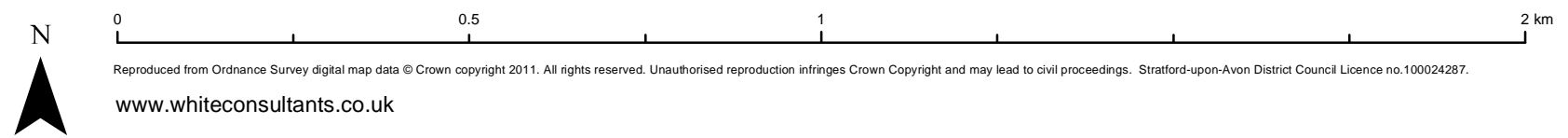


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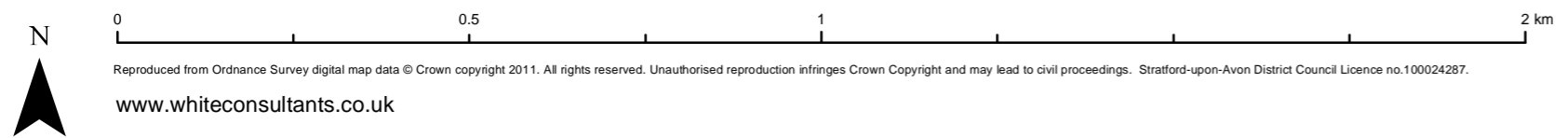
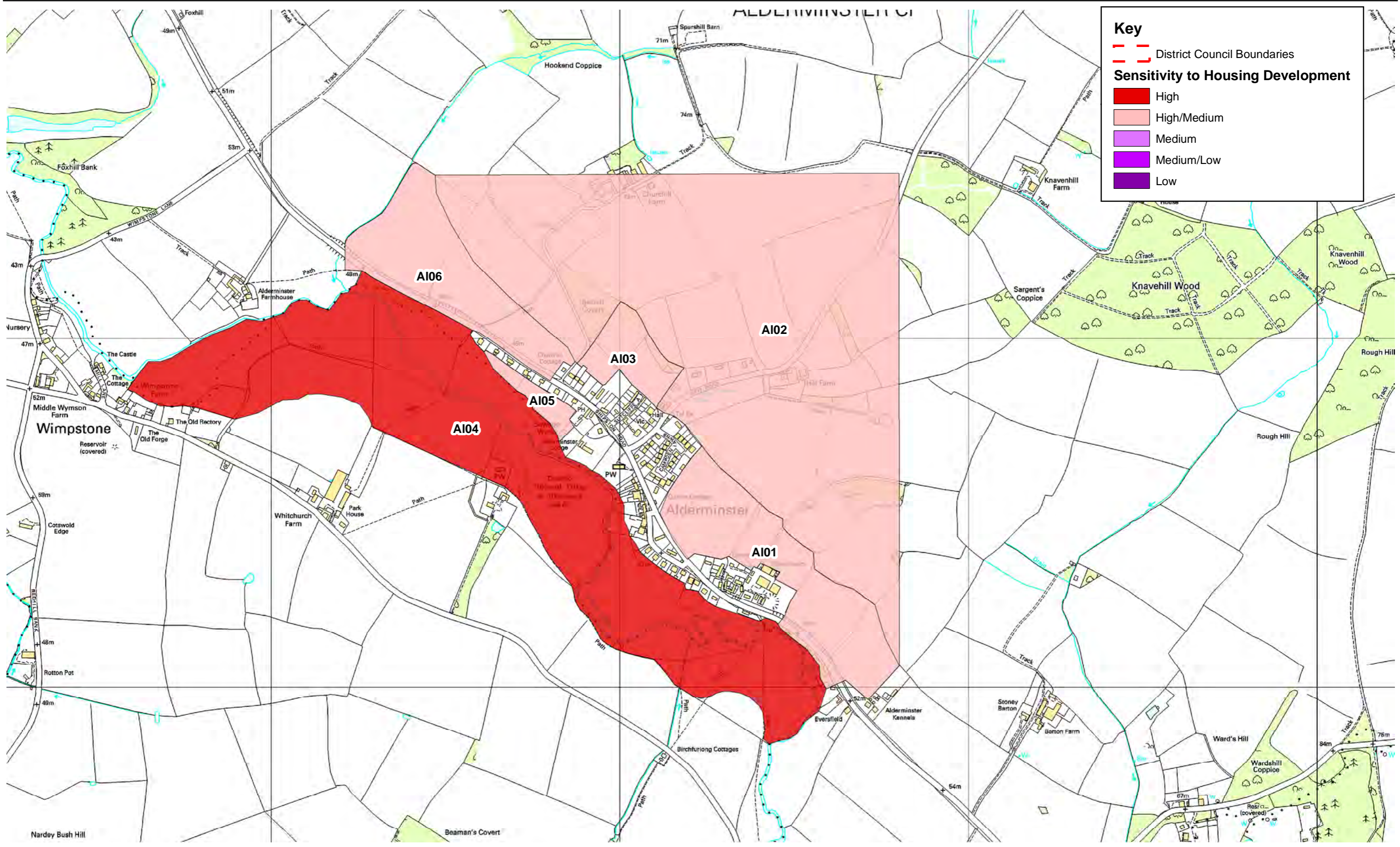
- Land Description Units
- Land Cover Parcels/Zones
- District Council Boundaries
- Areas of Outstanding Natural Beauty
- Green Belt
- Parks, Gardens and Amenity Greenspaces
- Country Parks
- Ancient Woodland
- TPOs
- Registered Parks and Gardens
- Conservation Areas
- Listed Buildings
- Scheduled Ancient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

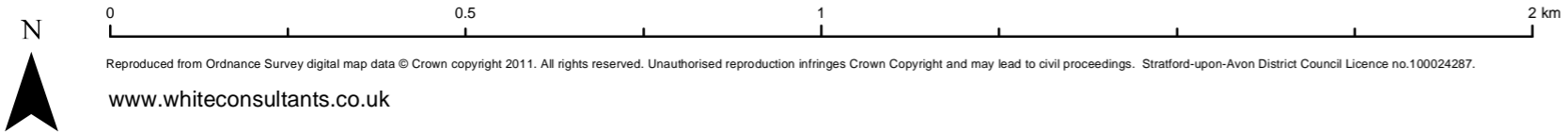
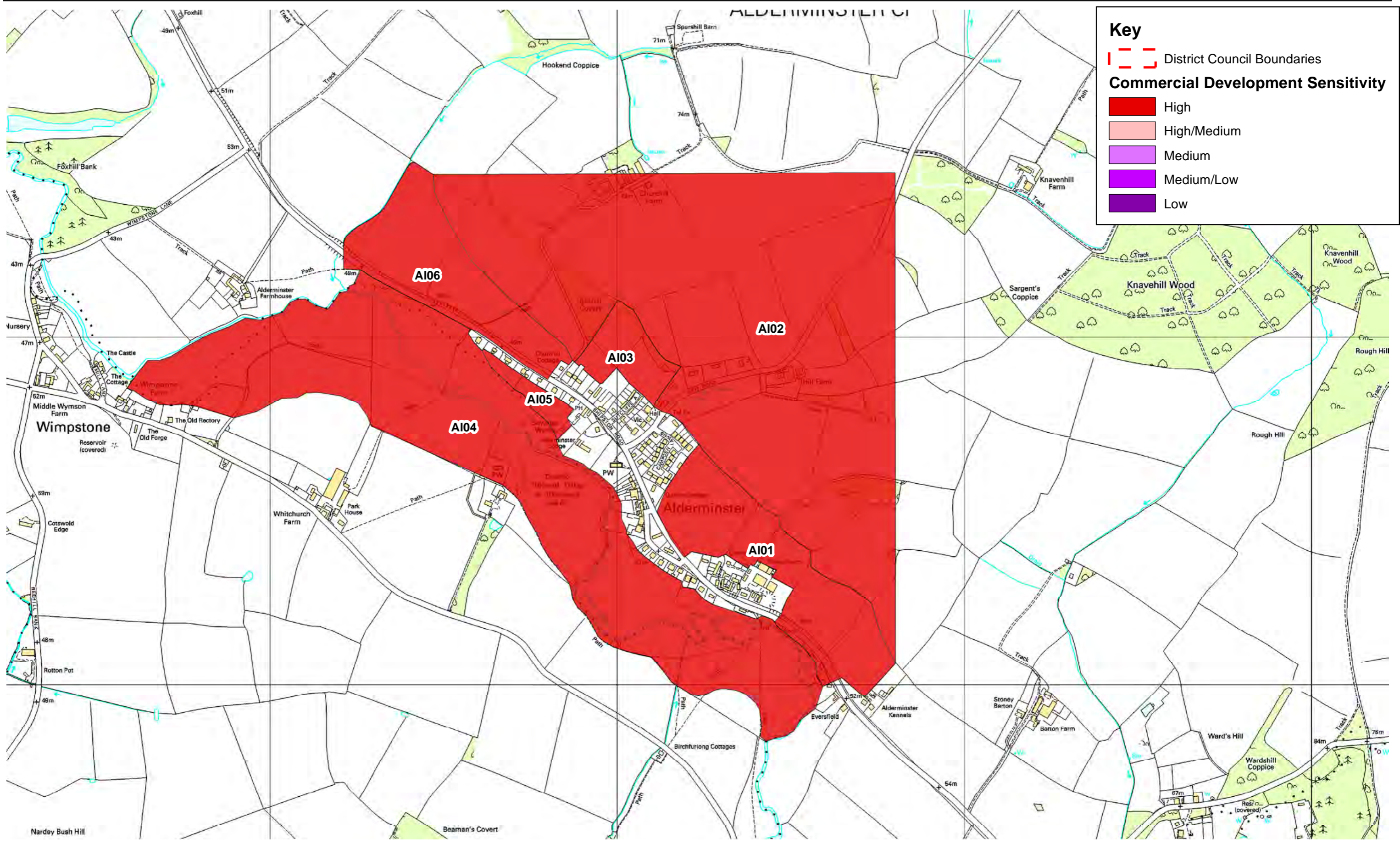


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www.whiteconsultants.co.uk

Alderminster Designations and Constraints





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Alderminster Landscape Sensitivity to Commercial Development

LCP/Zone AL01

Settlement: Alderminster

Landscape sensitivity to housing development high/medium

This zone consists of mixed farmland on land rising up from the north side of the Stour valley on the northern edge of Alderminster, associated with Tithe Farm. Its southern boundary is formed by the A3400 and housing along it; its northern boundary partly follows a low ridge that separates it from the wider landscape to the north. At its western end there is new development within the settlement while to the east the two end fields are part of the wider farmed landscape (with Alderminster Kennels at the far eastern end not part of the settlement) and abut the floodplain of the river Stour (AL04).The zone is widely visible from the floodplain and housing along the Wimpstone-Crimscote road and from PROWs within AL04, but not from Shakespeare's Way long distance route which is along the A3400 through the settlement. Due to its visibility and association with the wider farmed landscape, and its location partly outside the settlement, this site is considered inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone consists of arable fields on land rising up from the north side of the Stour valley on the northern edge of Alderminster, associated with Tithe Farm. Its southern boundary is formed by the A3400 and housing along it; its northern boundary partly follows a low ridge that separates it from the wider landscape to the north. At its western end there is new development within the settlement while to the east the two end fields are part of the wider farmed landscape (with Alderminster Kennels at the far eastern end not part of the settlement) and abut the floodplain of the river Stour (AL04).The site is widely visible from the floodplain and housing along the Wimpstone-Crimscote road and from PROWs within AL04, but not from Shakespeare's Way long distance route which is along the A3400 through the settlement. Due to its visibility and association with the wider farmed landscape, the proximity of two listed buildings, and its location partly outside the settlement, this zone is considered inappropriate for commercial development.

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 P2

Ecological sensitivity C3

Visual sensitivity L1

Land Cover Parcel data

Land Use Mixed farming

Pattern Small/medium_regular

Origin Cultivated

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/archaeologyCons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood **Characteristics**

Landform rolling, rising to north east away from river valley (AL04)**Landcover** arable and pastoral farmland**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern none**Other built features** none**Presence of water** floodplain AL04 abuts eastern end of site**Scale** medium **Sense of enclosure** partly enclosed by landform and vegetation**Diversity** simple**Skyline**

Prominence/ importance prominent **Complexity** simple**Comments** landform creates ridge in fields adjacent to northern boundary, blocking views to north.**Key views**

To settlement	False	From settlement	False
Landmarks	Whitchurch church within AL04	Detractors	11kV line

Intervisibility

Site observation low **...to key features** **...from key place** **Comments** screened by settlement and dense vegetation; some views from settlement edge**Tranquillity**

Noise sources roads people

Views of development many 270

Presence of people frequent

Summary medium

Comments the A3400 where it passes through Alderminster is also the route of Shakespeare's Way long distance footpath, and bounds part of the site's southern boundary. There is settlement edge to west and south, with Tithe Farm and its associated buildings a significant element on the southern boundary.

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

Comments part of wider farmed unit with no public access

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

Setting?

Comments from AL04 and the area to the south, especially the rural road between Wimpstone and Crimscote, this strip of farmland rising to the north of the settlement defines its boundary with the wider landscape, which is contained to the north by a ridgeline below Hill Farm.

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 linear edge to modern housing development on western edge; indented edge to Tithe Farm and its buildings.

Receptors

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

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

long distance/public footpaths	medium
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roads/rail/cycleways	medium/low
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Comments key receptor is listed building Quince Cottage on western edge, while the listed building near Tithe Farm may also have views of the site. Rural receptors are houses to south of AL04 and Whitchurch church and farm within it (listed buildings). Hill Farm to the north is screened by landform and vegetation but may have some views into the site. Houses on New Road, linear development extending out from the northern edge of the settlement, may have views filtered by the overgrown boundary to the field at the western end of the site. Users of the long distance footpath (Shakespeare's Way) and other PROWs are likely to have little perception of the site when immediately adjacent, due to dense vegetation and buildings, but may have distant views above buildings, especially from the eastern end of the settlement.

Other

Other factors eastern end of zone abuts Flood Zone 3 (zone AL04)

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

maintenance of dense vegetation along A3400

LCP/Zone AL02

Settlement: Alderminster

Landscape sensitivity to housing development high/medium

This zone consists of a swathe of farmland on the northern edge of Alderminster, forming a rural backdrop to the settlement when viewed from the south across AL04. It is mainly in arable cultivation, in medium to large fields with a variety of hedges, many of them low to medium and in good condition, a few gappy and with a few overgrown tree rows which nonetheless act as a strong filter, and with several small to medium blocks of woodland. Within the site there are two farms, Churchill Farm (part) and Hill Farm, plus C20 housing linear development along the western side of New Road extending at right angles from the northern edge of the settlement. The copses and woodland belts, together with field boundaries, give a clear form to the landscape. The entire zone lies within the open farmed landscape and is separated from the settlement by AL03 and AL01. It is also widely visible from the south. For these reasons it is not considered appropriate for housing development,

Landscape sensitivity to commercial development high

This zone consists of a swathe of farmland on the northern edge of Alderminster, forming the rural backdrop to the settlement when viewed from the south across AL04. It is mainly in arable cultivation, in medium to large fields with a variety of hedges, many of them low to medium and in good condition, a few gappy and with a few overgrown tree rows which nonetheless act as a strong filter, and several small to medium blocks of woodland. Within the site there are two farms, Churchill Farm (part) and Hill Farm, plus C20 housing linear development along the western side of New Road extending at right angles from the northern edge of the settlement. The copses and woodland belts, together with field boundaries, give a clear form to the landscape. The entire zone lies within the open farmed landscape and is separated from the settlement by AL03 and AL01. It is also widely visible from the south. For these reasons it is not considered appropriate for commercial development,

Landscape characteristics

LDU level

Physiographic Soft rock uplands

Ground type Claylands

Land cover Ancient wooded farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity R1

Land Cover Parcel data

Land Use Mixed farming

Pattern Medium/large_regular

Origin Cultivated

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 locally undulating hill slopes

Landcover mainly arable with some woodland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern one farm unit and part of another; C20 housing along New Road extending at right angles from settlement edge.

Other built features -

Presence of water -

Scale medium to large

Sense of enclosure

open but with copses and areas of woodland within extensive views

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments there are a number of very local skylines due to the complexity of the landform. Main trend is ridgeline parallel to river valley midway across site.

Key views

To settlement	False	From settlement	False
Landmarks	Whitchurch church in AL04	Detractors	11kV lines

Intervisibility

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

Comments backdrop to settlement, which is highly visible within wider landscape from opposite side of river

Tranquillity

Noise sources roads

Views of development one side 180

Presence of people occasional

Summary high/medium

Comments New Road is single road within site and there are no PROWs. Views of settlement are dwarfed by scale of wider river valley landscape and

extensive views beyond to south west.

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

Corridor?

Comments part of wider farmed units with no public access other than roads

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

Setting?

Comments serves as backdrop to settlement when viewed from south and PROW in AL04.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments development of eastern end of this zone could landlock all or part of AL01 and AL03 and could impact on AL06. Development of this site would have visual impact on setting of settlement and river valley.

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge neutral

Form of edge smooth/linear

Comments small section of site's southern boundary abuts recent development around Campden Lawns.

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

Comments key receptors would be Churchill Farm and Hill Farm, plus houses along New Road. Dwellings along northern edge of Campden Lawns would be impacted. Users of New Road would have views of any development.

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone consists of three pasture fields on land to the north of Alderminster, sloping up from the Stour valley to the south. Its northern boundary consists of large trees and an overgrown hedge; the hedge to the west, along the track to Churchill Farm, is mixed species, dense and in good condition. The north western field appears to be being managed for conservation purposes and contains one small building. The field to the east is visible from the end of Sutcliffe Avenue but is screened by vegetation from development along New Road. As part of the backdrop to the settlement when viewed from the river valley and the area to the south, this zone is partly visible. The only part that might therefore be considered appropriate for housing development is the small south western field, but this contains several TPOd lime and oak trees, which would have to be further safeguarded from development impact, and unimproved pasture which would require survey and assessment of its biodiversity significance before any further decisions are made. This would therefore be quite a small site but development further up the slope is likely to be visible in the wider landscape. It is therefore considered that most of this site is inappropriate for housing development and that there are significant restraints on the remaining area.

Landscape sensitivity to commercial development high

This zone consists of three pasture fields on land to the north of Alderminster, sloping up from the Stour valley to the south. Its northern boundary consists of large trees and an overgrown hedge; the hedge to the west, along the track to Churchill Farm, is mixed species, dense and in good condition. The north western field appears to be being managed for conservation purposes and contains a small building. The field to the east is visible from the end of Sutcliffe Avenue but is screened by vegetation from development along New Road. As part of the backdrop to the settlement when viewed from the river valley and the area to the south, this site is partly visible, and any commercial development within it would be highly visible within the wooded farm landscape. Commercial development would also be out of scale with that of the settlement and of this small site. For these reasons commercial development is considered inappropriate.

Landscape characteristics

	LDU level
Physiographic	Soft rock uplands
Ground type	Claylands
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P2
Ecological sensitivity	C3
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/medium_regular
Origin	Cultivated

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/archaeologyCons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood Characteristics**Landform** sloping to north up from Stour river valley**Landcover** unimproved pastureField boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors**Condition** Intact Declining Fragmented Intensity of Use**Impact** High Moderate Low Pattern**Settlement pattern** none**Other built features** one building in south eastern corner**Presence of water** -**Scale** small **Sense of enclosure** enclosed by vegetation and landform**Diversity** simpleSkyline**Prominence/ importance** apparent **Complexity** simple**Comments** ridgeline to north in adjacent fieldsKey views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility**Site observation** low **...to key features** **...from key place** **Comments** part of site visible from Whitchurch church and adjacent PROW and from PROW across western end of AL04. Very limited views out from site.Tranquillity**Noise sources****Views of development** one side 180 **Presence of people** occasional

Summary high/medium

Comments zone does not abut a road, abuts settlement on only one side and can only be approached via a farm track; it has limited views over a wide expanse of river valley landscape.

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

Corridor?

Comments typical settlement-edge pasture use as apt of wider farmed units with no public access

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

Setting?

Comments part of setting of settlement viewed from AL04 and PROWs in it and to the south

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 mix of old and new housing along edge, with one listed building between southern boundary and A3400.

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

Comments no road or PROW users nearby have views into the zone; PROWs with visibility are at a distance within or beyond AL04.

Other

Other factors -

Potential for landscape enhancement

safeguarding TPO trees; managing relic hedge

Potential mitigation if area potentially suitable for development

replacing relic hedge within site; safeguarding TPO trees

LCP/Zone A104

Settlement: Alderminster

Landscape sensitivity to housing development high

This zone consists of part of the Stour river valley. It is flat unimproved pasture (some neutral grassland) with riparian vegetation including pollard willows. It is of high biodiversity potential, highly visible over a wide area and visually significant as the setting for the listed buildings within it and for Alderminster to the north. It also lies within a Flood Zone 3 area. Is therefore considered to be completely inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone consists of part of the Stour river valley. It is flat unimproved pasture with riparian vegetation including pollard willows. It is of high biodiversity potential, highly visible over a wide area and visually significant as the setting for the listed buildings within it and for Alderminster to the north. It also lies within a Flood Zone 3 area. Is therefore considered to be completely inappropriate for commercial development.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Wet meadowland

Land cover Pastoral farmlands

Settlement pattern Meadowland on large estates

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Pastoral

Pattern Medium/large_regular

Origin Meadow

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 mix of improved and unimproved pasture; church and farm

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 one church (listed building); one farm (listed)

Other built features farm buildings

Presence of water Stour valley

Scale small laterally but extensive linear feature Sense of enclosure open

Diversity uniform

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement False From settlement False
Landmarks Whitchurch Church; Alderminster Lodge Detractors -

Intervisibility

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

Comments Whitchurch church, farm and associated vegetation form key landmark in river valley from various popints in settlement and from PROWs

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people infrequent

Summary high/medium

Comments Alderminster is quite well screened by vegetation along its southern edge and within the settlement, so all views of it from the river valley are filtered to some degree. There are views of isolated development to the south also. The A3400 is well screened, with glimpsed views only of vehicles on it within the settlement. The Wimpstone-Crimscote road does not carry much traffic. There are PROWs to either end of the site.

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

Corridor?

Comments part of Stour river valley floodplain with some public access linking into the settlement

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

Setting?

Comments essential component of setting of settlement when viewed from the south and visual focus of local landscape

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments theoretical potential for AL05 to become landlocked if AL04 developed.

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive **Form of edge** moderately indented

Comments edge follows contour of floodplain, so gently curving. Several listed buildings on southern edge of settlement adjacent to this site.

Receptors

Receptors **Sensitivity**

rural residents high

urban residents high

long distance/public footpaths high

roads/rail/cycleways high/medium

Comments any development of this site would have a high impact on all receptors

Other

Other factors Flood Zone 3; potentially high biodiversity value of unimproved grassland along northern edge

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone comprises flat, open pasture between the settlement edge and the River Stour floodplain. It is a few metres above the floodplain and the river and mature pollarded willows and other trees line the secondary water channel which forms the south western boundary leading to the river. There are glimpses of the church tower and the zone lies adjacent to the large listed dwelling Alderminster Lodge and to the rear of various listed dwellings which appear to be estate cottages on Shipston Road. The latter reflect the essentially linear form of the settlement and, viewed from the road, there are distinctively wide gardens giving a feeling of space along the frontage. There are views across the river valley from the zone and from the pub car park adjacent. The area is a relatively tranquil zone associated with the river corridor. Overall, the zone's sensitivities lie in its contribution to the green corridor of the river, its openness complementing the loose form of the adjacent linear development and its role as part of the setting to various listed buildings. Housing development is considered inappropriate.

Landscape sensitivity to commercial development high

This zone comprises flat, open pasture between the settlement edge and the River Stour floodplain. It is a few metres above the floodplain and the river and mature pollarded willows and other trees line the secondary water channel which forms the south western boundary leading to the river. There are glimpses of the church tower and the zone lies adjacent to the large listed dwelling Alderminster Lodge and to the rear of various listed dwellings which appear to be estate cottages on Shipston Road. The latter reflect the essentially linear form of the settlement and, viewed from the road, there are distinctively wide gardens giving a feeling of space along the frontage. There are views across the river valley from the zone and from the pub car park adjacent. The area is a relatively tranquil zone associated with the river corridor. Overall, the zone's sensitivities lie in its contribution to the green corridor of the river, its openness complementing the loose form of the adjacent linear development and its role as part of the setting to various listed buildings. Commercial development is considered highly inappropriate.

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** P2**Ecological sensitivity** C3**Visual sensitivity** L1**Land Cover Parcel data****Land Use** Pastoral**Pattern** Medium/large_regular**Origin** Cultivated**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 gradient to river floodplain

Landcover unimproved pasture

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern adjacent to low density housing on Shipston Road

Other built features small sewage works

Presence of water south western edge abuts secondary channel to main river

Sense of enclosure enclosed

Scale small

Diversity simple

Skyline

Prominence/ importance

Complexity

Comments forms containing landform at local scale to river corridor

Key views

To settlement False	From settlement False
Landmarks -	Detractors sewage works is minor detractor

Intervisibility

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

Comments visible from river corridor such as from St Mary's Church on south side of river

Tranquillity

Noise sources roads people

Views of development one side 180

Presence of people infrequent

Summary high/medium

Comments the location on the river corridor and the associated pollard willows gives a high sense of tranquillity, only marred by road noise and the overlooking by backs of dwellings

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

Corridor?

Comments pasture managed as part of wider farmed unit with no public access

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

Setting?

Comments integral with semi natural landscape of river corridor

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments closely associated and reliant on river corridor AL04

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge positive

Form of edge smooth/linear

Comments detached dwellings in large gardens

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

Comments main receptors are from dwellings adjacent. Some glimpses from Shipston Road and longer views from south of river.

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone AL06

Settlement: Alderminster

Landscape sensitivity to housing development high/medium

This zone consists of two arable and one pasture field at the western end of Alderminster, on sloping land rising northwards out of the Stour river valley. Their boundaries are a mix of low well-managed thorn hedge, gappy mixed hedge and mixed hedge and tree row, with a dense covert to the north of the easternmost field. It forms part of the setting of the village and a backdrop to the river valley AL04. It is highly visible in the wider landscape, from areas to the south and from the listed buildings and PROWs within site AL04 and lies outside the settlement, which abuts it with a short single row of linear development along the A3400, well outside the village centre. The mapped northern boundary cuts across the three fields, the change in slope actually occurring at the boundary with the covert and hedge to the north. There is therefore no natural boundary to any potential development at the eastern end of the zone, which would be least visible, and the whole zone is therefore considered inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone consists of two arable and one pasture field at the western end of Alderminster, on sloping land rising northwards out of the Stour river valley. Their boundaries are a mix of low well-managed thorn hedge, gappy mixed hedge and mixed hedge and tree row, with a dense covert to the north of the easternmost field. The zone forms part of the setting of the village and a backdrop to the river valley AL04. It is highly visible in the wider landscape, from areas to the south and from the listed buildings and PROWs within site AL04 and lies outside the settlement, which abuts it with a short single row of linear development along the A3400, outside the village centre. The mapped northern boundary cuts across the three fields, the change in slope actually occurring at the boundary with the covert and hedge to the north. It is not considered that there is any potential for commercial development in this zone.

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 P2

Ecological sensitivity C3

Visual sensitivity L1

Land Cover Parcel data

Land Use Cropping

Pattern Medium/large_regular

Origin Cultivated

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 undulating; sloping ground rising northwards away from Stour river valley
Landcover adjacent to southern edge

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern none
Other built features none
Presence of water small pond on field boundary
Scale medium **Sense of enclosure** open
Diversity uniform

Skyline

Prominence/ importance	Complexity
Comments landform to north forms local skyline	

Key views

To settlement	False	From settlement	False
Landmarks	Whitchurch church and farm	Detractors	-

Intervisibility

Site observation medium ...to key features ...from key place
Comments intervisibility to/from Whitchurch church and farm in adjoining AL04.
Settlement largely concealed by vegetation and landform

Tranquillity

Noise sources	roads	people
Views of development	some	Presence of people frequent
Summary	high/medium	

Comments the zone's southern boundary is the A3400 which is also part of the Shakespeare's Way long distance footpath here. There are a few houses, including listed buildings, set down on the floodplain edge along the south

eastern site boundary but and one house on the eastern boundary.

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

Corridor?

Comments part of wider farmed units with no public access

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

Setting?

Comments this zone contributes to the rural setting of Aldminster when approached from the west along the A 3400 and when viewed from PROWs within adjoining AL04 and from houses and the road to the south of AL04.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments visually contiguous with AL02

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments the houses on the extreme western edge of Aldminster are all set down below road level and well screened by boundary vegetation

Receptors

Receptors Sensitivity

rural residents high

urban residents high

long distance/public footpaths high

roads/rail/cycleways medium/low

Comments Aldminster Farm house has views of the site from the west; houses in Aldminster are set down from road level and are well screened, but may have some views into the site. Users of the PROWs in AL04, and visitors to listed building Whitchurch church would be affected, as would users of the Wimpstone-Crimscote road, but impact on road users of the A3400 would be low due to dense roadside vegetation on the site's southern boundary.

Other

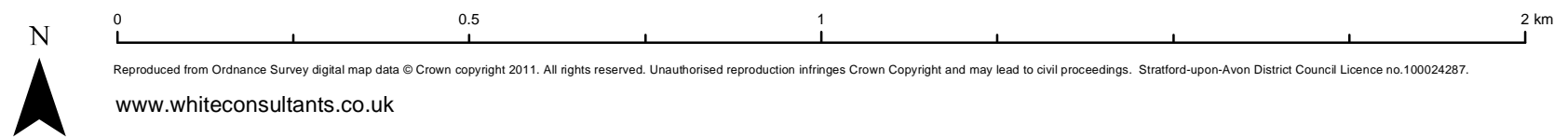
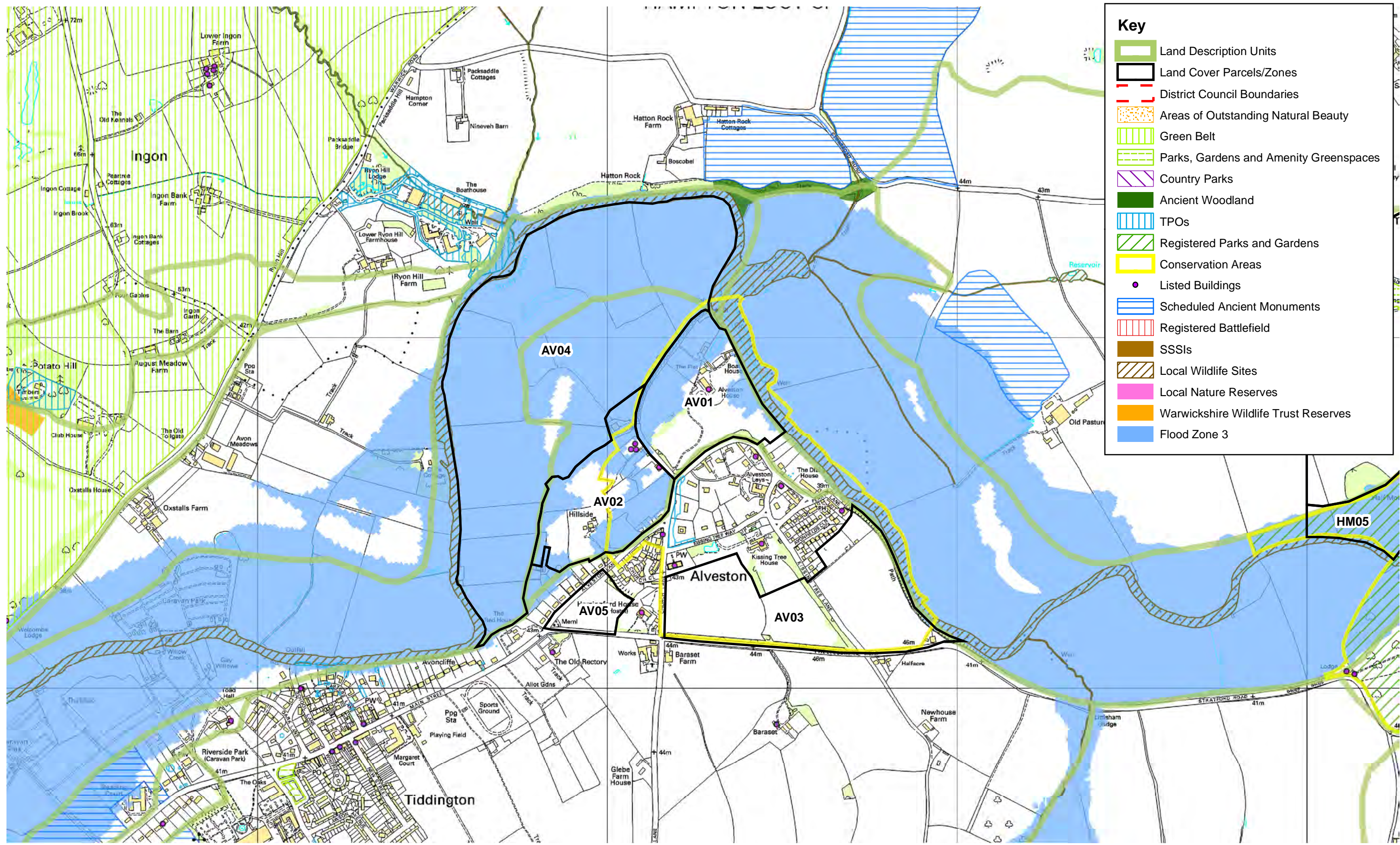
Other factors -

Potential for landscape enhancement

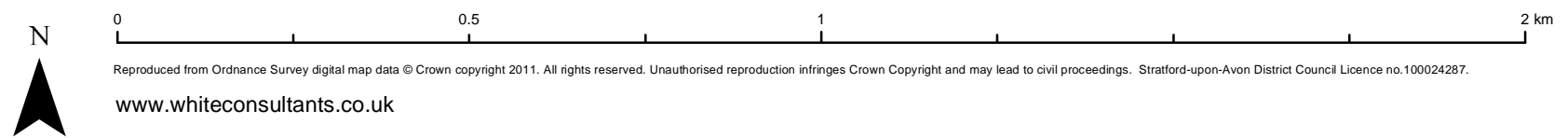
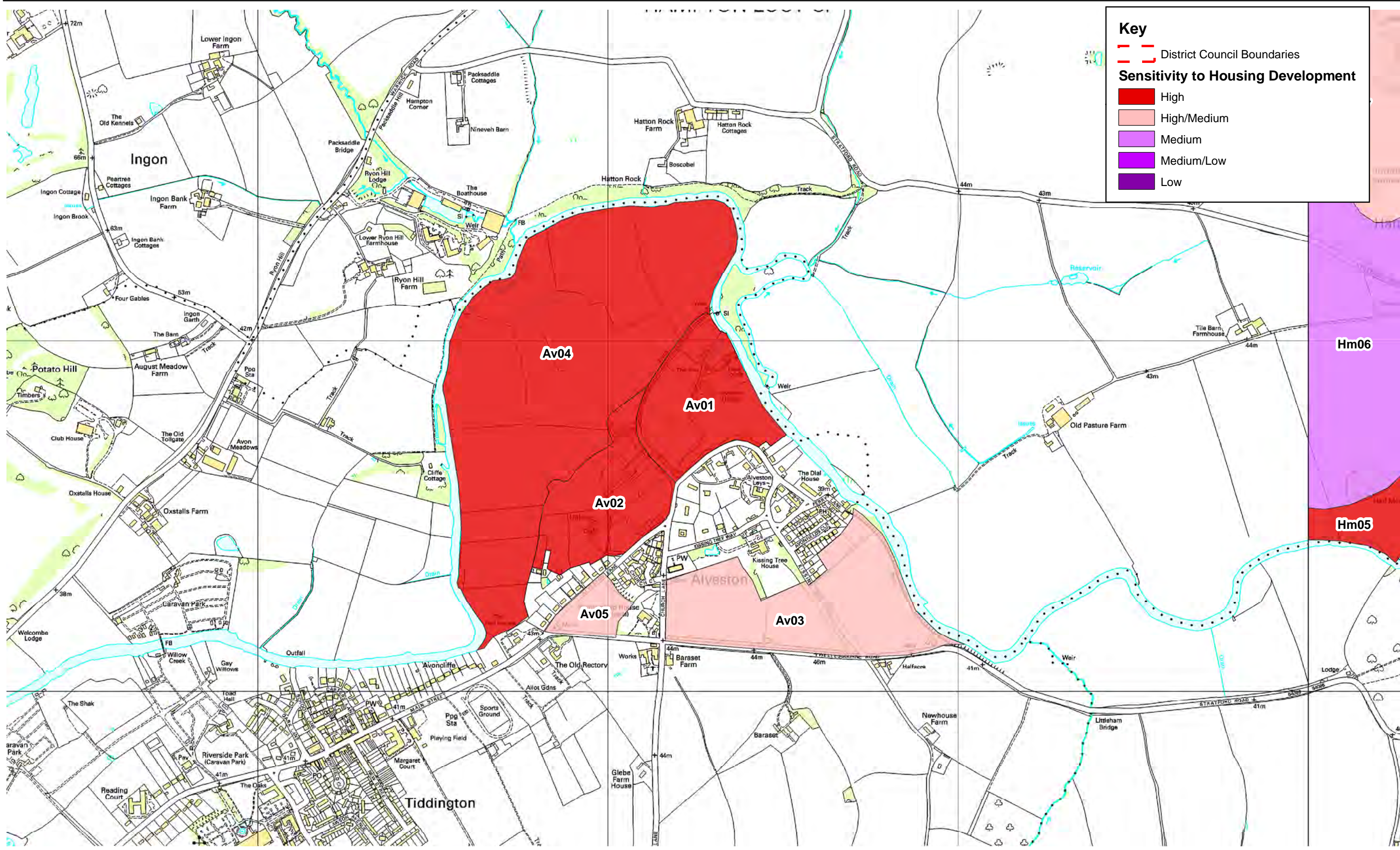
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Potential mitigation if area potentially suitable for development

-

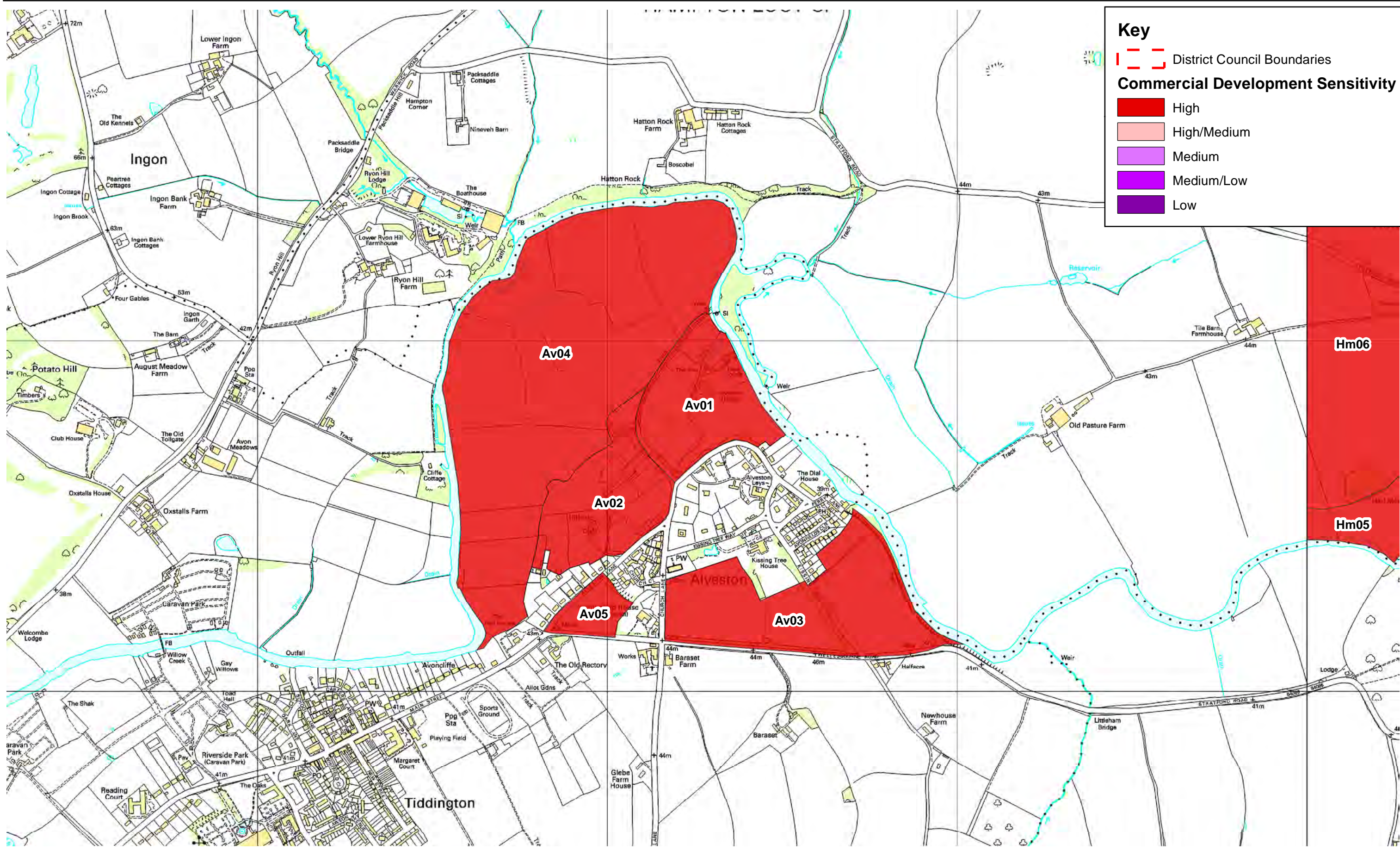


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Alveston
Landscape Sensitivity to Housing Development

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Landscape sensitivity to housing development high

This zone consists of the Alveston House estate, a large country house (listed building) with associated buildings set in well managed parkland. It is adjacent to the floodplain of the river Avon and lies partly within Flood Zone 3, so the ground is flat with almost imperceptible undulations. (The adjacent Local Wildlife Site lies on the steeply sloping west bank of the river Stour.) The estate appears to be in good condition, with young parkland trees planted among more mature specimens and a strong boundary of fencing and semi-mature and mature trees. Internally much of the zone is intervisible but from outside there are only glimpsed views through the boundary planting or from the entrance. Housing development of this zone is considered entirely inappropriate.

Landscape sensitivity to commercial development high

This zone consists of the Alveston House estate, a large country house (listed building) with associated buildings set in well managed parkland. It is adjacent to the floodplain of the river Avon and lies partly within Flood Zone 3, so the ground is flat with almost imperceptible undulations. The estate appears to be in good condition, with young parkland trees planted among more mature specimens and a strong boundary of fencing and semi-mature and mature trees. Internally much of the zone is intervisible but from outside there are only glimpsed views through the boundary planting or from the entrance. Commercial development of this zone is considered entirely 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	P3
Ecological sensitivity	F2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Parkland
Pattern	
Origin	Cultivated

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 with very minor undulations

Landcover parkland : pasture with trees around country house (Alveston House)

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 large country house and associated buildings

Other built features see above

Presence of water lies partly within Flood Zone 3

Scale medium **Sense of enclosure** enclosed by boundary trees but open internally

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments skyline to estate formed by boundary vegetation

Key views

To settlement False **From settlement** False

Landmarks Alveston House **Detractors** -

Intervisibility

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

Comments Alveston House is focus of parkland and is visible throughout zone except from north western edge

Tranquillity

Noise sources roads people

Views of development none **Presence of people** frequent

Summary high/medium

Comments The estate is bounded by narrow local roads on three sides (part of which is a no through road, so little used), but is well fenced with tall trees around its perimeter. The footpath that follows the road around the south western to north western boundary is well used.

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

Corridor?

Comments self contained curtilage but part of wider floodplain

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

Setting?

Comments None. Completely isolated from the wider landscape by boundary treatment and vegetation.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments No

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge positive

Form of edge smooth/linear

Comments mixed boundary, partly high brick wall, and boundary of estate restricts view in/out.

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments Alveston House is only rural receptor and is centrally placed. No urban residents have more than a glimpsed view through boundary vegetation. Glimpsed views for PROW and road users.

Other

Other factors partly within Flood Zone 3; historic unity of this LCP; biodiversity interest associated with flood plain and proximity to Local Wildlife Site

Potential for landscape enhancement

consider potential for listing estate and house.

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

This zone consists of a number of small to very small flat parcels of land in a variety of uses: relic orchard, pasture, neglected pasture, garden and burial ground, some of which is neutral grassland of some biodiversity value. It lies within the floodplain, adjacent to the corridor of the River Avon, with some marginally higher areas excluded. Most of these higher areas have already been built on. The zone includes several listed buildings, especially along its eastern boundary, and the eastern half lies within the Alveston Conservation Area. It is screened from the settlement by boundary and internal vegetation and by housing adjacent to and within the site on Alveston Lane and part of Church Lane. Internally the various parcels are defined by mainly overgrown or neglected hedge or tree rows, giving a very enclosed feeling, although there are views out into zone AV04 from some parts, not just the northern edge. Much of the zone is unsuitable for building as it is low-lying and within Flood Zone 3; the remaining parts are either garden (western end around Hillside) or small parts of inaccessible pasture fields and it is not considered that any part is suitable for housing development.

Landscape sensitivity to commercial development high

This zone consists of a number of small to very small flat parcels of land in a variety of uses: relic orchard, pasture, neglected pasture, garden and burial ground. It lies within the floodplain, adjacent to the corridor of the River Avon, with some marginally higher areas excluded. Most of these higher areas have already been built on. It includes several listed buildings, especially along its eastern boundary, and the eastern half lies within the Alveston Conservation Area. It is screened from the settlement by boundary and internal vegetation and by housing adjacent to and within the site on Alveston Lane and part of Church Lane. Internally the various parcels are defined by mainly overgrown or neglected hedge or tree rows, giving a very enclosed feeling, although there are views out into site AV04 from some parts, not just the northern edge. Much of the zone is unsuitable for building as it is low-lying and within Flood Zone 3; the remaining parts are either garden (western end around Hillside) or small parts of inaccessible pasture fields and it is not considered that any part is suitable for commercial development.

Landscape characteristics

	LDU level
Physiographic	River Valleys
Ground type	Sandy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	P3
Ecological sensitivity	F2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/med_semi-regul
Origin	Cultivated

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/archaeologyCons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood **Characteristics**

Landform flat/very gently undulating**Landcover** mixed pasture, garden, relic orchard , several listed buildings, one small group of mainly modern houses and other housing along part of southern boundary**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern house and church (four listed buildings) along north eastern boundary; small group of mainly modern houses near southern boundary plus other houses on part of southern boundary**Other built features** -**Presence of water** much if this site lies within Flood Zone 3**Scale** intimate **Sense of enclosure** enclosed by vegetation**Diversity** diverse**Skyline**

Prominence/ importance not applicable **Complexity****Comments** local skylines are formed by boundary vegetation**Key views**

To settlement	False	From settlement	False
Landmarks	church (listed building)	Detractors	-

Intervisibility

Site observation low **...to key features** **...from key place** **Comments** the zone is divided by tall boundary vegetation into a series of small parcels, so intervisibility is extremely limited

Tranquillity

Noise sources roads people

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

Summary high

Comments zone is largely screened from the settlement and a local road only lies along part of its southern and its eastern boundaries. A PROW passes through the centre of the site and appears to be well used.

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

Corridor?

Comments multiple ownership with pastures and gardens; part of floodplain

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

Setting?

Comments partly visible from floodplain AV04 and appears to be part of it from north. Does not relate visually to settlement and obscures views of main floodplain (AV04) from settlement.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments AV04 is also Floodplain Zone 3. Any change to this site would impact visually on AV04 and vice versa

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments houses to north of Alveston Lane are mainly C19th; houses in Church Close to south of Alveston Lane are modern. Houses on Church Lane are of various ages, mainly pre C20., include one listed building and are all within the Conservation Area and screened by TPO trees.

Receptors

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

Comments development of this site would have a high impact on neighbouring urban residents but none on Alveston House, which is screened by its own boundary vegetation and location of the house well within its own grounds. Users of the PROW would experience a high impact and user of Alvestone Lane and part of Church Lane would also be affected.

Other

Other factors biodiversity potential of floodplain, especially neutral grassland

Potential for landscape enhancement

improved management of relic orchard and other neglected parcels

Potential mitigation if area potentially suitable for development

n/a

Landscape sensitivity to housing development high/medium

This very gently undulating zone lies within the Conservation Area on the southern boundary of Alveston and can be considered in two parts. The western part consists of most of the parkland around Kissing Tree House. The parkland formerly extended beyond but is now bisected by Wellesbourne Road. Vegetation along this road and the Kissing Tree Lane boundary consists of fairly dense semi mature to mature mixed species trees, which significantly limit views into the zone. The boundary along Church Lane is more permeable, being estate fencing and spaced horse chestnut trees. This permits views from within the zone to the parish church, which is a local focal point. The parkland appears to be in good condition and contains semi mature and mature parkland specimen trees. This area is considered highly inappropriate for housing development as it is integral to the setting of a listed building within a Conservation Area and is parkland with many specimen trees. The eastern part of the zone, across Kissing Tree Lane consists of one medium arable field and two small pasture/relic orchard fields. It is bound to the east by a PROW (from which there are very limited views into the zone), Local Wildlife Site and the steep bank of the river Avon. The northern boundary abuts recent development (Avonside Close) which is well screened by vegetation. Vegetation on the boundary with Wellesbourne Road is slight and permits views in from the road and from the house immediately to the south. Though this area is generally enclosed it forms part of the green buffer between the rural settlement and the B4086, and part of the setting of the River Avon and its valley. It also lies within the Conservatyion Area and the pastures are neutral grassland of biodiversity value. Housing development is therefore considered inappropriate, at least in the short term.

Landscape sensitivity to commercial development high

This very gently undulating zone lies within the Conservation Area on the southern boundary of Alveston and can be considered in two parts. The western part consists of most of the parkland around Kissing Tree House. The parkland formerly extended beyond but is now bisected by Wellesbourne Road. Vegetation along this road and the Kissing Tree Lane boundary consists of fairly dense semi mature to mature mixed species trees, which significantly limit views into the zone. The boundary along Church Lane is more permeable, being estate fencing and spaced horse chestnut trees. This permits views from within the zone to the parish church, which is a local focal point. The parkland appears to be in good condition and contains semi mature and mature parkland specimen trees. This area is considered highly inappropriate for housing development as it is integral to the setting of a listed building within a Conservation Area and is parkland with many specimen trees. The eastern part of the zone, across Kissing Tree Lane consists of one medium arable field and two small pasture/relic orchard fields. It is bound to the east by a PROW (from which there are very limited views into the zone), Local Wildlife Site and the steep bank of the river Avon. The northern boundary abuts recent development (Avonside Close) which is well screened by vegetation. Vegetation on the boundary with Wellesbourne Road is slight and permits views in from the road and from the house immediately to the south. Though this area is generally enclosed it forms part of the green buffer between the rural settlement and the B4086, and part of the setting of the River Avon and its valley. It also lies within the Conservatyion Area and the pastures are neutral grassland of biodiversity value. Commercial development is therefore considered 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 P3

Ecological sensitivity C3

Visual sensitivity L1

Land Cover Parcel data

Land Use Mixed farming

Pattern Medium/large_regular

Origin Cultivated

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 to very gently undulating

Landcover parkland, pasture and 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 part of the site is parkland associated with Kissing Tree

House

Other built features -

Presence of water -

Scale small and medium

Sense of enclosure

open internally but enclosed by boundary planting

Diversity simple

Skyline

Prominence/ importance not applicable

Complexity

Comments local skyline is formed by boundary vegetation

Key views

To settlement False

From settlement False

Landmarks parish church, Kissing Tree House

Detractors -

Intervisibility

Site observation medium

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

Comments view from Kissing Tree Lane, across part of site, of parish church. Glimpsed views of Kissing Tree House from Wellesbourne Road.

Tranquillity

Noise sources roads

people

Views of development one side 180

Presence of people infrequent

Summary high/medium

Comments Wellesbourne Road is rather busy, so reduces tranquillity, but Kissing Tree Lane is local only, as is Church Lane along the site's western boundary. There is one PROW along the zone's eastern boundary with the Avon floodplain. Internally the zone is tranquil due to screening vegetation around all boundaries.

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

Comments the central part of the zone is part of the parkland of Kissing Tree House and the western part appears to be parkland also, probably part of the same estate. It is divided from the wider landscape by Wellesbourne Road and its boundary trees. The area to the east is in arable cultivation but is bounded by the river Avon floodplain to the east and Wellesbourne Road to the south.

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

Setting?

Comments The zone is an integral part of the setting of Kissing Tree House, a prominent listed building on the southern edge of the settlement.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments n/a

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge positive

Form of edge highly indented

Comments much of the northern (settlement) edge of the zone is part of the grounds of Kissing Tree House. In the eastern part of the site there is more recent

developmen to the north.

Receptors

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

Comments most receptors will have glimpsed views through boundary vegetation. There are a few rural receptors to the south of Wellesbourne Road. Urban receptors are the buildings (including a listed building) along its western edge and the listed buildings along its northern edge, including Kissing Tree House, which is the focus of this zone.

Other

Other factors historic significance of estate; presence of neutral grassland, of biodiversity value

Potential for landscape enhancement

consider suitability of parkland for listing and protection. Hedge planting near base of boundary trees would reinforce boundary and reduce any intrusive view(er)s

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

This zone comprises floodplain and unimproved pasture which lies to the west of the settlement and Alveston House. It adjoins Alveston Conservation Area, and the river edge is a local wildlife site. It is very quiet and unaffected by development so it has a high level of tranquillity. It is highly visible from a footpath around Alveston House and from distant views from the west and north. Due to its role as floodplain, tranquil pastoral character, visibility from footpaths and long views from north and west, biodiversity value and integration with the wider river corridor, this zone is considered inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone comprises floodplain and unimproved pasture which lies to the west of the settlement and Alveston House. It adjoins Alveston Conservation Area, and the river edge is a local wildlife site. It is very quiet and unaffected by development so it has a high level of tranquillity. It is highly visible from a footpath around Alveston House and from distant views from the west and north. Due to its role as floodplain, tranquil pastoral character, visibility from footpaths and long views from north and west, biodiversity value and integration with the wider river corridor, this zone is considered inappropriate for commercial development.

Landscape characteristics**LDU level****Physiographic** River Valleys**Ground type** Wet meadowland**Land cover** Pastoral farmlands**Settlement pattern** Meadowland on small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** P2**Visual sensitivity** L0Land Cover Parcel data**Land Use** Pastoral**Pattern** Med/large_semi-regul**Origin** MeadowDesignations**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, ridge and furrow**Landcover** pasture, much appears unimprovedField 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 none

Presence of water River Avon

Scale medium to large Sense of enclosure open

Diversity uniform

Skyline

Prominence/ importance

Complexity

Comments wide views across pasoral landscape to enclosing hills to north and west

Key views

To settlement False From settlement False

Landmarks from site north west to obelisk in Welcombe Hills Country Park Detractors -

Intervisibility

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

Comments mature trees screen views back to settlement. Longer views from north and west to the area.

Tranquillity

Noise sources people

Views of development some Presence of people occasional

Summary high

Comments a quiet area of flood plain and meadow, largely screened from views of nearby development although some views across the river, for example to offices at Ryon House. A footpath runs along its southern boundary.

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

Corridor?

Comments floodplain pasture appears to be managed as part of wider farmed unit

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

Setting?

Comments few views back in to Alveston due to maturity of vegetation around Alveston House, area AV01, and area AV02. Consistent with the river corridor along the Avon and broad zone of riverine vegetation such as pollarded willows and mature oaks, and unimproved pasture or flooding meadows.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments AV02 is reliant on the character of the open floodplain

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge positive **Form of edge** moderately indented

Comments from the area there are few visual or close associations with any development, with the exception of some views to Alveston House and the dwellings at Hillside

Receptors

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
viewpoints	high

Comments most receptors are from footpath at southern edge of the area, or longer views from Country Park, offices and dwellings across the river from the north and west

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone consists of a flat, medium-sized open grass field at the western entrance to the settlement of Alveston, where views into the village are funnelled by tall brick walls on the boundary of adjacent properties. It acts as a setting for the parish church and appears to have been recently designed as open amenity space with many young trees. It is a focal point when entering the settlement from the south west and care has been taken to screen recent housing development along its northern edge with a belt of young mixed species trees. Although the zone does not lie within the Conservation Area it appears to be an integral part of the settlement, serving as a new 'village green' and as such is considered inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone consists of a flat, medium-sized open grass field at the western entrance to the settlement of Alveston, where views into the village are funnelled by tall brick walls on the boundary of adjacent properties. It acts as a setting for the parish church and appears to have been recently designed as open amenity space with many young trees. It is a focal point when entering the settlement from the south west and care has been taken to screen recent housing development along its northern edge with a belt of young mixed species trees. Although the zone does not lie within the Conservation Area it appears to be an integral part of the settlement, serving as a new 'village green' and as such is considered inappropriate for commercial development.

Landscape characteristics**LDU level****Physiographic** River Valleys**Ground type** Sandy Brown soils**Land cover** Arable farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** P3**Ecological sensitivity** C3**Visual sensitivity** L1Land Cover Parcel data**Land Use** Pastoral**Pattern** Medium/large_regular**Origin** CultivatedDesignations**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**Landcover** grassland and treesField 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 war memorial
 Presence of water -
 Scale medium Sense of enclosure open
 Diversity simple

Skyline

Prominence/ importance not applicable Complexity

Comments

Key views

To settlement False From settlement False
 Landmarks parish church Detractors busy boundary road(s)

Intervisibility

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

Comments parish church is dominant feature

Tranquillity

Noise sources roads people
 Views of development many 270 Presence of people infrequent

Summary medium

Comments traffic on Wellesbourne Road is a detractor, while there is only local traffic on Alveston Lane. Recent housing to the north of the zone is currently partly screened by a young tree belt. Elsewhere the zone is open to view with scattered trees and low hedges on boundaries.

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

Comments appears to be managed in isolation and has no public access

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

Setting?

Comments setting for parish church viewed from settlement entrance on south west. Appears to be new 'village green'. Cut off from wider landscape by Wellesbourne Road.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments n/a

Settlement edge

Pre C20 edge C20-21 edge

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

Comments western edge mainly C19th houses; northern edge recent housing development screened by young tree belt

Receptors

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

Comments rural residents include The Old Rectory (listed building) and Glebe House Farm to the south. Urban residents on Alveston Lane have views into the site mitigated by boundary vegetation. There are long clear views into the site from Main Street, which is the entrance to the settlement. There are no PROWs adjacent to the site or overlooking it, but views from a PROW to the south might be affected by development of the site.

Other

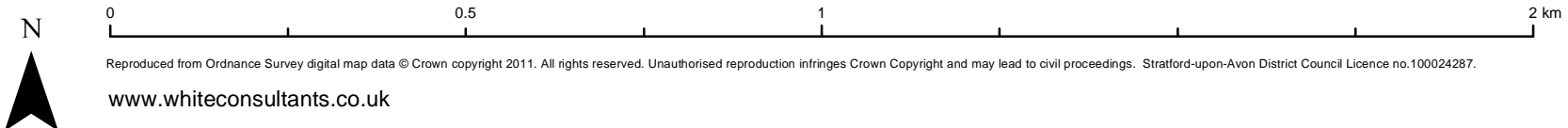
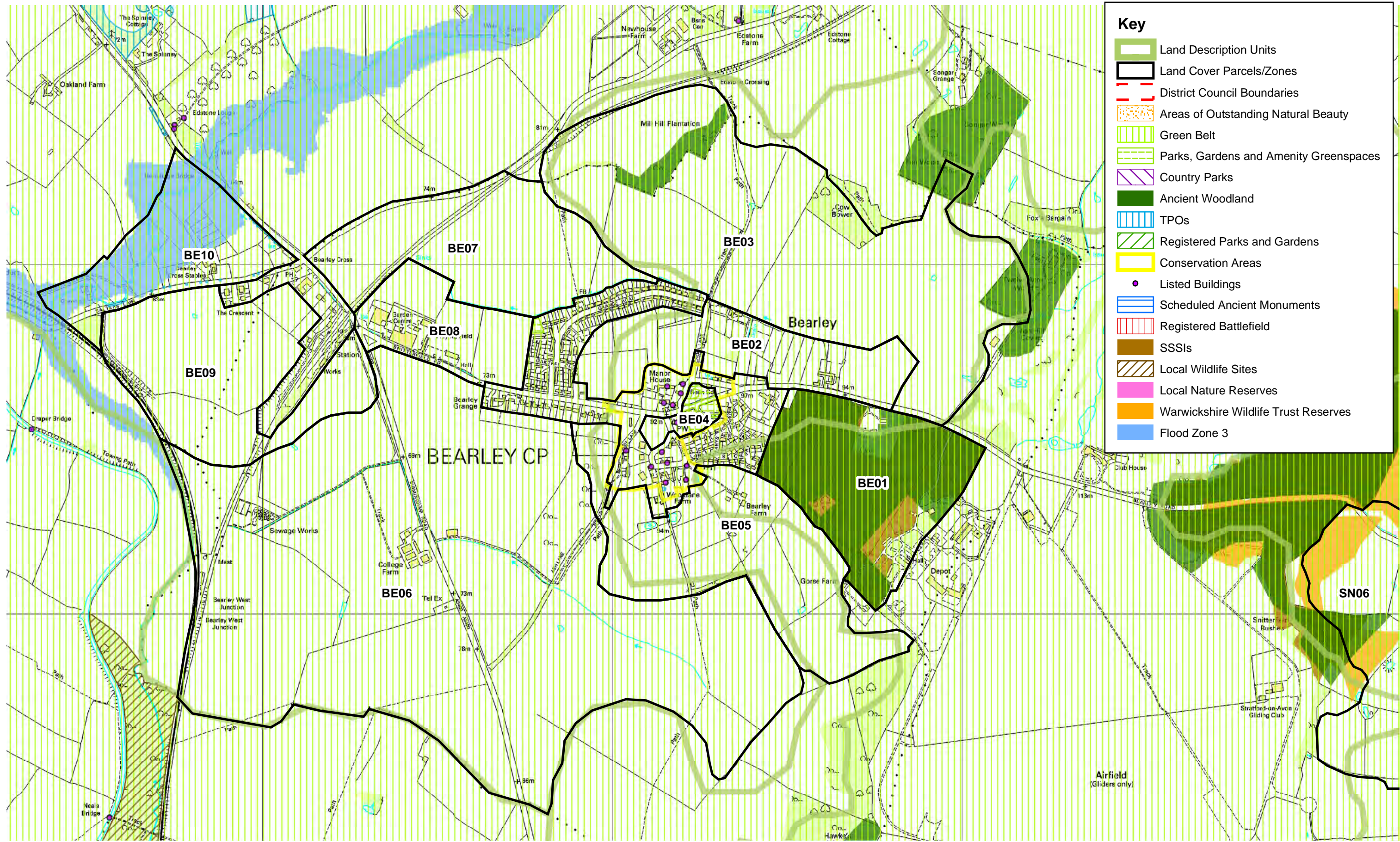
Other factors amenity use of site; potential biodiversity significance

Potential for landscape enhancement

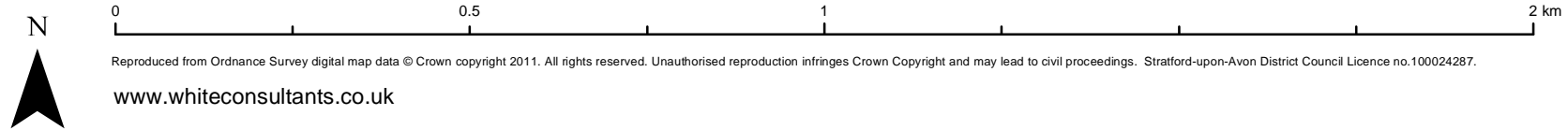
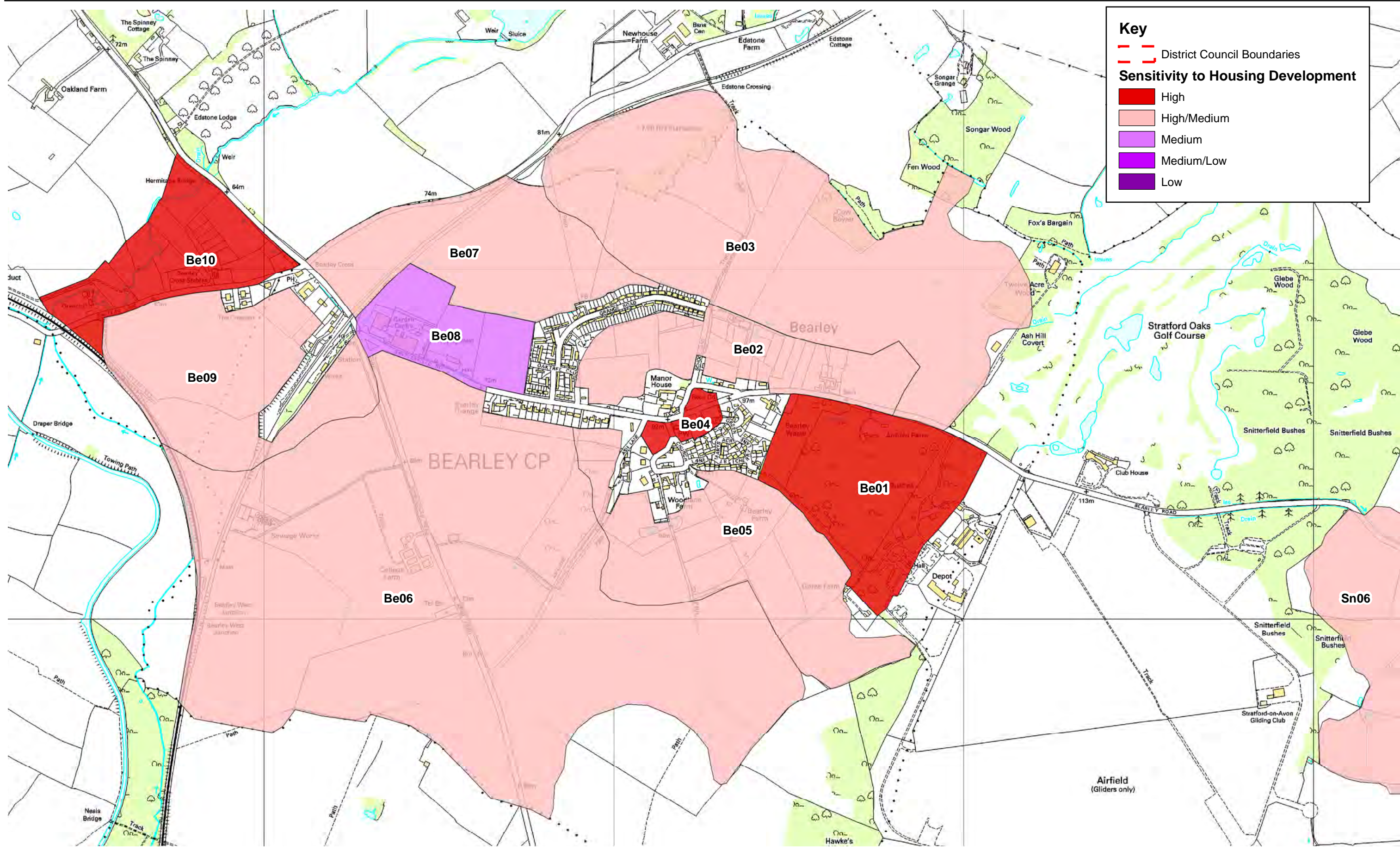
-

Potential mitigation if area potentially suitable for development

-



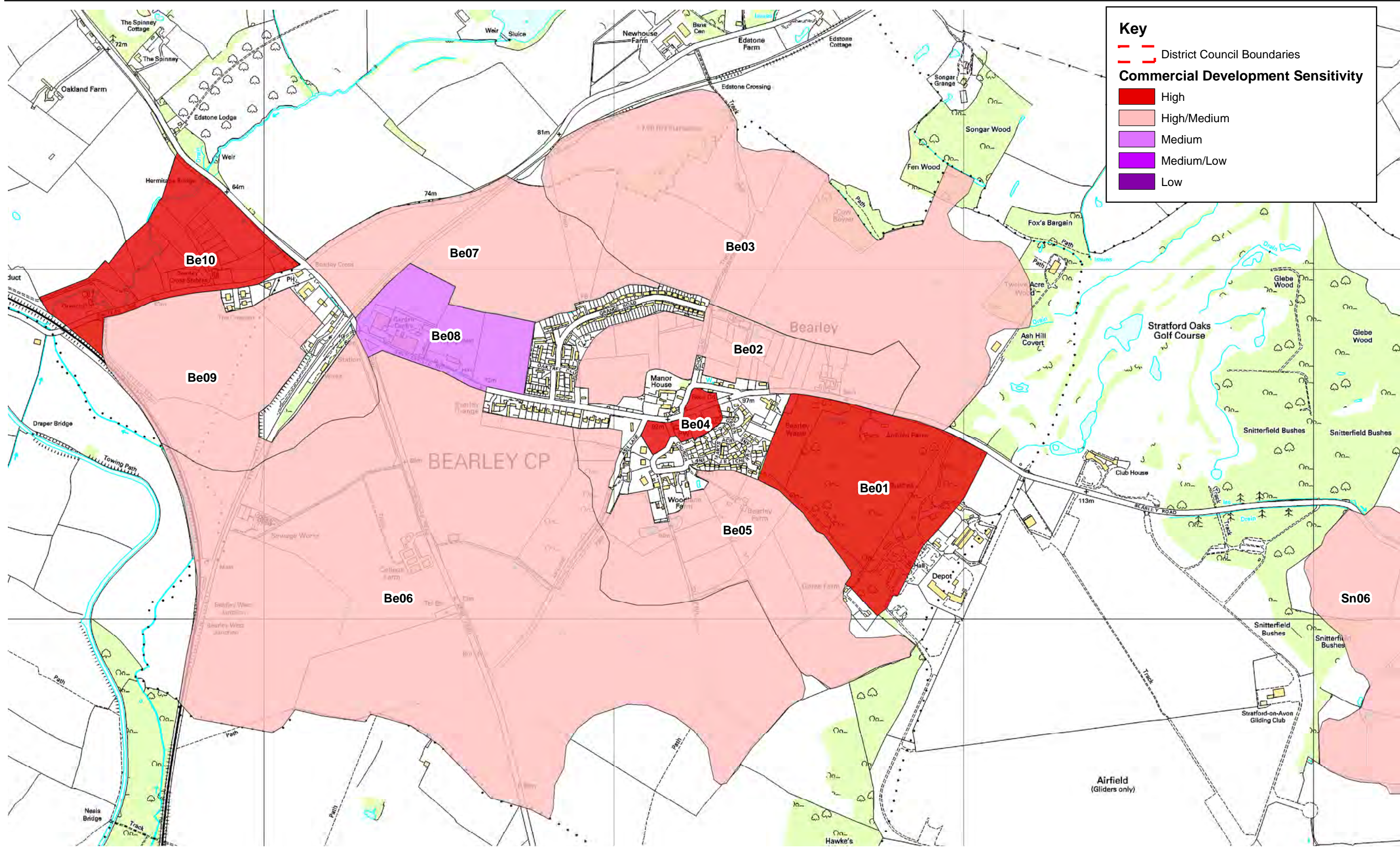
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Bearley Landscape Sensitivity to Housing Development



LCP/Zone Be01

Settlement: Bearley

Landscape sensitivity to housing development high

The zone is ancient woodland dominated by oak on a low plateau to the east of the village. It is visible from the countryside to the north and south and provides a positive rural approach to the settlement. It also lies in Green Belt and provides a positive backcloth to existing development. As ancient woodland it is very sensitive and a highly inappropriate location for housing development.

Landscape sensitivity to commercial development high

The zone is ancient woodland dominated by oak on a low plateau to the east of the village. It is visible from the countryside to the north and south and provides a positive rural approach to the settlement. It also lies in Green Belt and provides a positive backcloth to existing development. As ancient woodland it is very sensitive and a highly inappropriate location for commercial development.

Landscape characteristics

LDU level

Physiographic Periglacial plateau

Ground type Loamy gleys

Land cover Ancient wooded land

Settlement pattern Planned enclosed waste

LDU level

Cultural sensitivity H2

Ecological sensitivity C1

Visual sensitivity L2

Land Cover Parcel data

Land Use Ancient woodlnd

Pattern

Origin Woodland

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 plateau

Landcover woodland

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 dwelling

Other built features -

Presence of water -

Scale intimate Sense of enclosure confined

Diversity diverse

Skyline

Prominence/ importance apparent Complexity

Comments wood forms the skyline/backcloth to the settlement on the east

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments woodland visible from land to the north and south as it lies on a ridge

Tranquillity

Noise sources roads

Views of development none Presence of people rare

Summary high/medium

Comments zone is dense ancient woodland with very limited views of development and mainly away from roads with no public access

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

Comments the woodland appears to be managed as a contained unit with no public access

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

Comments forms an important backcloth to the village and part of a rural approach to the village from the east

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments settlement edge tends to be screened from wider view by the trees. The larger property on the north west corner of the woodland is not in character with cypress hedges behind native hawthorn which spoil the rural character of the village

Receptors

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

Comments receptors include users of PROWs, minor roads and residents

Other

Other factors -

Potential for landscape enhancement

management plan for the woodland if not already in place

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

The zone comprises a series of pastoral fields, enclosures and large gardens on north facing slopes running down from the old settlement northwards. A linear C20 development lies at the bottom of the slope to the north east. Boundaries are generally outgrown hedges but to the east these become fences or trimmed hedges. The settlement edge to the south [including Conservation Area] is locally prominent on the skyline but due to its incremental, discontinuous and established character with mature vegetation it forms a positive edge. The slopes contribute to its setting to the north and act as separation between it and the C20 development to the north east. The area also provides a positive introduction to the settlement along Snitterfield Road from the east. The converted farm buildings provide a very positive gateway to the settlement and the discontinuous character of the settlement with gaps is appropriate in this area. Housing development is not appropriate in this zone apart possibly from one or two houses in large plots provided they do not close all the gaps in the settlement frontage.

Landscape sensitivity to commercial development high

The zone comprises a series of pastoral fields, enclosures and large gardens on north facing slopes running down from the old settlement northwards. A linear C20 development lies at the bottom of the slope to the north east. Boundaries are generally outgrown hedges but to the east these become fences or trimmed hedges. The settlement edge to the south [including Conservation Area] is locally prominent on the skyline but due to its incremental, discontinuous and established character with mature vegetation it forms a positive edge. The slopes contribute to its setting to the north and act as separation between it and the C20 development to the north east. The area also provides a positive introduction to the settlement along Snitterfield Road from the east. The converted farm buildings provide a very positive gateway to the settlement and the discontinuous character of the settlement with gaps is appropriate in this area. Commercial development is not appropriate in this zone due to its local prominence, slopes and scale.

Landscape characteristics

	LDU level
Physiographic	Scarp slopes & ridges
Ground type	Loamy Brown soils
Land cover	Ancient wooded land
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	F1
Visual sensitivity	S2

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/medium_regular
Origin	Cultivated

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 undulating slopes

Landcover permanent pasture

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern occasional roadside dwellings on Snitterfield Road and School Lane within zone

Other built features yard with sheds and lean to east of School Lane

Presence of water -

Scale small **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments slopes form local skyline in views from the north/east

Key views

To settlement False	From settlement False
Landmarks -	Detractors yard east of School Lane but generally well hidden by hedgerows

Intervisibility

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

Comments the slopes are prominent when viewed from the north, albeit from PROWs and railway line only

Tranquillity

Noise sources roads

Views of development many 270

Presence of people occasional

Summary medium

Comments although the presence of the road and views of the built edge on two sides reduce the overall tranquillity, this zone provides a relatively quiet area in close proximity to the settlement

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

Corridor?

Comments the zone appears to be managed as part of a series of units some related to a farm possibly, while others are horse pasture or large gardens. One PROW runs across the area to the east.

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

Setting?

Comments the zone forms the pastoral slopes above which the core of the village with the Manor House lie. It also provides an attractive rural edge along Snitterfield Road with intermittent houses terminating in a converted farm complex. This provides a positive eastern approach to the settlement.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge positive

Form of edge smooth/linear

Comments to the south the settlement edge is positive with incrementally developed vernacular buildings in established gardens on the hilltop and more modern but carefully designed dwellings to the east. To the north west the settlement edge is C20 and hard and homogenous, albeit at the bottom of the slope.

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments receptors include users of PROWs, minor roads, residents and users of the railway at a distance

Other

Other factors -

Potential for landscape enhancement

restoration and maintenance of hedgerow boundaries and regeneration of hedgerow tree cover

Potential mitigation if area potentially suitable for development

Landscape sensitivity to housing development high/medium

This zone comprises arable farmland set within a relic pattern of large hedged fields, associated with a low hill to the north of the village. The rolling/undulating topography and relatively sparse hedgerow tree cover mean that the area is open to view, although the presence of discrete blocks of ancient woodland, often on the skyline, help to frame more distant views. The zone forms a strong rural hinterland to the village and is more or less separated from the adjoining settlement edge by a area of small pastoral fields. It is thus highly sensitive to any new housing development as this would be visually divorced from the existing settlement and is likely to be exposed to view. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone comprises arable farmland set within a relic pattern of large hedged fields, associated with a low hill to the north of the village. The rolling/undulating topography and relatively sparse hedgerow tree cover mean that the area is open to view, although the presence of discrete blocks of ancient woodland, often on the skyline, help to frame more distant views. The zone forms a strong rural hinterland to the village and is more or less separated from the adjoining settlement edge by an area of small pastoral fields. It is thus highly sensitive to any commercial development as this would be visually divorced from the existing settlement and is likely to be exposed to view. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics**LDU level****Physiographic** Scarp slopes & ridges**Ground type** Loamy Brown soils**Land cover** Ancient wooded land**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** F1**Visual sensitivity** S2Land Cover Parcel data**Land Use** Cropping**Pattern** Large_regular**Origin** CultivatedDesignations**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** undulating slopes**Landcover** arable farmlandField 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 in zone

Other built features -

Presence of water field ponds

Scale large **Sense of enclosure** framed

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments zone rises to the north to form an undulating skyline with strong woodland cover

Key views

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

Intervisibility

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

Comments highly intervisible with the village as slopes face towards it and the zone is relatively open

Tranquillity

Noise sources other roads

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

Summary high/medium

Comments the road only grazes the area to the south, the railway line lies to the north and the settlement edge is recessive with limited public access, so the zone feels relatively tranquil

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

Comments the zone appears to be managed as part of wider farmed units and has PROWs running across it linking into the settlement

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

Setting?

Comments the area forms the major part of the unspoilt, open rural hinterland to the north of the village

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 the housing on Grange Road is poor quality and homogenous, although its visual impact is reduced as it is set down in the landscape

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments receptors include users of PROWs, minor roads, Stratford to Leamington railway and residents

Other

Other factors -

Potential for landscape enhancement

plant native trees to replace mature oaks in time and manage woodlands

Potential mitigation if area potentially suitable for development

-

LCP/Zone Be04

Settlement: Bearley

Landscape sensitivity to housing development high

The zone comprises two parts. To the east, linked open spaces act as a village green. There is grass and play equipment to the north of Snitterfield Road and mounding to the south with carefully designed housing to the south and tree cover to the north and south. To the west, a small sloping hedged pasture abuts the road. The modest village church and a number of dwellings are adjacent with Stone House the most prominent. The spaces lie within the Conservation Area contribute strongly to its character. The zone is very sensitive and is inappropriate for housing development.

Landscape sensitivity to commercial development high

The zone comprises two parts. To the east, linked open spaces act as a village green. There is grass and play equipment to the north of Snitterfield Road and mounding to the south with carefully designed housing to the south and tree cover to the north and south. To the west, a small sloping hedged pasture abuts the road. The modest village church and a number of dwellings are adjacent with Stone House the most prominent. The spaces lie within the Conservation Area contribute strongly to its character. The zone is very sensitive and is inappropriate for commercial development.

Landscape characteristics

LDU level

Physiographic Scarp slopes & ridges

Ground type Loamy Brown soils

Land cover Ancient wooded land

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity H2

Ecological sensitivity F1

Visual sensitivity S2

Land Cover Parcel data

Land Use Pastoral

Pattern Small_regular

Origin Cultivated

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 to the north east, gentle man made mounds to the south east and sloping to

Landcover the west
the west land [east] and pastoral field [west]

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern open space within settlement

Other built features -

Presence of water -

Scale intimate Sense of enclosure enclosed

Diversity diverse

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	church and Stone House adjacent	Detractors	-

Intervisibility

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

Comments though small and enclosed the spaces are visible from Snitterfiled Road and from key locations in the settlement

Tranquillity

Noise sources roads

Views of development many all sides 360 Presence of people infrequent

Summary medium/low

Comments this is an historic zone surrounded by dwellings mostly set in large gardens, through which runs a fairly busy road that reduces the overall tranquillity

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

Comments the eastern areas are amenity land whilst the western area appears to be managed as pasture, possibly as part of a wider farmed unit

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

Setting?

Comments the spaces contribute strongly to the green character of the settlement and Conservation Area

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge positive

Form of edge moderately indented

Comments this zone has an indented settlement edge, comprising church, historic buildings and large gardens with significant tree cover

Receptors

Receptors

urban residents

roads/rail/cycleways

Sensitivity

high/medium

high/medium

Comments receptors include users of Snitterfield Road, minor roads, the church and residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Be05

Settlement: Bearley

Landscape sensitivity to housing development high/medium

This zone, which acts as a setting to the Conservation Area in the southern part of the settlement, has a small scale landscape with a varied sloping/undulating topography. It also has a strong pastoral character with many older pastures set within a pattern of medium sized fields defined by broad, mixed species hedgerows. The zone is crossed by a number of footpaths which provide a variety of views over the lower lying ground to the south of the settlement. The zone's sensitivity lies in its role as setting to the Conservation Area and listed buildings and its small scale sloping rural character and so is inappropriate for new housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone, which acts as a setting to the Conservation Area in the southern part of the settlement, has a small scale landscape with a varied sloping/undulating topography. It also has a strong pastoral character with many older pastures set within a pattern of medium sized fields defined by broad, mixed species hedgerows. The zone is crossed by a number of footpaths which provide a variety of views over the lower lying ground to the south of the settlement. The zone's sensitivity lies in its role as setting to the Conservation Area and listed buildings and its small scale sloping rural character and so is highly inappropriate for new commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

LDU level

Physiographic Scarp slopes & ridges

Ground type Loamy Brown soils

Land cover Ancient wooded land

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity H2

Ecological sensitivity F1

Visual sensitivity S2

Land Cover Parcel data

Land Use Mixed farming

Pattern Small/medium_regular

Origin Cultivated

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 undulating slopes

Landcover permanent pasture

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches
Species Thorn Elm Mixed Ancient
Condition Good Poor Redundant Relic
Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None
Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None
Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic
Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern single farm

Other built features -

Presence of water field ponds

Scale small **Sense of enclosure** enclosed

Diversity diverse

Skyline

Prominence/ importance apparent **Complexity** simple

Comments undulating landform means that it forms the local skyline in places on PROWs

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

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

Comments the zone forms the upper hill slopes wrapping around the village core and so is intervisible to the south and south west

Tranquillity

Noise sources roads

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

Summary high/medium

Comments the zone is some distance from the A3400, but it is audible in places. The settlement edge is also apparent, filtered by vegetation and there are PROWs, but the area forms part of the wider countryside

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

Corridor?

Comments the zone appears to be managed as part of wider farmed units and a scrub area and has PROWs running across it

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

Setting?

Comments the zone forms the upper part of slopes running south from the settlement core/Conservation Area, complementing its hilltop location

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge positive **Form of edge** moderately indented

Comments the mix of converted farm buildings, cottages and carefully designed new buildings form a positive indented edge on the hilltop complemented by mature graden planting

Receptors

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

Comments receptors include users of PROWs, residents and the A3400 road at a distance

Other

Other factors -

Potential for landscape enhancement

bringing the area of scrub to the west into beneficial grazing use whilst retaining strong outgrown hedgerows

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

The zone comprises gently undulating arable farm land sweeping south west from the hill on which the settlement predominantly lies. Hedges are generally low cut with a few hedgerow and watercourse trees- oak and willow respectively. An area of scrub and regenerating trees along Ash Lane provides a strong green element south west of the settlement on the hilltop. The A3400 cuts through the area and reduces its tranquillity. The College Farm complex lies to the west. Views are possible from the A3400 to the main settlement and the hard settlement edge of ribbon development is apparent on the lower slopes. The openness to views, field size and the area's role in separating the settlement from the A3400 mean that the opportunity for discreet housing is limited and it is considered inappropriate apart from possibly one or two small houses in scale with the settlement character along Ash Lane.

Landscape sensitivity to commercial development high

The zone comprises gently undulating arable farm land sweeping south west from the hill on which the settlement predominantly lies. Hedges are generally low cut with a few hedgerow and watercourse trees- oak and willow respectively. An area of scrub and regenerating trees along Ash Lane provides a strong green element south west of the settlement on the hilltop. The A3400 cuts through the area and reduces its tranquillity. The College Farm complex lies to the west. Views are possible from the A3400 to the main settlement and the hard settlement edge of ribbon development is apparent on the lower slopes. The openness to views, field size and the area's role in separating the settlement from the A3400 mean that the opportunity for commercial development is limited without significant effects.

Landscape characteristics**LDU level****Physiographic** Soft rock vales & valleys**Ground type** Loamy Brown soils**Land cover** Ancient wooded farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** P2**Ecological sensitivity** C3**Visual sensitivity** L1**Land Cover Parcel data****Land Use** Cropping**Pattern** Large_regular**Origin** Cultivated**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 farmland with scrub

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern	roadside farm on A3400		
Other built features	-		
Presence of water	<input checked="" type="checkbox"/>	minor watercourse	
Scale	large	Sense of enclosure	open
Diversity	simple		

Skyline

Prominence/ importance	not applicable	Complexity	
Comments	-		

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
Comments	gently sloping land is generally open and intervisible with A3400				

Tranquillity

Noise sources	roads		
Views of development	some	Presence of people	occasional
Summary	medium		
Comments	although an open rural landscape with only limited views of development, this zone is crossed by the busy A3400 which reduces the overall tranquillity		

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

Comments	the zone appears to be managed as part of wider farmed units and has PROWs running across it east of the A3400		
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Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments the zone forms part of the wider landscape setting of the more sensitive part of the settlement separating the settlement from the A3400

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 ribbon development on the western edge of the settlement is homogenous, extending the settlement form. Large sheds associated with the garden centre outside the settlement are visually intrusive.

Receptors

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

Comments receptors include users of PROWs, A3400 and minor roads and residents

Other

Other factors -

Potential for landscape enhancement

encourage trees in hedgerows and consider clearing scrub for grazing provided that large hedgerows are retained

Potential mitigation if area potentially suitable for development

-

LCP/Zone Be07

Settlement: Bearley

Landscape sensitivity to housing development high/medium

The zone comprises large arable fields on gently rising land north west of the settlement. The zone is split into two by the railway. The portion to the north west is gently crowned forming the local skyline and is divorced from the settlement proper and separated from the Bearley Cross development by the A3400. As it is locally prominent and rural and open in character it is considered that housing development is inappropriate. The portion to the east slopes south to the settlement with trees along the railway forming the skyline and a PROW running north/south. It forms part of the relatively unspoilt continuum of open rural hinterland to the settlement running east [BE03]. As such there appears to be very limited opportunity for housing development in the area.

Landscape sensitivity to commercial development high

The zone comprises large arable fields on gently rising land north west of the settlement. The zone is split into two by the railway. The portion to the north west is gently crowned forming the local skyline and is divorced from the settlement proper and separated from the Bearley Cross development by the A3400. As it is locally prominent and rural and open in character it is considered that housing development is inappropriate. The portion to the east slopes south to the settlement with trees along the railway forming the skyline and a PROW running north/south. It forms part of the continuum of open rural hinterland to the settlement running east [BE03]. As such commercial development is considered inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy Brown soils

Land cover Ancient wooded farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L1

Land Cover Parcel data

Land Use Cropping

Pattern Large_semi-regular

Origin Cultivated

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 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 no settlement in zone

Other built features -

Presence of water -

Scale large Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance apparent Complexity simple

Comments the land rises from the A3400 and crowns to the east, north of the railway, creating a local skyline

Key views

To settlement False From settlement False
 Landmarks - Detractors -

Intervisibility

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

Comments the area is gently rising land intervisible with land to the south and west and with its western edges visible from the A3400

Tranquillity

Noise sources roads

Views of development one side 180 Presence of people occasional

Summary medium

Comments the minor road and railway line, together with open views to a hard settlement edge reduce the tranquillity of this zone

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

Corridor?

Comments the zone appears to be managed as part of a wider farmed unit and has a PROW running across it

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

Setting?

Comments the zone is unrelated to the settlement north west of the railway and east of the A3400. South east of the railway it abuts the residential edge with gently rising land, forming part of the settlement's northern rural hinterland.

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 the more recent development in the lower part of the settlement has a hard settlement edge that is mitigated slightly by a limited amount of tree cover

Receptors

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

Comments receptors include users of the A3400, minor roads, PROW and residents

Other

Other factors -

Potential for landscape enhancement

encourage trees in hedgerows

Potential mitigation if area potentially suitable for development

Landscape sensitivity to housing development medium

The zone comprises of gently rising land on the western approaches to the settlement with the A3400 to the west and railway to the north west. The area consists of a number of distinct uses- commercial buildings including agricultural suppliers/garden centre with yards, a community sports field with hall and two arable fields separated by the recreation area. Hedges are trimmed on the road frontage and outgrown elsewhere. Trees are mature along the road and scattered elsewhere. The settlement lies to the east as a C20 straight estate housing edge. Views are possible of the area from the A3400 and to an extent from a PROW to the north. The area has limited tranquillity due to roads, uses and views of development. Though the zone contributes to the entrance to the village and relates to an extent to the countryside it does appear to present an opportunity for housing development on the easternmost arable field which could improve the built edge of the settlement. This should be subject to a development/design brief to ensure that the Snitterfield Road frontage and eastern edge are carefully considered.

Landscape sensitivity to commercial development medium

The zone comprises of gently rising land on the western approaches to the settlement with the A3400 to the west and railway to the north west. The area consists of a number of distinct uses- commercial buildings including agricultural suppliers/garden centre with yards, a community sports field with hall and two arable fields separated by the recreation area. Hedges are trimmed on the road frontage and outgrown elsewhere. Trees are mature along the road and scattered elsewhere. The settlement lies to the east as a C20 straight estate housing edge. Views are possible of the area from the A3400 and to an extent from a PROW to the north. The area has limited tranquillity due to roads, uses and views of development. Though the zone contributes to the entrance to the village and relates to an extent to the countryside it does appear to present an opportunity for commercial development on the westernmost arable field, north of the garden centre which could improve the built edge of the settlement when viewed from the north with strong tree planting. This may also offer the opportunity of improvement of the Snitterfield Road frontage which is poor in parts at present. Elsewhere the area would be sensitive to commercial development.

Landscape characteristics**LDU level****Physiographic** Soft rock vales & valleys**Ground type** Loamy Brown soils**Land cover** Ancient wooded farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** P2**Ecological sensitivity** C3**Visual sensitivity** L1Land Cover Parcel data**Land Use** Cropping**Pattern** Small/medium_regular**Origin** CultivatedDesignations**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 farmland, playing field and garden centre

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern no dwellings in zone

Other built features retail and storage sheds, village hall

Presence of water -

Scale medium **Sense of enclosure** open

Diversity diverse

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False	From settlement False
Landmarks -	Detractors commercial buildings and associated steel security fencing and clutter

Intervisibility

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

Comments on approach to settlement and on gently rising land

Tranquillity

Noise sources roads

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

Summary medium/low

Comments this is an active area bordered by the busy A3400, with a busy garden centre, village hall and playing fields, although within a rural setting

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

Corridor?

Comments the zone is managed as a commercial area including agricultural suppliers/garden centre, community sports field with hall and two arable fields, apparently part of a larger farmed unit

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

Setting?

Comments the zone lies on the western approach to the settlement forming a gap between the commercial development and C20 estate housing on gently rising land

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 hard C20 residential settlement edge is locally prominent

Receptors

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

Comments receptors include users of the playing fields, A3400, minor road and residents

Other

Other factors -

Potential for landscape enhancement

tree screening of commercial area, improvement to commercial area frontage, reinstatement of hedges along playing field eastern boundary, encouragement of trees in hedgerows and improved hedgerow management

Potential mitigation if area potentially suitable for development

positive frontage to Snitterfield Road, possibly with avenue of trees and varied, slightly indented edge with strong tree planting to playing field boundary

Landscape sensitivity to housing development high/medium

This zone comprises a low rounded hill to the west of the settlement dominated by large arable fields, although a wide, mixed species hedgerow with mature oak trees still occurs on the minor road along the northern boundary of the zone. Commercial development to the east is apparent along the A3400. Although this is currently screened to views from the west by landform, some of this development is divorced from the main settlement by the A3400. Any further expansion up the hillside would be increasingly visible in open countryside as well as separated from the settlement and new housing development would therefore be inappropriate. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high/medium

This zone comprises a low rounded hill to the west of the settlement dominated by large arable fields, although a wide, mixed species hedgerow with mature oak trees still occurs on the minor road along the northern boundary of the zone. Commercial development to the east is apparent along the A3400. Although this is currently screened to views from the west by landform, some of this development is divorced from the main settlement by the A3400. Any further expansion up the hillside would be increasingly visible in open countryside as well as separated from the settlement and new commercial development would therefore be inappropriate. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics**LDU level****Physiographic** Soft rock vales & valleys**Ground type** Loamy Brown soils**Land cover** Ancient wooded farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** P2**Ecological sensitivity** C3**Visual sensitivity** R1Land Cover Parcel data**Land Use** Cropping**Pattern** Large_regular**Origin** CultivatedDesignations**Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood Characteristics**Landform** low rolling hill**Landcover** arable farmland and an area of disused landField 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 in LCP

Other built features -

Presence of water -

Scale large Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance apparent Complexity simple

Comments low crowned rise which forms the skyline in close views such as from the A3400 to the east and Slater's Lane to the north

Key views

To settlement False From settlement False
 Landmarks - Detractors -

Intervisibility

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

Comments the slightly rising ground is generally visible

Tranquillity

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

Summary medium/low

Comments the A3400 and railway, with suburban style development to the east, reduce tranquillity although this increases to the west

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

Comments the zone appears to be managed as part of wider farmed units and has no public access

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

Comments the area feels part of rural countryside divorced from the settlement as it is west of the A3400 with only limited ribbon development and station related development adjacent

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge negative **Form of edge** moderately indented

Comments ribbon development and station related development are detractive, but not widely visible due to vegetation cover and landform

Receptors

Receptors

rural residents

roads/rail/cycleways

Sensitivity

high/medium

high/medium

Comments receptors include users of the A3400, minor road , railway and residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Be10

Settlement: Bearley

Landscape sensitivity to housing development high

This is a zone of pastoral farmland comprising a regular pattern of small hedged and fenced fields, associated with the flat, alluvial floodplain of a tributary stream to the River Alne. Although little unimproved wet grassland vegetation now remains, the stream still retains a diverse profile, with many meanders and steep river banks which contribute to a biologically rich streamside habitat. The stream is prone to flooding after prolonged periods of heavy rainfall, when much of the zone can be inundated by water. This zone is divorced from the main settlement situated to the west of the A3400. Its sensitivities are its open countryside character, its distance from the main settlement and its role as floodplain. These make the zone an inappropriate location for any new housing development. It is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This is a zone of pastoral farmland comprising a regular pattern of small hedged and fenced fields, associated with the flat, alluvial floodplain of a tributary stream to the River Alne. Although little unimproved wet grassland vegetation now remains, the stream still retains a diverse profile, with many meanders and steep river banks which contribute to a biologically rich streamside habitat. The stream is prone to flooding after prolonged periods of heavy rainfall, when much of the zone can be inundated by water. This zone is divorced from the main settlement situated to the west of the A3400. Its sensitivities are its open countryside character, its distance from the main settlement and its role as floodplain. These make the zone an inappropriate location for any new housing development. It is also in Green Belt which is an additional constraint on development.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy Brown soils

Land cover Ancient wooded farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L1

Land Cover Parcel data

Land Use Pastoral

Pattern Large_semi-regular

Origin Cultivated

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 floodplain

Landcover permanent pasture

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern roadside dwelling

Other built features horse stabling, caravan site

Presence of water stream corridor

Scale small Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments low lying valley floodplain and floor with strong streamside tree cover, but glimpse views from adjacent roads

Tranquillity

Noise sources roads

Views of development some Presence of people infrequent

Summary medium

Comments the busy A3400 adjacent and filtered views of development reduce tranquillity although this increases to the west

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

Comments the zone is predominantly floodplain and appears to be managed either

as part of wider farmed units, or as horse pasture and has no public access

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

Setting?

Comments the area feels part of rural countryside divorced from the settlement as it is west of the A3400, with only limited ribbon development to the south

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 ribbon development is detractive but not widely visible due to vegetation cover

Receptors

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments receptors include users of the A3400, minor road and residents

Other

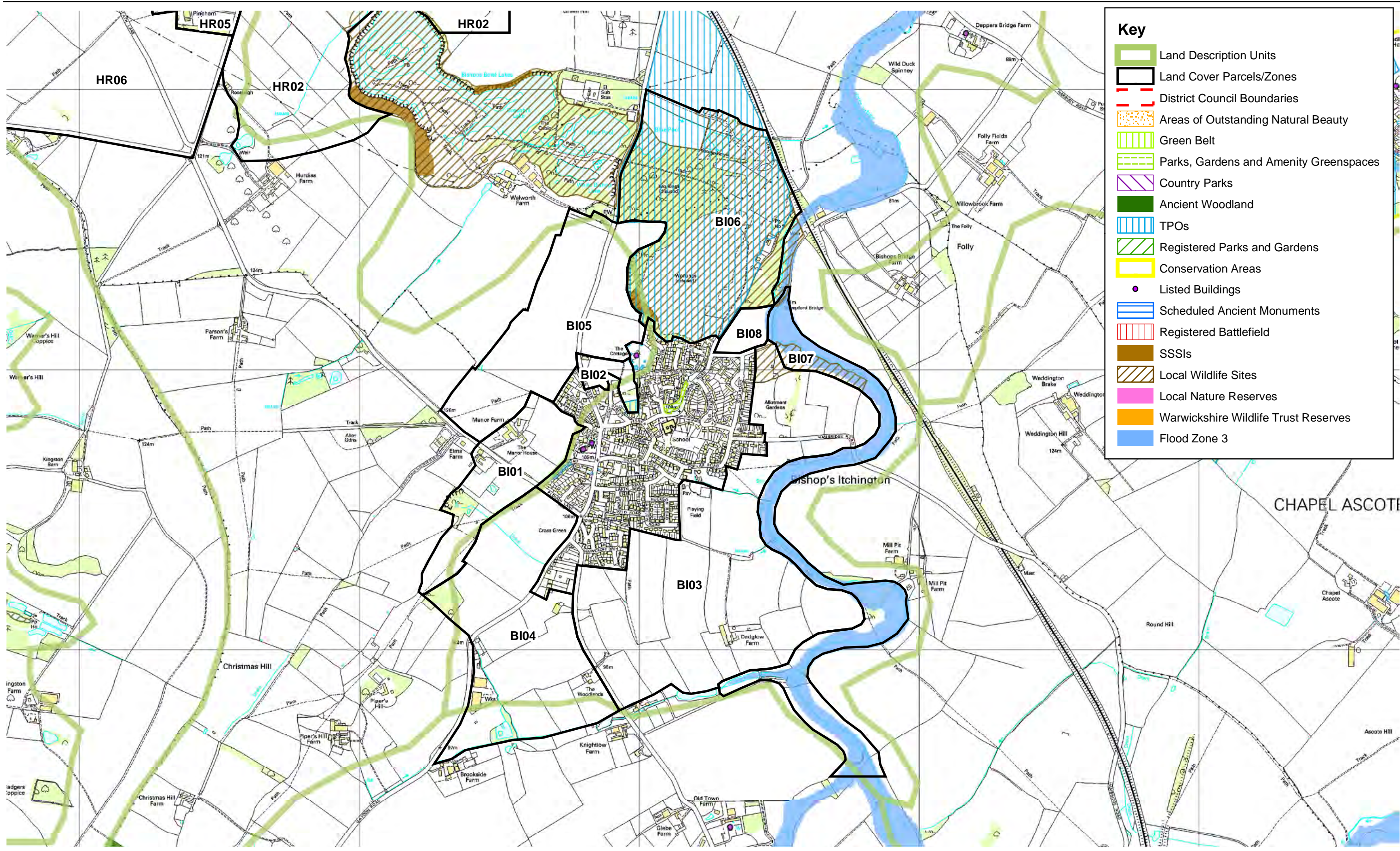
Other factors -

Potential for landscape enhancement

reinstatement of hedges and encouragement of trees in field boundaries

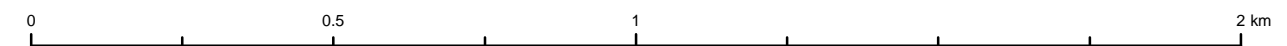
Potential mitigation if area potentially suitable for development

-



Key

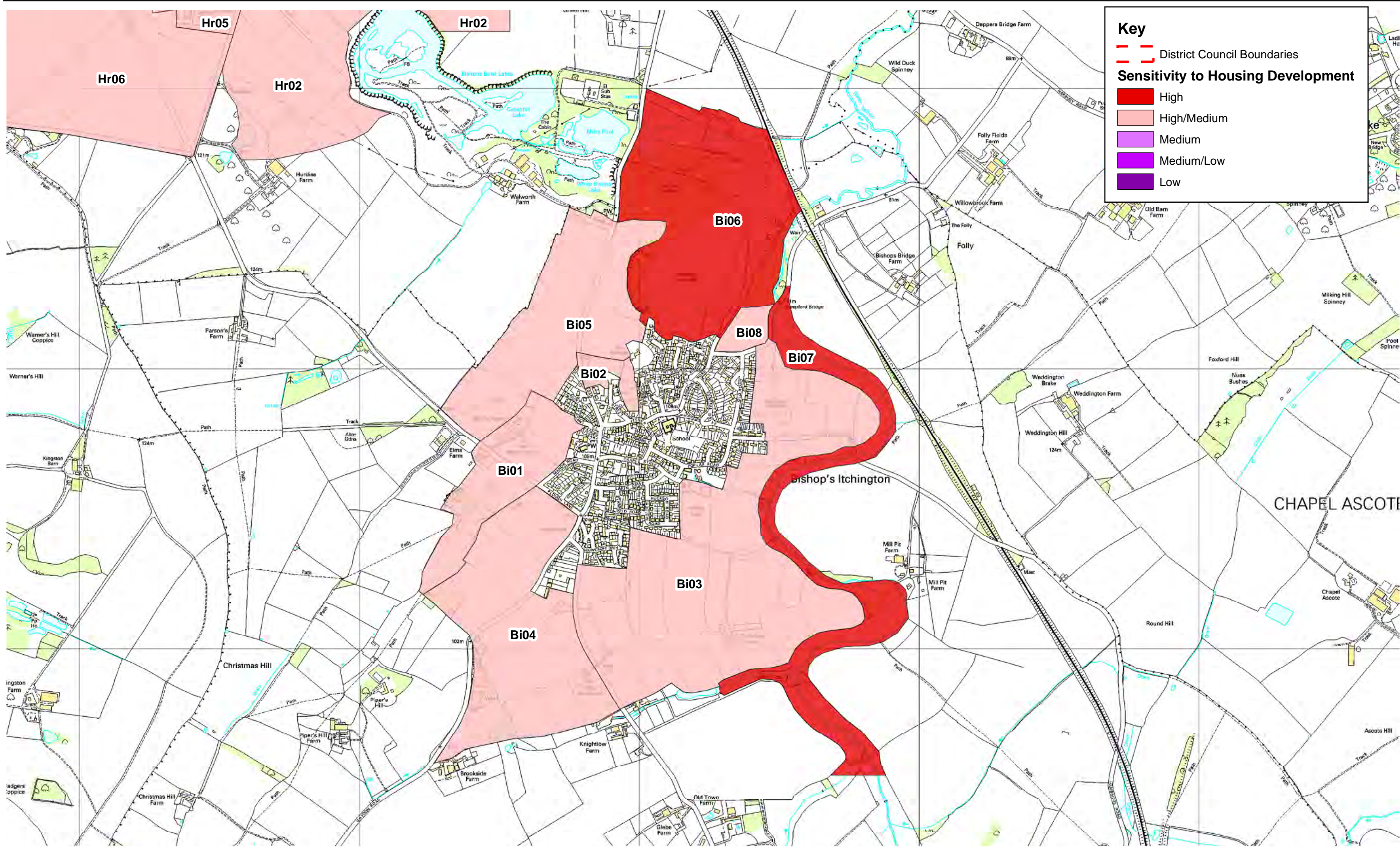
- Land Description Units
- Land Cover Parcels/Zones
- District Council Boundaries
- Areas of Outstanding Natural Beauty
- Green Belt
- Parks, Gardens and Amenity Greenspaces
- Country Parks
- Ancient Woodland
- TPOs
- Registered Parks and Gardens
- Conservation Areas
- Listed Buildings
- Scheduled Ancient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



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Bishops Itchington Designations and Constraints

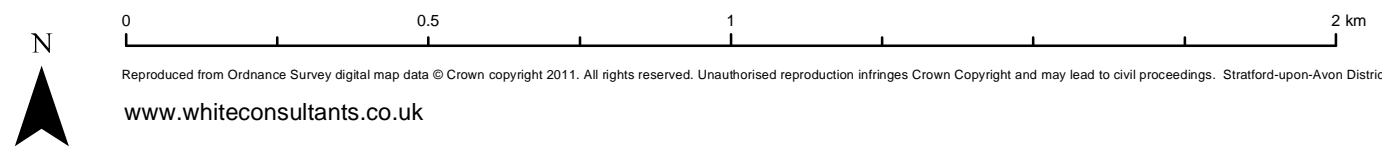


Key

- District Council Boundaries

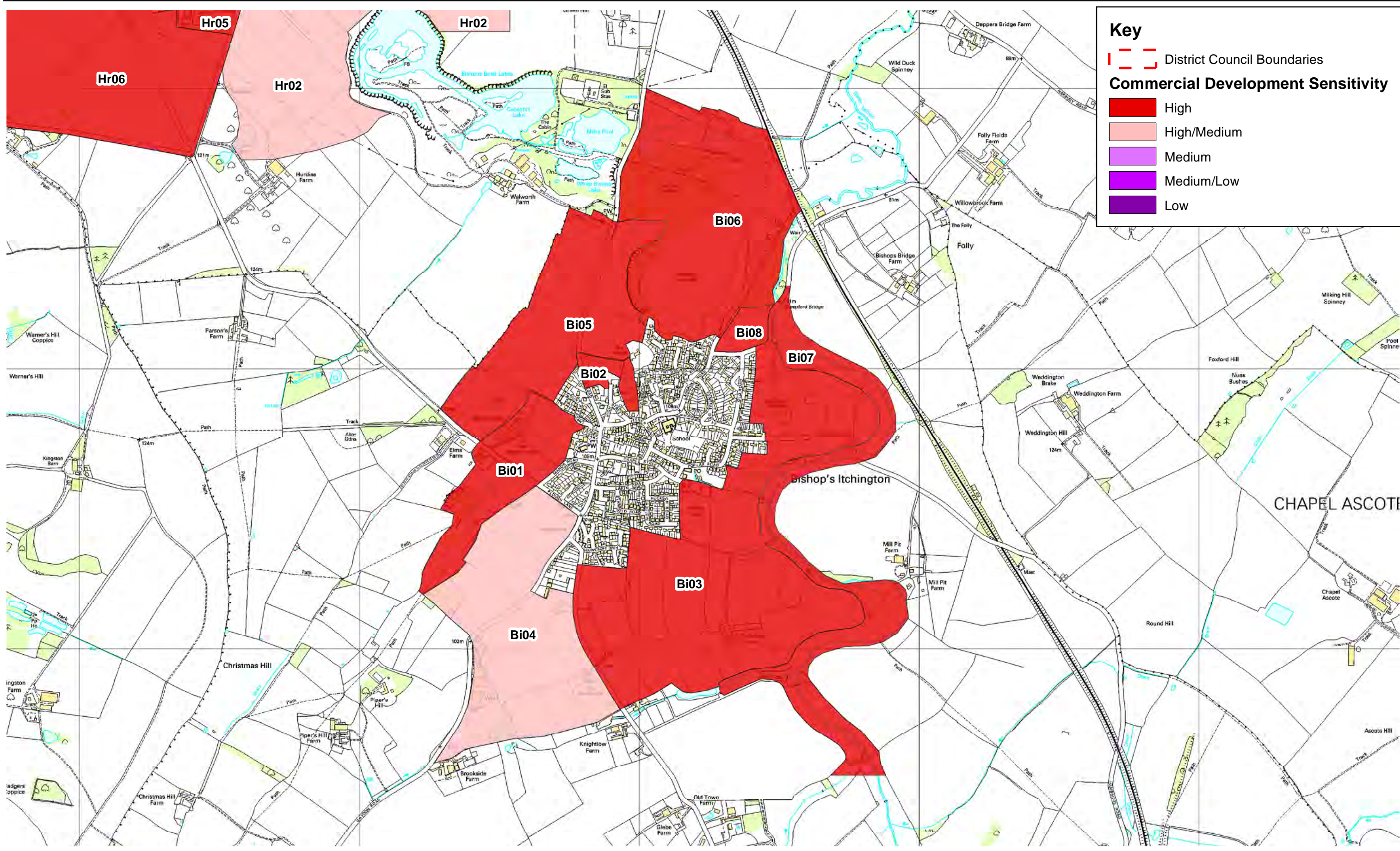
Sensitivity to Housing Development

- High
- High/Medium
- Medium
- Medium/Low
- Low



**Bishops Itchington
Landscape Sensitivity to Housing Development**

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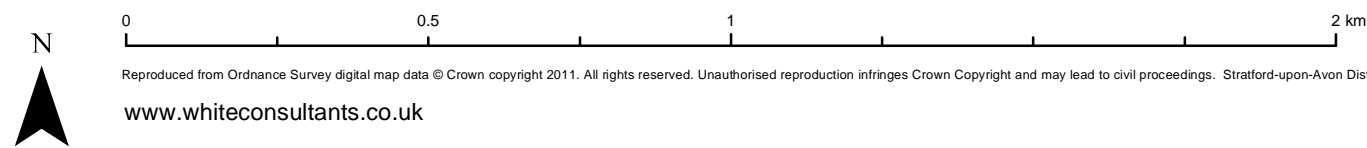


Key

--- District Council Boundaries

Commercial Development Sensitivity

- High
- High/Medium
- Medium
- Medium/Low
- Low



**Bishops Itchington
Landscape Sensitivity to Commercial Development**

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Landscape sensitivity to housing development high/medium

This zone consists of several small pasture fields associated with The Manor House on sloping ground on the western edge of Bishops Itchington. The Manor House is a striking assemblage set on a ridge above the pasture fields which provides a local skyline on this side of the settlement. The fields are fenced rather than hedged and to the south of Plough Lane there is a small copse of wetland vegetation associated with a ditchline and pond. This feature is echoed elsewhere within the zone at a smaller scale and there is some mature vegetation around The Manor House. There is intervisibility between the parish church, another listed building and The Manor House (which is not listed), and the latter is visible, through boundary vegetation, from houses along Manor Road, although probably not from houses to the north of this zone, due to their orientation. A short length of PROW follows the northern boundary of the area, linking the settlement to the wider countryside. Plough Lane links Bishops Itchington and Harbury and passes through the centre of the zone, but at this point is in a dip, with dense roadside vegetation, so views to either side are very limited. Although The Manor House forms a local skyline on the western edge of the settlement, the pasture fields that lie along its eastern side clearly separate it from the settlement. Any development of the northern half of this zone would close this gap between the settlement edge and a rural dwelling; would compromise the setting of two listed buildings; and would be highly visible from a rural dwelling, two listed buildings and many houses along the western edge of the settlement. Any development in the southern part of the zone would extend into open countryside. For these reasons housing development of this zone is not considered appropriate.

Landscape sensitivity to commercial development high

This zone consists of several small pasture fields associated with The Manor House on sloping ground on the western edge of Bishops Itchington. The Manor House is a striking assemblage set on a ridge above the pasture fields which provides a local skyline on this side of the settlement. The fields are fenced rather than hedged and to the south of Plough Lane there is a small copse of wetland vegetation associated with a ditchline and pond. This feature is echoed elsewhere within the zone at a smaller scale and there is some mature vegetation around The Manor House. There is intervisibility between the parish church, another listed building and The Manor House (which is not listed), and the latter is visible, through boundary vegetation, from houses along Manor Road, although probably not from houses to the north of this zone, due to their orientation. A short length of PROW follows the northern boundary of the area, linking the settlement to the wider countryside. Plough Lane links Bishops Itchington and Harbury and passes through the centre of the zone, with only glimpsed views to either side. Although The Manor House forms a local skyline on the western edge of the settlement, the pasture fields that lie along its eastern side clearly separate it from the settlement. Any development of the northern half of this zone would close this gap between the settlement edge and a rural dwelling; would compromise the setting of two listed buildings; and would be highly visible from a rural dwelling, two listed buildings and many houses along the western edge of the settlement. Any development in the southern part of the zone would extend into open countryside. For these reasons commercial development of this zone is not considered appropriate.

Landscape characteristics

LDU level

Physiographic Periglacial plateau

Ground type Loamy gleys

Land cover Ancient wooded pastures

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C2

Visual sensitivity L1

Land Cover Parcel data

Land Use Pastoral

Pattern Small/medium_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform sloping

Landcover pasture (ridge and furrow at southern end), some wet woodland

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 farmhouse

Other built features farm buildings

Presence of water drainage ditches and ponds

Scale small Sense of enclosure fairly open

Diversity simple

Skyline

Prominence/ importance apparent Complexity simple

Comments Manor Farm is set just below a narrow ridgeline which forms a local skyline on the western edge of the settlement

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments both the Manor House and the church are significant buildings but only within a very local context, ie the western edge of the settlement. The Manor House is visible from houses along Manor Road but houses in the recent development to the north of the zone do not face into it.

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people infrequent

Summary high/medium

Comments Plough Lane links Bishops Itchington and Harbury only, so carries little traffic. Near the settlement it is in a dip, with fairly steep banks and many hedgerow trees, so views into the zone are limited. There is a PROW along part of the zone's northern boundary.

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

Comments this area appears to relate only to The Manor House, being an island of pastoral land within a sea of arable on the western edge of the settlement. The PROW along its northern boundary links the settlement with the wider landscape.

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

Comments due to landform this area contributes little to the setting of the settlement but does provide permeability between the settlement edge and The Manor

House, which clearly lies outside the settlement . Both BI05 and BI04 are in arable cultivation and are part of the wider farmed landscape. Due to topography, this zone mainly looks towards the settlement.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive Form of edge moderately indented

Comments a variable edge, with recent housing development to north and south separated by the parish church and another listed building, with much ornamental vegetation.

Receptors

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

Comments both rural and urban residents would experience very high impact from any development in this zone. Users of the PROW have a view of much of the zone; road users would have only glimpsed passing views to both sides when approaching or leaving the settlement.

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone consists of a mix of garden (associated with a listed building and including an area of TPO trees) and a field in arable cultivation, with one dwelling, a C20 bungalow, on its north western corner where a track provides access to the listed building. It is bordered to the west by the B4451; the redundant High Street and associated pre-C20 dwellings terminate in a garden access near its southern boundary. The C20 dwellings of Butcher's Close lie adjacent to the southern part of its eastern boundary which, to the north, consists of part of the curtilage of The Cottage (listed building). Local topography has created a skyline to the north of this zone and from the road at its northern boundary there are extensive glimpsed views across the Itchen valley. Any development of this site would compromise the setting of a listed building, would have an impact on urban residents and one rural resident, would extend the boundary of the settlement out into the wider rural landscape and would be visible from some points to the south and east, creating a new skyline for this part of the settlement edge. Part of the site is also covered by a Tree Preservation Order. For these reasons, this zone is not considered appropriate for housing development.

Landscape sensitivity to commercial development high

This zone consists of a mix of garden (associated with a listed building and including an area of TPO trees) and a field in arable cultivation, with one dwelling, a C20 bungalow, on its north western corner where a track provides access to the listed building. It is bordered to the west by the B4451; the redundant High Street and associated pre-C20 dwellings terminate in a garden access near its southern boundary. The C20 dwellings of Butcher's Close lie adjacent to the southern part of its eastern boundary which, to the north, consists of part of the curtilage of The Cottage (listed building). Local topography has created a skyline to the north of this zone and from the road at its northern boundary there are extensive glimpsed views across the Itchen valley. Any development of this site would compromise the setting of a listed building, would have an impact on urban residents and one rural resident, would extend the boundary of the settlement out into the wider rural landscape and would be visible from some points to the south and east, creating a new skyline for this part of the settlement edge. Part of the site is also covered by a Tree Preservation Order. For these reasons, as well as its small scale, this zone is not considered appropriate for commercial development.

Landscape characteristics**LDU level****Physiographic** Periglacial plateau**Ground type** Loamy gleys**Land cover** Ancient wooded pastures**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C2**Visual sensitivity** L1**Land Cover Parcel data****Land Use** Pastoral**Pattern** Small_regular**Origin** Cultivated**Designations**

Landscape/planningGreen Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood **Characteristics****Landform** sloping**Landcover** arable, trees and garden; one bungalow**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** one rural dwelling (bungalow)**Other built features** -**Presence of water** -**Scale** small **Sense of enclosure** inherently open but tall conifers along boundary enclose**Diversity** simple**Skyline****Prominence/ importance** apparent **Complexity** simple**Comments** local topography creates ridgeline/skyline at northern end of this zone**Key views****To settlement** False**Landmarks** - **From settlement** False **Detractors** conifer hedge**Intervisibility****Site observation** low **...to key features** **...from key place** **Comments** well screened from view

Tranquillity

Noise sources roads

Views of development many all sides 360 Presence of people occasional

Summary high/medium

Comments although this zone is bordered to the west by the B4451, this is not a busy road. There is no PROW within or adjacent to it. Although the High Street abuts the southern edge of the zone, it terminates in a private garden and does not provide access; and its role appears to have been superseded by other streets within the settlement. There is an access track along the northern edge of the zone to a listed building which lies just beyond its north eastern edge.

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

Comments mixed; part of wider farmed unit/s and part garden

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

Comments limited by landform and vegetation

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments BI05 is also in arable cultivation

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive Form of edge highly indented

Comments mix of small C18th/19th houses and one listed building in extensive grounds

Receptors

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	low

Comments rural residents occupy the bungalow on the north western corner of the zone; urban residents have filtered views through vegetation (although residents of The Cottage (listed building) may have clearer views into the area. Road users have potential views blocked by tall conifer hedge to roadside.

Other

Other factors gardens within zone associated with listed building

Potential for landscape enhancement

felling of conifer hedge along roadside, which does not contribute to rural character.

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone consists of a number of pasture fields, clearly delineated by dense, well-managed mixed hedges, sloping from the eastern edge of Bishops Itchington down to the Itchen valley. Close to the settlement edge there are small plateaux which house playing fields and, formerly, allotment gardens which are now small paddocks. The zone is crossed by roads and PROWs and there are several opportunities for long views across it and into it (and from area to the south and east beyond the Itchen valley), which demonstrate its significance as a setting for the settlement from both the south and east, the latter emphasizing its hillside location and open relationship with the river valley. The north western edge of this zone is entirely settled, with a very indented form and with a variety of small-scale C20 housing development; thus a very large number of urban residents would be affected by any development within this zone, as would rural residents at Dadglow Farm. For these reasons it is considered that housing development of this zone would be inappropriate.

Landscape sensitivity to commercial development high

This zone consists of a number of pasture fields, clearly delineated by dense, well-managed mixed hedges, sloping from the eastern edge of Bishops Itchington down to the Itchen valley. Close to the settlement edge there are small plateaux which house playing fields and, formerly, allotment gardens which are now small paddocks. The zone is crossed by roads and PROWs and there are several opportunities for long views across it and into it (and from area to the south and east beyond the Itchen valley), which demonstrate its significance as a setting for the settlement from both the south and east, the latter emphasizing its hillside location and open relationship with the river valley. The north western edge of this zone is entirely settled, with a very indented form and with a variety of small-scale C20 housing development; thus a very large number of urban residents would be affected by any development within this zone, as would rural residents at Dadglow Farm. For these reasons it is considered that commercial development of this zone would be inappropriate.

Landscape characteristics**LDU level****Physiographic** Soft rock lowlands**Ground type** Claylands**Land cover** Ancient wooded pastures**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C2**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Mixed farming**Pattern** Small/med_semi-regul**Origin** Cultivated**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 small plateaux and slopes of Itchen valley

Landcover pasture; playing field

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern one farm (Dadglow Farm); small parcel of rural dwellings adjacent to southern boundary near Knightlow Farm

Other built features playing field pavilion

Presence of water ditches and streams associated with River Itchen

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

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments small plateaux immediately adjacent to the north eastern and part of the southern settlement edge fall away quite steeply to the river Itchen along the zone's eastern boundary

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments the settlement is visible at several points along roads and footpaths within this zone and there are views out from many houses along the southern and eastern edges of the settlement

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people infrequent

Summary high/medium

Comments Hambridge Road crosses the north eastern part of this zone and Knightcote Road forms its western boundary. There are several PROWs within it, providing links from the settlement to the wider landscape. There is also a small pocket of rural dwellings immediately adjacent to its southern boundary near Knightlow Farm. It is, however, a good example of a very tranquil pastoral landscape, marred occasionally by the noise of trains on the nearby railway.

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

Comments four PROWs cross this zone, linking the settlement to the wider landscape; the playing field provides a recreational facility without compromising the functionality of the pastoral farmland.

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

Comments this zone contributes significantly to the setting of the settlement when viewed from points to the south and east, emphasizing its hillside setting and its links to the Itchen valley

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments BI04 is also in pastoral cultivation. BI08 is in arable cultivation and is visually separated by dense riparian vegetation. BI07 is the corridor of the river Itchen, which creates a small steep valley lined with trees within this rolling pastoral countryside

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge negative Form of edge highly indented

Comments the settlement edge here consists of a variety of small scale housing developments and has a varied effect, no part of which is dominant. The highly indented nature of this edge also helps to soften its impact.

Receptors

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

Comments any development within this rolling pastoral landscape would have a high impact on all receptors. Dadglow Farm is the only rural receptor, but there are a large number of urban receptors.

Other

Other factors proximity to the river (Flood Zone) and Local Wildlife Site

Potential for landscape enhancement

encourage the planting of more vegetation along the boundaries of houses on the settlement edge and/or make provision for planting outside this to help filter views of some parts of the

settlement

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone consists of small pasture fields, with well managed hedge boundaries, on the south western edge of Bishops Itchington. It shares some of its character with the adjoining BI03 but lacks the relationship to the river valley and has only a small relationship to the settlement edge along its northern apex. It has a rural character, albeit with some scrappy piecemeal development (an industrial unit and a few houses), plus one isolated rural dwelling. It is, however, significant in contributing to the setting of the settlement when approaching from the south (two roads) and it is very open, with no hedgerow trees and only one small riparian copse. Thus any development would be highly visible and would be an obvious extension of the settlement, from a rather attenuated point, into the wider landscape. For these reasons it is considered inappropriate for housing development.

Landscape sensitivity to commercial development high/medium

This zone consists of small pasture fields, with well managed hedge boundaries, on the south western edge of Bishops Itchington. It shares some of its character with the adjoining BI03 but lacks the relationship to the river valley and has only a small relationship to the settlement edge along its northern apex. It has a rural character, albeit with some scrappy piecemeal development (an industrial unit and a few houses), plus one isolated rural dwelling. It is, however, significant in contributing to the setting of the settlement when approaching from the south (two roads) and it is very open, with no hedgerow trees and only one small riparian copse. Thus any development would be highly visible and would be an obvious extension of the settlement, from a rather attenuated point, into the wider landscape. There is no rationale for adding industrial units, which would further weaken the rural character of this zone and would be out of scale with the grain of the landscape and the settlement edge; for these reasons it is considered inappropriate for commercial

Landscape characteristics**LDU level****Physiographic** Soft rock lowlands**Ground type** Claylands**Land cover** Ancient wooded pastures**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C2**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Mixed farming**Pattern** Medium/large_regular**Origin** Cultivated**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**

Characteristics

Landform gently undulating, sloping slightly to the south

Landcover pasture; rural dwellings and light industrial site

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern grouped or scattered rural dwellings; light industry

Other built features one barn

Presence of water ponds on southern edge associated with stream corridor

Scale small **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments local skyline lies to west of zone boundary

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	industrial unit and barns; motley development within rural landscape.

Intervisibility

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

Comments within this open landscape features are visible across the zone from boundary to boundary and beyond

Tranquillity

Noise sources roads

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

Summary medium

Comments this zone has roads along its eastern and western boundaries. Although the settlement edge only abuts its northern apex, there is scattered rural

development and light industrial units within it

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

Corridor?

Comments appears to be managed as part of wider farmed units with no public access

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

Setting?

Comments this zone contributes to the setting of the settlement when approaching it along two roads from the south (B4451 and Knightcote Road). It is visually similar to BI03 to the east, although less defined topographically.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments no

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge neutral

Form of edge moderately indented

Comments 'side-on' development culminating in a farmstead on the southern edge of the settlement, so little impact.

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

high/medium

Comments residents at The Woodlands would be most affected, being an isolated rural dwelling. Residents of the group of dwellings along the B4451 would also be significantly affected, but already have an industrial unit nearby. Urban residents have few views over/into the zone. Brookside Farm lies immediately to the south of the zone's southern boundary and would be affected, although partly screened by vegetation around ponds and other riparian vegetation. Road users would experience a high level of negative change if development were permitted in this zone.

Other

Other factors

Potential for landscape enhancement

screen planting around industrial unit and barn.

Potential mitigation if area potentially suitable for development

-

LCP/Zone Bi05

Settlement: Bishops Itchington

Landscape sensitivity to housing development high/medium

This zone consists of flat arable land on the north western edge of Bishops Itchington, bisected by the B4451 and bordered to the north and east by extensive woodland associated with a former limestone quarry, now a Local Wildlife Site and blanket TPOd. It has a very open aspect, due partly to its plateau topography and partly to the loss of former field boundaries, which have changed its scale. The zone is overlooked by recent housing adjacent to the B4451 and by housing to the north of The Cottage and, possibly, by residents of this listed building itself. It clearly lies outside the settlement edge, is highly visible and lies adjacent to a listed building and to an extensive Local Wildlife Site which is blanket TPOd. For these reasons it is considered inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone consists of flat arable land on the north western edge of Bishops Itchington, bisected by the B4451 and bordered to the north and east by extensive woodland associated with a former limestone quarry, now a Local Wildlife Site and blanket TPOd. It has a very open aspect, due partly to its plateau topography and partly to the loss of former field boundaries, which have changed its scale. The zone is overlooked by recent housing adjacent to the B4451 and by housing to the north of The Cottage and, possibly, by residents of this listed building itself. It clearly lies outside the settlement edge, is highly visible and lies adjacent to a listed building and to an extensive Local Wildlife Site which is blanket TPOd. For these reasons it is considered inappropriate for commercial development.

Landscape characteristics

LDU level

Physiographic Periglacial plateau

Ground type Loamy gleys

Land cover Ancient wooded pastures

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C2

Visual sensitivity L1

Land Cover Parcel data

Land Use Cropping

Pattern Medium/large_regular

Origin Cultivated

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 (plateau)

Landcover arable cultivation

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 none

Presence of water -

Scale medium

Sense of enclosure very open

Diversity uniform

Skyline

Prominence/ importance not applicable Complexity

Comments plateau

Key views

To settlement False From settlement False
 Landmarks woodland to north and east Detractors -

Intervisibility

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

Comments zone is visible from housing on part of north western edge of settlement to north of The Cottage (listed building) and west of B4451 to north of The Manor House.

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people infrequent

Summary high/medium

Comments the tranquillity of this zone is reduced by traffic on the B4451, which bisects it.

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

Comments appears to be managed as part of wider farmed units with PROWs linking settlement with the wider landscape

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

Setting?

Comments part of wider arable landscape

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments adjacent BI02 is also in arable cultivation. Development of this zone would landlock it.

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge neutral

Form of edge moderately indented

Comments smooth edge of C20 development; curved around listed building curtilage and to woodland edge

Receptors

Receptors

Sensitivity

urban residents

high

long distance/public footpaths

high

roads/rail/cycleways

high/medium

Comments as this zone is so open, any changes would be highly visible to all viewers and users

Other

Other factors proximity of listed building and site of nature conservation interest/TPOs

Potential for landscape enhancement

replant former field boundaries

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

This zone lies on the northern edge of Bishops Itchington and is an integral part of the settlement's history. The former limestone quarry, which has become densely wooded, is now designated a Local Wildlife Site and a blanket TPO has been placed on most of it. It consists of open areas of rough ground fringed with a dense belt of mixed deciduous woodland and includes two waterbodies, one arable field and a short row of C20 houses. The inherent landform has been considerably altered by quarrying but it lies on fairly high ground to the north of the settlement, forming a strong backdrop viewed from the south and masking views of the settlement and the long views over the Itchen valley from the north. It is thus an integral part of the setting of the settlement, contributing to its hillside character. The settlement abuts its southern edge, with an indented edge line indicating the informal nature of the woodland fringe. Given the zone's significance as part of the setting of the settlement, its historic significance as the focus of the settlement, its current use as a local resource and its designations as TPO and Local Wildlife Site, it is considered inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone lies on the northern edge of Bishops Itchington and is an integral part of the settlement's history. The former limestone quarry, which has become densely wooded, is now designated a Local Wildlife Site and a blanket TPO has been placed on most of it. It consists of open areas of rough ground fringed with a dense belt of mixed deciduous woodland and includes two waterbodies, one arable field and a short row of C20 houses. The inherent landform has been considerably altered by quarrying but it lies on fairly high ground to the north of the settlement, forming a strong backdrop viewed from the south and masking views of the settlement and the long views over the Itchen valley from the north. It is thus an integral part of the setting of the settlement, contributing to its hillside character. The settlement abuts its southern edge, with an indented edge line indicating the informal nature of the woodland fringe. Given the zone's significance as part of the setting of the settlement, its historic significance as the focus of the settlement, its current use as a local resource and its designations as TPO and Local Wildlife Site, it is considered inappropriate for commercial development.

Landscape characteristics**LDU level****Physiographic** Soft rock lowlands**Ground type** Claylands**Land cover** Ancient wooded pastures**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C2**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Disturbed-derlct**Pattern****Origin** Cultivated**Designations**

Landscape/planningGreen 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 former quarry**Landcover** woodland and open rough ground, water, a few dwellings, small area in arable cultivation**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 a few dwellings lie along a track near the eastern border of the zone**Other built features** -**Presence of water** man made**Scale** large **Sense of enclosure** enclosed**Diversity** diverse**Skyline**

Prominence/ importance apparent**Complexity****Comments** woodland forms backdrop to settlement viewed from south**Key views**

To settlement False**From settlement** False**Landmarks** -**Detractors** -**Intervisibility**

Site observation ...to key features ...from key place **Comments** dense woodland block viewed as as single unit apparent in landscape

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people infrequent

Summary medium

Comments the inherent high tranquillity of a large woodland block is here marred on the edges by the railway along part of its eastern boundary, together with the presence of a few dwellings nearby, and by the B4451 which forms part of its western boundary. There is a PROW along its south eastern boundary and the majority of the zone is a designated Local Wildlife Site with public access (The Yellow Land). The northern edge of the settlement abuts the zone's southern boundary.

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

Corridor?

Comments part of more extensive wildlife site which is more open and with more water; PROW near eastern edge links settlement to wider landscape

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

Setting?

Comments the woodland contributes to the setting of the settlement viewed from the south and masks views of it from the north. Visually seamless with adjacent wildlife site

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments zone BI05 is in arable cultivation, zone BI08 is an arable field; BI07 is the corridor of the River Itchen

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments form of development appears to have been designed around woodland edge

Receptors

Receptors Sensitivity

rural residents high

urban residents high

long distance/public footpaths high/medium

roads/rail/cycleways medium

Comments existing dwellings within the zone very secluded and would be significantly affected by any development. Urban residents currently enjoy a woodland view. PROW and road users would be significantly affected by the loss of this large wooded area.

Other

Other factors designation as wildlife site and blanket TPO

Potential for landscape enhancement

improved access and greater definition of internal paths

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

This zone consists of the small, flat, meandering valley of the river Itchen which here lies roughly parallel and close to the eastern boundary of Bishops Itchington. It consists of the river itself, here little more than a stream, with narrow bands of pasture edged with outgrown hedges and many riparian trees. The northern end of the site has been designated a Local Wildlife Site. Although the river itself is set within a very narrow, deep valley and is therefore not a significant landscape feature in its own right, the landform that it has created is of significance as part of the setting of the settlement. This, and its nature conservation value and designation as a Flood Zone makes it highly unsuitable for housing development.

Landscape sensitivity to commercial development high

This zone consists of the small, flat, meandering valley of the river Itchen which here lies roughly parallel and close to the eastern boundary of Bishops Itchington. It consists of the river itself, here little more than a stream, with narrow bands of pasture edged with outgrown hedges and many riparian trees. The northern end of the site has been designated a Local Wildlife Site. Although the river itself is set within a very narrow, deep valley and is therefore not a significant landscape feature in its own right, the landform that it has created is of significance as part of the setting of the settlement. This, its small scale and location in the open countryside, and its nature conservation value and designation as a Flood Zone make it highly unsuitable for commercial development.

Landscape characteristics**LDU level****Physiographic** Soft rock lowlands**Ground type** Claylands**Land cover** Ancient wooded pastures**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** P2**Visual sensitivity** L0**Land Cover Parcel data****Land Use** Pastoral**Pattern** Small/med_semi-regul**Origin** Meadow**Designations****Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood **Characteristics****Landform** narrow flat river corridor**Landcover** pasture and riparian trees, water**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 Itchen corridor

Scale small Sense of enclosure enclosed by landform and vegetation

Diversity uniform

Skyline

Prominence/ importance very prominent Complexity simple

Comments very steep, narrow valley; skyline formed by ridges to either side

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments intervisible with adjacent valley sides

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people infrequent

Summary high/medium

Comments crossed only by Hambridge Road (local only); railway near eastern boundary, very close on one meander; PROWs

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

Comments river valley and floodplain; farmland managed as part of wider farmed units

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

Setting?

Comments the landform created by the river, rather than the river itself, provides the setting for the settlement along its eastern side

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments BI03 is also in pastoral cultivation, its land use partly contingent on the river valley landform. Zone BI08 is an arable field.

Settlement edge

Pre C20 edge C20-21 edge

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

Comments the settlement edge is separated from this zone by BI03, of varying width so that, for example, the two are very close below Harbridge Road but quite distant near the southern end.

Receptors

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

Comments Mill Pit Farm and Dadglow Farm are the two rural receptors. Few houses along the eastern edge of the settlement have views into this zone, due to the sloping landform; users of the PROWs and Hambridge Road would be affected by any change.

Other

Other factors Flood Zone 3; biodiversity value (Local Wildlife Site at northern end)

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone consists of a single arable field on sloping ground, falling eastwards to the corridor of the river Itchen. It is quite secluded, with riparian vegetation along the river and woodland along its northern and most of its western boundaries. Houses along its southern and the lower part of its western boundary have clear views across it and Ladbroke Road forms its eastern and southern boundaries. A PROW follows its western boundary along the edge of the woodland, partly screened by vegetation. There are no views into the site from the area lying to the east of the Itchen corridor due to riparian vegetation and vegetation along the railway. Although this site might therefore appear suitable for housing development, which could be contained visually and functionally by the nearby woodland and river, its character as part of the valley side sloping away from the settlement and proximity of these sensitive areas that preclude this and the zone is considered inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone consists of a single arable field on sloping ground, falling eastwards to the corridor of the river Itchen. It is quite secluded, with riparian vegetation along the river and woodland along its northern and most of its western boundaries. Houses along its southern and the lower part of its western boundary have clear views across it and Ladbroke Road forms its eastern and southern boundaries. A PROW follows its western boundary along the edge of the woodland, partly screened by vegetation. There are no views into the site from the area lying to the east of the Itchen corridor due to riparian vegetation and vegetation along the railway. This site is considered inappropriate for commercial development due to its character as part of the valley side sloping away from the settlement, proximity of housing and sensitive zones such as the river valley (biodiversity value and Flood Zone 3) and The Yellow Land (Local Wildlife Site and blanket TPO).

Landscape characteristics**LDU level****Physiographic** Soft rock lowlands**Ground type** Claylands**Land cover** Ancient wooded pastures**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C2**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Cropping**Pattern** Medium/large_regular**Origin** Cultivated**Designations****Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood **Characteristics**

Landform sloping eastwards towards River Itchen valley

Landcover arable

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern none

Other built features -

Presence of water adjacent to corridor of River Itchen

Scale medium

Sense of enclosure

enclosed by landform and woodland

Diversity uniform

Skyline

Prominence/ importance very prominent **Complexity** simple

Comments local skyline is formed by woodland on western and northern boundaries, and by woodland along railway to east

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments enclosed by woodland and trees and on settlement edge, sloping away

Tranquillity

Noise sources roads other

Views of development many 270

Presence of people occasional

Summary medium

Comments the inherent tranquillity of this settlement edge site is marred by the noise of trains on the nearby railway to the east and by light traffic on Ladbroke Road. There is housing along most of its southern and part of its western boundaries.

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

Comments appears to be managed as part of wider farmed unit with no public access

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

Setting?

Comments acts as a foreground to the woodland visible from the settlement edge

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments this zone is in different landuse to either BI06 to the north (woodland) or BI03 to the south (pasture and woodland)

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments development on Ladbroke Road has clear views across this zone; houses on the south western corner have denser boundary vegetation

Receptors

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

Comments there are no rural receptors, due to landform and vegetation; Ladbroke Road carries only light traffic. The PROW is partly screened by vegetation along the track. There is occasional noise from trains on the nearby railway, which is well screened by vegetation.

Other

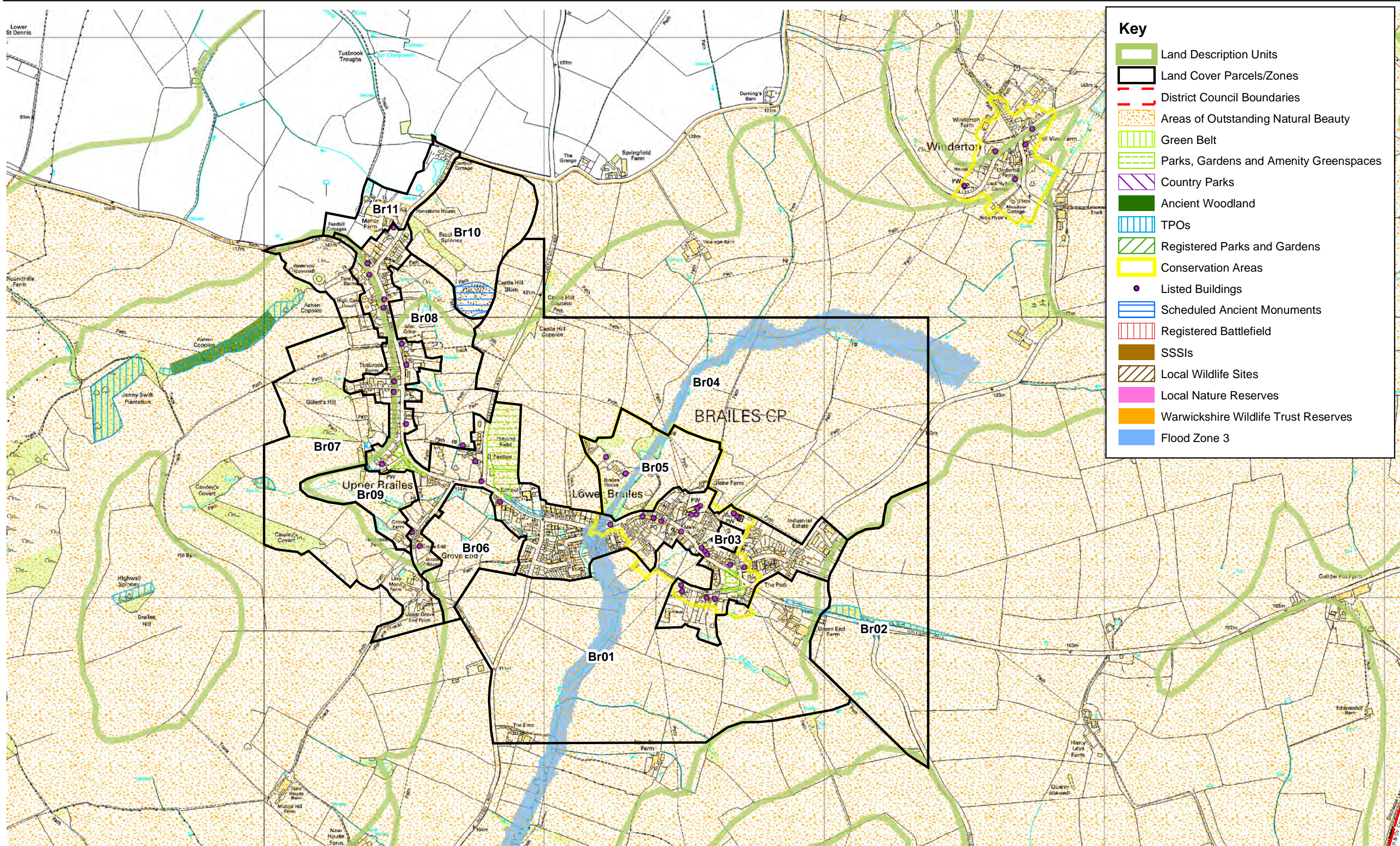
Other factors proximity to TPO area/Local Wildlife Site and river corridor (Flood Zone 3)

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-



Key

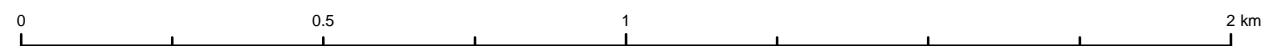
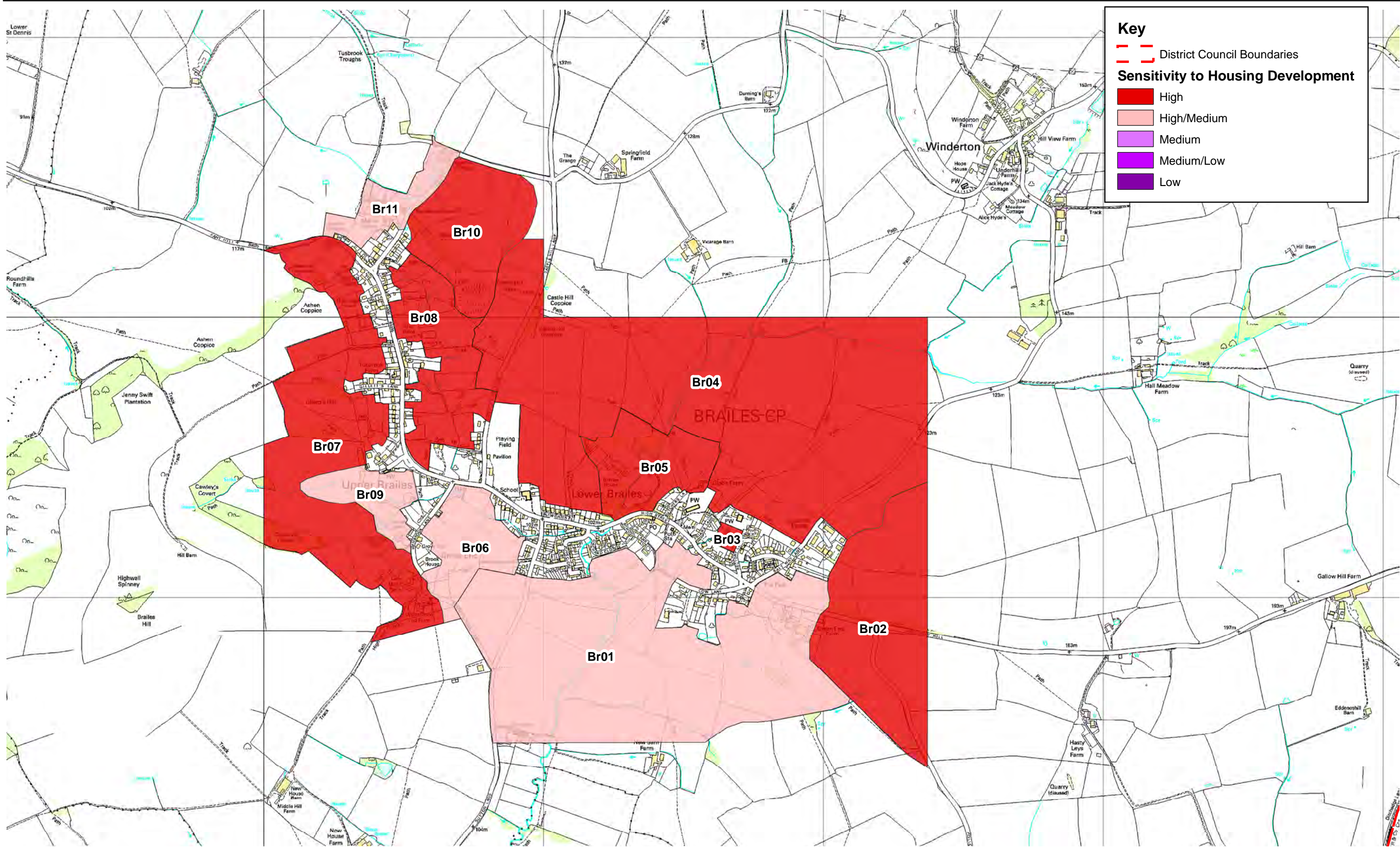
- Land Description Units
- Land Cover Parcels/Zones
- District Council Boundaries
- Areas of Outstanding Natural Beauty
- Green Belt
- Parks, Gardens and Amenity Greenspaces
- Country Parks
- Ancient Woodland
- TPOs
- Registered Parks and Gardens
- Conservation Areas
- Listed Buildings
- Scheduled Ancient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



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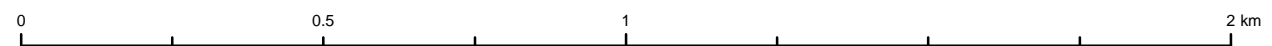
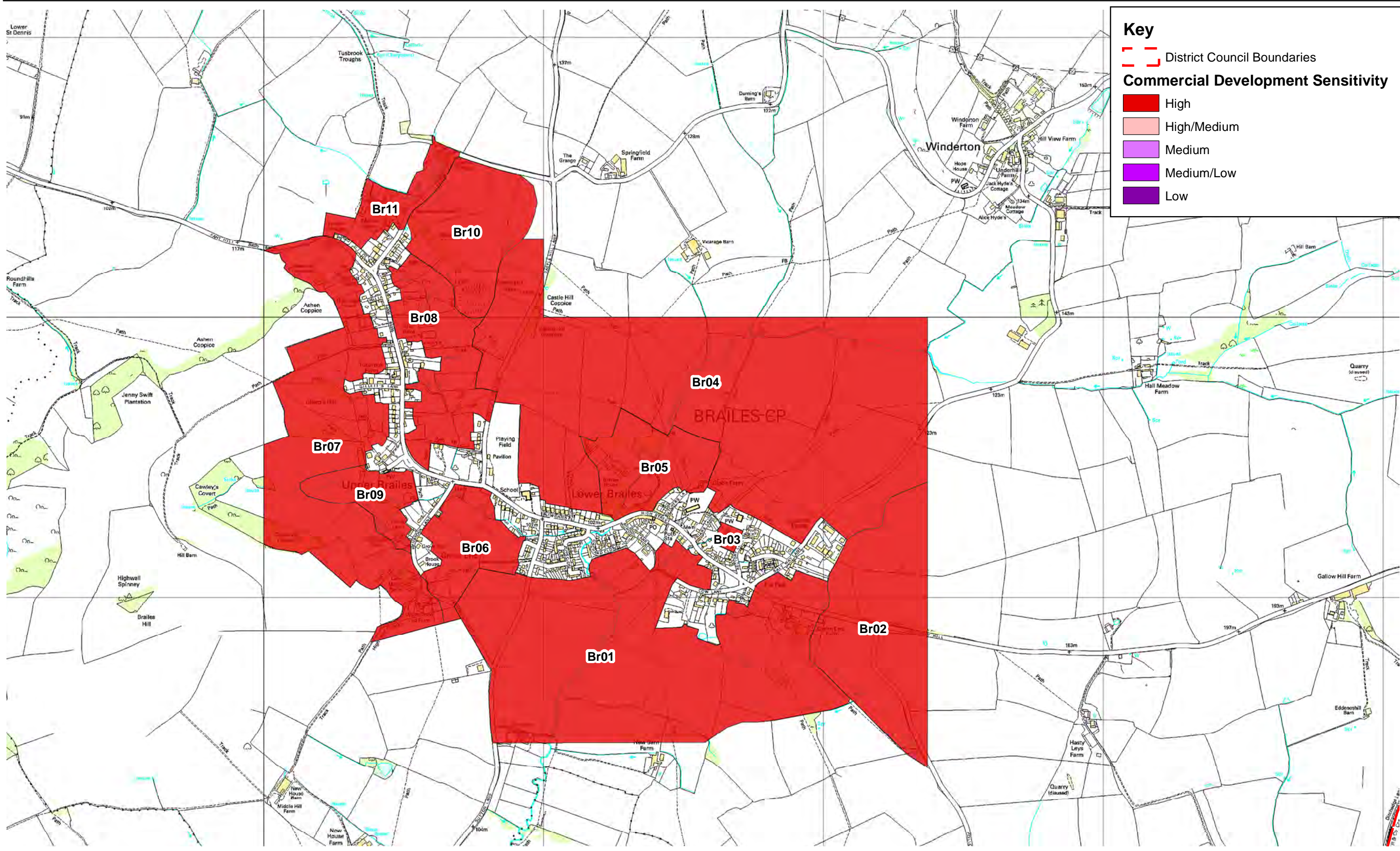
Brailes (Upper & Lower) Designations and Constraints



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**Brailles (Upper & Lower)
Landscape Sensitivity to Housing Development**



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**Brailles (Upper & Lower)
Landscape Sensitivity to Commercial Development**

LCP/Zone Br01

Settlement: Upper/lower Brailes

Landscape sensitivity to housing development high/medium

The zone covers the gently undulating valley to the south of Lower Brailes focused on the stream corridor. Much of the area is now arable farmland with medium-large fields with low cut hedges and some trees, but of open character. Nearer the settlement fields sizes reduce and are pastoral, some with ridge and furrow. Trees lie along the riparian corridor. Farmsteads lie set away from the settlement edge and the village Conservation Area covers the fields which penetrate into the settlement. Whilst the Conservation Area buildings present a positive indented edge to the countryside the C20 housing to the east of Sutton Lane is more linear and though set down is rather homogenous in character. Overall the zone is an important part of the rural setting and hinterland of the settlement and its Conservation Area within the AONB, including views to the church tower, but there may be opportunities to accommodate housing in the single field to the east of new housing along Sutton Lane provided that this remains set down in the landscape, not breaching the minor rise to the south and has associated native screen planting. Any development should avoid the floodplain.

Landscape sensitivity to commercial development high

The zone covers the gently undulating valley to the south of Lower Brailes focused on the stream corridor. Much of the area is now arable farmland with medium-large fields with low cut hedges and some trees, but of open character. Nearer the settlement fields sizes reduce and are pastoral, some with ridge and furrow. Trees lie along the riparian corridor. Farmsteads lie set away from the settlement edge and the village Conservation Area covers the fields which penetrate into the settlement. Whilst the Conservation Area buildings present a positive indented edge to the countryside the C20 housing to the east of Sutton Lane is more linear and though set down is rather homogenous in character. Overall the zone is an important part of the rural setting and hinterland of the settlement and its Conservation Area within the AONB, including views to the church tower. Its openness and relationship with the settlement mean that commercial development would not be appropriate.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Mixed farming

Pattern Medium/large_regular

Origin Cultivated

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/archaeologyCons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood **Characteristics**

Landform gently rolling lowland valley sides**Landcover** mainly arable farmland with pasture to the north**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern scattered farmsteads and new linear housing development extending into area**Other built features** -**Presence of water** stream**Scale** large **Sense of enclosure** open**Diversity** simple**Skyline**

Prominence/ importance not applicable **Complexity****Comments** -**Key views**

To settlement	False	From settlement	False
Landmarks	church tower to the north	Detractors	new ribbon development housing extending south along Sutton Lane is a detractor

Intervisibility

Site observation medium **...to key features** **...from key place** **Comments** intervisible with Conservation Area and church tower is visible from area**Tranquillity**

Noise sources roads

Views of development one side 180

Presence of people occasional

Summary medium

Comments this is an open landscape where the B4035, minor roads and views of the settlement reduce the tranquillity, but this zone has a strong rural character

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

Corridor?

Comments the stream corridor is a biodiversity corridor and has a floodplain. The zone appears to be managed as part of a series of wider farmed units and PROWs radiate out from the older part of the village into the wider countryside

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

Setting?

Comments parts of the zone contribute to the setting and character of the Conservation Area especially the fields within and adjacent to it to the north and east. The rest of the area provides an open sweeping rural landscape to the south of the 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 generally a neutral, in places positive settlement edge- in and around the Conservation Area, but also slightly negative along and east of Sutton Lane

Receptors

Receptors

Sensitivity

urban residents

high

rural residents

high

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments receptors include residents, users of the B4035 and minor road to the south and users of the PROW

Other

Other factors -

Potential for landscape enhancement

structure of landscape needs to be enhanced through more positive hedgerow management and regeneration of hedgerow trees

Potential mitigation if area potentially suitable for development

reinforcement of hedgerow with trees and native structure planting to south

LCP/Zone Br02

Settlement: Upper/lower Brailes

Landscape sensitivity to housing development high

This is a zone of open farmland, mainly under arable cultivation, in large fields with hedged boundaries and few trees, although there is a prominent belt of mature woodland along the B4035. It lies entirely within the Cotswold AONB on the lower slopes of Mine Hill, which forms a rural backcloth to the east of the settlement. This zone is therefore relatively prominent in a range of views from the north and west. Any new housing development in the fields adjoining the existing settlement edge would be prominent and would adversely affect the setting of and approaches to the settlement.

Landscape sensitivity to commercial development high

This is a zone of open farmland, mainly under arable cultivation in large fields with hedged boundaries and few trees, although there is a prominent belt of mature woodland along the B4035. It lies entirely within the Cotswold AONB on the lower slopes of Mine Hill, which forms a rural backcloth to the east of the settlement. This zone is therefore relatively prominent in a range of views from the north and west. Any commercial development in the fields adjoining the existing settlement edge would be prominent and would adversely affect the setting of and approaches to the settlement.

Landscape characteristics

LDU level

Physiographic Scarp slopes & ridges

Ground type Loamy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity F3

Visual sensitivity R1

Land Cover Parcel data

Land Use Mixed farming

Pattern Medium/large_regular

Origin Cultivated

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 moderately sloping hillside

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 scattered farmsteads

Other built features -

Presence of water -

Scale large Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance prominent Complexity simple

Comments hill forms rounded and well treed eastern skyline and backdrop to settlement

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments views from hill towards church tower and settlement

Tranquillity

Noise sources roads

Views of development some Presence of people infrequent

Summary medium

Comments the zone is divorced from the majority of the settlement but has a B road and minor road running through it which reduces tranquillity

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

Comments the area appears to be managed as part of wider farm units and has no PROWs through it

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

Comments the zone provides the unspoilt rural eastern hillside setting to the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge negative

Form of edge smooth/linear

Comments commercial estate abuts area but is not visible from the east due to topography

Receptors

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

Comments receptors include road users and adjacent residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Br03

Settlement: Upper/lower Brailes

Landscape sensitivity to housing development high

The zone comprises a small, flat rectangular pasture with attractive remnant orchard trees surrounded by the settlement within the Conservation Area. The Catholic Chapel lies adjacent to the north and there are also views of St Georges church tower to the west across the space. A PROW crosses diagonally. The zone lies in the AONB, is distinctive and contributes to the character of the settlement including the listed chapel and therefore is very sensitive and unsuitable for housing development.

Landscape sensitivity to commercial development high

The zone comprises a small, flat rectangular pasture with attractive remnant orchard trees surrounded by the settlement within the Conservation Area. The Catholic Chapel lies adjacent to the north and there are also views of St Georges church tower to the west across the space. A PROW crosses diagonally. The zone lies in the AONB, is distinctive and contributes to the character of the settlement including the listed chapel and therefore is very sensitive and unsuitable for commercial development.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Pastoral

Pattern Small/medium_regular

Origin Cultivated

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

Landcover remnant orchard with 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 no settlement within zone, but completely surrounded by village

Other built features -

Presence of water -

Scale intimate **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False **From settlement** False
Landmarks church and chapel **Detractors** temporary scaffolding around chapel

Intervisibility

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

Comments very enclosed area and not widely visible but important to surrounding buildings and spaces and PROW

Tranquillity

Noise sources people roads

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

Summary medium/low

Comments this zone provides a relatively tranquil space in an otherwise settled environment

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

Comments the zone appears to be managed as part of a wider farmed unit as sheep grazing and has a PROW crossing it. It also appears to be used for informal play.

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

Comments contributes to setting of chapel and the character of the Conservation Area as a distinctive open space in the 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 zone located within village

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

Comments receptors include residents, users of the PROW and users of chapel

Other

Other factors -

Potential for landscape enhancement

replanting of orchard

Potential mitigation if area potentially suitable for development

-

LCP/Zone Br04

Settlement: Upper/lower Brailes

Landscape sensitivity to housing development high

This zone is characterised by gently rolling arable farmland with a well defined pattern of large regular fields bounded by thorn hedgerows. There are few hedgerow trees, although streamside trees create a degree of enclosure through the centre of the zone. The area lies entirely within the Cotswold AONB and although it has a low inherent ecological sensitivity, there are open views across the zone from the north and west to both residential and commercial development (which is a detractor) on the settlement edge. The sensitivity of this zone is associated with its open character in the AONB, which acts as an important unspoilt rural setting to St George's church and Brailes House. It is considered that housing development is inappropriate in this zone.

Landscape sensitivity to commercial development high

This zone is characterised by gently rolling arable farmland with a well defined pattern of large regular fields bounded by thorn hedgerows. There are few hedgerow trees, although streamside trees create a degree of enclosure through the centre of the zone. The area lies entirely within the Cotswold AONB and although it has a low inherent ecological sensitivity, there are open views across the zone from the north and west to both residential and commercial development (which is a detractor) on the settlement edge. The sensitivity of this zone is associated with its open character in the AONB, which acts as an important unspoilt rural setting to St George's church and Brailes House. It is considered that commercial development is inappropriate in this zone.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Mixed farming

Pattern Medium/large_regular

Origin Cultivated

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

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 scattered farms

Other built features -

Presence of water minor streams

Scale large Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement False From settlement False
Landmarks St George's church tower in settlement Detractors commercial estate to the east is highly visible extending the settlement form

Intervisibility

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

Comments the area is fairly open with broad views including to and from St George's church tower

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people infrequent

Summary medium

Comments the zone lies on the northern edge of the settlement with some intervisibility and has two minor road running through it which reduces tranquillity of an otherwise quiet area

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

Comments the area appears to be managed as part of wider farm units and has several PROWs linking the settlement with the wider countryside

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

Setting?

Comments the zone forms the gently sloping rural hinterland north of the settlement which complements St George's church and the treed parkland around Brailes House

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge positive

Form of edge moderately indented

Comments the settlement edge is varied but is generally positive, with the church, Catholic chapel and Brailes House, with some neutral C20 ribbon development and the only negative edge to the east around the commercial estate.

Receptors

Receptors

urban residents

long distance/public footpaths

roads/rail/cycleways

Sensitivity

high/medium

high/medium

medium

Comments receptors include users of the PROWs, minor roads, churchyard and adjacent residents

Other

Other factors -

Potential for landscape enhancement

encourage regeneration of hedgerow trees

Potential mitigation if area potentially suitable for development

-

LCP/Zone Br05

Settlement: Upper/lower Brailes

Landscape sensitivity to housing development high

This zone, which sits in a Conservation Area within Cotswolds AONB, is mostly managed as historic parkland relating to Brailes House, a fine listed building associated with a scatter of other structures that define its setting. The permanent pasture in the park is maintained by low input grazing and mature parkland trees are scattered throughout the area. This is a culturally sensitive landscape with a strong rural character and new housing development would be highly inappropriate in this zone.

Landscape sensitivity to commercial development high

This zone, which sits in a Conservation Area within an Cotswolds AONB, is mostly managed as historic parkland relating to Brailes House, a fine listed building associated with a scatter of other structures that define its setting. The permanent pasture in the park is maintained by low input grazing and mature parkland trees are scattered throughout the area. This is a culturally sensitive landscape with a strong rural character and commercial development would be highly inappropriate in this zone.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Pastoral

Pattern Medium/large_regular

Origin Cultivated

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

Landcover permanent pasture

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern country house and associated buildings

Other built features

Presence of water minor stream

Scale small **Sense of enclosure** enclosed

Diversity diverse

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False **From settlement** False

Landmarks house is a landmark albeit in filtered views through trees **Detractors** -

Intervisibility

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

Comments the trees in the parkland and plantations are apparent on the northern edge of the settlement

Tranquillity

Noise sources

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

Summary high/medium

Comments the parkland is well screened from the settlement and from roads

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

Corridor?

Comments a stream corridor runs through the area but the zone is self contained and private and managed as grounds

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

Setting?

Comments the parkland contributes positively to the setting of Brailes House, St George's church, the Conservation Area and the settlement with well managed mature trees and grounds and glimpses of the attractive house

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive Form of edge moderately indented

Comments the edge of the settlement and the B road abut the parkland and its high wall

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments receptors include users of the PROWs, minor roads, churchyard and adjacent residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Br06

Settlement: Upper/lower Brailes

Landscape sensitivity to housing development high/medium

The zone comprises pasture in small-medium sized fields rising to the south towards Brailes Hill . Hedgerows are generally overgrown and there is estate fencing along the B4035 road and some unsightly horse enclosures of timber and electric wire to the south. Trees tend to be located in the gardens of abutting dwellings but there are also some pollarded willows along ditches. The zone forms a gap between Upper and Lower Brailes. The openness allows views from the B road to Brailes Hill. The zone lies within the AONB and a listed building lies just to the north. Overall the zone's key sensitivities are its role as an open green gap between the two settlements within the AONB, its rising land and its relationship with Brailes Hill. Housing development is therefore inappropriate at this time.

Landscape sensitivity to commercial development high

The zone comprises pasture in small-medium sized fields rising to the south towards Brailes Hill . Hedgerows are generally overgrown and there is estate fencing along the B4035 road and some unsightly horse enclosures of timber and electric wire to the south. Trees tend to be located in the gardens of abutting dwellings but there are also some pollarded willows along ditches. The zone forms a gap between Upper and Lower Brailes. The openness allows views from the B road to Brailes Hill. The zone lies within the AONB and a listed building lies just to the north. Overall the zone's key sensitivities are its role as an open green gap between the two settlements within the AONB, its rising land and its relationship with Brailes Hill. Commercial development is therefore considered very inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Mixed farming

Pattern Small/medium_regular

Origin Cultivated

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

Landcover pastoral farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern no settlement within zone, but dwellings are on two sides set in large plots

Other built features -

Presence of water small field ponds and ditches

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

Diversity diverse

Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments the zone has high intervisibility to the south due to the rising slopes but this reduces to the north, albeit the area is visible from the B4035

Tranquillity

Noise sources roads

Views of development	many 270	Presence of people	infrequent
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Summary medium

Comments the road and filtered views of the settlement reduce tranquillity but this zone provides a relatively tranquil area in close proximity to the settlement

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

Comments the area appears to be managed in separate parts and a PROW crosses the area linking the settlement with the wider countryside

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

Setting?

Comments the zone separates Upper and Lower Brailesand forms part of the lower slopes of Brailes Hill, so is an important part of the settlement's setting

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 for the most part an indented settlement edge that has developed in a piecemeal way over a long period of time

Receptors

Receptors **Sensitivity**

rural residents high

urban residents high

roads/rail/cycleways medium

long distance/public footpaths high

Comments receptors include residents, users of the B4035 and minor road to the south and users of the PROW

Other

Other factors horse grazing and management of the zone to the south is unsightly

Potential for landscape enhancement

structure of landscape needs to be maintained through more positive hedgerow management

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

The zone comprises the steep lower slopes of Brailes Hill with small-medium sized pastoral fields enclosed by outgrown hedges and trees. There are woodland belts and copses as well as strong tree cover along short watercourses. The zone is free from settlement apart from the very southern tip where two stone rural houses have recently been built which look raw and prominent in the landscape. The adjacent settlement is essentially linear in character with listed buildings, defined by the hillside. PROWs run up the hill from the settlement. Overall, the zone provides a very important well treed setting to Upper Brailes in the AONB and any housing development would be inappropriate.

Landscape sensitivity to commercial development high

The zone comprises the steep lower slopes of Brailes Hill with small-medium sized pastoral fields enclosed by outgrown hedges and trees. There are woodland belts and copses as well as strong tree cover along short watercourses. The zone is free from settlement apart from the very southern tip where two stone rural houses have recently been built which look raw and prominent in the landscape. The adjacent settlement is essentially linear in character with listed buildings, defined by the hillside. PROWs run up the hill from the settlement. Overall, the zone provides a very important well treed setting to Upper Brailes in the AONB and any commercial development would be inappropriate.

Landscape characteristics**LDU level****Physiographic** Scarp slopes & ridges**Ground type** Loamy Brown soils**Land cover** Secondary wooded pastures**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** P2**Ecological sensitivity** F2**Visual sensitivity** S1**Land Cover Parcel data****Land Use** Pastoral**Pattern** Small/med_semi-regul**Origin** Cultivated**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** steeply sloping hillside**Landcover** pastoral farmland with secondary woodland**Field boundaries**

Type Hedgerows Hedgebanks Stone walls Wet ditches
Species Thorn Elm Mixed Ancient
Condition Good Poor Redundant Relic
Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None
Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None
Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic
Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern scattered farmsteads and obtrusive new rural dwellings to the south

Other built features -

Presence of water small streams

Scale medium **Sense of enclosure** enclosed

Diversity diverse

Skyline

Prominence/ importance very prominent **Complexity** complex

Comments the steeply sloping ground in this zone provides a prominent skyline and strong sense of enclosure along the western edge of the settlement

Key views

To settlement False **From settlement** False
Landmarks - **Detractors** raw rural dwellings to the south

Intervisibility

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

Comments views to and from settlement and in views from Castle Hill

Tranquillity

Noise sources roads

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

Summary high/medium

Comments this zone is a tranquil area in close proximity to the settlement although the B4035 reduces this slightly

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

Comments the area appears to be managed as part of wider farm units and PROWs cross the area linking the settlement with the wider countryside and

Brailes Hill

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

Setting?

Comments the zone strongly contributes to the enclosed character of Upper Brailes, acting as a landscape backcloth, forming the lower parts of Brailes Hill

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge positive

Form of edge moderately indented

Comments incremental semi-linear settlement edge that has developed in a piecemeal way over a long period of time

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments receptors include residents, users of the B4035 and minor roads, users of the PROW and visitors to Castle Hill

Other

Other factors -

Potential for landscape enhancement

structure of landscape needs to be maintained through more positive hedgerow management

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

The zone comprises the gentle lower slopes of a small stream valley lying between Castle Hill to the east and Brailes Hill to the west. The pattern is small scale with pasture, allotments and some arable. Hedges tend to be overgrown and the area feels moderately enclosed by these, landform and trees along the stream or in adjacent settlement gardens. The settlement itself lies along the A4035 and has developed incrementally over a long period of time with a number of listed buildings. A key feature of the settlement is the gaps along the road frontage of small pastures or allotments which allow views into the zone or across to Castle Hill or the wider countryside. PROWs link the settlement to Castle Hill which overlooks the whole area. The key sensitivities of the zone are the contribution to the settlement character with green spaces on the road frontage, retaining the discontinuous linear character of the settlement, the views over the zone from Castle Hill and the attractive intrinsic character of the area within the AONB. Housing development would be inappropriate.

Landscape sensitivity to commercial development high

The zone comprises the gentle lower slopes of a small stream valley lying between Castle Hill to the east and Brailes Hill to the west. The pattern is small scale with pasture, allotments and some arable. Hedges tend to be overgrown and the area feels moderately enclosed by these, landform and trees along the stream or in adjacent settlement gardens. The settlement itself lies along the A4035 and has developed incrementally over a long period of time with a number of listed buildings. A key feature of the settlement is the gaps along the road frontage of small pastures or allotments which allow views into the zone or across to Castle Hill or the wider countryside. PROWs link the settlement to Castle Hill which overlooks the whole area. The key sensitivities of the zone are the contribution to the settlement character with green spaces on the road frontage, retaining the discontinuous linear character of the settlement, the views over the zone from Castle Hill and the attractive intrinsic character of the area within the AONB. Commercial development would be highly inappropriate.

Landscape characteristics**LDU level****Physiographic** Soft rock vales & valleys**Ground type** Wet claylands**Land cover** Pastoral farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** P2**Ecological sensitivity** C3**Visual sensitivity** L0**Land Cover Parcel data****Land Use** Mixed farming**Pattern** Small/med_semi-regul**Origin** Cultivated**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/archaeologyCons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood **Characteristics**

Landform lower stream valley gentle slopes**Landcover** pastoral farmland with some arable and allotments**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern no settlement within zone, but abutted by dwellings to north and west set in large plots**Other built features** -**Presence of water** stream**Scale** small **Sense of enclosure** enclosed**Diversity** diverse**Skyline**

Prominence/ importance not applicable **Complexity****Comments** -**Key views**

To settlement	False	From settlement	False
Landmarks	fort on Castle Hill to the east	Detractors	-

Intervisibility

Site observation medium **...to key features** **...from key place** **Comments** views to and from settlement and in views from Castle Hill**Tranquillity**

Noise sources roads**Views of development** many 270 **Presence of people** infrequent

Summary medium

Comments the B4035, the presence of the filtered views of the settlement and use of the area for allotments reduce tranquillity slightly but the area feels quiet

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

Corridor?

Comments the area appears to be managed in small scale separate units eg allotments, there are PROWs linking the settlement with the wider countryside including Castle Hill, and there is a stream corridor

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

Setting?

Comments the zone strongly contributes to the enclosed character of Upper Brailes, acting as a landscape backcloth, forming the lower parts of Castle Hill to the east

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge positive

Form of edge moderately indented

Comments a discontinuous linear settlement edge that has developed in a piecemeal way over a long period of time

Receptors

Receptors

Sensitivity

urban residents

high/medium

viewpoints

high/medium

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments receptors include residents, users of the B4035 and minor roads, users of the PROW and visitors to Castle Hill

Other

Other factors -

Potential for landscape enhancement

structure of landscape needs to be maintained through more positive hedgerow management

Potential mitigation if area potentially suitable for development

-

LCP/Zone Br09

Settlement: Upper/lower Brailes

Landscape sensitivity to housing development high/medium

The zone comprises the lower slopes of a small enclosed valley at the foot of Brailes Hill with pastoral fields separated by a mix of hedgerows and fences. Trees lie along the stream course included pollarded willows and there is a recent tree belt which appears to have been put in place to screen a recently built large dwelling. The settlement is semi-rural and incremental with a small cluster including a converted chapel which forms a distinctive group set back from the B4035, viewed across a small green with Brailes Hill behind. There is also discontinuous rural settlement with large plots along the B4035 and Henbrook Lane to the south. The zone feels as if it has low key management and the power lines are a minor detractor. Despite its condition the zone contributes to the positive character of the settlement forming a green gap along the B4035 and a setting around the chapel and green within the AONB, so housing is generally inappropriate, either behind the chapel or filling in the gap along the B4035.

Landscape sensitivity to commercial development high

The zone comprises the lower slopes of a small enclosed valley at the foot of Brailes Hill with pastoral fields separated by a mix of hedgerows and fences. Trees lie along the stream course included pollarded willows and there is a recent tree belt which appears to have been put in place to screen a recently built large dwelling. The settlement is semi-rural and incremental with a small cluster including a converted chapel which forms a distinctive group set back from the B4035, viewed across a small green with Brailes Hill behind. There is also discontinuous rural settlement with large plots along the B4035 and Henbrook Lane to the south. The zone feels as if it has low key management and the power lines are a minor detractor. Despite its condition the zone contributes to the positive character of the settlement forming a green gap along the B4035 and a setting around the chapel and green within the AONB and therefore commercial development is highly inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Pastoral

Pattern Small/med_semi-regul

Origin Cultivated

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 gently sloping stream valley

Landcover pastoral farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern scattered farmsteads

Other built features -

Presence of water stream and field ponds

Scale medium **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

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

Intervisibility

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

Comments though set down in the landscape the area abuts and is apparent from the B4035

Tranquillity

Noise sources

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

Summary medium

Comments the B4035, and the presence of the settlement and power lines reduce tranquillity slightly but the area feels quiet away from the road

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

Comments there is a stream corridor and the zone appears to be managed as part of a wider farmed unit and has a PROW running through it linking the settlement with the wider landscape

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

Comments the zone forms a gap in the settlement frontage along the B4035 to the east but is low lying enclosed by steep valley slopes of Br07 to the north, south and west.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge positive **Form of edge** moderately indented

Comments an semi-rural discontinuous linear settlement edge that has developed in a piecemeal way over a long period of time

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

roads/rail/cycleways

medium

long distance/public footpaths

high

Comments receptors include residents, users of the B4035 and minor road to the south and users of the PROW

Other

Other factors -

Potential for landscape enhancement

structure of landscape needs to be maintained through more positive hedgerow management

Potential mitigation if area potentially suitable for development

LCP/Zone Br10

Settlement: Upper/lower Brailes

Landscape sensitivity to housing development high

This zone comprises the slopes and crest of Castle Hill and its earthwork remains, which lie to the north of the settlement within the Cotswold AONB. The environs of the fort, which is a scheduled ancient monument, are covered in rough grass and scrub. Several PROWs run across the hill and the site is popular with walkers, offering fine views over Upper Brailes. The remainder of the zone is in pastoral use in medium sized fields with mainly low cut hedgerows. Although there is a small woodland on the south west side, the hill is generally open and visible in all directions. Overall, the area is clearly very sensitive and highly inappropriate for any housing development.

Landscape sensitivity to commercial development high

This zone comprises the slopes and crest of Castle Hill and its earthwork remains, which lie to the north of the settlement within the Cotswold AONB. The environs of the fort, which is a scheduled ancient monument, are covered in rough grass and scrub. Several PROWs run across the hill and the site is popular with walkers, offering fine views over Upper Brailes. The remainder of the zone is in pastoral use in medium sized fields with mainly low cut hedgerows. Although there is a small woodland on the south west side, the hill is generally open and visible in all directions. Overall, the area is clearly very sensitive and highly inappropriate for any commercial development.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Claylands

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity F2

Visual sensitivity R1

Land Cover Parcel data

Land Use Pastoral

Pattern Medium/large_regular

Origin Cultivated

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 prominent southern edge

Landcover improved grass and scrub

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 hill fort

Presence of water -

Scale medium Sense of enclosure open

Diversity diverse

Skyline

Prominence/ importance very prominent Complexity complex

Comments Castle Hill is a prominent hill with Iron Age fort and motte

Key views

To settlement False From settlement False

Landmarks hill fort/motte Detractors -

Intervisibility

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

Comments views to and from hill and fort including towards St George's church

Tranquillity

Noise sources people

Views of development some Presence of people infrequent

Summary high/medium

Comments the hill feels in open countryside away from the settlement and roads generally with wide views so the area feels tranquil

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

Comments the area appears to managed as part of wider farmed units and has PROWs running up to the top of the hill, some linking into the settlement

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

Comments the hill forms an important backcloth and setting to the village defining Upper Brailes' northern 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** moderately indented

Comments houses on Castle Hill lane are linear but sit into the hillside with a woodland backcloth

Receptors

Receptors

Sensitivity

viewpoints

high

long distance/public footpaths

high

urban residents

high/medium

rural residents

high

Comments receptors include visitors to the hillfort, users of the PROWs and minor roads and B4035, and residents

Other

Other factors -

Potential for landscape enhancement

encourage regeneration of trees in hedgerows

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone consists of a gently rolling hilltop plateau before the land falls away relatively steeply into the Feldon Vale to the north west. The sloping character of the skyline makes the area prominent, especially when viewed from the north west. The farmland is managed as small scale permanent pasture with some relic ridge and furrow, set within a regular pattern of small hedged fields. This is an open landscape where historic development is limited to older scattered roadside dwellings along the northern fringe of the settlement. The sensitivities of the zone are its plateau edge location exposed to wider views, its small scale field pattern and informal gappy settlement edge. Housing development would be inappropriate.

Landscape sensitivity to commercial development high

This zone consists of a gently rolling hilltop plateau before the land falls away relatively steeply into the Feldon Vale to the north west. The sloping character of the skyline makes the area prominent, especially when viewed from the north west. The farmland is managed as small scale permanent pasture with some relic ridge and furrow, set within a regular pattern of small hedged fields. This is an open landscape where historic development is limited to older scattered roadside dwellings along the northern fringe of the settlement. The sensitivities of the zone are its plateau edge location exposed to wider views, its small scale field pattern and informal gappy settlement edge. Commercial development would be out of scale and highly inappropriate.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Claylands
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P2
Ecological sensitivity	C3
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small_regular
Origin	Cultivated

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 hill top plateau edge

Landcover permanent pasture

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches
Species Thorn Elm Mixed Ancient
Condition Good Poor Redundant Relic
Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None
Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None
Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic
Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern farmstead and wayside cottages

Other built features -

Presence of water

Scale small **Sense of enclosure** open

Diversity diverse

Skyline

Prominence/ importance prominent **Complexity** simple

Comments the fields and associated farm and dwellings form the rim of the hill when viewed from the lower land of the Stour valley to the north west

Key views

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

Intervisibility

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

Comments the location of the area on the lip of the hill means the area is intervisible with land to the north west

Tranquillity

Noise sources roads

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

Summary medium

Comments the presence of the B4035 to the south west and the settlement edge with dwellings and farm in the area reduces the tranquillity of this essentially rural area

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

Comments the area appears to be managed as part of a number of wider management units including the farm. There are no PROWs in the area.

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

Setting?

Comments the zone, which lies on the lip of a hill, visually contains the settlement to the south. The farmstead and dwellings appear to be isolated rural features when approaching from the north west.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge positive **Form of edge** moderately indented

Comments the small scale incremental traditional edge provides a low key introduction to the settlement from the north west

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

roads/rail/cycleways

medium

long distance/public footpaths

high

Comments receptors include residents, users of the PROWs and minor roads and B4035, and visitors to the hillfort to the south east

Other

Other factors -

Potential for landscape enhancement

management of pond, reinstatement and gapping up of hedgerows

Potential mitigation if area potentially suitable for development

-