen planting of trees and shrubs along the A46, which defines the north western edge of the area. Distant open views are afforded to the north east, over Stratford, towards the Welcombe Hills. The sensitivity of this site is related to its openness and visibility from the north east, particularly the western corner. The area has little inherent ecological or cultural value sensitivity and the existing urban edges already create a visual impact, such as the housing on the skyline to the south west. However, there is little opportunity for commercial development, as the ridge and slope means that any large buildings would be very prominent on this site compared to existing housing.

**Landscape characteristics**


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	<b>LDU level</b>
<b>Physiographic</b>	Soft rock lowlands
<b>Ground type</b>	Claylands
<b>Land cover</b>	Ancient wooded farmlands
<b>Settlement pattern</b>	Villages and estate farms
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Moderate
<b>Ecological sensitivity</b>	Low
<b>Visual sensitivity</b>	Moderate

**Land Cover Parcel data**


---

<b>Land Use</b>	Cropping
<b>Pattern</b>	Medium/large_regular
<b>Origin</b>	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 ridge falling north east

**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**  n/a

**Scale** medium **Sense of enclosure** open

**Diversity** simple

### Skyline

**Prominence/ importance** apparent **Complexity** simple

**Comments** existing houses to the west of this area already break the skyline on this gently sloping ridge and any new development within the area would also be fairly prominent in views from the north and east

### Key views

**To settlement** False **From settlement** False  
**Landmarks** - **Detractors** adjacent settlement edge to south and west

### Intervisibility

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

**Comments** intervisible from hills to north of Stratford

### Tranquillity

**Noise sources** roads

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

**Summary** medium/low

**Comments** area enclosed by busy A46 to northwest and by existing settlement edges on two other sides

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

Corridor?

Comments managed as part of wider farm unit

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

Setting?

Comments provides a green buffer between settlement and A46 bypass

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 straight edges of existing settlement, which already lie on skyline to southwest, are not mitigated by vegetation

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium/low

Comments main receptors are users of adjacent minor roads and PROW to north east

Other

Other factors -

Potential for landscape enhancement

need to enhance tree cover in hedgerows

Potential mitigation if area potentially suitable for development

creation of new woodland in western corner of area would help to soften urban mass on skyline

**Landscape sensitivity to housing development** medium

The zone is gently rolling land lying in a shallow vale on the north western edge of Stratford. The area comprises a large arable and a smaller pastoral field with relic ridge and furrow, bounded by a linear urban edge along a minor road to the south east and by screen planting of trees and shrubs along the A46 bypass to the north west. The Stratford-upon-Avon Canal defines the north eastern edge and adds some historical and recreational interest to the area. A PROW crosses the area and links to the wider countryside. Views into the area are otherwise limited to more distant vistas from the Ridgeway to the south and the Welcombe Hills to the north. This area's sensitivity relates mainly to the presence of the canal corridor and the survival of some older permanent pasture, but also in part to the visibility of the site from higher ground to the north east and the south west. There is an opportunity for new housing development provided steps are found to protect the canal environs/historic interest within the area.

**Landscape sensitivity to commercial development** medium

The zone is gently rolling land lying in a shallow vale on the north western edge of Stratford. The area comprises a large arable and a smaller pastoral field with relic ridge and furrow, bounded by a linear urban edge along a minor road to the south east and by screen planting of trees and shrubs along the A46 bypass to the north west. The Stratford-upon-Avon Canal defines the north eastern edge and adds some historical and recreational interest to the area. A PROW crosses the area and links to the wider countryside. Views into the area are otherwise limited to more distant vistas from the Ridgeway to the south and the Welcombe Hills to the north. This area's sensitivity relates mainly to the presence of the canal corridor and the survival of some older permanent pasture, but also in part to the visibility of the site from higher ground to the north east and the south west. There is an opportunity for commercial development provided steps are found to protect the canal environs/historic interest within the area, smaller and higher quality commercial buildings such as offices are considered and industrial/warehousing uses are avoided.

**Landscape characteristics**


---

	<b>LDU level</b>
<b>Physiographic</b>	Soft rock vales & valleys
<b>Ground type</b>	Wet claylands
<b>Land cover</b>	Arable farmlands
<b>Settlement pattern</b>	Villages and estate farms
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Low
<b>Ecological sensitivity</b>	Low
<b>Visual sensitivity</b>	Moderate
<b>Land Cover Parcel data</b>	
<b>Land Use</b>	Mixed farming
<b>Pattern</b>	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 and 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 single smallholding

Other built features -

Presence of water  canal on NE edge

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  ...from key place

Comments the area is low lying and screened from the bypass by thick vegetation and from the residential edge by a thick roadside hedgerow

#### Tranquillity

---

Noise sources roads

Views of development many 270 Presence of people infrequent

Summary medium/low

Comments area enclosed by busy A46 to northwest and by existing settlement edge to south east

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

---

Corridor?

Comments managed as part of wider farm unit

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

---

Setting?

Comments provides a green buffer between settlement and A46 bypass. Also provides a setting to the canal and listed buildings in adjoining area to north east

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments complements St30 in providing an initial rural setting to the canal beyond Stratford

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments existing settlement edge softened by tall roadside hedges

#### Receptors

---

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

Comments main receptors are users of PROW and canal towpath, as well as adjacent urban residents

#### Other

---

Other factors -

Potential for landscape enhancement

---

-

#### Potential mitigation if area potentially suitable for development

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protection of the setting of the canal corridor

LCP/Zone St30

Settlement: Stratford-upon-Avon

**Landscape sensitivity to housing development** high

The zone lies in gently rolling land in a shallow vale, partly floodplain, on the north western edge of Stratford. The area comprises historic listed buildings set within densely planted grounds that heavily restrict views into and out of the site. It is also bounded by the canal. This area has a high inherent sensitivity and any housing development is considered inappropriate.

**Landscape sensitivity to commercial development** high

The zone lies in gently rolling land in a shallow vale, partly floodplain, on the north western edge of Stratford. The area comprises historic listed buildings set within densely planted grounds that heavily restrict views into and out of the site. It is also bounded by the canal. This area has a high inherent sensitivity and any commercial development is considered inappropriate.

#### Landscape characteristics

---

##### LDU level

**Physiographic** Soft rock vales & valleys

**Ground type** Wet claylands

**Land cover** Arable farmlands

**Settlement pattern** Villages and estate farms

##### LDU level

**Cultural sensitivity** Low

**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** gently rolling vale

**Landcover** large garden

### 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** country houses

**Other built features** pump house

**Presence of water**  adjacent canal

**Scale** intimate **Sense of enclosure** confined

**Diversity** diverse

### Skyline

**Prominence/ importance** n/a

**Complexity**

### Comments

#### Key views

**To settlement** False

**Landmarks** canal

**From settlement** False

**Detractors**

this area is abutted by on three sides by urban/suburban uses, such as the Park & ride, commercial development and the bypass embankment

### Intervisibility

**Site observation** low

...to key features  ...from key place

**Comments** strong tree cover limits views into the zone

### Tranquillity

**Noise sources** roads

railway

**Views of development** many 270

**Presence of people** infrequent

**Summary** medium/low

**Comments** the noise of traffic on the bypass is significant despite the adjacent screening  
**Functional relationship of area with settlement, wider landscape or adjacent assessed area**  
**Corridor?**

---

**Comments** canal corridor and gardens are self contained land uses

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

---

**Comments** setting to the canal and listed buildings

**Are adjacent assessed areas mutually reliant...**

---

... visually?

...functionally?

**Comments** -

**Settlement edge**

---

**Pre C20 edge**       **C20-21 edge**

**Nature of edge** positive

**Form of edge** highly indented

**Comments** dwellings within zone provide a very positive edge set within densely planted grounds. Adjoining urban edge is neutral and well screened by trees within area itself.

**Receptors**

---

**Receptors**

**Sensitivity**

long distance/public footpaths

high

roads/rail/cycleways

high

**Comments** main receptors are users of canal towpath and adjacent bypass

**Other**

---

**Other factors** -

**Potential for landscape enhancement**

---

-

**Potential mitigation if area potentially suitable for development**

---

-