

STRATFORD-ON-AVON DISTRICT

LANDSCAPE SENSITIVITY ASSESSMENT FOR VILLAGES



for

Stratford-on-Avon District Council

June 2012

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In association with
Steven Warnock

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PART B

Introduction

Land cover parcel/zone sensitivity assessments and mapping by settlement:

Alderminster
 Alveston
 Bearley
 Bishops Itchington
 Brailes (Upper & Lower)
 Claverdon
 Clifford Chambers
 Earlswood
 Ettington
 Fenny Compton
 Gaydon
 Great Alne
 Halford
 Hampton Lucy
 Harbury
 Ilmington
 Lighthorne Heath
 Long Compton
 Long Itchington
 Long Marston
 Mappleborough Green
 Moreton Morrell
 Napton-on-the-Hill
 Newbold-on-Stour

Northend
Oxhill
Pillerton Priors
Priors Marston
Quinton (Lower)
Salford Priors
Snitterfield
Stockton
Tanworth-in-Arden
Tredington
Tysoe (Upper & Middle)
Welford-on-Avon
Wilmcote
Wootton Wawen

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Appendix 1

Glossary of Terms

PART A

BACKGROUND, METHOD AND SUMMARIES

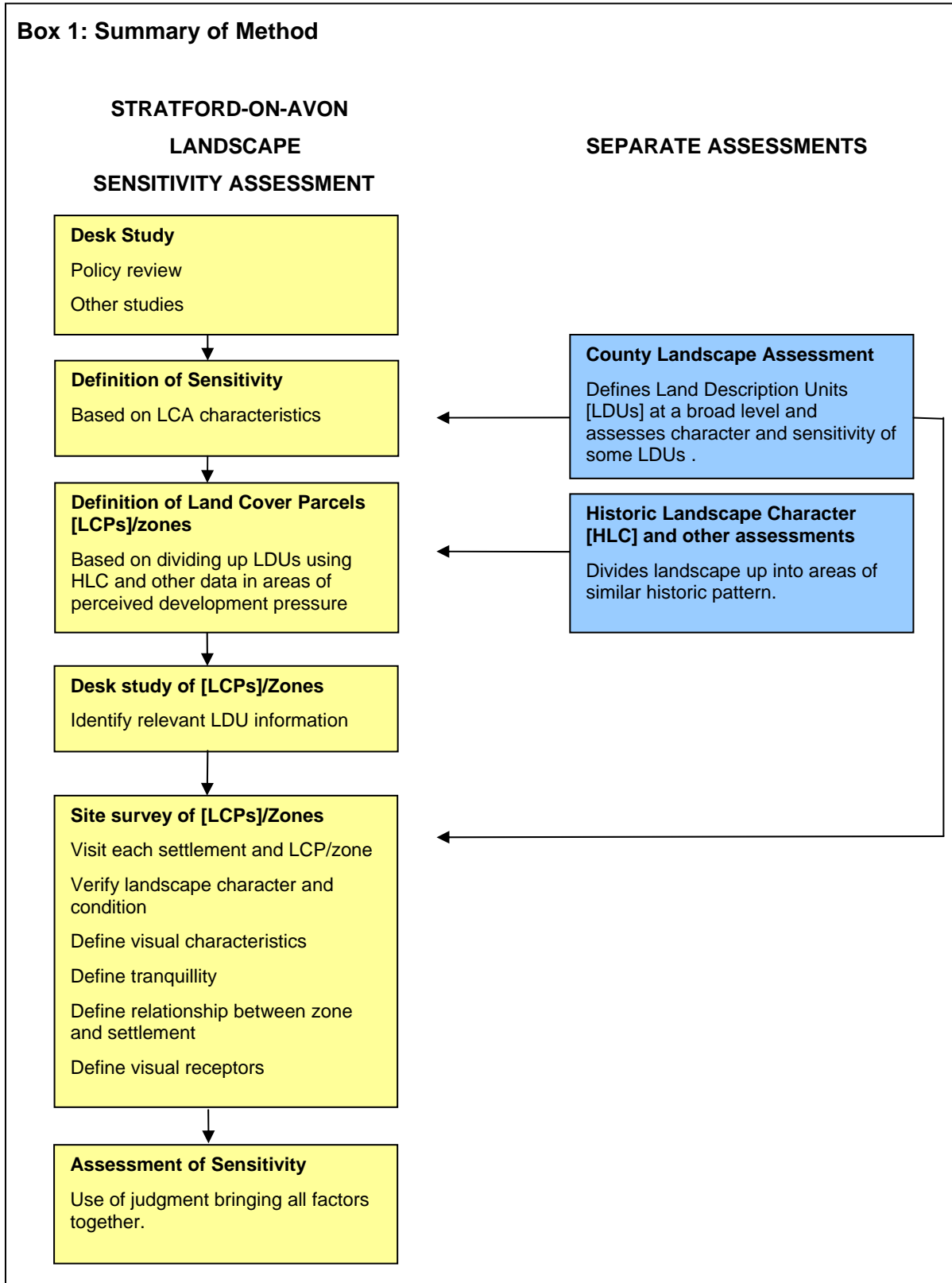
1. Introduction

- 1.1. White Consultants, in association with Steven Warnock, were appointed in March 2012 to undertake a landscape sensitivity assessment for 39 villages in Stratford-on-Avon District. This follows on from a study for the main settlements completed in July 2012 by the team and uses the same method. The project offers an important opportunity to protect the most sensitive landscapes while identifying where development may be acceptable around settlements.
- 1.2. The focus is on land directly adjacent to, and within, villages which may realistically be considered for expansion of the settlement, defined by the character of the landscape and settlement edge. The SHLAA¹ study to identifying parcels for study in these settlements is being carried out concurrently by others so the study areas in this study have been identified independently in conjunction with the client.
- 1.3. The brief states that the study is to *'assist the District Council to determine the most appropriate locations for development to be identified in the Local Development Framework, whether in the form of strategic sites allocated within the Core Strategy, or as other sites to be allocated in the Site Allocations Development Plan Document'*.
- 1.4. In addition the brief requires a review of former Special Landscape Areas. This is considered in a separate report.
- 1.5. A county landscape character assessment has been undertaken by Warwickshire County Council and analysis of sensitivity has been made for most areas using a method based on three aspects of inherent sensitivity-ecological, cultural and visual.
- 1.6. A Stage 1 draft report has been undertaken to complete the assessment of the sensitivity of land description units (LDUs) around settlements using the same method as for the other LDUs. These act as the context for the study. Within these broadly defined areas land cover parcels (LCPs)/zones for assessment have been defined. Information on each LCP/zone has been set out in a summary matrix using a range of information sources. The LDU sensitivity assessment method and findings are not repeated in this report. In respect of LCPs this Stage 2 report develops and supercedes previous information.
- 1.7. The report is divided into three parts. In Part A we discuss the method [2.0] and briefly set out a summary of sensitivity findings [3.0]. The sensitivity assessments for each identified LCP/zone are set out in Part B in alphabetical settlement order. Finally, in Part C, there is a glossary.

¹ Strategic Housing Land Availability Assessment Review

2. Method for assessing sensitivity

2.1. This study is a technical exercise and the report uses a number of technical terms for precision and as a means for reaching conclusions on sensitivity. These terms are defined in the Glossary in **Appendix 1**. The process that has been followed is shown in Box 1.



Definition of Sensitivity

- 2.2. We have taken into consideration Countryside Agency 'Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity [2004]'. We are aware that it is being reviewed during the course of this report but no revised version has yet been issued. In consultation with Natural England we have therefore worked within the framework of the existing guidance and used our experience in this topic to define our understanding and use of sensitivity.
- 2.3. **Sensitivity** is taken to mean 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.
- 2.4. On the one hand, landscape sensitivity combines the sensitivity of the landscape resource [including its historical and ecological features and elements] and visual sensitivity [such as views and visibility]. For the purposes of this study it also includes values that contribute to the landscape. These are taken to include designations and constraints such as Scheduled Ancient Monuments, Conservation Areas, listed buildings, registered historic parks and gardens, ancient woodland, registered battlefields, Sites of Special Scientific Interest, local wildlife sites and nature reserves. Green Belt and Areas of Restraint are not considered as indicators of value although the qualities that some LCP/zones within these areas may have in separating settlements or areas of development can contribute towards a judgement on sensitivity.
- 2.5. On the other hand, the nature of the two types of development under consideration is taken into account in terms of scale, height, potential design and layout and their effect on tranquillity. No judgement is made on the different amounts of change that may be acceptable in an LCP/zone although parts of zones which may be more or less appropriate for development may be discussed.
- 2.6. The calibration of the sensitivity is as follows:

<i>Sensitivity</i>	<i>Definition</i>
High	Landscape and/or visual characteristics of the zone are very vulnerable to change and/or its intrinsic values are high and the zone is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.
High-medium	Landscape and/or visual characteristics of the zone are vulnerable to change and/or its intrinsic values are medium/high and the zone can accommodate the relevant type of development only in limited situations without significant character change or adverse effects. Thresholds for significant change are low.
Medium	Landscape and/or visual characteristics of the zone are susceptible to change and/or its intrinsic values are moderate but the zone has some potential to accommodate the relevant type of development in some situations without significant character change or adverse effects. Thresholds for significant change are intermediate.
Medium-low	Landscape and/or visual characteristics of the area are resilient to change and/or its intrinsic values are medium/low and the zone can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.
Low	Landscape and/or visual characteristics of the area are robust or degraded and/or its intrinsic values are low and the zone can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.

Assessed development types

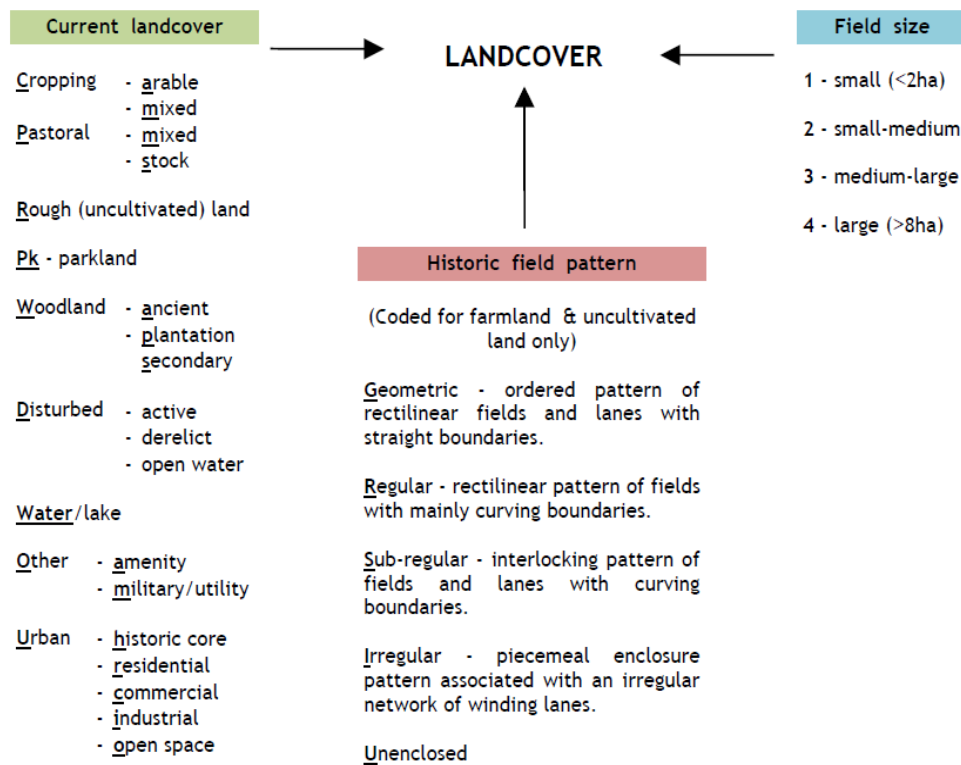
- 2.7. Housing is taken to be low rise housing around 8m high at medium-low densities ranging from small through to larger estate developments of a size that might be expected to be allocated in a local development plan. The use class is C3.
- 2.8. Commercial development is taken to mean medium scale business, commercial or hotel development, or specialised housing accommodation on a larger block format. The depth of office buildings would typically be expected to be around 15-20m and industrial/ warehouse uses a maximum of around 35m. Heights may exceed 8m with office blocks upto 3 storeys high and industrial units upto 12m to ridge. The offices or commercial premises will be considered as of a similar grain and character to that which has been developed in the Stratford Enterprise Park around Timothy's Bridge Road [excluding the former AMEC tower block] or the southern fringes of Southam including associated storage and car parking, but excluding the large units. The use classes included are B1, B2, B8 and C1.
- 2.9. The sensitivity to small scale employment built form where the floor plan and height is similar to housing and with low key environmental impact such as noise, dust etc and limited signage/storage etc within the B1 use class could, in some cases, be considered in the same way as housing capacity at the local planning authority's discretion. An example may be small scale craft units or offices. It will be a matter of judgement depending on the character and location of the proposals and the site.
- 2.10. Key tasks are now explained in more detail.

Deriving land cover parcels

- 2.11. Land Cover Parcels (LCPs) have been defined for the areas around settlements. They are derived on landscape criteria- landcover and landform. In some cases the LCPs can be limited in size due to the characteristics of the area, but in other cases they can extend some distance from the settlement edge. This can lead to an apparently uneven area covered but it is considered that the areas studied are those likely to be potentially subject to development.
- 2.12. LCPs can normally be defined as discrete areas of land bounded by roads, railways, water courses and parish boundaries, where similar patterns of land use, field pattern and tree cover are evident. They are derived through the sub-division of LDUs, based primarily on differences in land cover and historic pattern, with reference to:
 - Historic land Characterisation (HLC)
 - Farm census information,
 - Parish boundaries
 - 1:10,000 OS base maps

This ensures that more detailed patterns of land ownership, field pattern and landscape development are defined.

- 2.13. The land cover analysis identifies features within the landscape, such as parklands and larger woodlands, smaller urban areas and patches of disturbed/other non -agricultural land. The historic analysis identifies parish units and areas of farmland with different sizes/patterns of fields. Where they can still be identified on the map base, the analysis also defines former historic features, such as relic deer parks. The criteria used for defining LCPs landcover are summarized in the figure below.



- 2.14. Landform is considered in respect of significant breaks of slope at the top or bottom of hills or valley sides, or whether an area is within or outside a floodplain.
- 2.15. The LCPs have been divided in some cases to reflect the relationship with the settlement (eg in/out of corridors) and so the areas are called LCP/zones.

Desk study of sites

- 2.16. LDU sensitivity information is abstracted from the LDU assessment- cultural, ecological and visual sensitivity. Ecological and historic designations are identified which further refine each area's sensitivity. Constraints include:
- Scheduled Ancient Monuments
 - Conservation Areas
 - Listed Buildings
 - Registered Parks and Gardens
 - Registered Battlefield
 - SSSIs
 - Local Wildlife Sites
 - Local Nature Reserves
 - Warwickshire Wildlife Trust reserves
 - Green Belt [noted as a strong constraint but does not influence assessment of sensitivity to a development type]
 - Parks, gardens and amenity spaces
 - Ancient woodland

- TPOs

2.17. Public rights of way in the District are only available in raster form so could not be used in the constraints mapping although taken into account during the assessment.

Site Survey of LCPs/zones

2.18. Relevant factors are recorded including:

- Verification of character and condition of LCP/zone
- Function of area
- Presence of water
- Visual characteristics
- Tranquillity
- Functional and visual relationship of the site with its surroundings and the settlement.
- Description of settlement edge- is it a positive or negative edge to the settlement?
- Definition of sensitive receptors within and outside the area.
- Potential for improvement of the settlement edge and for overall mitigation.

2.19. These are further explained in Part B.

Overall sensitivity assessment

2.20. Bringing all the information together, an overall analysis of each LCP/zone's sensitivity is made. Judgments are not based on mathematical adding up of factors, positive or negative. Some factors will be more important than others in different sites. For instance, the function of an area in separating settlements may be considered very important and make it sensitive to development even if it is of limited inherent landscape value. A justification is given as to why it is considered that an area has a particular sensitivity.

3. Summary of sensitivity findings and conclusions

- 3.1. Overall, the study has found that there is capacity for housing and a limited amount of employment around some settlements.
- 3.2. Areas of higher sensitivity have tended to be those of intrinsically higher value, those in open countryside not closely associated with a settlement, acting as setting to Conservation Areas or listed buildings, in valley corridors, in floodplains, on steep or prominent slopes or those forming gaps within or between settlements. There is a need in particular to protect the landscapes of valley bottoms and maintain green fingers of open space penetrating into settlements to maintain the quality of life for residents. Some zones assessed form an important visual setting to parts of a settlement and act as recreational and wildlife corridors and reservoirs.
- 3.3. Opportunity sites, with one or two exceptions, tend to be relatively small compared to those around the main settlements, mainly due to the size of the villages, or the scale and grain of the adjoining landscape pattern.
- 3.4. Some settlement edges, usually consisting of twentieth century housing estates, present an unattractive boundary with the countryside. In these cases, and combined with where the landscape itself has lower intrinsic sensitivity, the opportunity is taken to note the potential for development. This is with the proviso that the development itself will present a positive edge with significant planting in order to integrate and enhance the landscape. This is best achieved by a design or development brief including landscape, nature conservation and urban design/settlement edge objectives.
- 3.5. Generally the sensitivity of zones to commercial development is higher than to housing development. This is because of its larger scale and height, its potential impact on sloping ground where terracing may be needed and its potential effect on adjacent residential areas. There are cases where housing development is less appropriate, mainly due to the relationship with the existing settlement form or the presence of existing commercial development nearby.
- 3.6. The landscape sensitivities of each LCP/zone to each development type are summarised in Table 1 and are shown in the Figures 1 and 2.
- 3.7. In summary for housing development, there is low/medium landscape sensitivity in one small zone in Gaydon. There is medium landscape sensitivity in 45 zones in Bearley, Claverdon, Earlswood, Ettington [2], Fenny Compton, Great Alne, Halford, Hampton Lucy, Harbury, Ilmington [2], Lighthorne Heath [2], Long Compton [2], Long Itchington [3], Long Marston [3], Mappleborough Green, Moreton Morrell, Napton-on-the- Hill, Newbold-on-Stour [3], Oxhill [2], Pillerton Priors, Lower Quinton, Salford Priors [2], Snitterfield [2], Stockton, Upper/Middle Tysoe [2], Welford-on-Avon [4], Wilmcote and Wootton Wawen. Most zones [around 85%] are generally considered areas of constraint with high or high/medium sensitivity.
- 3.8. In summary for commercial development, there is medium/low landscape sensitivity in one zone in Fenny Compton. There is medium landscape sensitivity in five zones in Bearley, Lighthorne Heath, Long Itchington, Mappleborough Green, Napton-on-the- Hill. The vast majority of zones [around 98%] are generally considered areas of constraint with high or high/medium sensitivity.
- 3.9. It is recommended that these findings are taken into consideration in the preparation of the Local Development Framework and allocation of sites for housing and employment development.

Table 1 Landscape Sensitivity summary

Settlement	Ref	Housing Development Sensitivity	Commercial Development Sensitivity
Alderminster	Al01	high/medium	high
Alderminster	Al02	high/medium	high
Alderminster	Al03	high/medium	high
Alderminster	Al04	high	high
Alderminster	Al05	high/medium	high
Alderminster	Al06	high/medium	high
Alveston	Av01	high	high
Alveston	Av02	high	high
Alveston	Av03	high/medium	high
Alveston	Av04	high	high
Alveston	Av05	high/medium	high
Bearley	Be01	high	high
Bearley	Be02	high/medium	high
Bearley	Be03	high/medium	high
Bearley	Be04	high	high
Bearley	Be05	high/medium	high
Bearley	Be06	high/medium	high
Bearley	Be07	high/medium	high
Bearley	Be08	medium	medium
Bearley	Be09	high/medium	high/medium
Bearley	Be10	high	high
Bishops Itchington	Bi01	high/medium	high
Bishops Itchington	Bi02	high/medium	high
Bishops Itchington	Bi03	high/medium	high
Bishops Itchington	Bi04	high/medium	high/medium
Bishops Itchington	Bi05	high/medium	high
Bishops Itchington	Bi06	high	high
Bishops Itchington	Bi07	high	high
Bishops Itchington	Bi08	high/medium	high
Upper/lower Brailes	Br01	high/medium	high
Upper/lower Brailes	Br02	high	high
Upper/lower Brailes	Br03	high	high
Upper/lower Brailes	Br04	high	high
Upper/lower Brailes	Br05	high	high
Upper/lower Brailes	Br06	high/medium	high
Upper/lower Brailes	Br07	high	high
Upper/lower Brailes	Br08	high	high
Upper/lower Brailes	Br09	high/medium	high
Upper/lower Brailes	Br10	high	high
Upper/lower Brailes	Br11	high/medium	high
Claverdon	Ca01	medium	high
Claverdon	Ca02	high/medium	high
Claverdon	Ca03	high/medium	high

Settlement	Ref	Housing Development Sensitivity	Commercial Development Sensitivity
Claverdon	Ca04	high/medium	high
Claverdon	Ca05	high/medium	high
Claverdon	Ca06	high/medium	high
Claverdon	Ca07	high/medium	high
Claverdon	Ca08	high	high
Claverdon	Ca09	high/medium	high
Clifford Chambers	Cl01	high/medium	high
Clifford Chambers	Cl02	high/medium	high
Clifford Chambers	Cl03	high/medium	high
Clifford Chambers	Cl04	high	high
Clifford Chambers	Cl05	high/medium	high
Earlswood	E01	high/medium	high
Earlswood	E02	high/medium	high
Earlswood	E03	high/medium	high
Earlswood	E04	high	high
Earlswood	E05	high/medium	high
Earlswood	E06	medium	high
Earlswood	E07	high/medium	high
Ettington	Et01	medium	high
Ettington	Et02	high/medium	high
Ettington	Et03	high/medium	high
Ettington	Et04	high/medium	high
Ettington	Et05	high/medium	high
Ettington	Et06	medium	high
Ettington	Et07	high	high
Ettington	Et08	high	high
Ettington	Et09	high/medium	high
Fenny Compton	F01	medium	high
Fenny Compton	F02	high/medium	high
Fenny Compton	F03	high/medium	high/medium
Fenny Compton	F04	high/medium	high/medium
Fenny Compton	F05	high/medium	medium/low
Fenny Compton	F06	high/medium	high
Gaydon	G01	high/medium	high/medium
Gaydon	G02	high/medium	high/medium
Gaydon	G03	medium/low	high/medium
Gaydon	G04	high/medium	high
Gaydon	G05	high	high
Gaydon	G06	high/medium	high
Great Alne	Gr01	high	high
Great Alne	Gr02	high	high
Great Alne	Gr03	high	high
Great Alne	Gr04	high	high
Great Alne	Gr05	high/medium	high

Settlement	Ref	Housing Development Sensitivity	Commercial Development Sensitivity
Great Alne	Gr06	high/medium	high
Great Alne	Gr07	high/medium	high
Great Alne	Gr08	high	high
Great Alne	Gr09	high	high
Great Alne	Gr10	medium	high/medium
Great Alne	Gr11	high	high
Halford	Ha01	medium	high
Halford	Ha02	high/medium	high
Halford	Ha03	high	high
Halford	Ha04	high	high
Hampton Lucy	Hm01	high	high
Hampton Lucy	Hm02	high	high
Hampton Lucy	Hm03	high/medium	high
Hampton Lucy	Hm04	high	high
Hampton Lucy	Hm05	high	high
Hampton Lucy	Hm06	medium	high
Hampton Lucy	Hm07	high/medium	high
Harbury	Hr01	high	high
Harbury	Hr02	high/medium	high/medium
Harbury	Hr03	medium	high
Harbury	Hr04	high/medium	high
Harbury	Hr05	high/medium	high
Harbury	Hr06	high/medium	high
Harbury	Hr07	high/medium	high
Ilmington	Im01	high/medium	high
Ilmington	Im02	high	high
Ilmington	Im03	medium	high
Ilmington	Im04	high/medium	high
Ilmington	Im05	high/medium	high
Ilmington	Im06	high/medium	high
Ilmington	Im07	high/medium	high
Ilmington	Im08	high	high
Ilmington	Im09	high	high
Ilmington	Im10	high	high
Ilmington	Im11	high	high
Ilmington	Im12	medium	high
Lighthorne Heath	L01	medium	medium
Lighthorne Heath	L02	medium	high
Lighthorne Heath	L03	high/medium	high
Lighthorne Heath	L04	high/medium	high
Lighthorne Heath	L05	high/medium	high
Long Compton	LC01	high/medium	high
Long Compton	LC02	medium	high
Long Compton	LC03	high	high

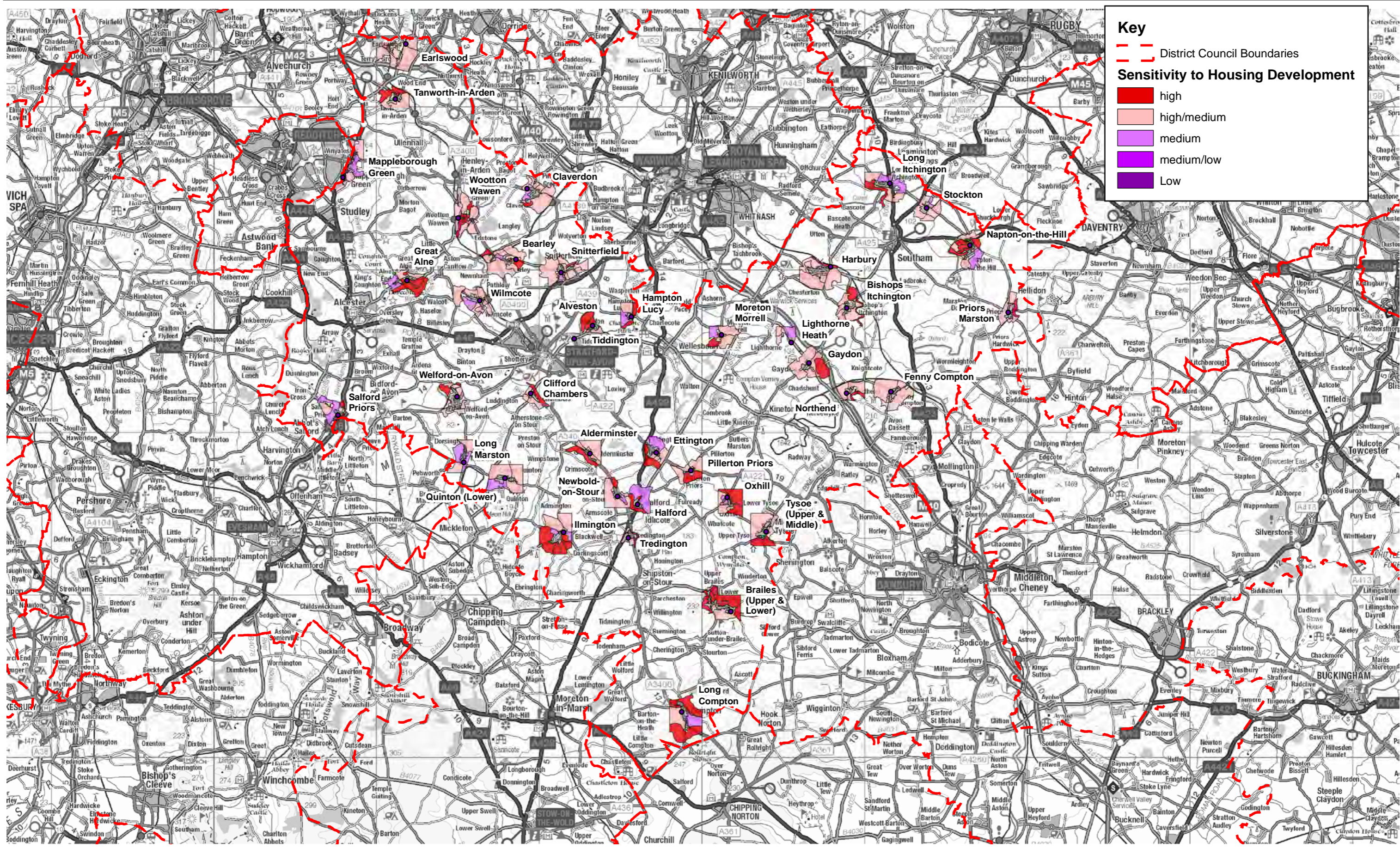
Settlement	Ref	Housing Development Sensitivity	Commercial Development Sensitivity
Long Compton	LC04	high	high
Long Compton	LC05	high	high
Long Compton	LC06	medium	high
Long Compton	LC07	high	high
Long Compton	LC08	high/medium	high/medium
Long Itchington	LI01	medium	high/medium
Long Itchington	LI02	medium	high/medium
Long Itchington	LI03	medium	high
Long Itchington	LI04	high/medium	high
Long Itchington	LI05	high	high
Long Itchington	LI06	high/medium	high
Long Itchington	LI07	high/medium	medium
Long Itchington	LI08	high/medium	high
Long Itchington	LI09	high	high
Long Itchington	LI10	high	high
Long Marston	LM01	medium	high
Long Marston	LM02	medium	high
Long Marston	LM03	high/medium	high
Long Marston	LM04	medium	high
Long Marston	LM05	high/medium	high
Mappleborough Green	M01	high	high
Mappleborough Green	M02	high/medium	high/medium
Mappleborough Green	M03	high/medium	high
Mappleborough Green	M04	high/medium	high
Mappleborough Green	M05	high/medium	high
Mappleborough Green	M06	medium	medium
Mappleborough Green	M07	high/medium	high
Mappleborough Green	M08	high/medium	high/medium
Mappleborough Green	M09	high/medium	high
Moreton Morrell	Mo01	high/medium	high
Moreton Morrell	Mo02	high	high
Moreton Morrell	Mo03	high/medium	high
Moreton Morrell	Mo04	high/medium	high
Moreton Morrell	Mo05	medium	high
Moreton Morrell	Mo06	high	high
Moreton Morrell	Mo07	high	high
Napton-on-the-Hill	N01	high	high
Napton-on-the-Hill	N02	high	high
Napton-on-the-Hill	N03	high	high
Napton-on-the-Hill	N04	high/medium	high
Napton-on-the-Hill	N05	high	high
Napton-on-the-Hill	N06	high	high
Napton-on-the-Hill	N07	high/medium	high
Napton-on-the-Hill	N08	medium	high

Settlement	Ref	Housing Development Sensitivity	Commercial Development Sensitivity
Napton-on-the-Hill	N09	high	high
Napton-on-the-Hill	N10	high	high
Napton-on-the-Hill	N11	high/medium	high
Napton-on-the-Hill	N12	high/medium	medium
Newbold-on-Stour	Ne01	high/medium	high/medium
Newbold-on-Stour	Ne02	medium	high
Halford	Ne03	high/medium	high
Newbold-on-Stour	Ne04	medium	high/medium
Newbold-on-Stour	Ne05	medium	high
Newbold-on-Stour	Ne06	high	high
Northend	No01	high/medium	high
Northend	No02	high/medium	high
Northend	No03	high	high
Northend	No04	high	high
Northend	No05	high/medium	high
Northend	No06	high/medium	high
Oxhill	Ox01	high	high
Oxhill	Ox02	medium	high
Oxhill	Ox03	high	high
Oxhill	Ox04	medium	high
Oxhill	Ox05	high/medium	high
Oxhill	Ox06	high	high
Oxhill	Ox07	high/medium	high
Oxhill	Ox08	high/medium	high
Oxhill	Ox09	high	high
Pillerton Priors	P01	high/medium	high
Pillerton Priors	P02	medium	high
Pillerton Priors	P03	high	high
Pillerton Priors	P04	high/medium	high
Pillerton Priors	P05	high/medium	high
Priors Marston	Pr01	high/medium	high
Priors Marston	Pr02	high/medium	high
Priors Marston	Pr03	high	high
Priors Marston	Pr04	high	high
Priors Marston	Pr05	high/medium	high
Lower Quinton	Q01	medium	high/medium
Lower Quinton	Q02	high/medium	high
Lower Quinton	Q03	high/medium	high
Lower Quinton	Q04	high/medium	high
Salford Priors	Sa01	high/medium	high
Salford Priors	Sa02	high	high
Salford Priors	Sa03	medium	high/medium
Salford Priors	Sa04	high/medium	high
Salford Priors	Sa05	high/medium	high

Settlement	Ref	Housing Development Sensitivity	Commercial Development Sensitivity
Salford Priors	Sa06	high	high/medium
Salford Priors	Sa07	high/medium	high
Salford Priors	Sa08	medium	high
Snitterfield	Sn01	medium	high/medium
Snitterfield	Sn02	medium	high
Snitterfield	Sn03	high/medium	high/medium
Snitterfield	Sn04	high/medium	high
Snitterfield	Sn05	high/medium	high
Snitterfield	Sn06	high/medium	high
Snitterfield	Sn07	high/medium	high
Snitterfield	Sn08	high/medium	high
Snitterfield	Sn09	high/medium	high
Snitterfield	Sn10	high	high
Snitterfield	Sn11	high/medium	high
Stockton	Stk01	medium	high
Stockton	Stk02	high/medium	high
Stockton	Stk03	high/medium	high
Stockton	Stk04	high/medium	high
Stockton	Stk05	high/medium	high
Stockton	Stk06	high/medium	high
Tanworth-in-Arden	T01	high/medium	high
Tanworth-in-Arden	T02	high/medium	high
Tanworth-in-Arden	T03	high	high
Tanworth-in-Arden	T04	high	high
Tanworth-in-Arden	T05	high/medium	high
Tredington	Tr01	high/medium	high
Tredington	Tr02	high	high
Tredington	Tr03	high/medium	high
Tredington	Tr04	high	high
Upper/middle Tysoe	Ty01	high/medium	high
Upper/middle Tysoe	Ty02	high/medium	high
Upper/middle Tysoe	Ty03	medium	high
Upper/middle Tysoe	Ty04	high/medium	high
Upper/middle Tysoe	Ty05	high	high
Upper/middle Tysoe	Ty06	medium	high
Upper/middle Tysoe	Ty07	high/medium	high
Welford-on-Avon	We01	medium	high
Welford-on-Avon	We02	high/medium	high
Welford-on-Avon	We03	medium	high
Welford-on-Avon	We04	high/medium	high
Welford-on-Avon	We05	high/medium	high
Welford-on-Avon	We06	high/medium	high
Welford-on-Avon	We07	high	high
Welford-on-Avon	We08	high/medium	high

Settlement	Ref	Housing Development Sensitivity	Commercial Development Sensitivity
Welford-on-Avon	We09	medium	high
Welford-on-Avon	We10	high	high
Welford-on-Avon	We11	high/medium	high
Welford-on-Avon	We12	medium	high/medium
Welford-on-Avon	We13	high	high
Welford-on-Avon	We14	high/medium	high
Welford-on-Avon	We15	high/medium	high
Welford-on-Avon	We16	high/medium	high
Wilmcote	Wi01	high/medium	high
Wilmcote	Wi02	high/medium	high
Wilmcote	Wi03	high/medium	high
Wilmcote	Wi04	high/medium	high
Wilmcote	Wi05	medium	high
Wilmcote	Wi06	high/medium	high
Wilmcote	Wi07	high/medium	high
Wilmcote	Wi08	high/medium	high
Wilmcote	Wi09	high/medium	high
Wilmcote	Wi10	high/medium	high
Wilmcote	Wi11	high/medium	high
Wilmcote	Wi12	high	high
Wilmcote	Wi13	high/medium	high
Wootton Wawen	Wo01	high/medium	high
Wootton Wawen	Wo02	high	high
Wootton Wawen	Wo03	high/medium	high
Wootton Wawen	Wo04	high	high
Wootton Wawen	Wo05	high	high
Wootton Wawen	Wo06	high	high
Wootton Wawen	Wo07	high/medium	high
Wootton Wawen	Wo08	high/medium	high/medium
Wootton Wawen	Wo09	medium	high
Wootton Wawen	Wo10	high/medium	high
Wootton Wawen	Wo11	high/medium	high
Wootton Wawen	Wo12	high/medium	high
Wootton Wawen	Wo13	high/medium	high

FIGURES



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Figure 1
Summary of Landscape Sensitivity to Housing Development



0 10 20 40 km

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Figure 2
Summary of Landscape Sensitivity to Commercial Development