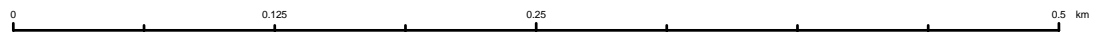
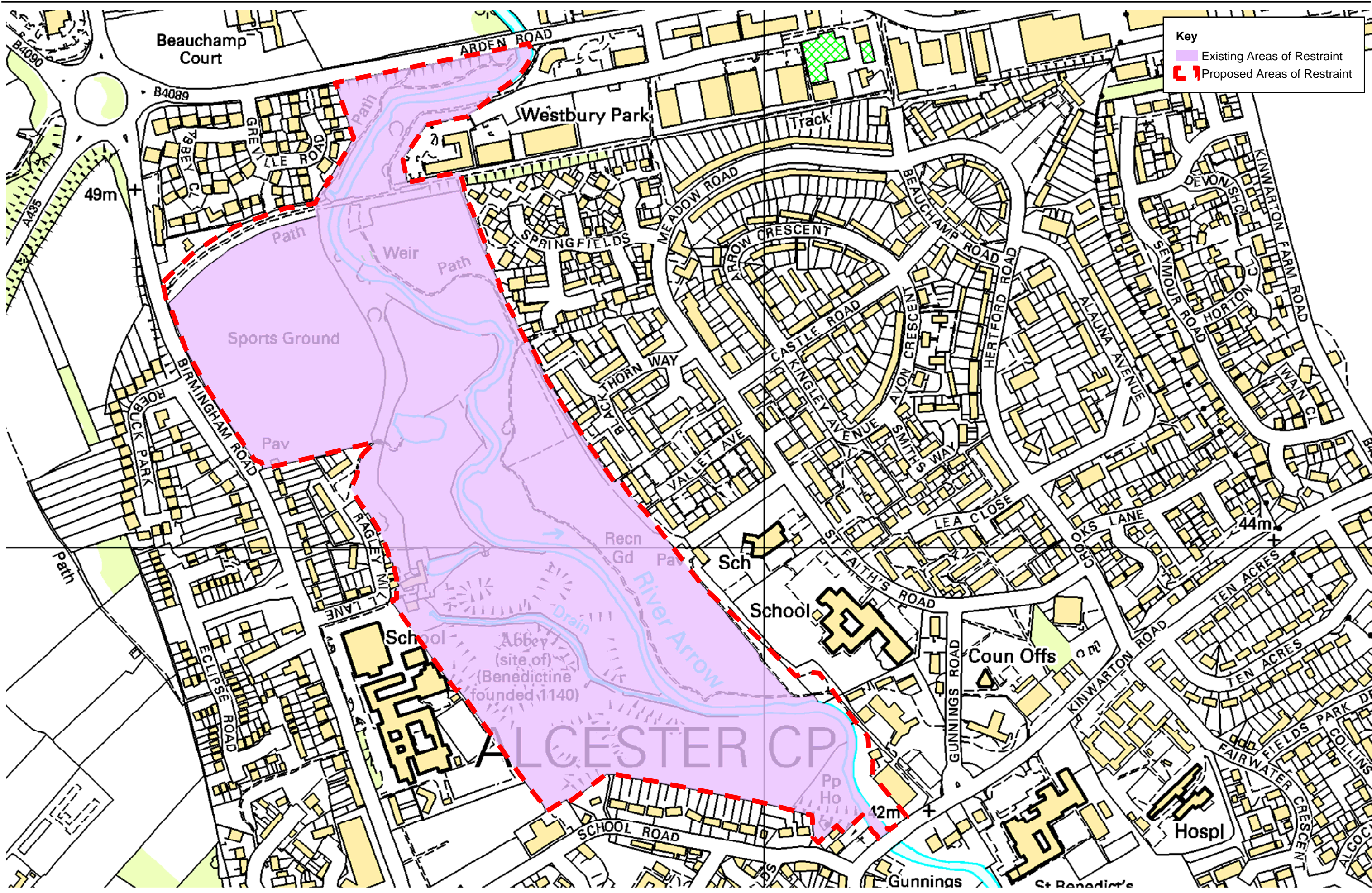


PART C

AREAS OF RESTRAINT ASSESSMENTS

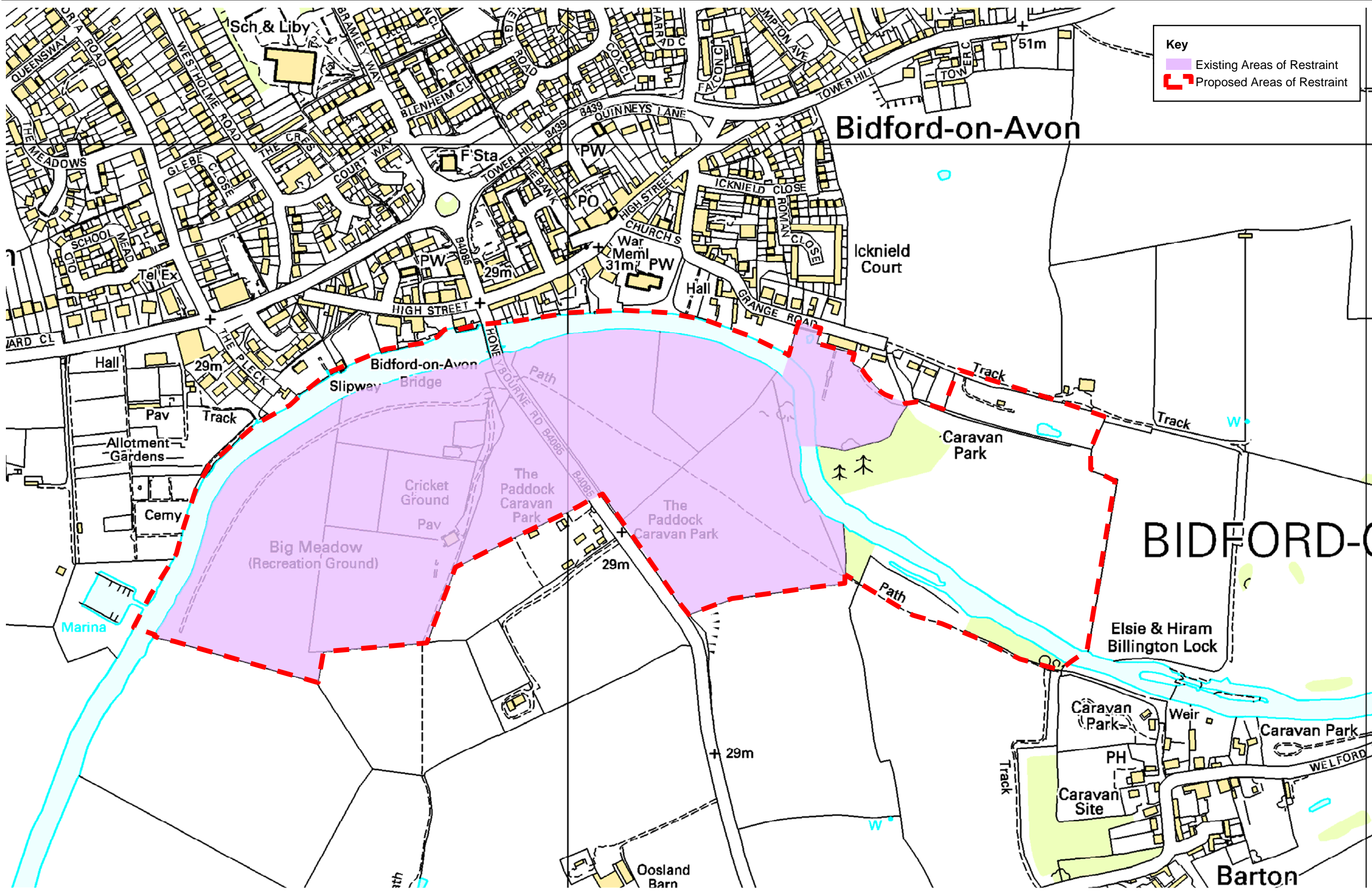
Settlement	Alcester
Settlement character	<ul style="list-style-type: none"> • Settlement dates back to Roman times- Icknield Street runs north/south and Salt Way runs to east/west. • Compact core with medieval street pattern focussed on High Street/Henley Street also extending north along Icknield Street [Priory Road]. • Market town function in past • Transit function- coaching and then railway junction in 19c and now junction of A46 and A435. • Conservation Area and listed buildings with St Nicholas Church as main visual focus. • Older part of settlement to west of River Arrow and associated green corridor, constrained by old dismantled railway line. • Newer part of settlement to east of River Arrow and associated green corridor. • Separated from Oversley by river floodplain to south. • Minor separation from Kings Coughton to north.
Landscape sensitivity	<ul style="list-style-type: none"> • High sensitivity valley floors and hills
Landscape character	<ul style="list-style-type: none"> • Settlement located in Arden character area. • Landscape character types are wooded estate lands and river valleys. • Gently rolling landscape with flat valley floors and floodplains.
Relationship between settlement and landscape	<ul style="list-style-type: none"> • Located at confluence of Rivers Arrow and Alne. These rivers’ floodplains and associated green corridors define the older part of the town to the west and provide a definite edge to the south allowing views to St Nicholas’s Church from the south east. This is a positive approach to the town. Also, the southern approach is positive with glimpse views of the valley floor. • The settlement lies on the lower land outside the floodplain constrained by rising land to the east. • The settlement is not visible from the west due to vegetation on the bypass and dismantled railway. • To the north/north east the settlement is beginning to merge with Kings Coughton and is expanding into gently rolling land to the north west with no strong physical boundaries. • Gunnings Bridge and Oversley Bridge are key gateways into the settlement core.
Vulnerability and potential development pressure	<p>It would be expected that there would be pressure to a) round off the settlement and fill in gaps in the current settlement form and b) expand the settlement south to enjoy attractive river valley views along/across the Rivers Alne and Arrow valleys. Vulnerable areas therefore would include both valley floors, the grammar school playing fields and the land between Kings Coughton and the settlement. The Green Belt designation restricts development to the north and south and therefore areas of restraint are not considered necessary here.</p>
Key cultural heritage features	<ul style="list-style-type: none"> • Town Conservation Area • Alcester Abbey SAM • Roman settlement SAM
Key nature conservation assets	<ul style="list-style-type: none"> • Arrow valley Local Nature Reserve • River Arrow Local Wildlife Site
Recreation and access	<ul style="list-style-type: none"> • Public open spaces and PROWs along River Arrow corridor • Small open space in River Alne corridor
Other functions	<ul style="list-style-type: none"> • Floodplain
Proposed areas of restraint	<p>The candidate area of restraint is the valley floor within the settlement not covered by Green Belt designation.</p>
River Arrow corridor	
Proposed boundaries of Area of Restraint	<p>Maintain current boundaries to include main elements of public open space, playing fields, river corridor and nature reserves. Widen corridor to include public footpath to the north and to the south to protect setting of Gunnings Bridge and maximise the gap in built form.</p>
Summary Justification	<ul style="list-style-type: none"> • Provides an attractive strong green corridor and buffer between the older settlement to the west and the newer settlement to east thereby giving the older settlement a sense of identity linking into the wider countryside. • Contributes to the setting of the Conservation Area, Abbey SAM and listed structures. • Provides a green corridor for recreation and access linking into the core of the settlement. • Provides a corridor for nature conservation habitats through the settlement.



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Settlement	Bidford-on-Avon
Settlement character	<ul style="list-style-type: none"> • Settlement dates back to Roman times- Icknield Street runs north/south once crossing [ferry or ford] the River Avon • Simple linear street pattern focussed on High Street running parallel to, and north of, the River Avon above floodplain • Market town function in past. • Transit function- railway to the north of the town, now dismantled; on A435 with A46 to west • Conservation Area and listed buildings with St Laurence Church as main visual focus within and to south of settlement. • River Avon forms strong southern boundary to the settlement bridged only 15th century stone bridge. • Newer part of settlement to north of settlement core bypass- now the A435 . • Separated from Barton by river floodplain to south. • Minor separation from Broom to north.
Landscape character	<ul style="list-style-type: none"> • Settlement located in Avon Valley character area. • Landscape character types are terrace farmlands, vale orchard belt and Avon vale. • Gently rolling landscape to the north, rising to the east and west with flat valley floor and floodplain.
Landscape sensitivity	<ul style="list-style-type: none"> • High sensitivity valley floor
Relationship between settlement and landscape	<ul style="list-style-type: none"> • The settlement is located on the edge of the River Avon valley floor mainly on the river terrace with newer development on gently rising land to the north and rising more prominently to the north east. • The river and floodplains define the southern edge of the settlement with the church and rear of the older properties being highly intervisible with the river meadows to the south. • The southern B4085 approach to the settlement over the listed stone bridge is the defining approach to the settlement with attractive views along the river for road and boat users. • Marriage Hill screens the settlement from the west and landform screens most of the settlement from the east. • To the north the settlement is closing the gap with Broom with no strong physical boundaries.
Vulnerability and potential development pressure	<p>It would be expected that there would be pressure to a) round off the settlement and fill in gaps in the current settlement form and b) expand the settlement south to enjoy attractive river valley views along/across the River Avon, expanding the mobile home park and possibly linking to Barton. Whilst the north has some capacity for expansion, the River Avon valley floor is considered sensitive and vulnerable.</p>
Key cultural heritage features	<ul style="list-style-type: none"> • Town and Barton Conservation Areas • Listed buildings including church
Key nature conservation assets	<ul style="list-style-type: none"> • River Avon Local Wildlife Site
Recreation and access	<ul style="list-style-type: none"> • Public open space and PROWs along River Avon corridor including Avon Way
Other functions	<ul style="list-style-type: none"> • Floodplain • Moorings for river traffic
Proposed area of restraint	<p>The candidate area of restraint is the valley floor south of Bidford and between the settlement and Barton</p>
River Avon corridor	
Proposed boundaries of Area of Restraint	<p>Maintain current boundaries to include main elements of public open space, playing fields, meadows and extend to include river up to the settlement edge and open land to the south east between Barton and Bidford.</p>
Summary Justification	<ul style="list-style-type: none"> • Provides an attractive open setting and approach to the south of the settlement. • Forms the setting to the town Conservation Area and key listed buildings including church. • Contributes to the separation of Bidford and Barton in order to maintain the separate identity of the settlements and limiting the potential for ribbon development. • Provides a green corridor for recreation and access in open countryside. • Provides a corridor for nature conservation habitats.



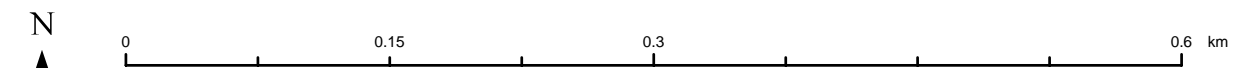
Key

- Existing Areas of Restraint
- Proposed Areas of Restraint

Bidford-on-Avon

BIDFORD-C

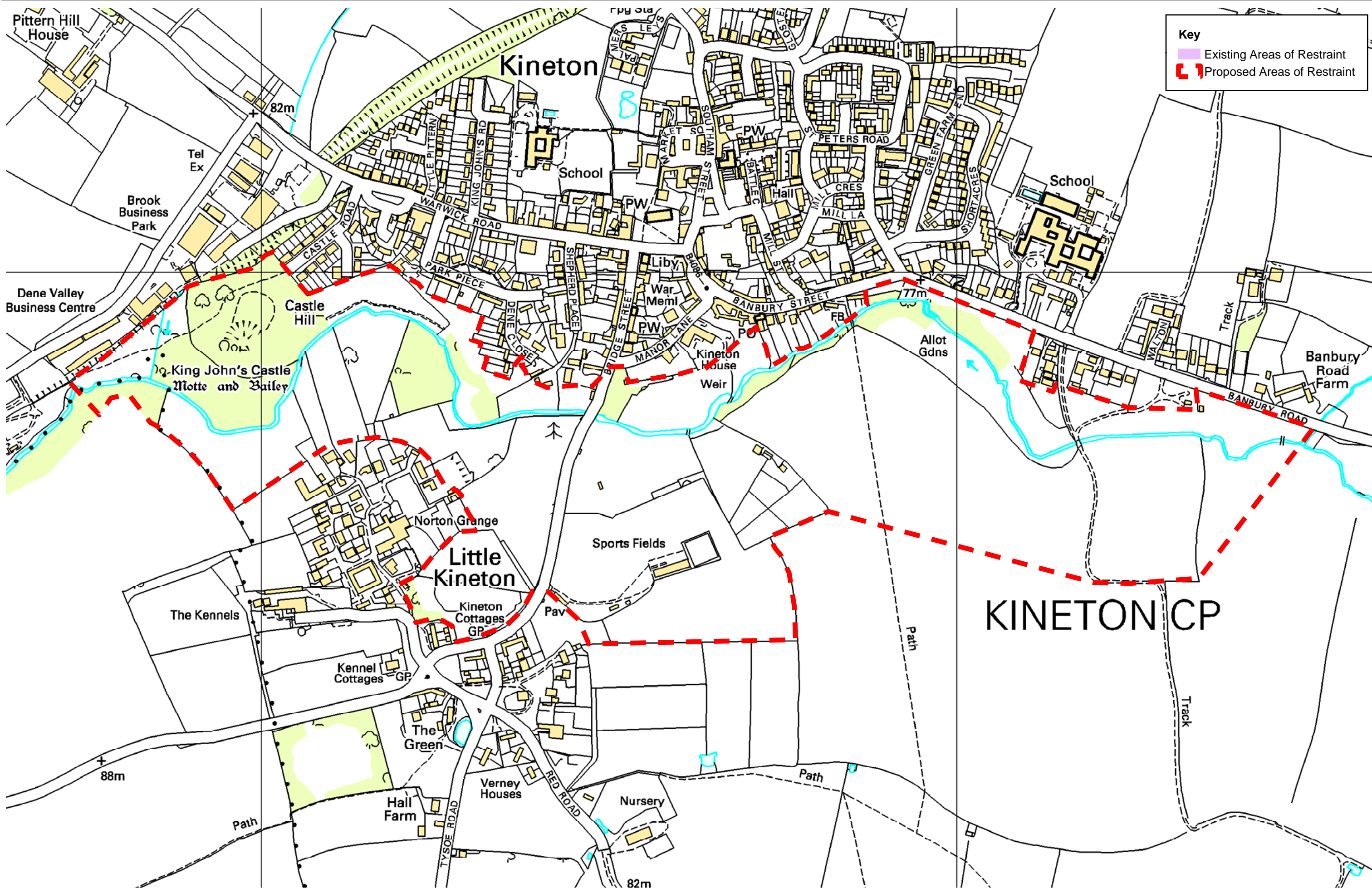
Barton



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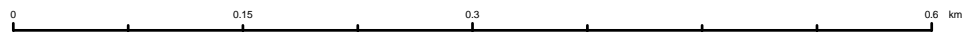
Settlement	Kineton
Settlement character	<ul style="list-style-type: none"> • First recorded reference to the settlement is in 969 when King Edgar granted land to a counsellor. Listed as one of few areas of 'King Land' in Domesday Book, hence name. • Battle of Edgehill to the south west involved the settlement. • Clustered core street pattern focussed on [the originally medieval] Market Square and a cross roads of Southam Street, Warwick Road, Banbury Street and Bridge Street running down to the River Dene. • Market town function in past. • Transit function- railway to the north of the town, now dismantled. • Conservation Area and listed buildings with St Peter's Church as main visual focus within the settlement. • River Dene forms strong southern boundary to the settlement bridged only by one stone bridge with Little Kineton on southern upper slopes. • Settlement generally lies on the upper valley slopes and has extended parallel to the river-east and west, where commercial development is focussed, with the dismantled railway forming the northern boundary to the town.
Landscape character	<ul style="list-style-type: none"> • Settlement located in the Feldon character area. • Landscape character types are lias village farmlands to the south and vale farmlands to the north. • Gently rolling landscapes to the north and south, with steep sided valley fading to the east.
Landscape sensitivity	<ul style="list-style-type: none"> • High and high/medium sensitivity valley sides and floor and castle mound
Relationship between settlement and landscape	<ul style="list-style-type: none"> • The settlement is generally located on gently sloping ground to the north of the incised valley of the River Dene which acts as a strong southern boundary to development. Bridge Street runs down to the river with associated buildings on steeper slopes. • The wooded Castle Hill provides a visual full stop to most development to the west and Pittern Hill further west acts as a backcloth and limit to the settlement , also allowing views across it, especially to the church tower. • The steep sided valley form fades to the east into a gently rolling landscape which also extends north east. • The vegetated dismantled railway offers a strong northern edge to development but has been removed in parts and used for linear commercial development to the west. • Little Kineton is located on the southern gently rolling landscape, south of the valley. • The valley is well wooded and intimate in character and reduces a visual connection between the two settlements so there is a sense of surprise in entering Kineton from the south. • Patterns of ridge and furrow in the valley reinforce a sense of history and contribute to its fine grain character. • The valley and Castle Hill is used for access and informal recreation west of the bridge which reinforces its value to the community. • Views are possible out from Banbury Street across allotments and then the open landscape towards Edgehill which reinforces the connection of the settlement with the battlefield and its rural location.
Vulnerability and potential development pressure	<p>It would be expected that there would be pressure to a) expand the settlement to the north and east on gently sloping land, b) round off the settlement and fill in gaps in the current settlement form and c) build properties to enjoy attractive river valley views along/across the River Dene. Whilst the north east/east have some capacity for expansion, the River Dene valley is considered very sensitive and vulnerable.</p>
Key cultural heritage features	<ul style="list-style-type: none"> • Castle SAM • Kineton and Little Kineton Conservation Areas • Listed buildings including church
Key nature conservation assets	<ul style="list-style-type: none"> • River Dene potential Local Wildlife Site
Recreation and access	<ul style="list-style-type: none"> • Public open space and PROWs along River Dene corridor and Castle Hill
Other functions	<ul style="list-style-type: none"> • Floodplain

Proposed area of restraint	The candidate area of restraint is Castle Hill, the valley floor and sides and open land at Little Kineton.
River Dene valley	
Proposed boundaries of Area of Restraint	The boundary is designed to incorporate both sides of the valley and associated vulnerable land in Kineton and Little Kineton. It runs from the edge of the dismantled railway line to the west tightly against the curtilage of properties in Kineton, the southern edge of Banbury Street and road excluding a potential development site to the east turning south at Banbury Road farm. The boundary then incorporates the bulk of the north facing slopes of an arable field south of the river and also includes paddocks, sports field and enclosures around Little Kineton, hugging the built edge so that all the northern slopes of the valley are included. The boundary then falls to the valley floor from the western edge of Little Kineton.
Summary Justification	<ul style="list-style-type: none"> • Provides an attractive setting and approach to the south of the settlement. • Forms the setting to the town and village Conservation Areas and key listed buildings. • Separates Kineton and Little Kineton in order to maintain the separate identity of the settlements. • Provides a green corridor for recreation and access in open countryside. • Provides a corridor for nature conservation habitats.



Key

- Existing Areas of Restraint
- Proposed Areas of Restraint



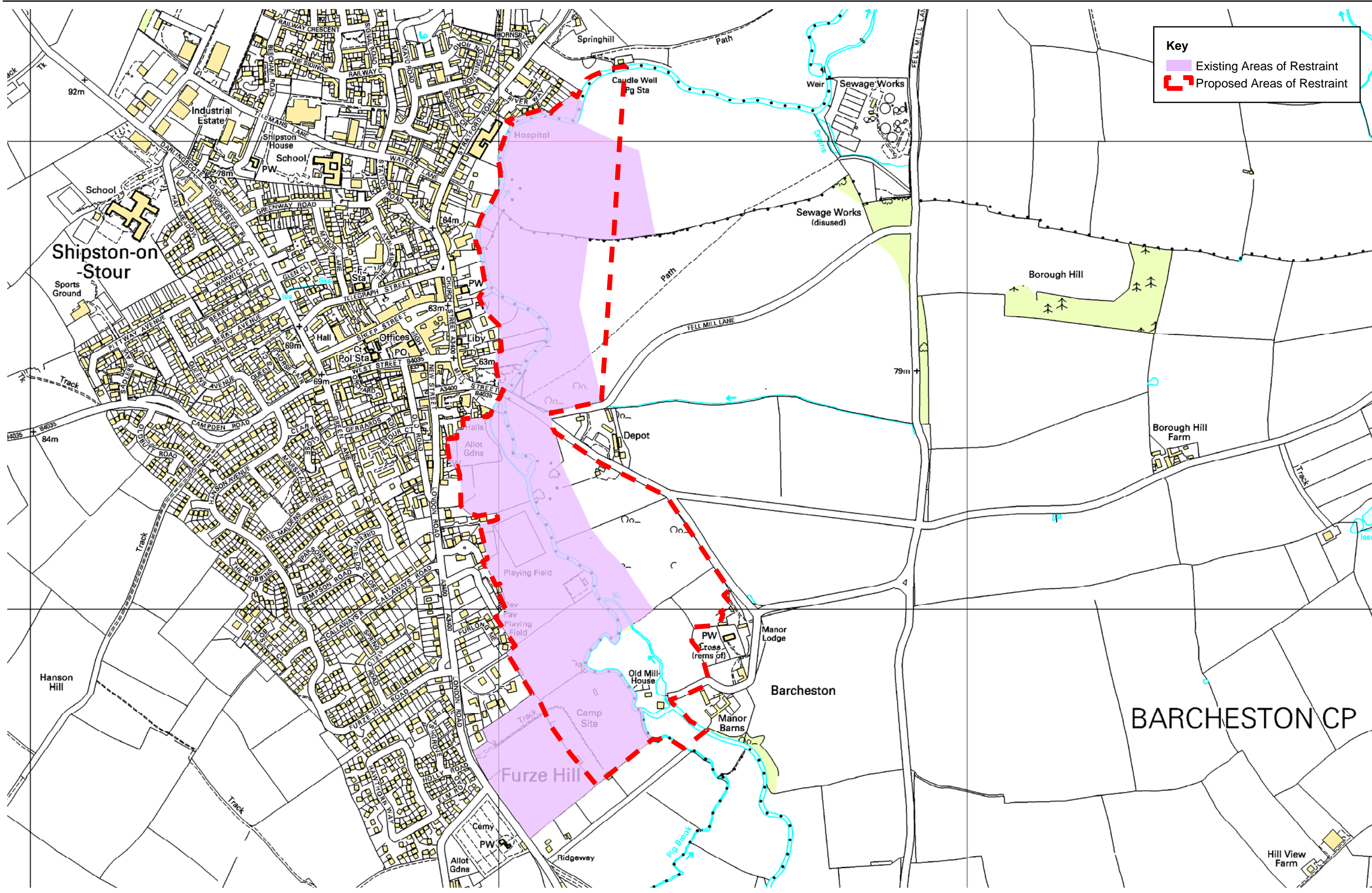
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Kineton
Areas of Restraint - Proposed Boundary Changes

Settlement	Shipston-on-Stour
Settlement character	<ul style="list-style-type: none"> • Settlement potentially dates back to Roman times- the Fosse Way runs to the west, with evidence of its existence in the 8th century. • Growth based on sheep trade and wool- evidence in names such as Sheep Street. • Compact core with medieval street pattern focussed on Sheep Street, High Street and Church Street. • Conservation Area and listed buildings with Church of St Edmunds with 15th century tower as main visual focus. • All of settlement to west of River Stour with older part backing onto it. • Newer parts of settlement spreading to north, south and west up slopes. • Most prominent buildings outside centre are school, sports club and builders merchants in commercial estate on slopes to the north. The crematorium spire lies to the south and acts as positive gateway. An old mill building lies to the north and is a distinctive feature.
Landscape character	<ul style="list-style-type: none"> • Settlement located in Stour Valley character area. • Landscape character types are Feldon Parklands and river valleys. • A rolling landscape with rounded hills with a gently sloping valley floor and narrow floodplain.
Landscape sensitivity	<ul style="list-style-type: none"> • High sensitivity valley floor and hill tops
Relationship between settlement and landscape	<ul style="list-style-type: none"> • The Stour strongly defines the edge of the settlement to the east allowing views to St Edmund’s Church and most of the settlement from the east/ north east. The river valley acts as part of the setting to the Conservation Area. • The eastern approach is the most positive approach to the town crossing over the stone bridge. Also, the southern approach is positive with views of the crematorium spire. • The older settlement lies on lower valley land outside the floodplain but with long plots running down to the river. • Playing fields, allotments and a camp site lie on the western side of the river forming part of the green valley corridor. • The 20c part of the settlement rises up slopes to the north, west and south and is of limited merit. • A particular detractor is the builders merchants on the skyline in the Tileman’s Park commercial estate to the north- new housing also breaches the skyline nearby. • New housing on Hornby Close rises up a concave hill creating an awkward termination to the settlement to the north. • The council depot on the B4035 and the hamlet of Barcheston with its church tower lie to the east of the Stour. • A disused factory lies on the hill to the west but is discreetly hidden by screen planting.
Vulnerability and potential development pressure	<p>It would be expected that there would be pressure to a) round off the settlement and fill in gaps in the current settlement form and b) potentially expand the settlement east to enjoy attractive river valley views along/across the river. Vulnerable areas therefore would include the valley floor and sides and the hillsides. The most sensitive area is the valley floor.</p>
Key cultural heritage features	<ul style="list-style-type: none"> • Town Conservation Area • Listed buildings
Key nature conservation assets	<ul style="list-style-type: none"> • River Stour is a potential Local Wildlife Site
Recreation and access	<ul style="list-style-type: none"> • Public open spaces and PROWs along River Stour corridor
Other functions	<ul style="list-style-type: none"> • Floodplain • Allotments
Proposed areas of restraint	<p>Candidate area of restraint is the valley floor and lower valley sides.</p>
River Stour corridor	
Proposed boundaries of Area of Restraint	<p>Maintain current boundaries to include main elements of public open space, playing fields, river corridor tight to built up boundary to west but omitting area to south just east of the cemetery which may have development potential. Extend to include areas to the east to separate Barcheston from Shipston contributing to the setting of listed buildings, and to limit any possible expansion of</p>

	development around the depot. The boundary to the north is rationalised as old field boundaries have been removed.
Summary Justification	<ul style="list-style-type: none">• Provides an attractive strong green corridor to limit development along and adjacent to the River Stour.• Contributes to the setting of the Conservation Area and listed structures.• Provides a buffer between the settlement to the west and Barcheston to the east to maintain separate identities also contributing to the setting of the latter.• Provides a green corridor for recreation and access linking into the core of the settlement.• Provides a corridor for nature conservation habitats.



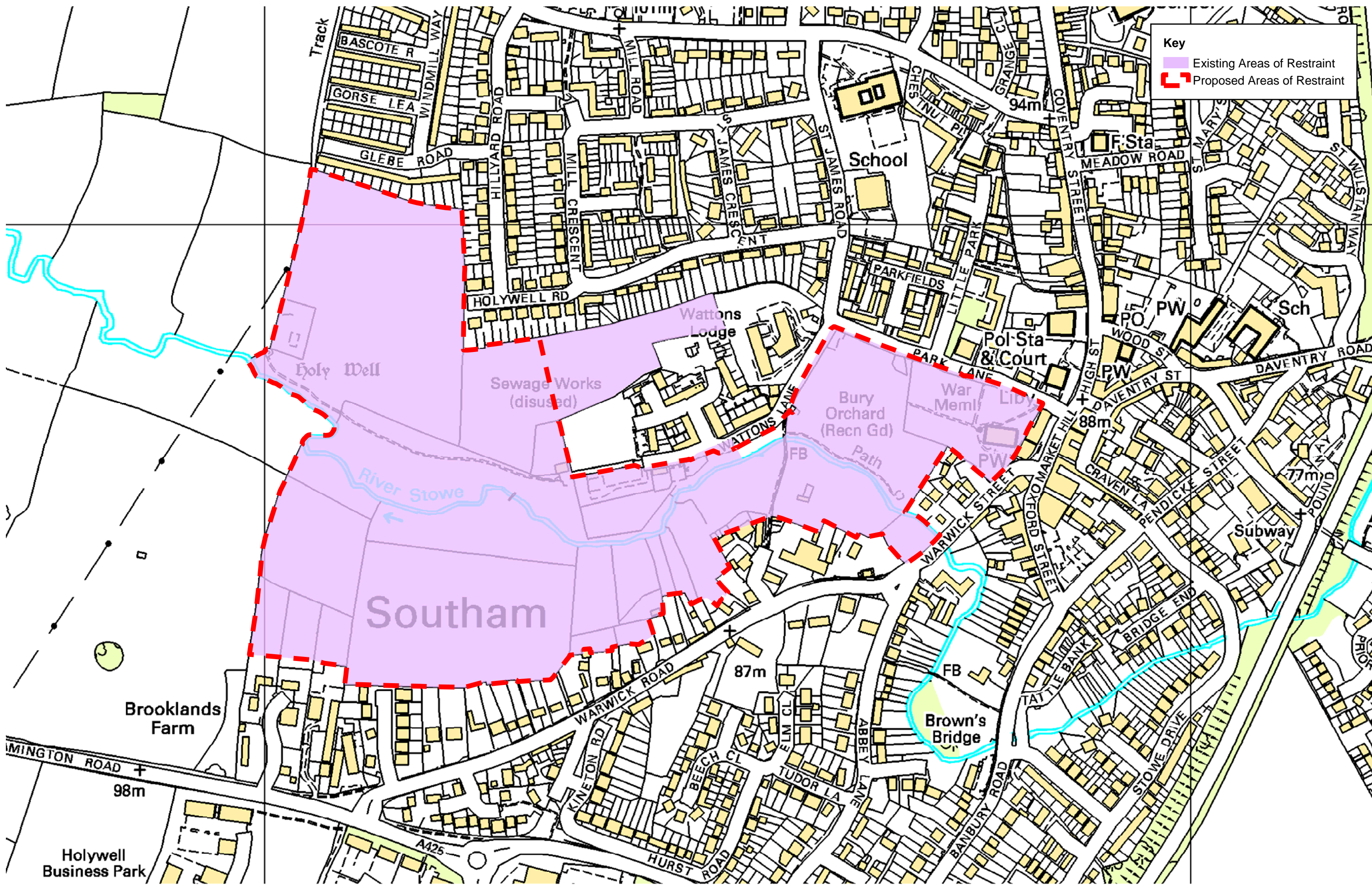
Key

- Existing Areas of Restraint
- Proposed Areas of Restraint



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Settlement	Southam
Settlement character	<ul style="list-style-type: none"> • Settlement grew up at intersection of several roads including the Welsh Road used by cattle drovers. Southam and its Holy Well first mentioned in 998 when granted to Prior of Coventry. • Linear core focussed on Market Hill/High Street but running along Coventry Street, Daventry Street and Warwick Street crossing the River Stowe along the Warwick Road. • Market town function. • Conservation Area and listed buildings with St James’s Church as main visual focus. • Newer parts of settlement extend north and south with housing jumping the bypass to the east and large commercial development to the south. • Stoney Thorpe Hall lies to the west at the confluence of the Rivers Itchen and Stowe.
Landscape character	<ul style="list-style-type: none"> • Settlement located in Feldon character area. • Landscape character type is Lias village farmlands. • Gently rolling landscape with the more pronounced valley landscapes of the River Stowe and Itchen to the east
Landscape sensitivity	<ul style="list-style-type: none"> • High and high/medium sensitivity valley floor and sides and hillside to the north
Relationship between settlement and landscape	<ul style="list-style-type: none"> • The settlement core is located on the valley slopes of the River Stowe. The river corridor is generally constrained but widens out west of Warwick Street with Bury Orchard rec dominated by the listed church to the north. The valley sides again become slightly constrained by tree cover but along with the rec form part of the Conservation Area. • The valley opens out again into open farmland and meadow further west with the settlement lying on the upper slopes of the green valley corridor. Public footpaths run to west including to Holy Well which has been refurbished and is a well used local destination for walkers. • Development stops short of the break of slope of the Itchen valley to the west with some housing on the skyline and has expanded into the less constrained areas to the north, south and east. • The commercial development to the south is a negative gateway to the town from the south.
Vulnerability and potential development pressure	<p>It would be expected that there would be pressure to round off the settlement and fill in gaps in the current settlement form. The most vulnerable area is therefore the Stowe valley running into the settlement.</p>
Key cultural heritage features	<ul style="list-style-type: none"> • Town Conservation Area with listed church and other buildings • Listed Holy Well • Listed Stoney Thorpe Hall
Key nature conservation assets	<ul style="list-style-type: none"> • -
Recreation and access	<ul style="list-style-type: none"> • Public open space and PROWs along River Stowe corridor
Other functions	<ul style="list-style-type: none"> • Floodplain
Proposed areas of restraint	<p>Candidate area of restraint is the Stowe valley running west out of the settlement.</p>
Stowe valley corridor	
Proposed boundaries of Area of Restraint	<p>Maintain current boundaries to include main elements of river corridor, churchyard, public open space, large gardens and fields but exclude area north of Watton Lane/sewage works development site as it is not publicly accessible and/or widely visible and does not contribute to the setting of the valley or Holy Well. Other housing on the skyline, whilst not attractive, is set far enough back not to impinge significantly on the enjoyment of the valley floor by walkers or the setting of Holy Well which feels separate from the settlement in open countryside.</p>
Summary Justification	<ul style="list-style-type: none"> • Provides a distinctive and attractive strong green corridor linking into the settlement. • Contributes to the setting of the Conservation Area, listed Holy Well and other listed structures such as the church. • Provides a green corridor for recreation and access linking the core of the settlement with Holy Well and the wider countryside. • Provides a corridor for nature conservation habitats through the settlement.



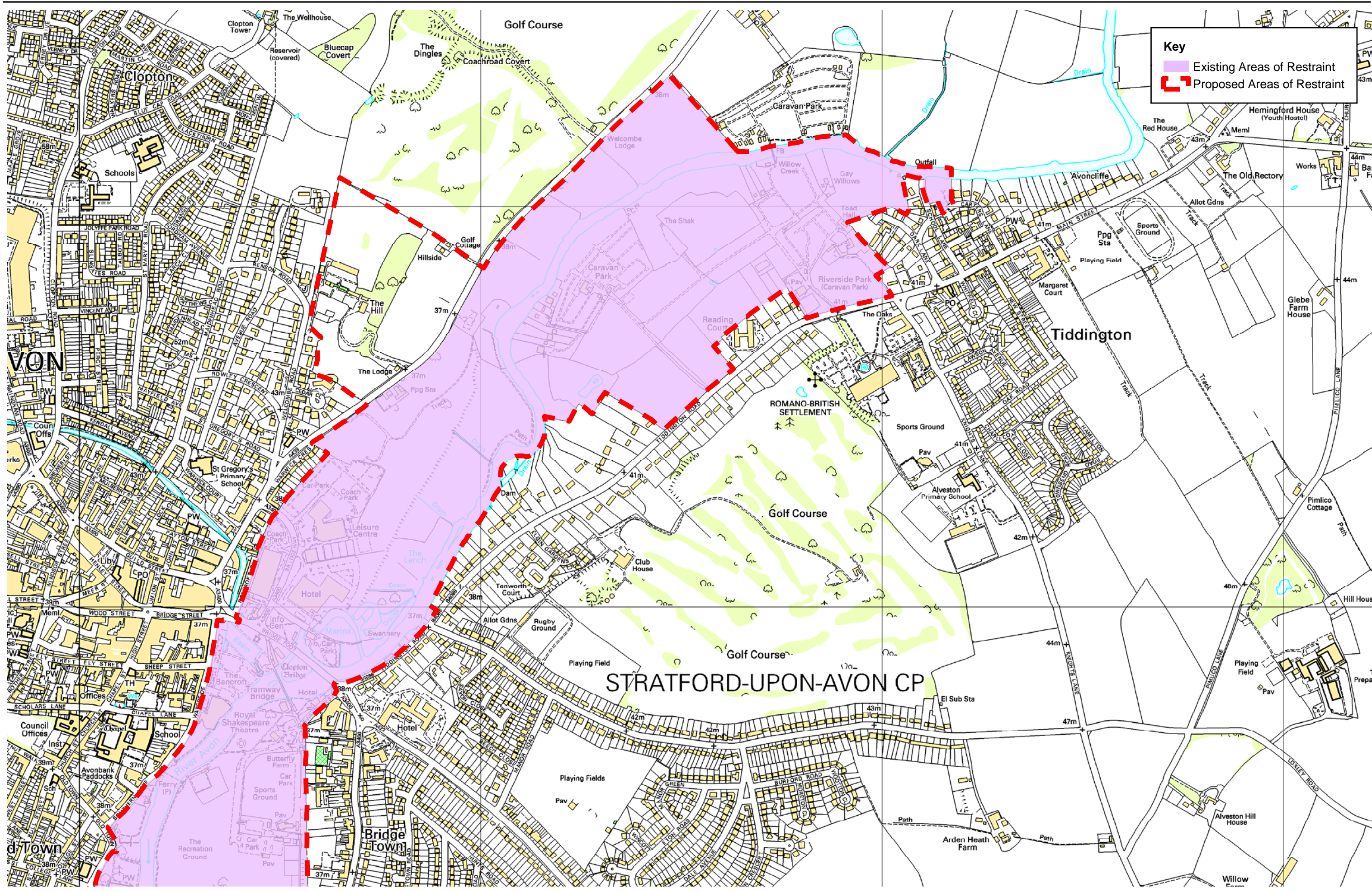
Key
 Existing Areas of Restraint
 Proposed Areas of Restraint

Southam

Southam
Areas of Restraint - Proposed Boundary Changes

Settlement	Stratford-upon-Avon
Settlement character	<ul style="list-style-type: none"> • A Roman road crossed the River Avon in the vicinity- Roman settlement SAM towards Tiddington. • The settlement was established in Saxon times and in the Medieval era was developed as a market town being given a charter in 1196. • The core has a medieval street pattern focussed on Sheep Street, Bridge Street, High Street and Church Street extending west to the apparent market place on Rother Street and south to Old Town and College Street. • Transit function- canal linking into the River Avon then railway in 19c create a corridor of commercial development running north west from the town centre. • Conservation Area and listed buildings with Holy Trinity Church and the new Royal Shakespeare Company theatre tower as main visual focii. • Settlement has expanded to west to join and partially surround the village of Shottery which has its own Conservation Area and historic buildings with a very rural character [eg Anne Hathaway’s Cottage]. • The town park and recreational uses such as the racecourse have been developed along the valley floor. • North eastern expansion up to hill towards Clopton House but constrained by Welcombe Hill. • Minor historic development across the river at Bridge Town added to by major 20c expansion east of a disused tramway and along River Avon river terrace, almost joining onto Tiddington. • Mobile home development along River Avon corridor to the north west.
Landscape character	<ul style="list-style-type: none"> • Settlement located in Avon Valley character area. • Landscape character types are the Vale orchard belt to the north, the terrace farmlands to the south east divided by the river meadowlands. • Gently rolling landscape rising more steeply to the north east with flat valley floor and floodplain.
Landscape sensitivity	<ul style="list-style-type: none"> • High and high/medium sensitivity valley floor and hillsides and tops • High and high/medium sensitivity corridors into settlement
Relationship between settlement and landscape	<ul style="list-style-type: none"> • The settlement is largely defined by its relationship with the River Avon and its green corridor. • The RSC theatre with it distinctive tower is located by the river close to Clopton Bridge and Holy Trinity church lies to the south. The town park and various recreational and tourism facilities such as the canal basin are located by the bridge. The green corridor with PROWs run north east and south west out of the town centre linking into the wider countryside. • Only larger modern ‘pavilion’ style buildings are located in the valley floor/floodplain as at Bridgefoot with the denser and finer grain urban form of streets and buildings either side. This lower density helps reinforce the open valley corridor, although it could be improved with planting in places. • Significant north eastern expansion is constrained by Welcombe Hill with the parkland around Clopton House. • Significant western expansion is constrained by Bordon Hill. • Iconic view of Holy Trinity church spire and RSC tower from Bordon Hill on the B439 approach. • Northern limits defined by A46 bypass. • Settlement to the south east of the river is contained by Alveston Hill.
Vulnerability and potential development pressure	<p>It would be expected that there would be pressure to a) round off the settlement and fill in gaps in the current settlement form, b) expand the settlement into the valley floor to enjoy premium views along/across the River Avon valley and c) to expand the settlement up the enclosing hills. Vulnerable areas therefore would include the very sensitive valley floor, especially around areas such as Bridgefoot where large buildings surrounded by parking may encourage intensification of development, the green corridor to the west around Shottery and the exposed valley sides and upper hillsides/tops.</p>
Key cultural heritage features	<ul style="list-style-type: none"> • Town and Shottery Conservation Areas • Listed buildings including Clopton House • Tiddington Roman settlement SAM
Key nature	<ul style="list-style-type: none"> • River Avon Local Wildlife Site

conservation assets	<ul style="list-style-type: none"> • Clopton Local Nature Reserve
Recreation and access	<ul style="list-style-type: none"> • Public open spaces and PROWs along River Avon corridor • Boat access along river and canal • Race course
Other functions	<ul style="list-style-type: none"> • Floodplain
Proposed areas of restraint	Candidate areas of restraint are the valley floor and associated vulnerable valley sides and green corridor within the settlement.
River Avon corridor	
Proposed boundaries of Area of Restraint	Maintain current boundary to include main elements of public open space, playing fields, race course, river corridor, 'pavilion' buildings and car parks in the centre around Bridgefoot, and discontinuous housing and mobile home park to the north east. Extend to include rising valley side and wooded hill around 'The Hill' due to its visual importance in enclosing the valley floor and contributing to its rural character. It also contributes to informal open space with views to the Welcombe Hills and the obelisk.
Summary Justification	<ul style="list-style-type: none"> • Provides an attractive strong green corridor and buffer between the older settlement to the west and the newer settlement to east thereby giving the older settlement a sense of identity linking into the wider countryside. • Contributes to the setting of the Conservation Area and listed structures. • Contributes strongly to the character of the settlement, especially around the tourism hub in the centre of town around the RSC theatre. • Provides a green corridor for tourism, recreation and access linking into the core of the settlement. • Provides a corridor for nature conservation habitats through the settlement. • The Hill contributes to the setting of the valley and to open space linking into the Welcombe Hills.
Western green corridor including Shottery	
Proposed boundaries of Area of Restraint	Maintain most of the current boundary to include the loose settlement form of Shottery including Anne Hathaway's cottage, the valley and course of Shottery Brook, public and school playing fields and open spaces, allotments and pavilion buildings. Potential omission of a field to the north east as not widely visible/screened by trees and not publicly accessible. The boundary is defined by denser urban form or development sites and by open countryside to the west.
Summary Justification	<ul style="list-style-type: none"> • Provides an attractive setting to Shottery Conservation Area and related buildings enhancing its rural, green character. • Creates a strong green corridor into the settlement. • Provides a green corridor for recreation and access linking close to the core of the settlement. • Provides a corridor for nature conservation habitats.

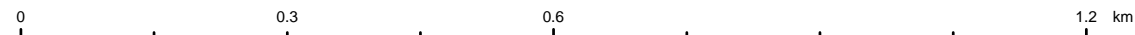


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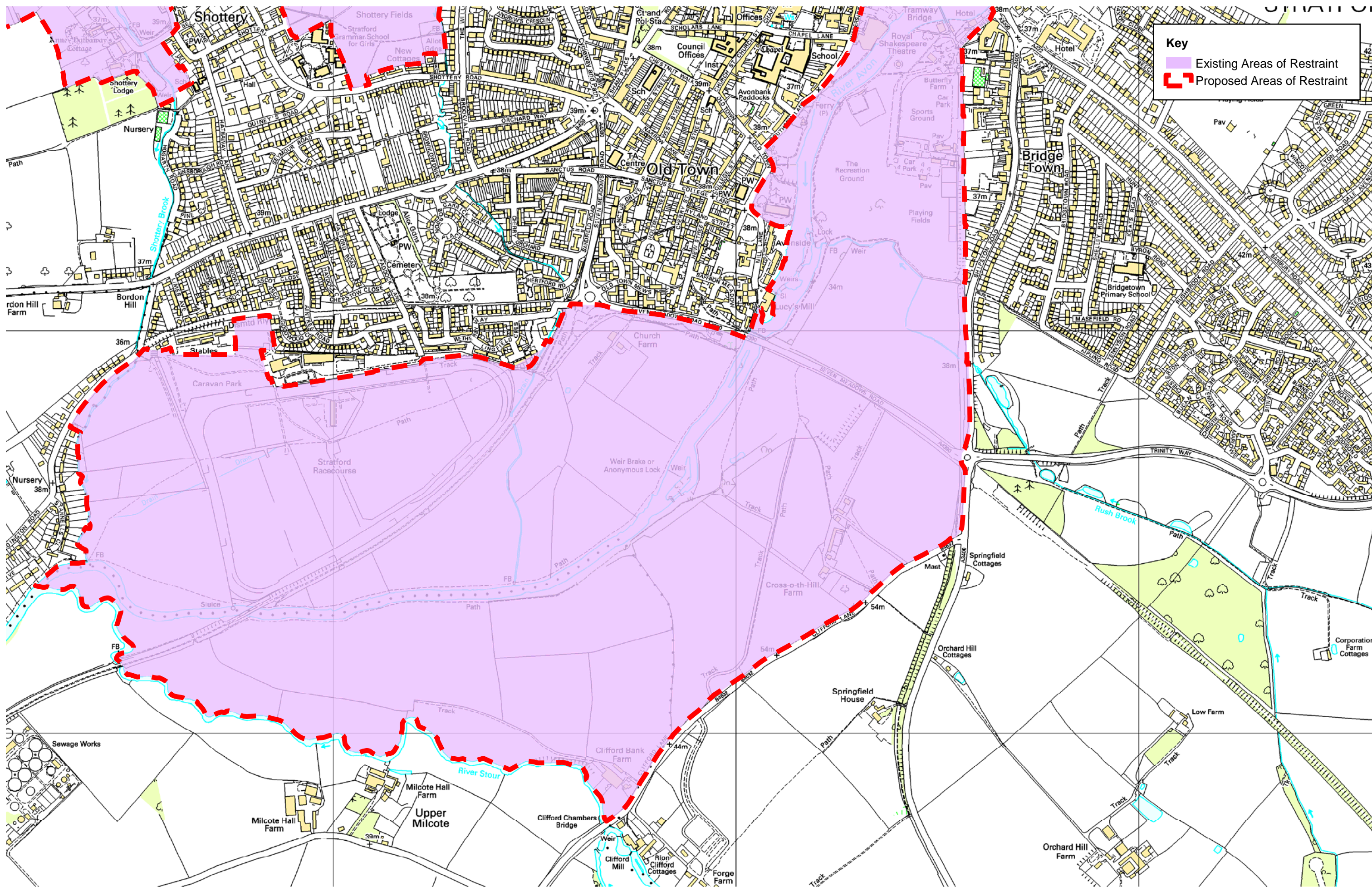
- Existing Areas of Restraint
- Proposed Areas of Restraint

STRATFORD-UPON-AVON CP

**Stratford upon Avon (North)
Areas of Restraint - Proposed Boundary Changes**

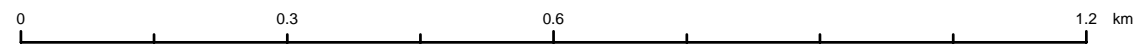


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Key

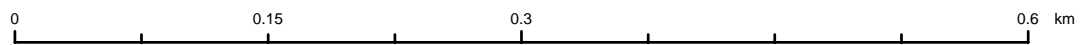
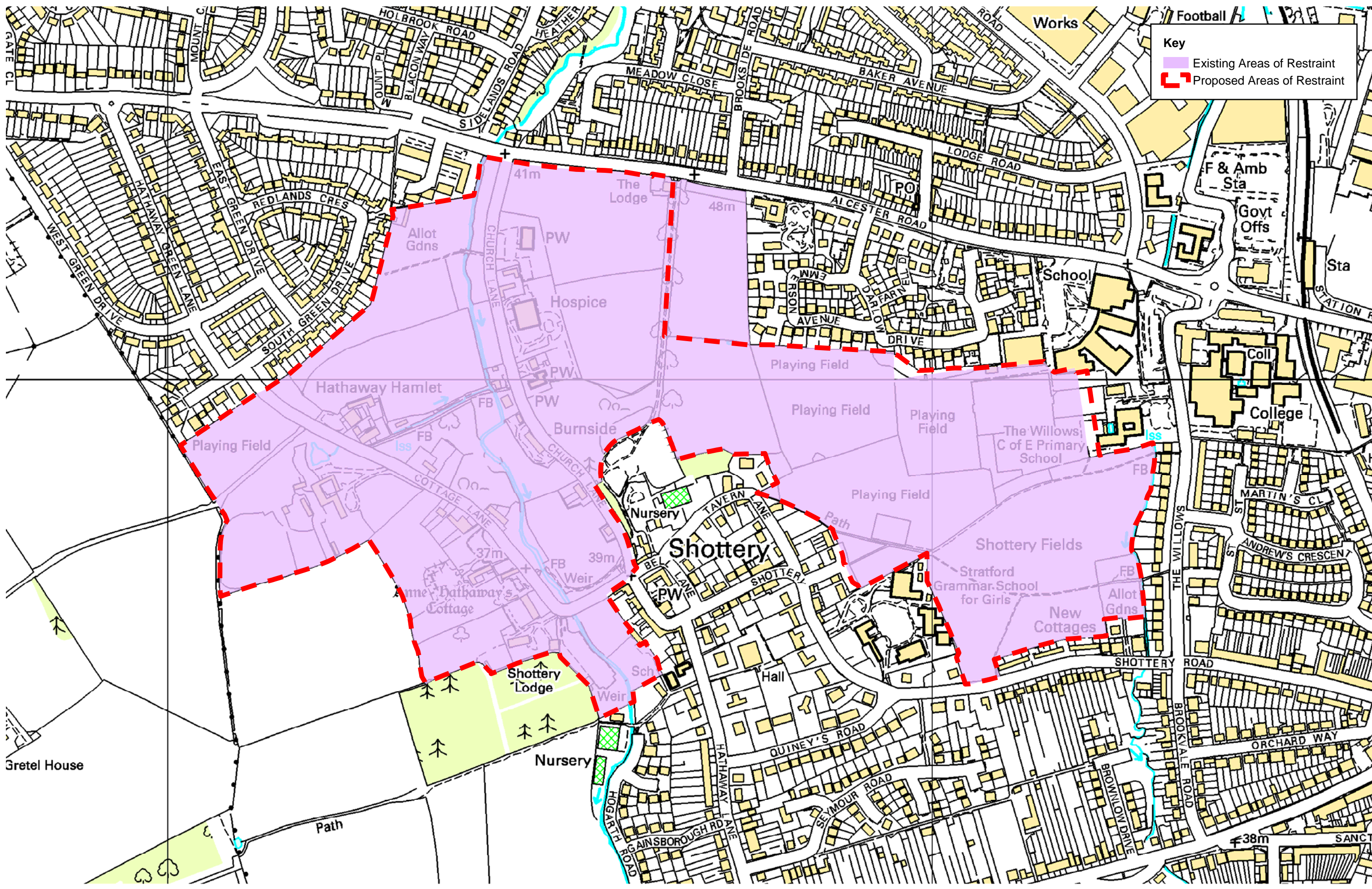
- Existing Areas of Restraint
- Proposed Areas of Restraint



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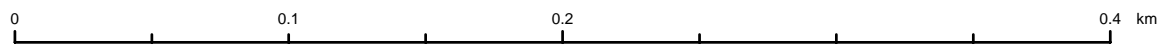
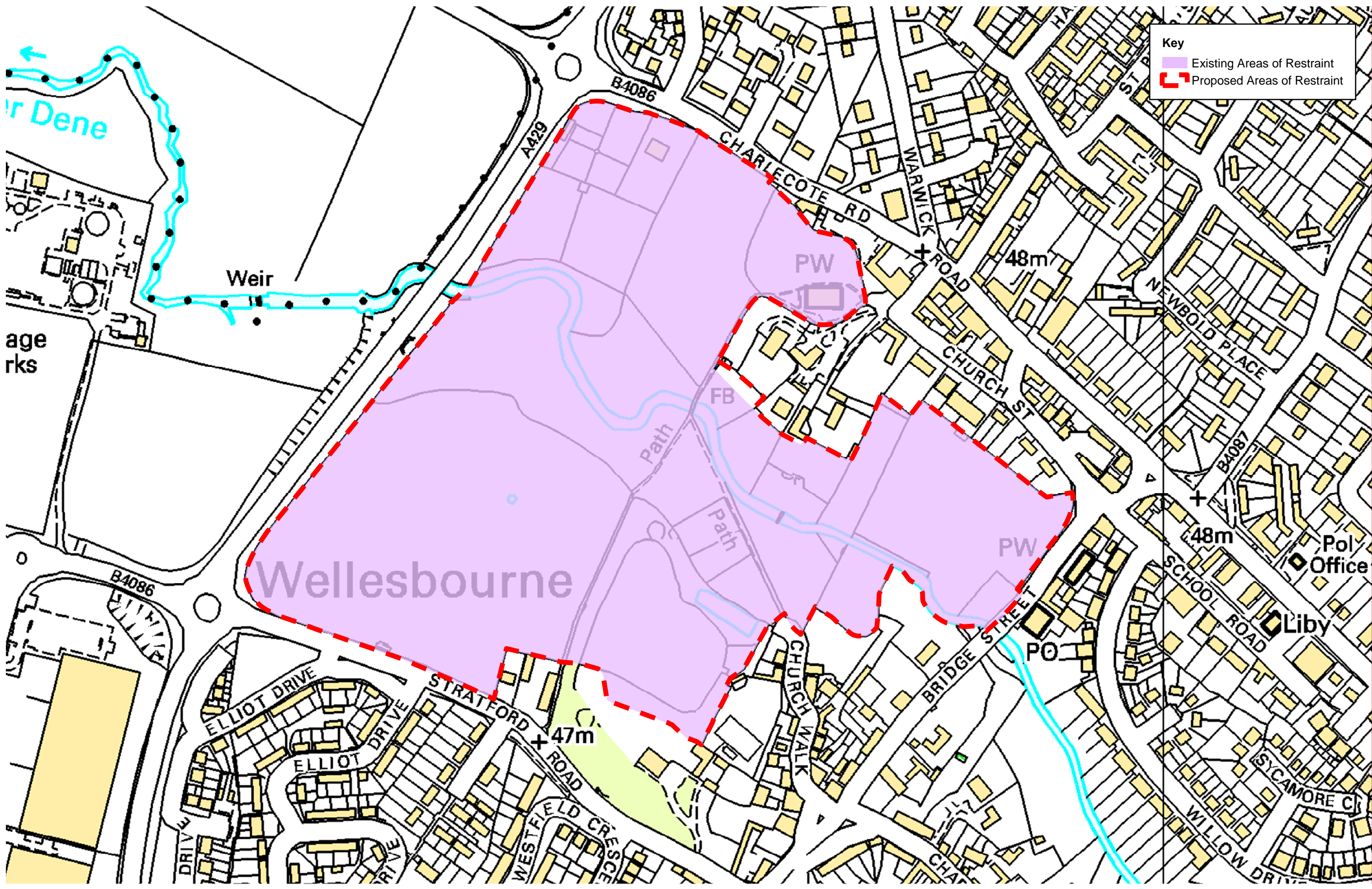
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**Stratford upon Avon (South)
Areas of Restraint - Proposed Boundary Changes**



**Stratford upon Avon (West)
Areas of Restraint - Proposed Boundary Changes**

<i>Settlement</i>	Wellesbourne
Settlement character	<ul style="list-style-type: none"> • Settlement originated from two settlements- Wellesbourne Hasting to the north of the River Dene and Wellesbourne Mountford to the south. • The northern core is focussed on Church Street and Hoppers Lane with St Peter’s church on the edge. The southern core is focussed on Chestnut Square and Church Walk. These are linked by Bridge Street [and footpath] across the valley floor with some infill development but the river corridor remains in place. • The town has expanded to the north and south of the valley floor. • Wellesbourne airfield to the south west, established in the Second World War, is still used and there are related large scale commercial units between it and the residential part of the settlement. • Conservation Area encompassing both cores and intervening valley floor and listed buildings including St Peter’s Church. • The settlement is distinctly separate from Charlecote to the west.
Landscape character	<ul style="list-style-type: none"> • Settlement located in Avon Vale character area. • Landscape character type is terrace farmlands. • Very gently rolling landscape with narrow valley floors and floodplains. Wooded hills of the lias uplands rise to the east.
Landscape sensitivity	<ul style="list-style-type: none"> • High sensitivity valley floors and high/medium sensitivity valley sides/environs
Relationship between settlement and landscape	<ul style="list-style-type: none"> • The settlement lies either side of the River Dene. The river’s floodplain and lower valley sides still penetrate through the settlement. • The most important and positive relationship is between the settlement cores and the green valley corridor running from the west. • St Peter’s church tower is a landmark viewed along the valley floor and this contributes to the church’s setting.
Vulnerability and potential development pressure	<p>It would be expected that there would be pressure to round off the settlement and fill in gaps in the current settlement form. The most vulnerable area is therefore the river valley corridor.</p>
Key cultural heritage features	<ul style="list-style-type: none"> • Town Conservation Area • Listed buildings including St Peter’s church
Key nature conservation assets	<ul style="list-style-type: none"> • River Dene and floodplain is a potential Local Wildlife Site
Recreation and access	<ul style="list-style-type: none"> • Public open space and PROWs along and across River Dene corridor
Other functions	<ul style="list-style-type: none"> • Floodplain
Proposed areas of restraint	<p>Candidate areas of restraint are the two valley floors within the settlement and to the south.</p>
Dene valley corridor	
Proposed boundaries of Area of Restraint	<p>Maintain current boundaries to include main elements of river corridor, churchyard, public open space, large gardens, paddocks and fields. Minor amendment to boundary to follow boundary on the ground. Though the river corridor runs further south east and has some merits as a green space, a floodplain and as a nature conservation corridor it does not contribute as strongly to settlement character and form and is not publicly accessible and not so widely visible from the public realm.</p>
Summary Justification	<ul style="list-style-type: none"> • Provides a distinctive and attractive strong green corridor linking into the most important parts of the settlement. • Contributes to the setting of the Conservation Area and listed structures such as the church. • Provides a green corridor for recreation and access linking the core of the settlement with the wider countryside. • Provides a corridor for nature conservation habitats through the settlement.



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Wellesbourne
Areas of Restraint - Proposed Boundary Changes

APPENDIX 1

GLOSSARY

GLOSSARY OF TERMS

Note: This glossary is not a complete coverage of all words or terms used in the study. For instance it does not cover technical geological, ecological or historical landscape terms. Rather, it addresses those terms used as part of this method or in the descriptions, where meanings diverge from common parlance or are not explained in the method statement.

Amenity (Planting)-	planting to provide environmental benefit such as decorative or screen planting.
Analysis-	the process of dividing up the landscape into its component parts to gain a better understanding of it.
Ancient Woodland-	land continuously wooded since AD 1600. It is an extremely valuable ecological resource, usually with a high diversity of flora and fauna.
Apparent-	object visible in the landscape.
Approach-	the step-by-step process by which landscape assessment is undertaken.
Arable-	land used for growing crops other than grass or woody species.
Assessment-	term to describe all the various ways of looking at, analysing, evaluating and describing the landscape.
Biodiversity-	the variety of life including all the different habitats and species in the world.
Conservation-	the protection and careful management of natural and built resources and the environment.
Carr-	woodland in waterlogged terrain. Characteristic species include alder, willow and sallow.
Character-	see Landscape Character.
Characteristics-	elements, features and qualities which make a particular contribution to distinctive character.
Character Area [CA]-	see landscape character area
Characterisation-	the process of identifying areas of similar character, classifying and mapping them and describing their character.
Complexity-	[in the context of describing a skyline]how varied or complicated the skyline is from dead flat with even vegetation at one end of the scale to mountainous with varied vegetation at the other.
Condition-	the degree to which a landscape is soundly managed, is fit for purpose or achieves optimum biodiversity.
Coppicing-	the traditional method of woodland management in which trees are

cut down near to the ground to encourage the production of long, straight shoots that can be harvested.

Consistent-	relatively unchanging element or pattern across a given area of landscape.
Cultural pattern-	expression of the historic pattern of enclosure and rural settlement.
Cultural sensitivity-	reflects the relative time depth (or continuity) of a landscape through history, and the degree to which its characteristics [such as hedgerows and settlements] are exhibited in the landscape (consistency).
Diversity-	[in terms of the function of an area] the variety of different functions of an area.
Dominant-	main defining feature or pattern.
Ecological sensitivity-	reflects the extent of survival and intactness of semi-natural habitats or patches [areas].
Element-	individual component parts of the landscape such as field boundaries, woodlands, patches of similar vegetation, outbuildings, structures and rock outcrops.
Feature-	prominent eye catching elements e.g. wooded hill top or chapel.
Field Boundary-	the defined edge of a field whether fence, hedge, bank, ditch or wall.
Field Size -	Large 2 Ha Above, Medium Around 1.5 Ha, Small Less Than 1 Ha.
Geology-	the study of the origin, structure, composition and history of the Earth together with the processes that have led to its present state.
Ground Type-	expression of the soil forming environment and its influence in determining the surface pattern of vegetation and land use.
Hedge-	fence of shrubs or low trees, living or dead, or of turf or stone. Though strictly a row of bushes forming a hedge, hedgerow has been taken to mean the same as a hedge.
Hedge bank-	earth bank or mound relating to a hedge.
Horticulture-	intensive form of cropping, such as vegetables or fruit.
Improved [in relation to soils or pasture]-	addition of fertiliser and, in the case of pasture, reseeding with more productive grass species.
Inherent-	dictionary definition- 'existing as an inseparable part'. In the context of sensitivity means the sensitivity of the landscape zone itself with all its component elements and features rather than its

	relationship with adjacent zones.
Joint Character Area-	now called National Character Area
Landcover-	combinations of natural and man-made elements including vegetation that cover the land surface.
Land cover parcel-[LCP]	Land Cover Parcels are discrete areas of land nested within a larger LDU reflecting variations in the physical character of the land. Bounded by roads, railways, water courses and parish boundaries, these units define areas with similar patterns of land use, field pattern and tree cover.
Landscape-	primarily the visual appearance of the land including its shape, form and colours. However, landscape is not purely a visual phenomena. The landscape relies on a range of other aspects including geology, landform, soils, ecology, archaeology, landscape history, land use, settlement character and pattern and cultural associations.
Landscape Capacity-	the degree to which a landscape/seascape is able to accept change without significant effects on its overall character, or overall change of landscape/seascape character type.
Landscape Description Unit [LDU]-	distinct and relatively homogenous unit of land, each defined by four attributes- physiography and ground type, landcover and cultural pattern.
Landform-	combinations of slope and elevation which combine to give shape and form to the land.
Landscape Character-	a distinct, recognisable and consistent pattern of elements, features and qualities in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Area [CA]-	area with common characteristics- in this study it is made up of a number of adjacent landscape description units with common perceptual and other characteristics.
Landscape Resource-	The overall stock of the landscape and its component parts. [The landscape considered as a measurable finite resource like any other eg minerals, land, water].
Landscape Sensitivity-	the sensitivity of the landscape to a particular type of change or development. It is defined in terms of the interactions between the landscape itself, the way it is perceived and the nature of the development.
Landscape value-	the relative value that is attached to different landscapes. A landscape may be valued by different communities of interest for many different reasons. These can include scenic beauty, tranquillity, wildness, special cultural associations, the presence of conservation interests, rarity or the existence of a consensus about

	importance, either nationally or locally. Some areas will be designated to express their value.
Mixed Farmland-	a combination of arable and pastoral farmland.
Mosaic-	mix of different landcovers at a fine grain such as woodland, pasture and heath.
National Character Area-	area of land [one of 159] based on broad landscape character defined by a national landscape character assessment in 1990s for the Countryside Agency corresponding with nationally derived Natural Areas defined by English Nature eg Cotswolds.
Objective-	method of assessment in which personal feelings and opinions do not influence characterisation.
Outcrop-	the area where a particular rock appears at the surface.
Pastoral-	land down to grass either grazed by animals or for cutting.
Physiography-	expression of the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of geomorphological processes.
Polygon-	discrete digitised area in a geographic information system[GIS].
Prominent-	noticeable feature or pattern in the landscape.
Protect-	to keep from harm.
Qualities-	aesthetic [objective visible patterns]or perceptual [subjective responses by the landscape assessor] attributes of the landscape such as those relating to scale or tranquillity respectively.
Regional Character Areas-	see National Character Areas
Receptor-	receptors [in this report] are defined as people in a variety of different situations who can experience views within an area and who may be affected by change or development. Receptors can include urban or rural residents, users of public footpaths, roads, rail or cycleways.
Resource-	see landscape resource.
Restore-	repair or renew.
Riparian-	vegetation associated with the water body, usually a river or stream.
Semi-natural vegetation-	any type of vegetation that has been influenced by human activities, either directly or indirectly. The term is usually applied to areas which are reverting to nature due to lack of management.

Sense Of Place-	the character of a place that makes it locally distinctive ie different from other places.
Sensory-	that which is received through the senses ie sight, hearing, smell, touch.
Settlement-	all dwellings/habitations, whether single or clustered in cities, towns and villages.
Settlement Pattern-	the predominant pattern of settlement in an area.
Subjective-	method of assessment in which personal views and reaction are used in the characterisation process.
Topography-	term used to describe the features of the Earth's surface.
Value-	see landscape value
Vernacular-	built in the local style, from local materials.
Visual Impacts-	the likely visual effects that would result from a development proposal or change in land management.
Visual sensitivity-	visual sensitivity or 'visibility' is the third component of landscape sensitivity, and is a measure of the degree to which change is likely to cause a visual impact within a particular landscape.

Abbreviations

20c	20 th century
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
CA	Character area
GIS	Geographic information system
NCA	National character area
LBAP	Local Biodiversity Action Plan
LCA	Landscape character assessment
LCP	Land cover parcel
LDU	Landscape description unit
LNR	Local Nature Reserve
LWS	Local Wildlife Site
PSAC	Provisional Special Area of Conservation
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SMR	Scheduled Monument Record
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest