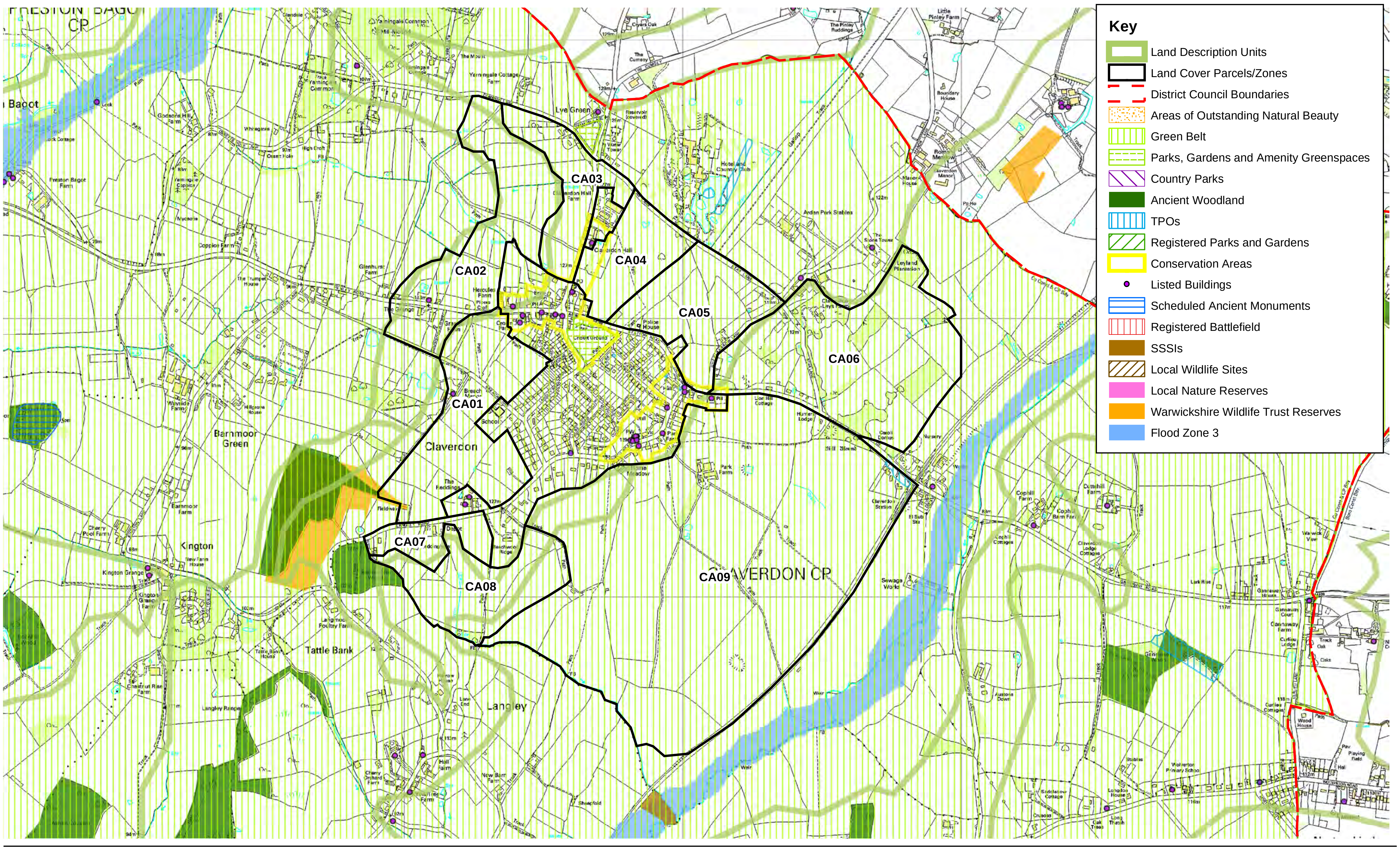


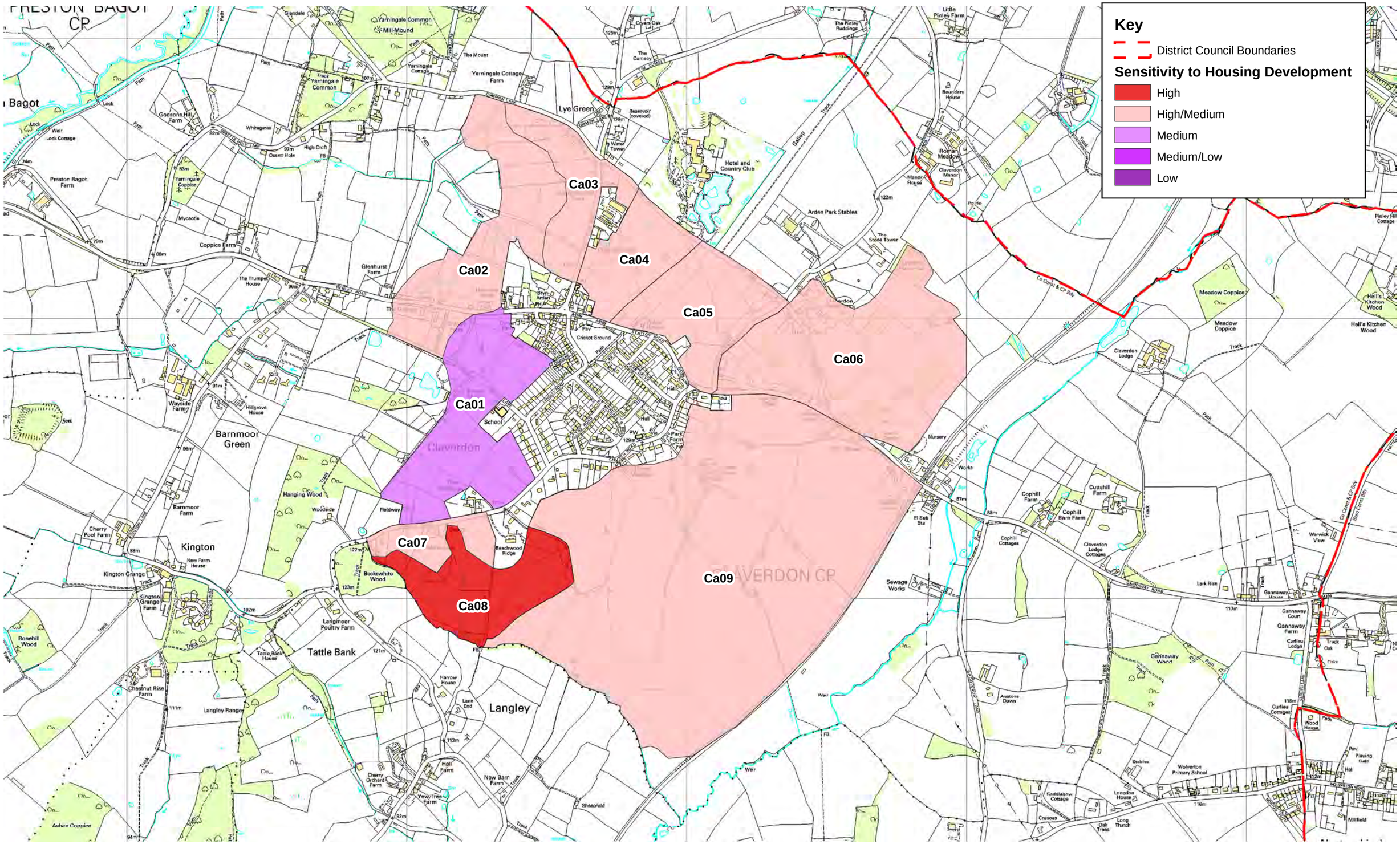
N

0 0.5 1 2 km

Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

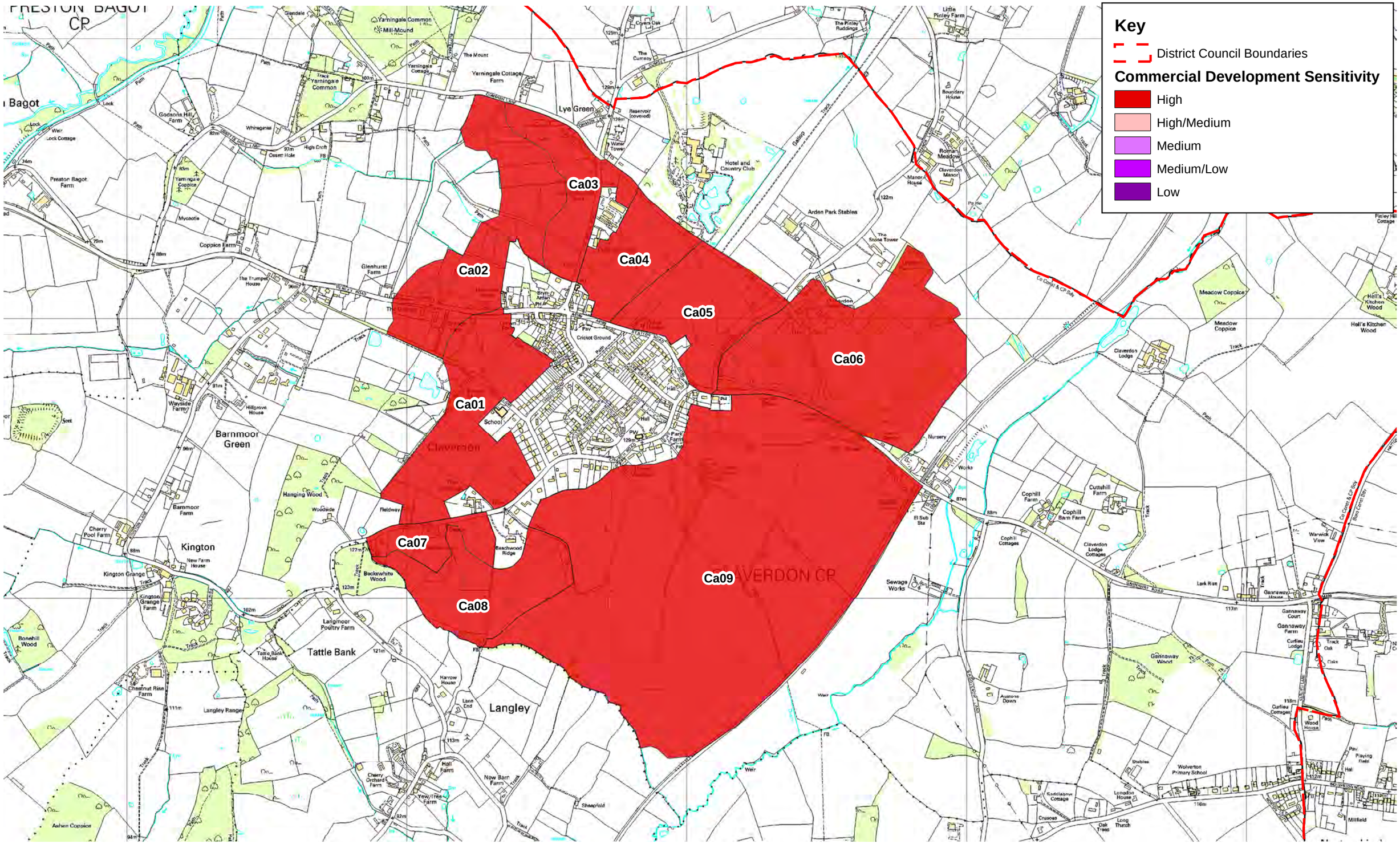
Claverdon
Designations and Constraints



Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

Claverdon
Landscape Sensitivity to Housing Development



Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

Claverdon
Landscape Sensitivity to Commercial Development

LCP/Zone Ca01 **Settlement:** Claverdon

Landscape sensitivity to housing development medium

This zone is located at the western edge of the settlement and whilst generally quite flat lies on high ground, with the land falling from the western edge of the area quite steeply into the valley of the River Alne, allowing long views westwards from Breach Farm for example. The land is pasture and used for horse paddocks in many locations. Typically for the Arden landscape there are mature hedgerows with many mature oaks around the edges of the area, although many hedgerows appear to have been removed between fields and replaced with post and rail fence. Along its eastern edge it is overlooked by a school and backs of dwellings, to the southern end are several rural dwellings and listed buildings, whilst to the west there is a pattern of small fields and woods including an ancient woodland. The area adjoins Claverdon Conservation Area. Several footpaths cross the northern part of the area. It is relatively tranquil, with limited road noise. The area forms a rural context to the west of the settlement, appears well used for equestrian activities, and is not considered a high priority for development. It also lies within Green Belt which is a constraint on development. However, there are two fields which could be considered for housing development in the shorter term. This area lies north west of Breach Lane and at the back of dwellings on the eastern part of Langley Road. This area is a self contained unit which would not have an impact on the wider landscape. If developed for housing it could probably accommodate up to 20 units at similar density to those on Langley Road. The layout should be such that backs of new dwellings abut the backs of existing dwellings adjacent. A native tree belt of at least 15m should be planted to the edge of Breach Lane, and the existing central hedgerow retained, and both should be outside the curtilage of private dwellings and protected by a planning condition to allow them to mature. Views to the church tower should be considered and incorporated in to the layout. In the longer term, if there is a pressing need for housing in the settlement, a further site could be located in two fields to the east of The Reddings.

Landscape sensitivity to commercial development high

This zone is located at the western edge of the settlement and whilst generally quite flat lies on high ground, with the land falling from the western edge of the area quite steeply into the valley of the River Alne, allowing long views westwards from Breach Farm for example. The land is pasture and used for horse paddocks in many locations. Typically for the Arden landscape there are mature hedgerows with many mature oaks around the edges of the area, although many hedgerows appear to have been removed between fields and replaced with post and rail fence. Along its eastern edge it is overlooked by a school and backs of dwellings, to the southern end are several rural dwellings and listed buildings, whilst to the west there is a pattern of small fields and woods including an ancient woodland. The area is within Green Belt and on its northern edge adjoins Claverdon Conservation Area. Several footpaths cross the northern part of the area. It is relatively tranquil, with limited road noise but many views to development. The area in general forms a rural context to the west of the settlement, appears well used for equestrian activities, and due to the residential uses in its environs is not considered suitable for any commercial development.

Landscape characteristics

	LDU level
Physiographic	Periglacial plateau
Ground type	Loamy gleys
Land cover	Ancient wooded pastures
Settlement pattern	Dispersed with large estates

	LDU level
Cultural sensitivity	A1
Ecological sensitivity	C2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/medium_regular
Origin	Waste

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 or slightly domed, falling from western edge to Alne valley

Landcover paddocks

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

Extent Prominent ☐ Apparent ☑ Insignificant ☐ None ☐

Age of mixture Mixed Age ☐ Overmature ☑ Immature ☐

Patch Survival

Extent Widespread ☐ Localised ☐ Relic ☑

Management Intense ☐ Traditional ☐ Neglected ☐

Ecological corridors

Condition Intact ☐ Declining ☐ Fragmented ☑

Intensity of Use

Impact High ☐ Moderate ☑ Low ☐

Pattern

Settlement pattern two rural dwellings

Other built features -

Presence of water ☐

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** -

Intervisibility

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

Comments some views from adjacent school and dwellings but otherwise generally hidden from view

Tranquillity

Noise sources roads people

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

Summary medium

Comments some road noise, presence of people in relation to equestrian activities and views of development

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

Corridor? ☐

Comments appears to be a self contained farmed unit, footpath links from settlement in northern section

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

Setting? ☐

Comments forms rural backdrop to settlement edges

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 some mature gardens and listed buildings, some C20 development

Receptors

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

Comments some views from adjacent school and dwellings but otherwise generally hidden from view

Other

Other factors -

Potential for landscape enhancement

renewal of hedges in place of post and rail

Potential mitigation if area potentially suitable for development

see notes in justification on layout and density

LCP/Zone Ca02 **Settlement:** Claverdon

Landscape sensitivity to housing development high/medium

This zone is located at the north western edge of the settlement but only contains or abuts a limited number of rural dwellings, including one listed building. The land falls towards the valley of the River Alne, allowing long views from areas to the west. The land mainly pasture in small to medium sized fields, and one larger field in arable production. Typically for the Arden landscape there are mature hedgerows with many mature oaks in the often outgrown hedgerows. One footpath crosses the area from east to west. It is generally highly tranquil, with limited road noise and few views to development. The area forms a rural context to the north west of the settlement falling away from the settlement edge towards the Alne valley on the main north western approach, and is not considered appropriate for housing development. It also lies within Green Belt which is a further constraint on development.

Landscape sensitivity to commercial development high

This zone is located at the north western edge of the settlement but only contains or abuts a limited number of rural dwellings, including one listed building. The land falls towards the valley of the River Alne, allowing long views from areas to the west. The land mainly pasture in small to medium sized fields, and one larger field in arable production. Typically for the Arden landscape there are mature hedgerows with many mature oaks in the often outgrown hedgerows. One footpath crosses the area from east to west. It is generally highly tranquil, with limited road noise and few views to development. The area forms a rural context to the north west of the settlement falling away from the settlement edge towards the Alne valley on the main north western approach, and is not considered suitable for commercial development. It also lies within Green Belt which is a constraint on development.

Landscape characteristics

	LDU level
Physiographic	Scarp slopes & ridges
Ground type	Loamy Brown soils
Land cover	Ancient wooded pastures
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	A2
Ecological sensitivity	F2
Visual sensitivity	S1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/medium_regular
Origin	Waste

Designations

Landscape/planning

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

Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

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

Other

Flood ☐

Characteristics

Landform hillside falling to west
Landcover 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 some rural dwellings
Other built features -
Presence of water ☐ -
Scale medium **Sense of enclosure** enclosed
Diversity simple

Skyline

Prominence/ importance apparent **Complexity**
Comments hillside and mature trees may form skyline from views from west

Key views

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

Intervisibility

Site observation medium **...to key features** ☐ **...from key place** ☐
Comments little opportunitiy for views into site from nearby due to mature hedgerows and trees, but hillside visible from longer views from west

Tranquillity

Noise sources roads
Views of development some **Presence of people** occasional
Summary high/medium
Comments a tranquil area away from the settlement edge, limited road noise

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

Corridor? ☐
Comments appears to be part of wider farmed unit; footpath crosses area

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

Setting? ☐

Comments integrated with wider well-treed landscape of Arden

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 only meets a few rural dwellings on Henley Road

Receptors

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

Comments views form rural dwellings and footpath users, few views from roads

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Ca03 **Settlement:** Claverdon

Landscape sensitivity to housing development high/medium

This zone is located at the north edge of the settlement and contains a limited number of rural dwellings around Lye Green. The land is mostly flat, lying above the hillside falling towards the valley of the River Alne. The land is mainly pasture in medium sized fields, and one larger field in arable production. Typically for the Arden landscape there are mature hedgerows with many mature oaks in the often outgrown hedgerows. The area has one footpath crossing the area from east to west. It is generally highly tranquil, with some road noise and few views to development. The area in general forms a rural context to the north of the settlement, and is not considered suitable for any development. It also lies within Green Belt which is a constraint on development.

Landscape sensitivity to commercial development high

This zone is located at the north edge of the settlement and contains a limited number of rural dwellings around Lye Green. The land is mostly flat, lying above the hillside falling towards the valley of the River Alne. The land is mainly pasture in medium sized fields, and one larger field in arable production. Typically for the Arden landscape there are mature hedgerows with many mature oaks in the often outgrown hedgerows. The area has one footpath crossing the area from east to west. It is generally highly tranquil, with some road noise and few views to development. The area in general forms a rural context to the north of the settlement, and is not considered suitable for any development. It also lies within Green Belt which is a constraint on development.

Landscape characteristics

	LDU level
Physiographic	Periglacial plateau
Ground type	Loamy gleys
Land cover	Ancient wooded pastures
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	A1
Ecological sensitivity	C2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Mixed farming
Pattern	Small/medium_regular
Origin	Waste

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 mostly flat at top of hillside to west

Landcover

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent	Widespread ☐	Localised ☐	Relic ☑
Management	Intense ☐	Traditional ☐	Neglected ☐

Ecological corridors

Condition	Intact ☐	Declining ☐	Fragmented ☑

Intensity of Use

Impact	High ☐	Moderate ☑	Low ☐

Pattern

Settlement pattern some rural dwellings

Other built features -

Presence of water ☐ -

Scale medium **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments mature trees may form skyline from views from west

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

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

Comments few views into site from nearby due to mature hedgerows and trees

Tranquillity

Noise sources roads people

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

Summary high/medium

Comments a tranquil area away from the settlement edge, limited road noise

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

Corridor? ☐

Comments appears to be part of wider farmed unit; footpath crosses area

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

Setting? ☐

Comments integrated with wider well-treed landscape of Arden

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 few rural dwellings around Lye Green

Receptors

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

Comments views form rural dwellings and footpath users, few views from roads

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Ca04 **Settlement:** Claverdon

Landscape sensitivity to housing development high/medium

This zone is located to the north of the settlement at the back of the listed Claverdon Hall, and is a remnant of old parkland. The land is very gently sloping and comprises pasture in medium sized fields. There are many mature trees around the perimeter and some small copses or individual mature trees and remnant avenues, including pine, oak and lime. Claverdon Hall and farm buildings and one rural dwelling lie to the west of the area. The Claverdon Conservation Area extends northwards to include Claverdon Hall. One footpath crosses the area and one runs along the south east boundary of the area. It is generally tranquil, with some road noise and few views to development, but the large farm buildings are a dominant feature . The area in general forms a rural context to the north of the settlement, and due to its historic parkland associations and integration with the Conservation Area is not considered suitable for housing development. It also lies within Green Belt which is a constraint on development.

Landscape sensitivity to commercial development high

This zone is located to the north of the settlement at the back of the listed Claverdon Hall, and is a remnant of old parkland. The land is very gently sloping and comprises pasture in medium sized fields. There are many mature trees around the perimeter and some small copses or individual mature trees and remnant avenues, including pine, oak and lime. Claverdon Hall and farm buildings and one rural dwelling lie to the west of the area. The Claverdon Conservation Area extends northwards to include Claverdon Hall. One footpath crosses the area and one runs along the south east boundary of the area. It is generally tranquil, with some road noise and few views to development, but the large farm buildings are a dominant feature . The area in general forms a rural context to the north of the settlement, and due to its historic parkland associations and integration with the Conservation Area is not considered suitable for commercial development. It also lies within Green Belt which is a constraint on development.

Landscape characteristics

	LDU level
Physiographic	Periglacial plateau
Ground type	Loamy gleys
Land cover	Ancient wooded pastures
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	A1
Ecological sensitivity	C2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Parkland
Pattern	
Origin	Assarting

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

Landcover pasture

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent	Widespread ☐	Localised ☐	Relic ☑
Management	Intense ☐	Traditional ☐	Neglected ☐

Ecological corridors

Condition	Intact ☐	Declining ☐	Fragmented ☑

Intensity of Use

Impact	High ☐	Moderate ☐	Low ☑

Pattern

Settlement pattern none

Other built features -

Presence of water ☐

Scale medium **Sense of enclosure** enclosed

Diversity uniform

Skyline

Prominence/ importance apparent **Complexity**

Comments mature trees may form containing element to north of settlement

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** farm buildings

Intervisibility

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

Comments mature trees and hedges on edges limit visibility

Tranquillity

Noise sources roads people

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

Summary medium

Comments former parkland and mature trees create sense of tranquillity but affected by view to farm and some road noise

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 PROW linking settlement with the wider landscape

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

Setting? ☐

Comments mature trees form containing element in landscape

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments closely associated with area CA05

Settlement edge

Pre C20 edge ☑ **C20-21 edge** ☑

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

Comments Claverdon Hall positive, farm buildings negative

Receptors

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

Comments limited views into area from the roads adjacent

Other

Other factors -

Potential for landscape enhancement

new tree belt to screen farm buildings, restoration plan required for parkland which is becoming over-mature

Potential mitigation if area potentially suitable for development

-

LCP/Zone Ca05 **Settlement:** Claverdon

Landscape sensitivity to housing development high/medium

This zone consists of flat land on the north eastern edge of Claverdon, in mixed pastoral and arable cultivation. The small rectangular fields around the north eastern and eastern edge are used as horse paddocks while the remainder consists of larger, more irregular fields in arable cultivation. At least part of the zone appears to have been formerly part of the adjacent parkland zone (CA04) and the irregular southern field has a wood pasture character. The boundary with CA04 is a fairly dense mixed deciduous and conifer tree line and internal hedges block views of the centre from its periphery. It contains a police house, two PROWs and is edged on three sides by local roads, so it is not a tranquil zone. It is separated from the settlement by the road on its south western boundary and has a relic parkland/farmland character, partly horse-oriented like much of land on this side of the settlement. It thus relates well to the land use of the rural landscape. The zone is also within an area of high natural landscape sensitivity. For these reasons it is not considered appropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of flat land on the north eastern edge of Claverdon, in mixed pastoral and arable cultivation. The small rectangular fields around the north eastern and eastern edge are used as horse paddocks while the remainder consists of larger, more irregular fields in arable cultivation. At least part of the zone appears to have been formerly part of the adjacent parkland zone (CA04) and the irregular southern field has a wood pasture character. The boundary with CA04 is a fairly dense mixed deciduous and conifer tree line and internal hedges prevent any views of the centre of the zone from its periphery. It contains a police house, two PROWs and is edged on three sides by local roads, so it is not a tranquil zone. It contains only one house and relates well to the wider landscape, rather than to the settlement edge across the road on its south western boundary. The zone is also within an area of high natural landscape sensitivity. For these reasons it is not considered appropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Periglacial plateau
Ground type	Loamy gleys
Land cover	Ancient wooded pastures
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	A2
Ecological sensitivity	C2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Cropping
Pattern	Med/large_irregular
Origin	Assarting

Designations

Landscape/planning

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

Biodiversity

SSSI ☐ Local Wildlife Sites ☑ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

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

Other

Flood ☐

Characteristics

Landform very gently sloping

Landcover arable and pasture; police 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 one police house

Other built features horse-related structures

Presence of water ☑ small pond

Scale small and medium **Sense of enclosure** enclosed by roadside vegetation

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 field boundary vegetation filters views from PROWs across zone, which is only visible from outside along external edges

Tranquillity

Noise sources roads people

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

Summary medium

Comments roads along north eastern, south eastern and south western boundaries. Two PROWs within zone.

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 visually separated from settlement and wider landscape by dense boundary vegetation and landform, which prevents external views of centre of zone.

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 listed buildings near southern edge of zone; more recent development along Station Road to south west.

Receptors

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

Comments rural residences include Arden Park Stables, which have no view of site, the police house, and buildings at the south east end of Wheelbarrow Lane.

Other

Other factors proximity to relic parkland (CA04)

Potential for landscape enhancement

reinforce hedgerows to strengthen field boundaries.

Potential mitigation if area potentially suitable for development

-

LCP/Zone Ca06 **Settlement:** Claverdon

Landscape sensitivity to housing development high/medium

This zone consists of a mix of woodland and pasture fields to the north east of Claverdon. It lies on sloping ground which is visible from much of the eastern edge of the settlement, and from Station Road and the PROW through it, although internal woodland belts prevent any views of the whole zone. It lies outside the settlement, albeit with a small area of linear housing development along its southern edge, and the woodland is a prominent feature in the local rural landscape. A very small portion of it abuts the Claverdon Conservation Area. The zone's sensitivities lie in its intimate well treed intrinsic character, its separation from the village across the A4189, and its relationship with the Conservation Area. The zone is also within an area of high natural landscape sensitivity. For these reasons it is considered inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of a mix of woodland and pasture fields to the north east of Claverdon. It lies on sloping ground which is visible from much of the eastern edge of the settlement, and from Station Road and the PROW through it, although internal woodland belts prevent any views of the whole zone. It lies outside the settlement, albeit with a small area of linear housing development along its southern edge, and the woodland is a prominent feature in the local rural landscape. A very small portion of it abuts the Claverdon Conservation Area. The zone's sensitivities lie in its intimate well treed intrinsic character, its separation from the village across the A4189, and its relationship with the Conservation Area. The zone is also within an area of high natural landscape sensitivity. For these reasons, and its scale and presence of existing dwellings, it is considered inappropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Loamy gleys
Land cover	Ancient wooded pastures
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	A2
Ecological sensitivity	C2
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Parkland
Pattern	Med/large_semi-regul
Origin	Assarting

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 mix of woodland and 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 one farm, apparently non-working, and several houses along Station Road

Other built features none

Presence of water ☐ -

Scale medium **Sense of enclosure** very enclosed by woodland

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments skyline masked by woodland within zone

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** busy road

Intervisibility

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

Comments location of varying woodland areas prevents any intervisibility

Tranquillity

Noise sources roads people

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

Summary medium

Comments near Station Road tranquillity os fairly low, with traffic noise, development and users of the PROW; further north tranquillity increases with distance from trraffic noise, which is increasingly baffled by woodland belts within zone.

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

Corridor? ☐

Comments woodland and pasture apparently managed as part of wider farmed units and the PROW does not link to to the settlement

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

Setting? ☐

Comments the zone is separated from the settlement by Station Road and its well treed character reinforces this separation and contrasts with the surrounding landscape

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 houses along part of southern boundary have dense roadside hedges and well treed boudnaries to rear.

Receptors

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

Comments rural residents to noth and north west include two listed buildings near boundary; houses on eastern edge of Claverdon will have some views into site due to landform. Woodland within the site would block some views of any potential development for PROW users and road users but there would be an impact from development outside the settlement.

Other

Other factors biodiversity potential of woodland

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Ca07 **Settlement:** Claverdon

Landscape sensitivity to housing development high/medium

This zone consists of dispersed linear plateau settlement and very gently sloping pasture fields on the western edge of Claverdon. It is a small zone, with development (houses and a small works depot) only on its northern edge along Langley Road. The southern boundariy of this development is varied, permitting views of some houses, and below and to the south lie small irregular pasture fields with variable field boundaries, often outgrown, gappy thorn hedges. This latter farmland belongs rather to the pastoral farmland of CA08 but occupies the plateau edge rather than the steep slope; the zone boundary follows landform rather than physical boundaries. This zone is therefore slightly less visible in the wider landscape than CA08, but does 'read' as part of it except for the straggling settled edge, which rather detracts from the approach to Claverdon, (which appears rather to be eastwards beyond The Fieldings). It is mainly open pastoral farmland and existing development detracts from the settlement edge. The zone is also within an area of high natural landscape sensitivity. For these reasons it is not considered appropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of dispersed linear plateau settlement and very gently sloping pasture fields on the western edge of Claverdon. It is a small zone, with development (houses and a small works depot) only on its northern edge along Langley Road. The southern boundariy of this development is varied, permitting views of some houses, and below and to the south lie small irregular pasture fields with variable field boundaries, often outgrown, gappy thorn hedges. This latter farmland belongs rather to the pastoral farmland of CA08 but occupies the plateau edge rather than the steep slope; the zone boundary follows landform rather than physical boundaries. This zone is therefore slightly less visible in the wider landscape than CA08, but does 'read' as part of it except for the straggling settled edge, which rather detracts from the approach to Claverdon, (which appears rather to be eastwards beyond The Fieldings). It is mainly open pastoral farmland and existing development detracts from the settlement edge. The zone is also within an area of high natural landscape sensitivity. For these reasons, and because it would be widely visible on the plateau edge, it is not considered appropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Periglacial plateau
Ground type	Loamy gleys
Land cover	Ancient wooded pastures
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	A1
Ecological sensitivity	C2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/med_irregular
Origin	Assarting

Designations

Landscape/planning

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

Biodiversity

SSSI ☐ Local Wildlife Sites ☑ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☑

Historic/archaeology

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

Other

Flood ☐

Characteristics

Landform very gently sloping

Landcover pasture and gardens

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 dispersed linear housing on settlement edge

Other built features small works depot

Presence of water ☐ -

Scale small **Sense of enclosure** enclosed by boundary vegetation

Diversity diverse

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

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

Comments vegetation masks zone

Tranquillity

Noise sources roads people

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

Summary medium

Comments rural traffic only on Langley Road; PROW along eastern boundary. Houses partly visible to west but open rural landscape to south

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

Corridor? ☐

Comments linear, sparse and gappy extension of settlement; most managed as part of wider pastoral landscape

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

Setting? ☐

Comments appears from settlement as straggly development on settlement edge, but from the south west the southern part of the zone appears part of the wider farmed landscape

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments development of either CA07 or CA08 would have significant impact on the other

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☑

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

Comments incoherent straggle of houses and a works depot at western end of settlement, detracting from stronger, more positive edge of The Fieldings (listed building) to north east along street.

Receptors

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

Comments rural residences are those to the south west on Langley Road. Urban residences are those within zone and The Fieldings (listed building) nearby. There is a PROW along the eastern bounary and through the centre and a road along the northern boundary, although road users would have more views from Langley Road to the south west.

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Ca08 **Settlement:** Claverdon

Landscape sensitivity to housing development high

This zone consists of several small irregular pasture fields (neutral grassland) on steeply undulating and sloping ground on the south western edge of Claverdon. The landform creates a rather intimate sense of enclosure but the zone is open to views from the south and west. The settlement edge consists here of sparse linear development along Langley Road, generally large houses with extensive garden vegetation. Houses to the west on Langley Road, separated from the zone, nonetheless have views of it, filtered by their garden vegetation. The zone is highly visible, clearly part of the wider farmed landscape, is separate from the settlement and has biodiversity potential as neutral grassland. It is also within an area of high natural landscape sensitivity. For these reasons it is considered inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of several small irregular pasture fields (neutral grassland) on steeply undulating and sloping ground on the south western edge of Claverdon. The landform creates a rather intimate sense of enclosure but the zone is open to views from the south and west. The settlement edge consists here of sparse linear development along Langley Road, generally large houses with extensive garden vegetation. Houses to the west on Langley Road, separated from the zone, nonetheless have views of it, filtered by their garden vegetation. The zone is highly visible, clearly part of the wider farmed landscape, is separate from the settlement, has biodiversity potential as neutral grassland and has steep landform. It is also within an area of high natural landscape sensitivity. For these reasons it is considered inappropriate for 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	Dispersed with large estates
	LDU level
Cultural sensitivity	A2
Ecological sensitivity	F2
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/med_irregular
Origin	Assarting

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 undulating and sloping
Landcover pasture (neutral grassland, ridge and furrow)

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 ☐ ditch line and wet area
Scale small **Sense of enclosure** landform partly encloses but generally open
Diversity uniform

Skyline

Prominence/ importance not applicable **Complexity**
Comments very long views to south;

Key views

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

Intervisibility

Site observation medium **...to key features** ☐ **...from key place** ☐
Comments landform prevents views of whole zone, but it is visible from areas to the west and south

Tranquillity

Noise sources roads people
Views of development many 270 **Presence of people** infrequent
Summary high/medium
Comments this is a rural area and road traffic is light. Although there are houses along the zone's northern and near its western boundary and visible from it, most of them have dense garden vegetation. No noise from the railway was observed during survey. There is a PROW through the centre of the zone and

another along its eastern boundary.

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

Corridor? ☐

Comments part of wider farmed landscape outside settlement with PROW linking into the settlement

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

Setting? ☐

Comments may be seen as part of setting of settlement viewed from road to the west; visually separate from within settlement.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments development of either CA06, CA07 or CA08 would have an impact on all of them by extending the settlement edge more obviously below the crest of the ridge.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☑

Nature of edge positive **Form of edge** highly indented

Comments this zone is separated from the settlement by CA07, within which there are a few houses, mainly with dense garden vegetation.

Receptors

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

Comments rural residences are those few along Langley Road, with views of the site filtered by their garden vegetation. Park Farm does not have views from the house of this zone; neither do houses in Langley, which lies below the slope. Residences in CA06 and CA07 have any views filtered by garden vegetation and landform.

Other

Other factors biodiversity significance of neutral grassland; ridge and furrow

Potential for landscape enhancement

manage existing hedges and reinstate very gappy or lost hedges to restore former small field pattern

Potential mitigation if area potentially suitable for development

-

LCP/Zone Ca09 **Settlement:** Claverdon

Landscape sensitivity to housing development high/medium

This zone is what appears to be a single farm unit, grouped around Park Farm, on the south eastern edge of Claverdon, and consisting of a group of regular fields of variable size, mainly in arable cultivation. Field boundaries tend to be low and trimmed, with occasional hedgerow trees and groups of trees along ditchlines and around small ponds. The zone lies on sloping land, steep near the settlement and flattening out to the south east, and is widely visible in the wider farmed landscape. The zone abuts the southern boundary of the Conservation Area and is clearly part of the wider open farmed landscape and of high and widespread visibility. The zone is also within an area of high natural landscape sensitivity. For these reasons it is not considered appropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone is what appears to be a single farm unit, grouped around Park Farm, on the south eastern edge of Claverdon, and consisting of a group of regular fields of variable size, mainly in arable cultivation. Field boundaries tend to be low and trimmed, with occasional hedgerow trees and groups of trees along ditchlines and around small ponds. The zone lies on sloping land, steep near the settlement and flattening out to the south east, and is widely visible in the wider farmed landscape. The zone abuts the southern boundary of the Conservation Area and is clearly part of the wider open farmed landscape and of high and widespread visibility. The zone is also within an area of high natural landscape sensitivity. For these reasons it is not considered appropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Loamy gleys
Land cover	Ancient wooded pastures
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	A2
Ecological sensitivity	C3
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Cropping
Pattern	Large_irregular
Origin	Assarting

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 and sloping
Landcover mainly arable with some 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 one farm; cluster of houses near Claverdon Station
Other built features small shed
Presence of water ☐ -
Scale medium to large **Sense of enclosure** very open
Diversity simple

Skyline

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

Key views

To settlement False **From settlement** False
Landmarks - **Detractors** 11kV line

Intervisibility

Site observation high **...to key features** ☐ **...from key place** ☐
Comments whole site is open to view from settlement edge and many points in wider landscape, especially from high ground

Tranquillity

Noise sources roads people
Views of development many 270 **Presence of people** infrequent
Summary medium
Comments very open rural site with settlement along north western edge, three PROWs across it, road along north eastern boundary and railway along south eastern boundary.

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

Corridor? ☐

Comments part of wider farmed landscape outside settlement with PROWs linking into the settlement

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

Setting? ☐

Comments may act as setting for settlement viewed from railway but visually part of wider farmed landscape

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** moderately indented

Comments mix of listed buildings and modern houses along settlement edge, mainly with strong boundary vegetation. Church tower visible amid trees but not prominent.

Receptors

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

Comments main rural residence is Park Farm within site, plus cluster of houses in eastern corner. Linear housing along Station Road may have views over site, but has very dense boundary hedges.Houses along Langley Road also have views of the site, mediated by their own boundary vegetation and some hedges in CA08. Urban houses along northern edge will have views filtered by own boundary treatment. PROW users would experiencec high degree of change due to open character of site; railway users also have fleeting but clear view of site, while road users have glimsped and ccasionally open views.

Other

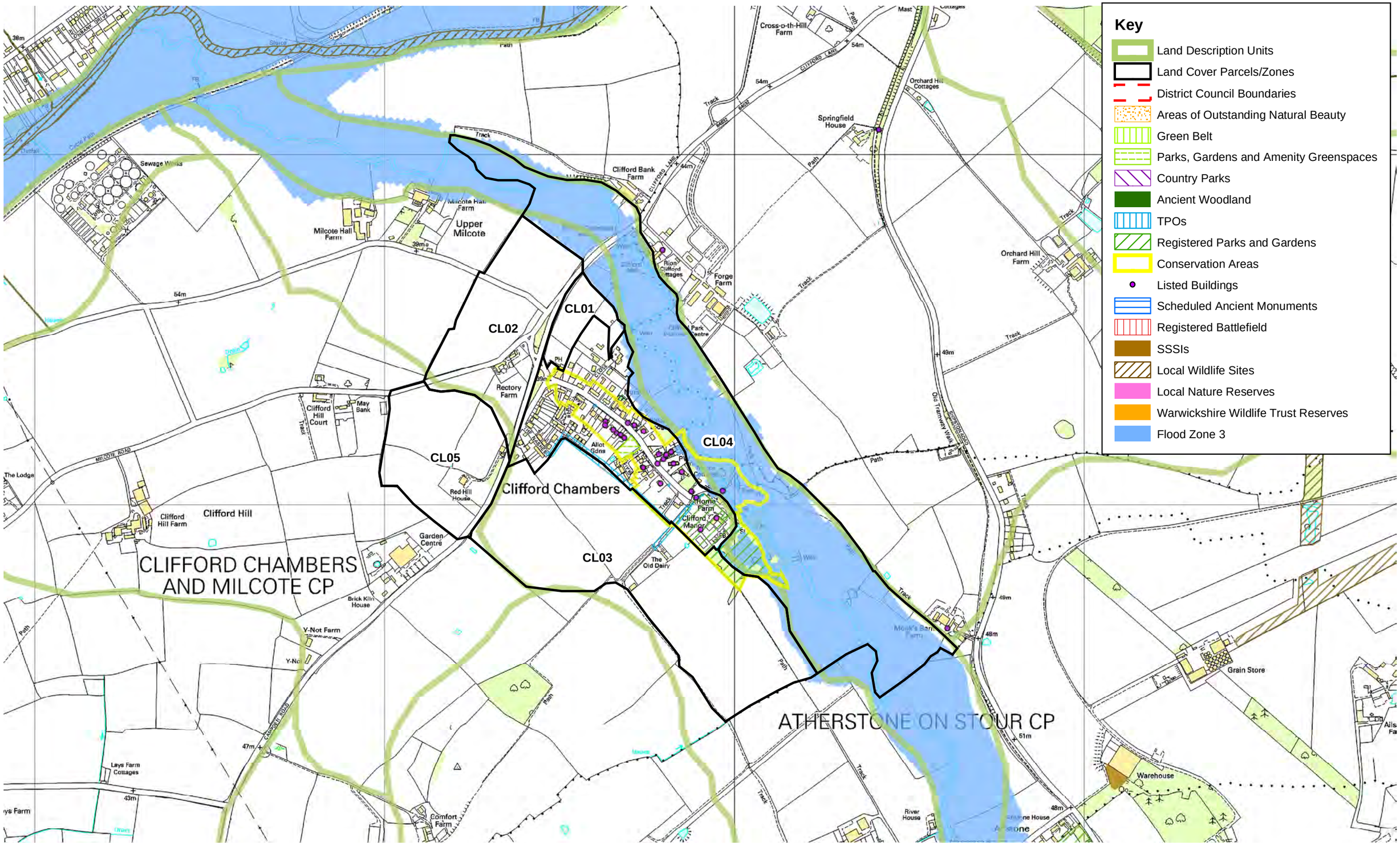
Other factors high visibility of site in wider landscape due to landform. TPO oaks are in private gardens near station.

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

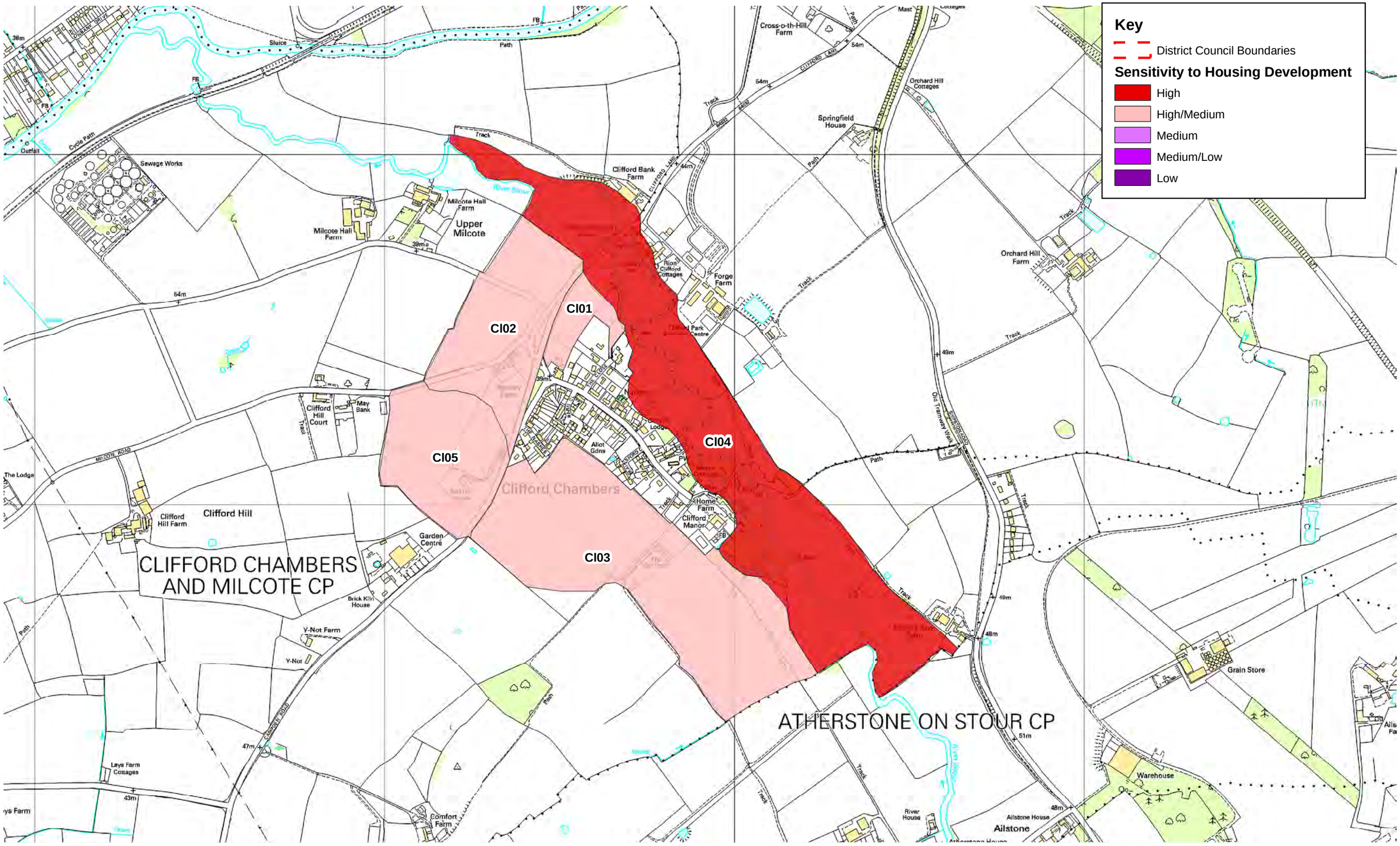
-



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

Clifford Chambers
Designations and Constraints



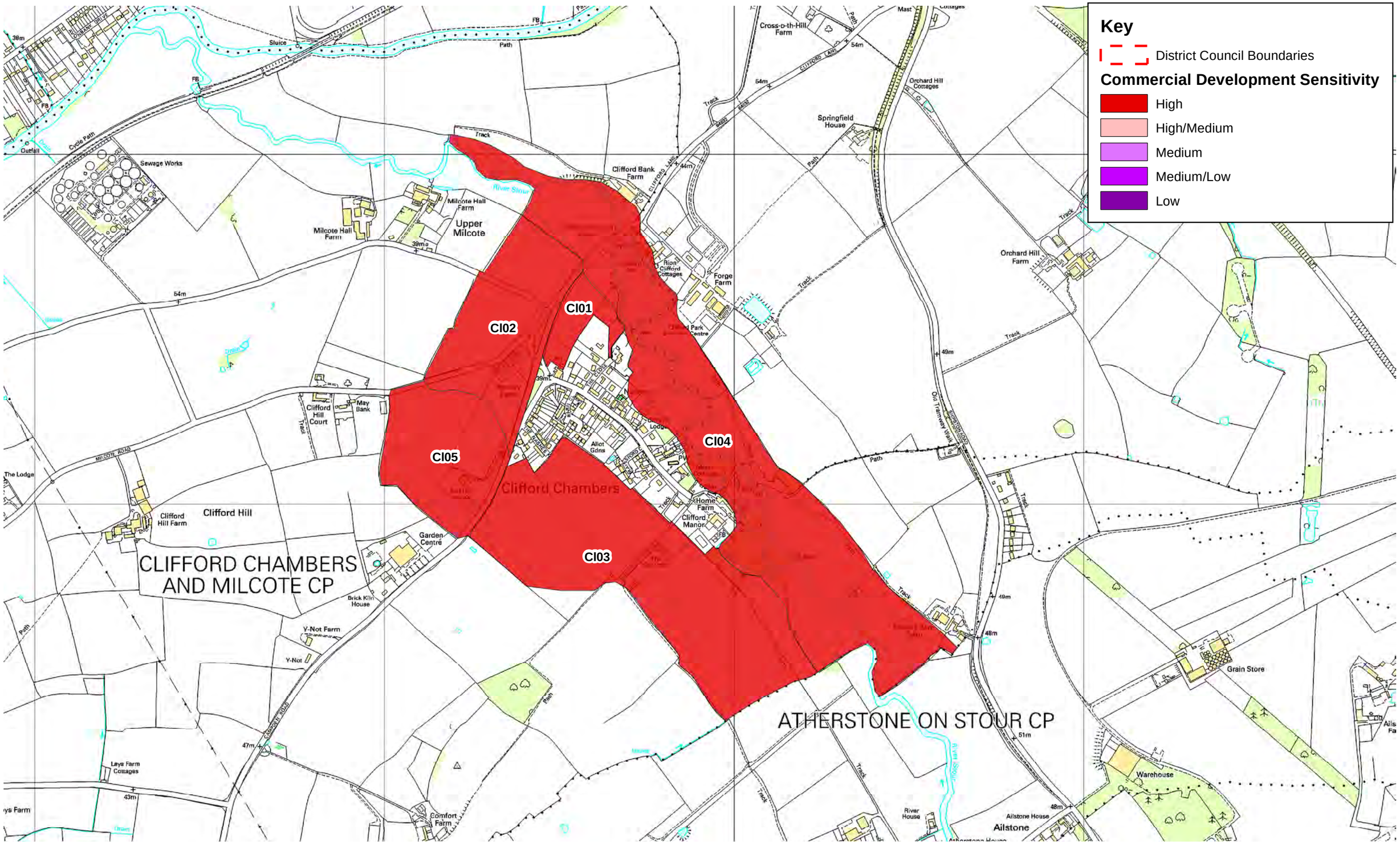
0 0.5 1 2 km

N

Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

Clifford Chambers
Landscape Sensitivity to Housing Development



Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

Clifford Chambers
Landscape Sensitivity to Commercial Development

LCP/Zone Cl01 **Settlement:** Clifford Chambers

Landscape sensitivity to housing development high/medium

This zone consists of a small number of small flat pasture fields on the northern edge of Clifford Chambers. It abuts CL04, which is the floodplain of the river Stour, and shares its pastoral character. Both serve as a foreground to the approach to the settlement from the north and as part of the main entrance to the settlement. It also abuts CL02 along its western boundary, which has an open farmed landscape character. However, two small fields on the north eastern part of the site are well screened from any wider view and from views from within the settlement (except from two immediately adjacent houses) and, if satisfactory access could be created, small scale housing development here would have no impact on the wider landscape and very little on the settlement, if it were kept away from the edge of the Conservation Area. Development in the western half of the zone would be visible (although partly filtered by field boundary vegetation) when approaching the settlement from the north and entering it and is therefore considered inappropriate.

Landscape sensitivity to commercial development high

This zone consists of a small number of small flat pasture fields on the northern edge of Clifford Chambers. It abuts CL04, which is the floodplain of the river Stour, and shares its pastoral character. Both serve as a foreground to the approach to the settlement from the north and as part of the main entrance to the settlement. It also abuts CL02 along its western boundary, which has an open farmed landscape character. Any development here would be highly visible when approaching the settlement from the north and entering it, and commercial development would be of a scale inappropriate to the relatively small scale and flat nature of the river valley and 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	H3
Ecological sensitivity	C3
Visual sensitivity	L0

Land Cover Parcel data

Land Use	Cropping
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 flat floodplain
Landcover pasture

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent	Widespread ☐	Localised ☐	Relic ☑
Management	Intense ☐	Traditional ☐	Neglected ☐

Ecological corridors

Condition	Intact ☑	Declining ☐	Fragmented ☐

Intensity of Use

Impact	High ☐	Moderate ☐	Low ☑

Pattern

Settlement pattern none
Other built features none (public house backs onto southern end)
Presence of water ☐ not in zone but adjacent to floodplain
Scale small **Sense of enclosure** open internally but screened by vboundary vegetation
Diversity uniform

Skyline

Prominence/ importance not applicable **Complexity**
Comments part of very shallow river valley with very distant skyline

Key views

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

Intervisibility

Site observation medium **...to key features** ☐ **...from key place** ☐
Comments the zone is visible from the bridge crossing the river Stour and forms part of the foreground to views of the settlement from the north. There is some intervisibility with housing on the northern edge of the settlement.

Tranquillity

Noise sources roads people
Views of development many 270 **Presence of people** infrequent
Summary medium
Comments traffic on the B4362 is not heavy; a PROW along the river valley is contiguous with this zone only in its extreme north eastern corner. The zone abuts the grounds of a public house on its southern boundary and housing along it

eastern boundary.

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

Corridor? ☐

Comments the zone abuts a river valley corridor and appears to be managed as part of a wider farmed unit with PROW access to settlement

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

Setting? ☑

Comments the zone contributes to the setting of the settlement when viewed from the north and crossing the river Stour. It is cut off from the wider landscape by the B4362 and vegetation limits views in from the west. There is some intervisibility with a few houses on the northern edge of the settlement.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments no, although the zone is similar in landform and land use to the river corridor (CL04) and shares part of its western boundary with CL02, which is part of the wider landscape.

Settlement edge

Pre C20 edge ☑ **C20-21 edge** ☑

Nature of edge neutral **Form of edge** highly indented

Comments mainly screened by vegetation along the side of the B4632.

Receptors

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

Comments Rectory Farm is on slightly higher ground and may have views into the site, as may Milcote Hall Farm, but from a distance. Urban residents in The Close may have rear views into the site (4 properties). A PROW abuts only the extreme north eastern part of the site; there are glimpsed views of the site from the bridge on the B4362.

Other

Other factors biodiversity interest of flood zone areas may extend beyond boundaries depending on land use

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

continuing good and consistent management of existing hedgerows and conservation of hedgerow trees.

LCP/Zone Cl02 **Settlement:** Clifford Chambers

Landscape sensitivity to housing development high/medium

This zone consists of mixed farmland on the north western edge of Clifford Chambers on very flat ground. Around Rectory Farm there are small fenced pasture fields while elsewhere fields are medium in size and in arable cultivation. There are many roads within this site, the B4632 carrying the most traffic and presenting a view of the approach to the settlement beyond the crossing of the river Stour when approaching from the north. The zone also contains the only entrance to the settlement, to which there is no access from the north, south or east. A PROW crosses the western part. Although adjacent to the settlement and containing several roads, this zone is in agricultural use and has a functional and visual relationship to the wider farmed landscape rather than the settlement. Although any development immediately adjacent to Rectory Farm would be screened by landform from the south, it would be highly visible from the north and would mark an extension of the settlement across the defining B4632. Elsewhere any development would be visible within the wider farmed landscape and would appear to be isolated from the settlement. Housing development is therefore considered inappropriate in this zone.

Landscape sensitivity to commercial development high

This zone consists of mixed farmland on the north western edge of Clifford Chambers. Around Rectory Farm there are small fenced pasture fields while elsewhere fields are medium in size and in arable cultivation. There are many roads within this site, the B4632 carrying the most traffic and presenting a view of the approach to the settlement beyond the crossing of the river Stour when approaching from the north. The zone also contains the only entrance to the settlement, to which there is no access from the north, south or east. A PROW crosses the western part. Although adjacent to the settlement and containing several roads, this zone is in agricultural use and relates in function and visually to the wider farmed landscape rather than the settlement. Commercial development immediately adjacent to Rectory Farm would not be screened by landform from the south and would be highly visible from the north. It would also mark an extension of built form across the B4632 into open countryside. Elsewhere commercial development would be visible within the wider farmed landscape and would appear to be isolated from the settlement. Commercial development would also be out of scale with the existing buildings within the settlement; for these reasons it is considered inappropriate in this zone.

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	H3
Ecological sensitivity	C3
Visual sensitivity	L0

Land Cover Parcel data

Land Use	Cropping
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 flat

Landcover grass ley and arable fields, small pasture fields

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent	Widespread ☐	Localised ☐	Relic ☑
Management	Intense ☐	Traditional ☐	Neglected ☐

Ecological corridors

Condition	Intact ☐	Declining ☐	Fragmented ☑

Intensity of Use

Impact	High ☑	Moderate ☐	Low ☐

Pattern

Settlement pattern one farm (Rectory Farm)

Other built features none

Presence of water ☐ adjacent to flood plain along northern boundary

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

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments rising ground within Rectory Farm (LCP boundary) blocks views to the south

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

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

Comments intervisibility between Rectory Farm and western settlement edge

Tranquillity

Noise sources roads people

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

Summary high/medium

Comments B4632 follows zone's eastern boundary, Milcote Road lies within it; it also contains the only entrance to the settlement. A PROW bisects the western part of the zone and is used by farm vehicles as well. The southern part of the zone is overlooked from the western edge of the settlement.

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

Corridor? ☐

Comments part of wider farmed landscape outside settlement with PROW linking into the settlement, but separated from settlement by main road

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

Setting? ☐

Comments a recently constructed (C20) section of the B4632 separates this site from the settlement visually. There is no visual or functional boundary between the southern edge of this zone and the northern edge of CL05.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments if CL02 were to be developed then Cl01 would be landlocked. CL05 is also farmland associated with Rectory Farm.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☑

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

Comments settlement edge is set back from eastern site boundary beyond previous alignment of B4632.

Receptors

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

Comments rural receptros are Rectory Farm, within the zone; Red Hill House, in adjacent CL05, and Milcote Hall Farm, to the west. The settlement edge only abuts the southern half of the zone's eastern boundary. The experience of road users and walkers would be very different if CL02 were to be developed.

Other

Other factors northern boundary of zone abuts Flood Zone 3 area

Potential for landscape enhancement

good management of hedges throughout the site

Potential mitigation if area potentially suitable for development

-

LCP/Zone Cl03 **Settlement:** Clifford Chambers

Landscape sensitivity to housing development high/medium

This zone consists of three medium/large flat arable fields abutting the southern edge of Clifford Chambers and the historic setting and parkland of Clifford Manor, and extending south eastwards into open countryside. It is bound to the west by the B 4632, with a good medium-height thorn hedge; to the north by the settlement edge and the registered parkland and woodland of Clifford Manor, and to east and south by mixed hedges (overgrown tree rows, mainly thorn, and low to medium thorn hedges with occasional trees). In its central section a PROW along an avenue of (part TPOd) lime trees extends from the frontage of Clifford Manor, an imposing historic mansion and estate at the south eastern end of the settlement. The main features of the zone are proximity to Clifford Manor parkland edge and the presence of mature trees, many of them TPOd, which form a strong boundary along the north western and northern edges. [The trees that are not TPOd are young mature oaks and it is not clear why they have not been included.] Along the western edge of the site, beneath a line of oaks there is a dense elm hedge which is currently being managed. The zone lies on the southern edge of the settlement and is overlooked only by a relatively small number of houses within in. Its western end is not clearly visible from the wider landscape, although there may be filtered views from Red Hill House, near the western boundary, and Cold Comfort Farm, to the south, due to their elevation. The eastern end of the zone is more open. Although it is considered that development of the whole zone would be (a) excessive in relation to the current size of the settlement; (b) an intrusion into the wider landscape, with rooflines potentially visible above existing hedges; (c) potentially affecting the setting of historic parkland, and (d) partly adjacent to the sensitive river corridor (CL04), it is nonetheless considered that development of part of the zone may be acceptable and the most suitable location for development associated with the settlement, possibly in the longer term. The north western quadrant of the zone [ie half a field] bound to north west and north east by TPO trees and to the south by a thorn hedge (albeit gappy) is well screened and relates well to the layout of the settlement. Development of this part of the zone, eastwards to the point where it abuts the Conservation Area, could be appropriate, but only if considerable care and attention were paid to fully protecting the setting of the TPOd trees to create an internal greenspace around which housing development could take place. Extension of an area south eastwards towards the PROW would not be appropriate due to its boundary with the Conservation Area, proximity to the boundary of the Registered Park and the much less dense form of settlement at this end. Extension beyond The Old Dairy would be inappropriate as within the wider open farmed landscape and adjacent to a river valley (CL04) and Registered Park. Access to the potential site would have to be carefully considered, preferably not off the Campden Road, as this would separate the development from the village and create further impact..

Landscape sensitivity to commercial development high

This zone consists of three medium/large flat arable fields abutting the southern edge of Clifford Chambers. It is bound to the west by the B 4632, with a good medium-height thorn hedge. In its central section a PROW along an avenue of (part TPOd) lime trees extends from the frontage of Clifford Manor, an imposing mansion and estate at the south eastern end of the settlement. The arable field to the south east is edged by PROWs. To the south zone boundaries consist of an overgrown tree row, mainly thorn, and low to medium thorn hedges with an occasional hedgerow tree. The main feature of the site is the presence of mature trees, many of them TPOd, which form a strong boundary along the north western and northern edges. [The trees that are not TPOd are young mature oaks and it is not clear why they have not been included.] Along the western edge of the zone, beneath a line of oaks, there is a dense elm hedge which is currently being managed to help its retention. The zone lies on the southern edge of the settlement and is overlooked only by a relatively small number of houses within in. Part of this boundary abuts the Conservation Area and part the

Registered Park surrounding Clifford Manor. At its western end it is not clearly visible from the wider landscape, although there may be filtered views from Red Hill House, near the western boundary, due to its elevation above the site. Its eastern end is visible within the wider landscape, especially from PROWs and is likely to be partly visible from the PROW along the northern edge of site CL04 and possibly from Cold Comfort Farm to the south. The zone is not considered suitable for commercial development due to proximity to the Registered Park, the Conservation Area and other housing within the settlement, proximity to the sensitive river corridor (CL04) and the potential for visual intrusion into the wider landscape when viewed from the south and along the B4632, where it would mask the existing soft edge of the settlement.

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	H3
Ecological sensitivity	C3
Visual sensitivity	L0

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 flat

Landcover arable; small area of 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 the Old Dairy extends out from Clifford manor at the eastern end of the settlement; abuts settlement boundary to north east and north west

Other built features farm building associated with The Old Dairy

Presence of water ☐ small pond in central area near northern boundary

Scale medium

Sense of enclosure open over low hedges with a few trees to south, enclosed by tree rows to north west and much of northern boundary, with some woodland

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments from the south the line of TPO trees along the northern and north eastern edge of the zone form the local skyline and filter views of the settlement

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

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

Comments the line of TPO trees along the northern and north western site boundary considerably reduces intervisibility of zone and settlement

Tranquillity

Noise sources roads people

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

Summary high/medium

Comments Although the B4632 is contiguous with part of the western edge of the site, it is partly screened by a medium height thorn hedge in good condition, so only tall vehicles are visible. An overgrown tree row on the south western edge of the zone screens views of traffic further south on this road. There are parallel PROWs in the south eastern part of the zone and one leading out from Clifford Manor at the eastern end of the settlement, between an avenue of trees that is partly TPOd but which continues and changes into a mixed tree row to the south. The zone is intrinsically of high tranquillity as it is partly in a very quiet part of the settlement, to the rear of houses, and partly within open countryside away from roads. Only the presence of the B4632 along part of the western boundary reduces this slightly.

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

Corridor? ☐

Comments part of wider farmed landscape outside settlement with PROWs linking into the settlement

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

Setting? ☐

Comments none, as screened from approach road to south west. Eastern end of zone may be visible from Cold Comfort Farm to the south, on higher ground. Views possible from Red Hill Farm to west, on higher ground.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments no. Cl05 and zone mutually screened by roadside vegetation.

Settlement edge

Pre C20 edge ☑ **C20-21 edge** ☑

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

Comments the settlement edge is mixed, being partly the boundary with the Conservation Area (pre C20) and partly more recent development. Its partial permeability via The Nashes, the allotments and the grounds of a large house adjoining the PROW along its eastern boundary is considerably masked by the presence of the TPO trees, which create a clear boundary, presumably very dense for at least six months of the year.

Receptors

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

Comments Red Hill House occupies a prominent position near the western site boundary and overlooks the zone. It is partly screened by vegetation along the roadside. and within its own grounds. Views from the Garden Centre to the south west are screened by landform and vegetation. The Old Dairy is part of the Clifford Manor estate, although set just outside the settlement. Comfort Farm, to the south, has no views of the site due to landform and woodland. Clifford Manor Registered Park and Garden abuts part of the site's northern bounday and is a key receptor. Residences along the western and southern edges of Clifford Chambers may have glimpsed or direct views into the zone, dependent on boundary vegetation and aspect; all will have any such views filtered by the TPO and other trees along the southern and western edges of the settlement. Users of the PROW have clear views of the site between the avenue trees. Road users have only glimpsed views, largely obscured by roadside vegetation.

Other

Other factors -

Potential for landscape enhancement

protection of boundary trees not included within TPO.

Potential mitigation if area potentially suitable for development

creation of green space sufficient to protect root systems and setting of TPOd and other boundary trees and link to existing green space area near southern boundary of settlement.

LCP/Zone Cl04 **Settlement:** Clifford Chambers

Landscape sensitivity to housing development high

This zone consists of a section of the valley of the river Stour to the north of Clifford Chambers. The meandering river is surrounded by flat pasture fields with many pollard willows and some other riparian vegetation. It is highly sensitive for its biodiversity (neutral grassland) and flood prevention significance and acts as a foreground to the setting of the settlement of Clifford Chambers (mainly Conservation Area) and the Registered Parkland of Clifford Manor. Housing development of this zone is considered highly inappropriate.

Landscape sensitivity to commercial development high

This zone consists of a section of the valley of the river Stour to the north of Clifford Chambers. The meandering river is surrounded by flat pasture fields with many pollard willows and some other riparian vegetation. It is highly sensitive for its biodiversity and flood prevention significance and acts as a foreground to the setting of the settlement of Clifford Chambers (mainly Conservation Area) and the Registered Parkland of Clifford Manor. Commercial development of this zone is considered highly inappropriate.

Landscape characteristics

	LDU level
Physiographic	River Valleys
Ground type	Wet meadowland
Land cover	Pastoral farmlands
Settlement pattern	Meadowland on small farms
	LDU level
Cultural sensitivity	H3
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

Landcover pastoral floodplain

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 listed building associated with Clifford Manor Home Farm, within Conservation Area but outside Registered Parkland.

Other built features -

Presence of water ☑ river Stour

Scale small laterally, extensive linear element.

Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance not applicable

Complexity

Comments very shallow, open river valley

Key views

To settlement False

From settlement False

Landmarks -

Detractors -

Intervisibility

Site observation medium

...to key features ☐ **...from key place** ☐

Comments pollard willows and boundary vegetation mask or filter views

Tranquillity

Noise sources roads people

Views of development one side 180

Presence of people infrequent

Summary high

Comments the zone is crossed laterally by one road, the B4632; there is a PROW along much of and within a small part of its northern boundary and laterally near the eastern end of the settlement.

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

Corridor? ☑

Comments river corridor and floodplain, managed as part of wider farmed units

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

Setting? ☑

Comments this zone forms the foreground and setting to the settlement viewed from the north and to the northern boundary of the Registered Parkland. There are extensive views north west and south east along it of the river coridor and the wider landscape to either side.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments zone CL01 shares land use and is surrounded elsewhere by roads or settlement.

Settlement edge

Pre C20 edge ☑ **C20-21 edge** ☑

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

Comments the form of the settlement edge is dictated by the floodplain edge, so is curved rather than indented. Garden areas have been extended out from the settlement along its southern edge. To the east of Clifford Manor, woodland [part of the Registered Park and Garden] covers a small part of the zone.

Receptors

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

Comments most significant receptors are houses along northern edge of settlement and Clifford Manor. Rural receptors to north include a listed building at Monk's Barn Farm, at eastern end of zone. There are many PROWs abutting the zone. Users of the B4632 where it crosses the flood plain have a glimpsed view along the river corridor but landform and vegettion prevent views from the A3400 to the north east.

Other

Other factors Flood Zone 3; biodiversity (neutral grassland)

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Cl05 **Settlement:** Clifford Chambers

Landscape sensitivity to housing development high/medium

This zone consists of several small to medium pasture fields associated with Rectory Farm (CL02) but lying around Red Hill House, which has an elevated position to the south west of Clifford Chambers. Red Hill House has few views out, being well screened by vegetation, but the house itself is visible from within site CL03 (not from the settlement, which scarcely abuts it). There is a garden centre immediately to the south of the zone, and housing along its western boundary - a few houses outside the settlement on Milcote Road. Milcote Road and the B4632 form the western and eastern zone boundaries. To the north there is no boundary with CL02, as the mapped boundary marks a break of slope within a field. To the south the hedges that separate this zone from the wider landscape are in varied condition, partly relic only, and the adjoining fields are also in use as pasture. Despite the proximity of development on two sides, this zone lies completely outside the settlement of Clifford Chambers, separated from it by the B4632, and is very much part of the wider farmed landscape. For this reason it is considered inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone consists of several small to medium pasture fields associated with Rectory Farm (CL02) but lying around Red Hill House, which has an elevated position to the south west of Clifford Chambers. Red Hill House has few views out, being well screened by vegetation, but the house itself is visible from within site CL03 (not from the settlement, which scarcely abuts it). There is a garden centre immediately to the south of the zone, and housing along its western boundary - a few houses outside the settlement on Milcote Road. Milcote Road and the B4632 form the western and eastern boundaries of the zone. To the north there is no boundary with CL02, as the mapped boundary marks a break of slope within a field. To the south the hedges that separate this zone from the wider landscape are in varied condition, partly relic only, and the adjoining fields are also in use as pasture. Despite the proximity of development on two sides, this zone lies completely outside the settlement of Clifford Chambers, separated from it by the B4632, and is very much part of the wider farmed landscape. For this reason it is considered inappropriate for commercial development.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Claylands
Land cover	Pastoral farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H3
Ecological sensitivity	C3
Visual sensitivity	R0

Land Cover Parcel data

Land Use	Mixed farming
Pattern	Med/large_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 rising from settlement to low ridge near southern boundary

Landcover 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 Red Hill House

Other built features -

Presence of water ☐ very small pond in centre of zone

Scale small **Sense of enclosure** partly enclosed by hedgerows but overall fairly open

Diversity uniform

Skyline

Prominence/ importance prominent **Complexity** simple

Comments landform creates ridge towards southern edge; pasture field, so very simple.

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

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

Comments vegetation screening

Tranquillity

Noise sources roads other

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

Summary high/medium

Comments the B4632 lies along the south eastern and Milcote Road along its north western boundary.

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

Corridor? ☐

Comments the farmland of CL05 is part of Rectory Farm, in CL02, and part of the wider pastoral landscape.

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

Setting? ☑

Comments contributes to the setting of Clifford Chambers approaching from the south along B4632 and is part of wider pastoral landscape.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☑

Comments Rectory Farm land holding is not known but CL05 is part of pastoral farmland near the farm buildings, which are in CL02.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☐

Nature of edge **Form of edge**

Comments this zone does not lie adjacent to the settlement and abuts it very marginally at a single point at its north eastern corner

Receptors

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

Comments rural receptors are houses along Milcote Road and the Garden Centre on the south western boundary. One house on the south western edge of Clifford Chambers may have views of the zone, but these are almost entirely filtered by vegetation.

Other

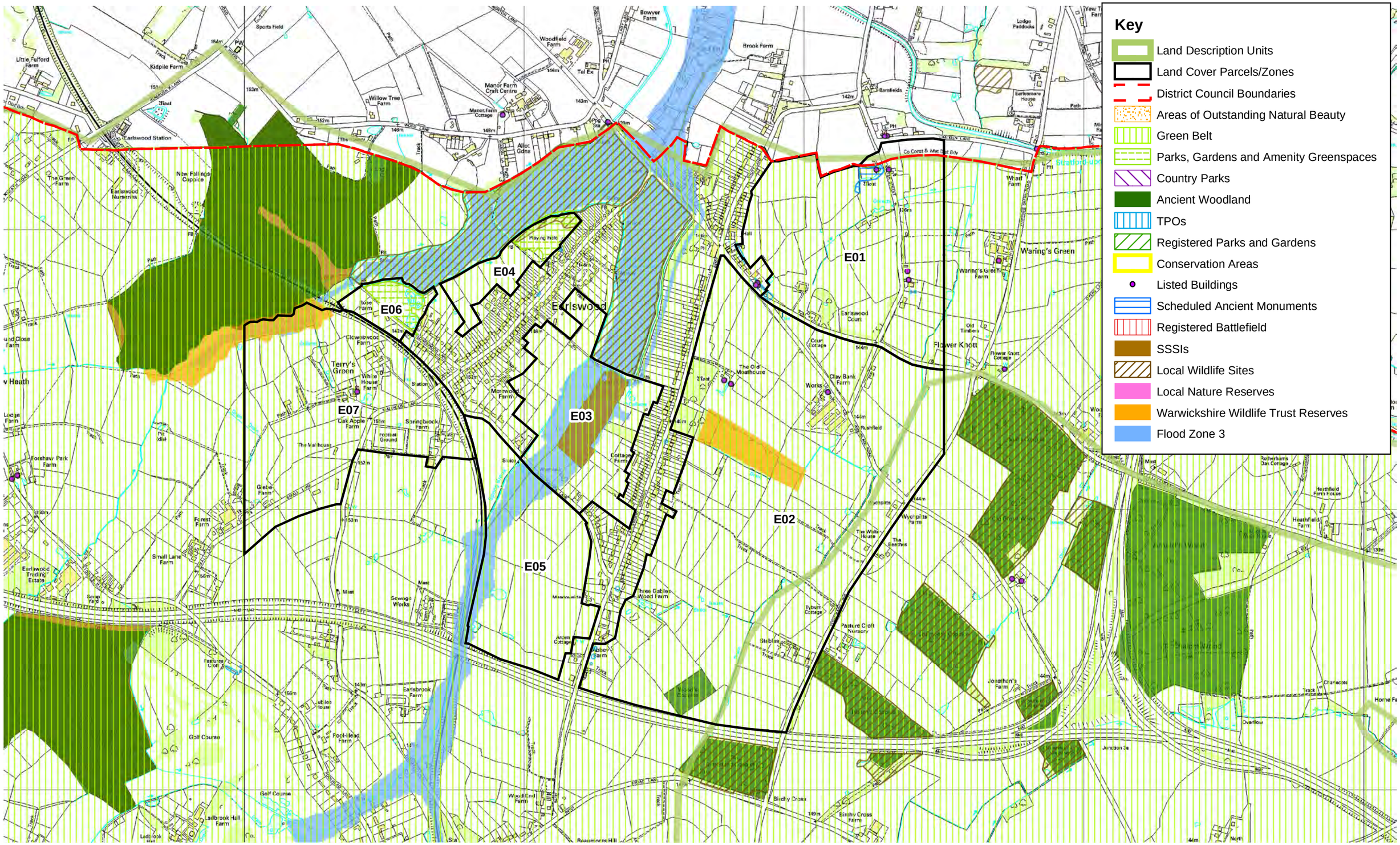
Other factors part of farmland of adjoining site CL02

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-



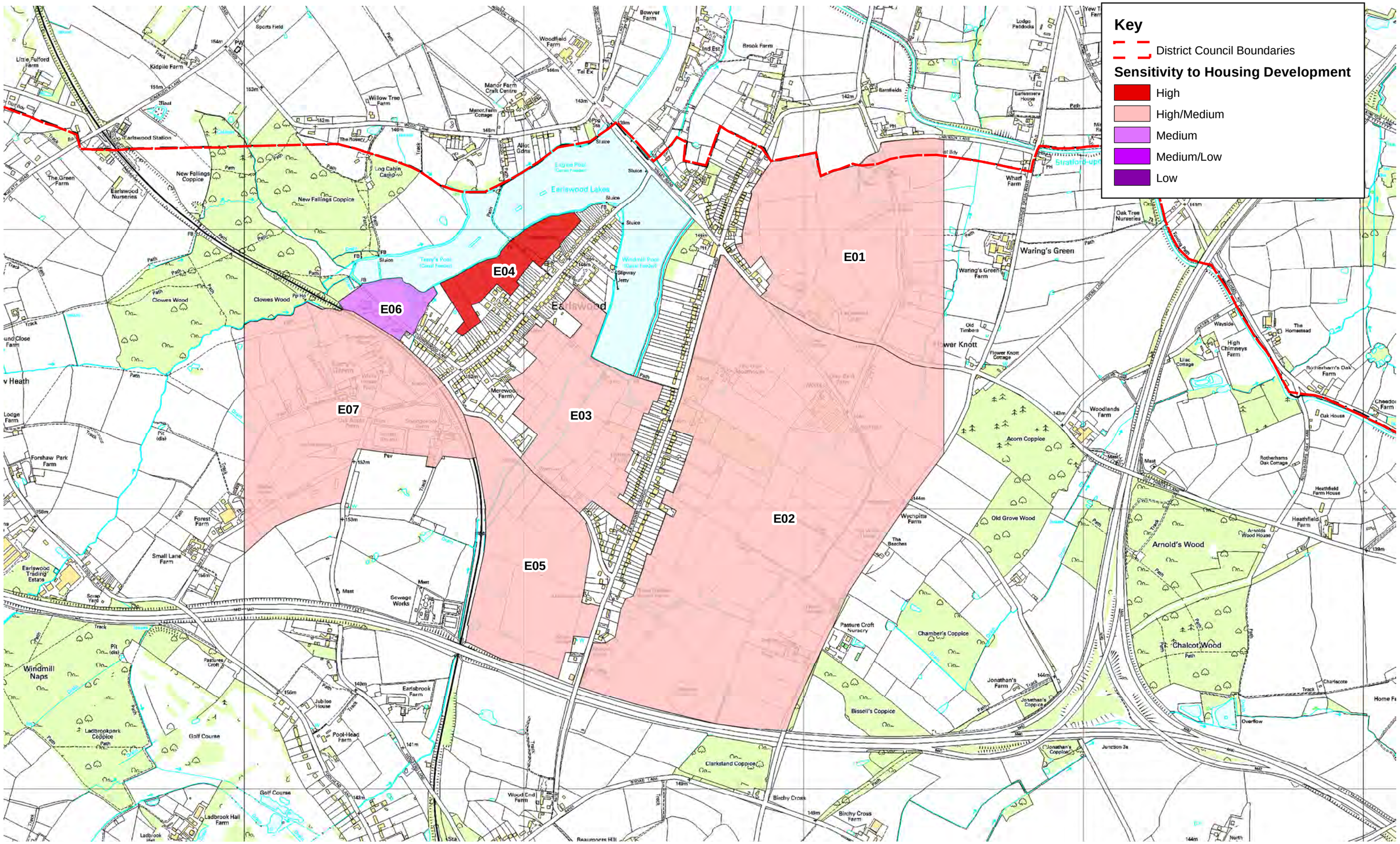
0 0.5 1 2 km

N

Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

Earlswood
Designations and Constraints



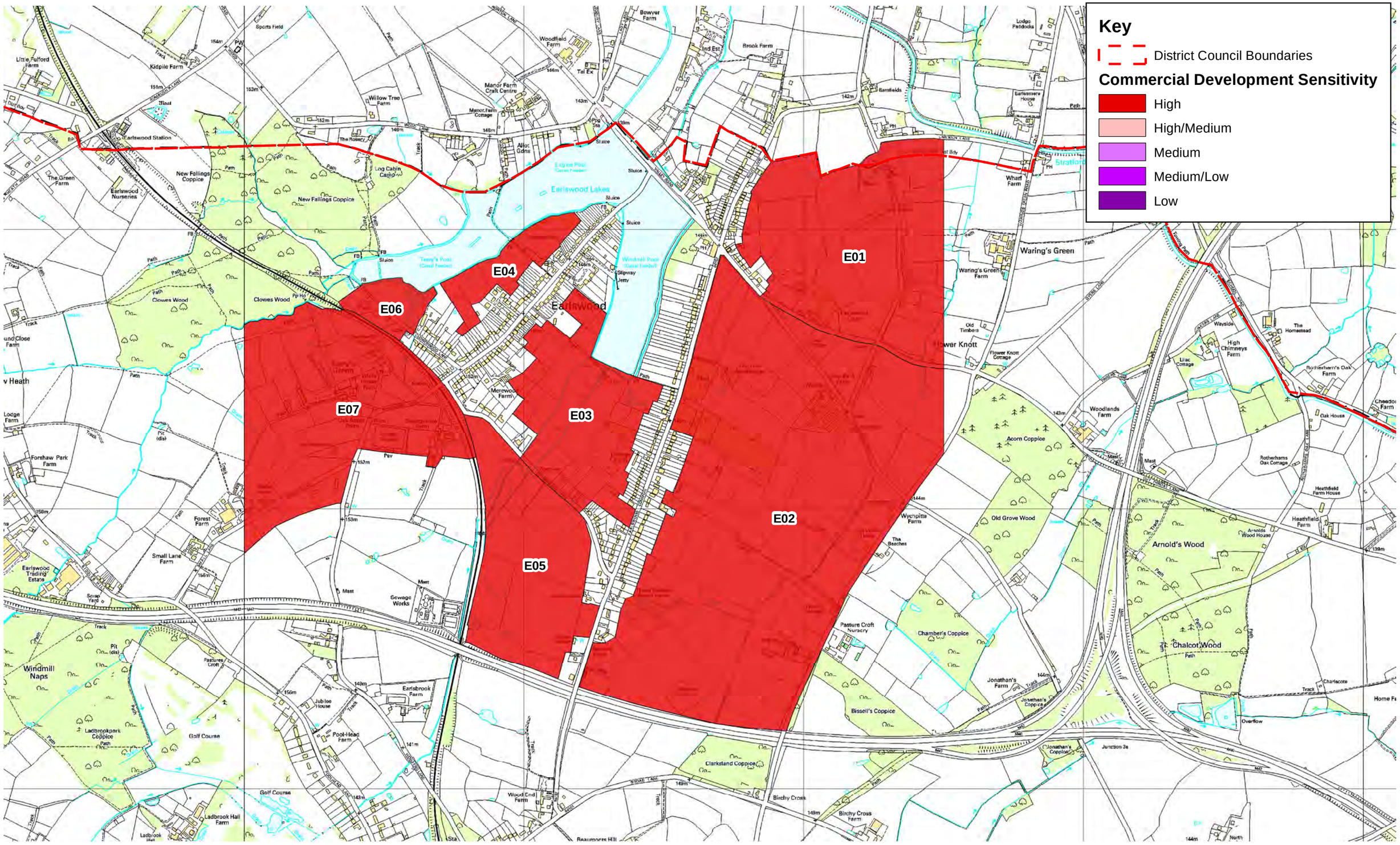
0 0.5 1 2 km

N

Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

Earlswood
Landscape Sensitivity to Housing Development



Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

Earlswood
Landscape Sensitivity to Commercial Development

LCP/Zone E01 **Settlement:** Earlswood

Landscape sensitivity to housing development high/medium

This zone is part of a gently rolling pastoral landscape, characterised by small farms with a well defined pattern of irregular fields, bounded by thick, mixed species hedges. Most of these hedges contain a dense scattering of hedgerow trees, which contribute to a secluded, relatively tranquil landscape. The zone is also within an area of high natural and cultural landscape sensitivity. The zone's sensitivities of old field patterns, trees and listed dwellings could be adversely affected by new housing development which is inappropriate. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone is part of a gently rolling pastoral landscape, characterised by small farms with a well defined pattern of irregular fields, bounded by thick, mixed species hedges. Most of these hedges contain a dense scattering of hedgerow trees, which contribute to a secluded, relatively tranquil landscape. The zone is also within an area of high natural and cultural landscape sensitivity. The zone's sensitivities of old field patterns, trees and listed dwellings could be adversely affected by commercial development which is inappropriate. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Periglacial plateau
Ground type	Loamy gleys
Land cover	Ancient wooded land
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	A2
Ecological sensitivity	F1
Visual sensitivity	L2

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/med_semi-regul
Origin	Waste

Designations

Landscape/planning

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

Biodiversity

SSSI ☐ Local Wildlife Sites ☑ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☑

Historic/archaeology

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

Other

Flood ☐

Characteristics

Landform gently rolling

Landcover pastoral farmland with patches of species rich grassland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent	Widespread ☐	Localised ☑	Relic ☐
Management	Intense ☐	Traditional ☑	Neglected ☐

Ecological corridors

Condition	Intact ☐	Declining ☑	Fragmented ☐

Intensity of Use

Impact	High ☐	Moderate ☑	Low ☐

Pattern

Settlement pattern roadside farmsteads & dwellings

Other built features -

Presence of water ☑ field ponds

Scale small **Sense of enclosure** enclosed

Diversity diverse

Skyline

Prominence/ importance not applicable **Complexity** simple

Comments

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

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

Comments the outgrown hedges and hedgerow trees, including oaks, limit visibility across the zone

Tranquillity

Noise sources roads

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

Summary high/medium

Comments the sense of enclosure and limited views of the settlement help to create a tranquil environment, but the presence of timber powerlines and the intermittent noise of traffic reduce 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 a PROW

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

Setting? ☐

Comments the zone is well treed filtering and screening views, so is difficult to view either the settlement, or the wider landscape

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 the settlement is incremental C20 ribbon development, which is not widely visible due to the hedgerow pattern

Receptors

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

Comments receptors include users of minor roads and residents- rural to the east and from the main settlement to the west

Other

Other factors -

Potential for landscape enhancement

need better management of hedgerow field boundaries

Potential mitigation if area potentially suitable for development

-

LCP/Zone E02 **Settlement:** Earlswood

Landscape sensitivity to housing development high/medium

The zone comprises small to medium scale fields of permanent pasture with a very strong hedgerow oak cover. The hedges are outgrown and strong to the north but removed in places to the south. The is means the area is very enclosed to the north and views are filtered to the south. There is limited woodland which is managed as a nature reserve to the west and as a copse to the south. The small scale, treed and enclosed character of the area is particularly apparent to the north west around the listed Old Moathouse. The settlement is C20 ribbon development and is apparent to the south as a relatively raw straight edge but is discontinued to the north leading to an attractive strong green edge along the B4102. The area feels tranquil but M40 traffic noise is apparent especially to the south. The sensitivity of the zone lies in its inherent high cultural and ecological sensitivity, its strong oak cover, but more open views to the south and its attractive small scale treed character around the Old Moathouse. Housing development would be inappropriate in this zone because of this and because there are no firm boundaries to contain settlement in the slightly less sensitive areas to the south. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

The zone comprises small to medium scale fields of permanent pasture with a very strong hedgerow oak cover. The hedges are outgrown and strong to the north but removed in places to the south. The is means the area is very enclosed to the north and views are filtered to the south. There is limited woodland which is managed as a nature reserve to the west and as a copse to the south. The small scale, treed and enclosed character of the area is particularly apparent to the north west around the listed Old Moathouse. The settlement is C20 ribbon development and is apparent to the south as a relatively raw straight edge but is discontinued to the north leading to an attractive strong green edge along the B4102. The area feels tranquil but M40 traffic noise is apparent throughout. The sensitivity of the zone lies in its inherent high cultural and ecological sensitivity, its strong oak cover, but more open views to the south and its attractive small scale treed character around the Old Moathouse. Commercial development would be inappropriate in this zone because of this and because there are no firm boundaries to contain development in the slightly less sensitive areas to the south and development would not be compatible with adjacent housing.The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Periglacial plateau
Ground type	Loamy gleys
Land cover	Ancient wooded land
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	F1
Visual sensitivity	L2

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/medium_regular
Origin	Assarting

Designations

Landscape/planning

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

Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

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

Other

Flood ☐

Characteristics

Landform gently rolling

Landcover 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 farmsteads & wayside cottages

Other built features works

Presence of water ☑ field ponds

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

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 the strong oak tree cover and hedge cover in places limits or filters views across the area

Tranquillity

Noise sources roads

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

Summary medium

Comments relatively quiet with limited views of the settlement, but always low background noise of motorway traffic which increases to the south

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, as a nature reserve in part, and has one PROW running across it linking into the settlement

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

Setting? ☐

Comments the settlement edge is more apparent to the south where the hedges have been removed, leaving the oaks, but to the north the area is more enclosed with very limited views. The zone overall feels rural.

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 where the settlement edge is not hidden by tree cover it appears slightly raw with limited mitigation

Receptors

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

Comments receptors include users ofthe single PROW, B4102, minor roads and residents. Glimpses of edges may be possible from the M40.

Other

Other factors -

Potential for landscape enhancement

need better management of hedgerow field boundaries- reinstating in places

Potential mitigation if area potentially suitable for development

-

LCP/Zone E03 **Settlement:** Earlswood

Landscape sensitivity to housing development high/medium

The zone comprises a shallow valley with floodplain on the flat valley floor, which is also an SSSI in part. The valley sides are pastoral with small fields with outgrown hedges, well treed to the north east and along the adjacent canal feeder reservoir edge but with fewer trees to the south and west. The field pattern degrades futher to the south with horse pastures enclosed by fences in parts. The linear settlement edge is apparent on the skyline to the north west in parts but is generally well screened to the south east. A PROW links the two parts of the settlement also forming part of the popular lake edge route. Views are possible from the north east across the lake towards the zone which provides a well treed and apparently unspoilt setting. The valley continues to the south in open countryside of which this forms a continuum. The zone's sensitivities lie in its SSSI, tree cover, its role as setting to the well used 'lake' and in separating the two parts of the settlement. Housing development would be inappropriate in much of the area especially not affecting the setting of the lake or eroding the separation of the settlement. There may be a small opportunity on Earlswood Common road for upto three houses. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

The zone comprises a shallow valley with floodplain on the flat valley floor, which is also an SSSI in part. The valley sides are pastoral with small fields with outgrown hedges, well treed to the north east and along the adjacent canal feeder reservoir edge but with fewer trees to the south and west. The field pattern degrades futher to the south with horse pastures enclosed by fences in parts. The linear settlement edge is apparent on the skyline to the north west in parts but is generally well screened to the south east. A PROW links the two parts of the settlement also forming part of the popular lake edge route. Views are possible from the north east across the lake towards the zone which provides a well treed and apparently unspoilt setting. The valley continues to the south in open countryside of which this forms a continuum. The zone's sensitivities lie in its SSSI, tree cover, its role as setting to the well used 'lake' and in separating the two parts of the settlement. Commercial development would be inappropriate in the area due to these sensitivities and due to its scale and being out of character with adjacent housing. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Periglacial plateau
Ground type	Loamy gleys
Land cover	Ancient wooded land
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	A2
Ecological sensitivity	F1
Visual sensitivity	L2

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small_regular
Origin	Assarting

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 shallow valley

Landcover permanent pasture & wet grassland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent	Widespread ☐	Localised ☑	Relic ☐
Management	Intense ☐	Traditional ☑	Neglected ☐

Ecological corridors

Condition	Intact ☑	Declining ☐	Fragmented ☐

Intensity of Use

Impact	High ☐	Moderate ☑	Low ☐

Pattern

Settlement pattern roadside dwellings

Other built features -

Presence of water ☑ minor streams and reservoir adjacent

Scale intimate **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments trees within the zone form the local valley skyline

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

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

Comments whilst the zone is well treed to the east with strong hedgerows in places, views are possible across the degraded pastures to the south

Tranquillity

Noise sources roads

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

Summary medium

Comments quiet and relatively secluded with limited views of settlement, but always low background noise of motorway traffic

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

Corridor? ☐

Comments the zone appears to be managed as small holdings, for horse grazing and paddocks and has a PROW running across it linking the reservoir to the settlement both sides. Floodplain lies on the valley floor.

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

Setting? ☐

Comments the zone forms a contained shallow valley forming an important green wedge between the two parts of Earlswood along with the popular reservoir to the north

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☑

Comments watercourse and floodplain continues to the south [E05]

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☑

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

Comments settlement edge generally hidden by tree cover although it is more apparent to the north west on the skyline

Receptors

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

Comments receptors include users of the PROW which borders the lake/reservoir, minor road to the south and residents

Other

Other factors the adjacent reservoir is part of the Earlswood Lakes [once dubbed the Scarborough of the Midlands] which remain a very popular recreational facility

Potential for landscape enhancement

reinstate and manage hedgerow field boundaries

Potential mitigation if area potentially suitable for development

-

LCP/Zone E04 **Settlement:** Earlswood

Landscape sensitivity to housing development high

The zone comprises a gently sloping valley side running down between the settlement edge and the canal feeder reservoirs, Earlswood Lakes. The zone is used as a recreation ground to the north and small scale pasture to the south with car parking for visitors and a PROW which links the lakes to the parking and settlement to the lakes. The area appears very well used for recreation. Hedges are thick and outgrown with willows along the lake edge but intermittent elsewhere. Views are possible from the lake edge and PROW towards a recent extension to the settlement edge but generally houses are well screened. The sensitivities of the zone lie in its proximity and visibility to the lakes and recreational use. Further housing development is considered inappropriate as this would further erode the green vegetated setting of the lake side.

Landscape sensitivity to commercial development high

The zone comprises a gently sloping valley side running down between the settlement edge and the canal feeder reservoirs, Earlswood Lakes. The zone is used as a recreation ground to the north and small scale pasture to the south with car parking for visitors and a PROW which links the lakes to the parking and settlement to the lakes. The area appears very well used for recreation. Hedges are thick and outgrown with willows along the lake edge but intermittent elsewhere. Views are possible from the lake edge and PROW towards a recent extension to the settlement edge but generally houses are well screened. The sensitivities of the zone lie in its proximity and visibility to the lakes and recreational use. Commercial development is considered inappropriate as this would further erode the green vegetated setting of the lake side and be out of scale and character.

Landscape characteristics

	LDU level
Physiographic	Periglacial plateau
Ground type	Loamy gleys
Land cover	Ancient wooded land
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	A2
Ecological sensitivity	F1
Visual sensitivity	L2

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small_regular
Origin	Assarting

Designations

Landscape/planning

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

Biodiversity

SSSI ☐ Local Wildlife Sites ☑ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

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

Other

Flood ☑

Characteristics

Landform gently rolling valley side
Landcover permanent pasture & amenity grassland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent	Widespread ☐	Localised ☑	Relic ☐
Management	Intense ☐	Traditional ☑	Neglected ☐

Ecological corridors

Condition	Intact ☐	Declining ☑	Fragmented ☐

Intensity of Use

Impact	High ☐	Moderate ☑	Low ☐

Pattern

Settlement pattern none
Other built features -
Presence of water ☑ reservoir adjacent
Scale intimate **Sense of enclosure** enclosed
Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**
Comments housing and trees in gardens to the south east form local skyline

Key views

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

Intervisibility

Site observation medium **...to key features** ☑ **...from key place** ☑
Comments zone forms rising land with views to and from the lakes

Tranquillity

Noise sources roads
Views of development one side 180 **Presence of people** infrequent
Summary medium
Comments relatively quiet and tranquil by the water's edge, but popular as a recreation resource and open space in part and settlement edge visible

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 for informal recreation and has a PROW running across it linking the lakes

with the settlement

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

Setting? ☑

Comments the gently rising slopes contribute to the character and setting of the lake to the north west and a buffer between it and 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 original settlement edge generally hidden by tree cover, but new development more apparent

Receptors

Receptors	Sensitivity
long distance/public footpaths	high
urban residents	high

Comments receptors are users of the footpath, lakes, recreation ground and adjacent housing

Other

Other factors the adjacent reservoir is part of the Earlswood Lakes [once dubbed the Scarborough of the Midlands] which remain a very popular recreational facility

Potential for landscape enhancement

need better management of hedgerow field boundaries

Potential mitigation if area potentially suitable for development

-

LCP/Zone E05 **Settlement:** Earlswood

Landscape sensitivity to housing development high/medium

This is an open, pastoral zone of medium sized fields set between the railway line to the west, the M42 to the south and minor roads with ribbon development to the north and east. The fields are bounded by low cut hedges and contain some remnant patches of ridge & furrow. The valley slopes are locally prominent in views, making this zone visually sensitive to change. The zone also forms part of a green valley wedge penetrating into the settlement from the south. This and its openness mean that new housing development would generally be inappropriate. There may be scope, however, for 4 or 5 new houses in the remaining field along Earlswood Common road, but this would need to be properly screened along its western edge.The zone is in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This is an open, pastoral zone of medium sized fields set between the railway line to the west, the M42 to the south and minor roads with ribbon development to the north and east. The fields are bounded by low cut hedges and contain some remnant patches of ridge & furrow. The valley slopes are locally prominent in views, making this zone visually sensitive to change. The zone also forms part of a green valley wedge penetrating into the settlement from the south. This and its openness and slopes mean that new commercial development would be inappropriate. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Periglacial plateau
Ground type	Loamy gleys
Land cover	Ancient wooded land
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	A2
Ecological sensitivity	F1
Visual sensitivity	L2

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/medium_regular
Origin	Assarting

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 shallow valley

Landcover pastoral 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 but zone is surrounded on two sides by settlement edge

Other built features -

Presence of water ☑ field ponds

Scale medium **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance apparent **Complexity**

Comments valley top to east forms skyline in local views from west

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

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

Comments the valley is relatively open and views are possible across it, but it is not more widely visible

Tranquillity

Noise sources roads other

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

Summary medium

Comments the road to the east, railway to the west and apparent settlement edge reduce 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 no public access. A floodplain runs along the valley floor.

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

Setting? ☐

Comments the zone contributes to separating the eastern and western sides of the linear settlement - Earlswood Lakes and Earlswood Common - as part of a green valley continuum

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments floodplain continues to the north and south

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☑

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

Comments the ribbon development is mitigated by garden vegetation in parts, especially to the east

Receptors

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

Comments receptors include users of minor roads and residents

Other

Other factors -

Potential for landscape enhancement

'gap up' field boundaries and encourage regeneration of hedgerow oaks

Potential mitigation if area potentially suitable for development

strong screening to the valley edge

LCP/Zone E06 **Settlement:** Earlswood

Landscape sensitivity to housing development medium

The zone comprises a gently sloping valley side running down between the settlement edge and the canal feeder reservoirs, Earlswood Lakes. It is used as a private fishing pond/commercial enterprise to the north and small scale pasture to the south. A PROW runs along the the lake edge and links the lakes to the wider countryside to the west. The zone appears to be well screened by vegetation along the railway to the west, along the lake edge and along the lane. This makes the area feel discreet and due to limited access is somewhat of a backwater. The sensitivities of the zone lie in its proximity and visibility to the lakes and recreational use. Further housing development potential is therefore limited to the north but may be acceptable to the south of the lane adjacent to the railway provided that the majority of existing boundary vegetation is retained and enhanced to screen development.

Landscape sensitivity to commercial development high

The zone comprises a gently sloping valley side running down between the settlement edge and the canal feeder reservoirs, Earlswood Lakes. It is used as a private fishing pond/commercial enterprise to the north and small scale pasture to the south. A PROW runs along the the lake edge and links the lakes to the wider countryside to the west. The zone appears to be well screened by vegetation along the railway to the west, along the lake edge and along the lane. This makes the area feel discreet and due to limited access is somewhat of a backwater. The sensitivities of the zone lie in its proximity and visibility to the lakes and recreational use. Commercial development is considered inappropriate in this scale of area at the end of a residential cul de sac and adjacent to the lake.

Landscape characteristics

	LDU level
Physiographic	Periglacial plateau
Ground type	Loamy gleys
Land cover	Ancient wooded land
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	A2
Ecological sensitivity	F1
Visual sensitivity	L2

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/medium_regular
Origin	Assarting

Designations

Landscape/planning

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

Biodiversity

SSSI ☐ Local Wildlife Sites ☑ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

Historic/archaeology

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

Other

Flood ☐

Characteristics

Landform gently rolling

Landcover permanent pasture & amenity grassland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent	Widespread ☐	Localised ☑	Relic ☐
Management	Intense ☐	Traditional ☑	Neglected ☐

Ecological corridors

Condition	Intact ☐	Declining ☑	Fragmented ☐

Intensity of Use

Impact	High ☐	Moderate ☑	Low ☐

Pattern

Settlement pattern farmsteads

Other built features fish ponds, small scale infrastructure

Presence of water ☑ fishing ponds and canal feeder reservoir adjacent

Scale intimate **Sense of enclosure** enclosed

Diversity diverse

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** small scale infrastructure fencing

Intervisibility

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

Comments the zone appears to be well screened by vegattion along the railway to the west, along the lake edge and along the lane

Tranquillity

Noise sources roads

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

Summary medium

Comments relatively quiet, but the tranquillity is reduced by settlement edge uses, low background noise of motorway traffic and railway

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

Corridor? ☐

Comments the zone appears to be managed as a series of management units eg fish ponds and has public access around the lake edge

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

Setting? ☐

Comments the zone is very discreet lying low in the landscape and with vegetation screening on most sides, along a quiet cul de sac

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 settlement edge generally hidden by tree cover

Receptors

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

Comments receptors include users of PROWs, minor roads and residents

Other

Other factors the adjacent reservoir is part of the Earlswood Lakes [once dubbed the Scarborough of the Midlands] which remain a very popular recreational facility

Potential for landscape enhancement

planting around the fish ponds and commercial sheds to mitigate effects

Potential mitigation if area potentially suitable for development

-

LCP/Zone E07 **Settlement:** Earlswood

Landscape sensitivity to housing development high/medium

This zone is part of a rolling pastoral landscape, characterised by small farms with a well defined pattern of sub-regular fields, many bounded by thick, mixed species hedges, with scattered hedgerow trees. Although containing a football field and some suburban style housing, the zone overall has a semi-rural character and is separated from the adjoining settlement edge by a vegetated railway line. The zone is also within an area of high natural and cultural landscape sensitivity. The zone's sensitivities of old field patterns, trees and listed dwellings and separation from the settlement could be adversely affected by new housing development which is inappropriate. However, the existing dispersed semi-rural settlement pattern, however, does give the potential for one, or two new houses, as long as these were designed to reflect the local vernacular character and sited in plots that retained existing hedges and trees.The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone is part of a rolling pastoral landscape, characterised by small farms with a well defined pattern of sub-regular fields, many bounded by thick, mixed species hedges, with scattered hedgerow trees. Although containing a football field and some suburban style housing, the zone overall has a semi-rural character and is separated from the adjoining settlement edge by a vegetated railway line. The zone is also within an area of high natural and cultural landscape sensitivity. The zone's sensitivities of small scale old field patterns, trees and listed dwellings and separation from the settlement could be adversely affected by commercial development which is inappropriate.The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Periglacial plateau
Ground type	Loamy gleys
Land cover	Ancient wooded land
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	A2
Ecological sensitivity	F1
Visual sensitivity	L2

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/medium_regular
Origin	Assarting

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
Landcover pastoral 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 dispersed farmsteads & dwellings
Other built features football ground
Presence of water ☑ field ponds
Scale small **Sense of enclosure** enclosed
Diversity diverse

Skyline

Prominence/ importance apparent **Complexity** simple
Comments minor undulations form very local skylines

Key views

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

Intervisibility

Site observation medium **...to key features** ☐ **...from key place** ☐
Comments the rolling topography and low cut hedges allow local views

Tranquillity

Noise sources roads
Views of development some **Presence of people** infrequent
Summary medium
Comments the presence of the railway, minor road, football field and some suburban style houses, as well as the motorway noise in the background, reduce the tranquillity of an otherwise rural area

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

Corridor? ☐
Comments the zone appears to be managed in a diverse way as small holdings,

gardens and a sports field, as part of wider farmed units and has a PROW running across it which links to the settlement

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

Setting? ☐

Comments the zone is separated form the settlement by the railway line and has a semi-rural feel, with a variety of uses, which link into the wider landscape

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 the settlement edge is predominantly screened by trees adjacent to the railway line

Receptors

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

Comments receptors include users of PROWs, minor roads and railway and mainly rural residents within the zone

Other

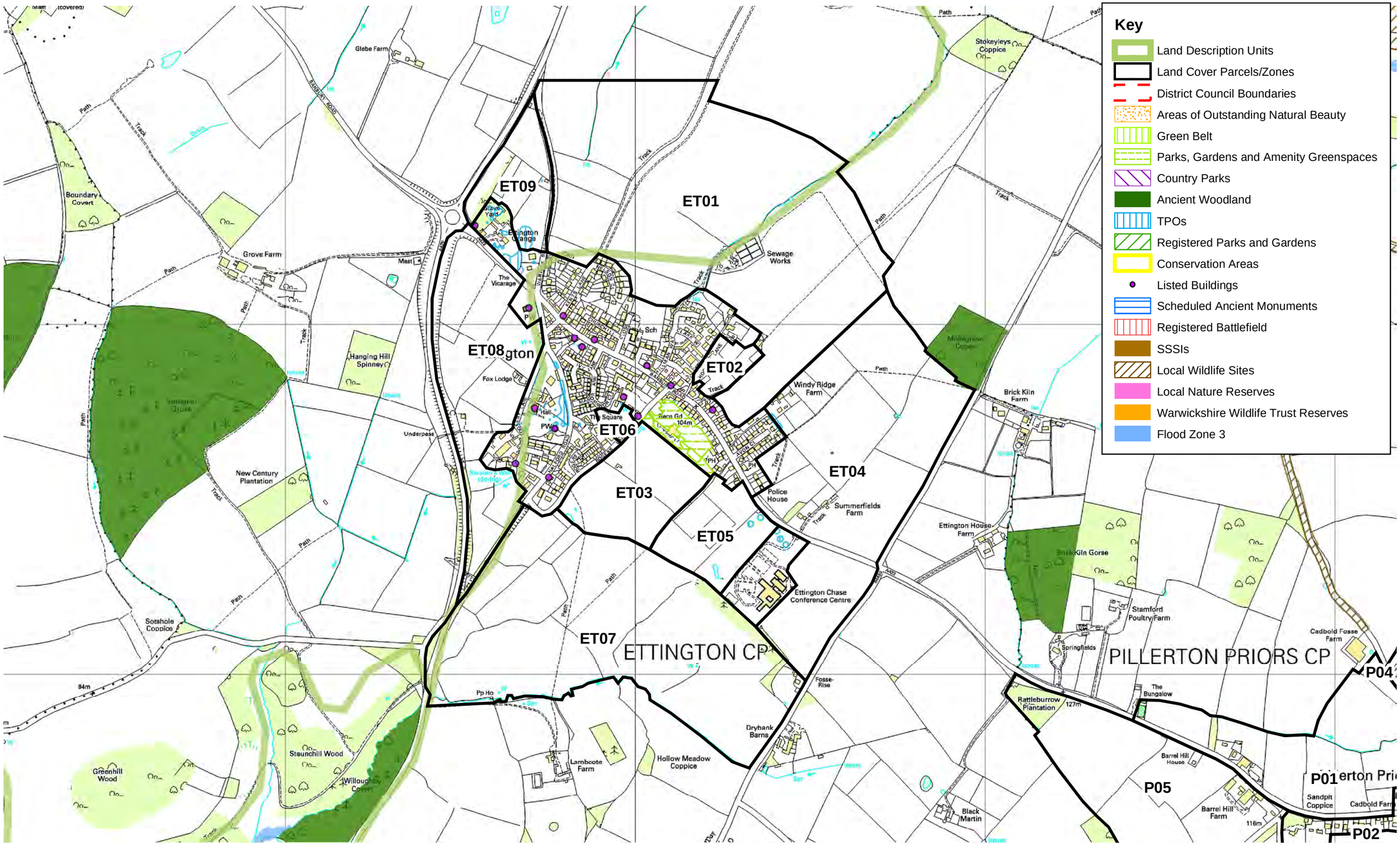
Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-



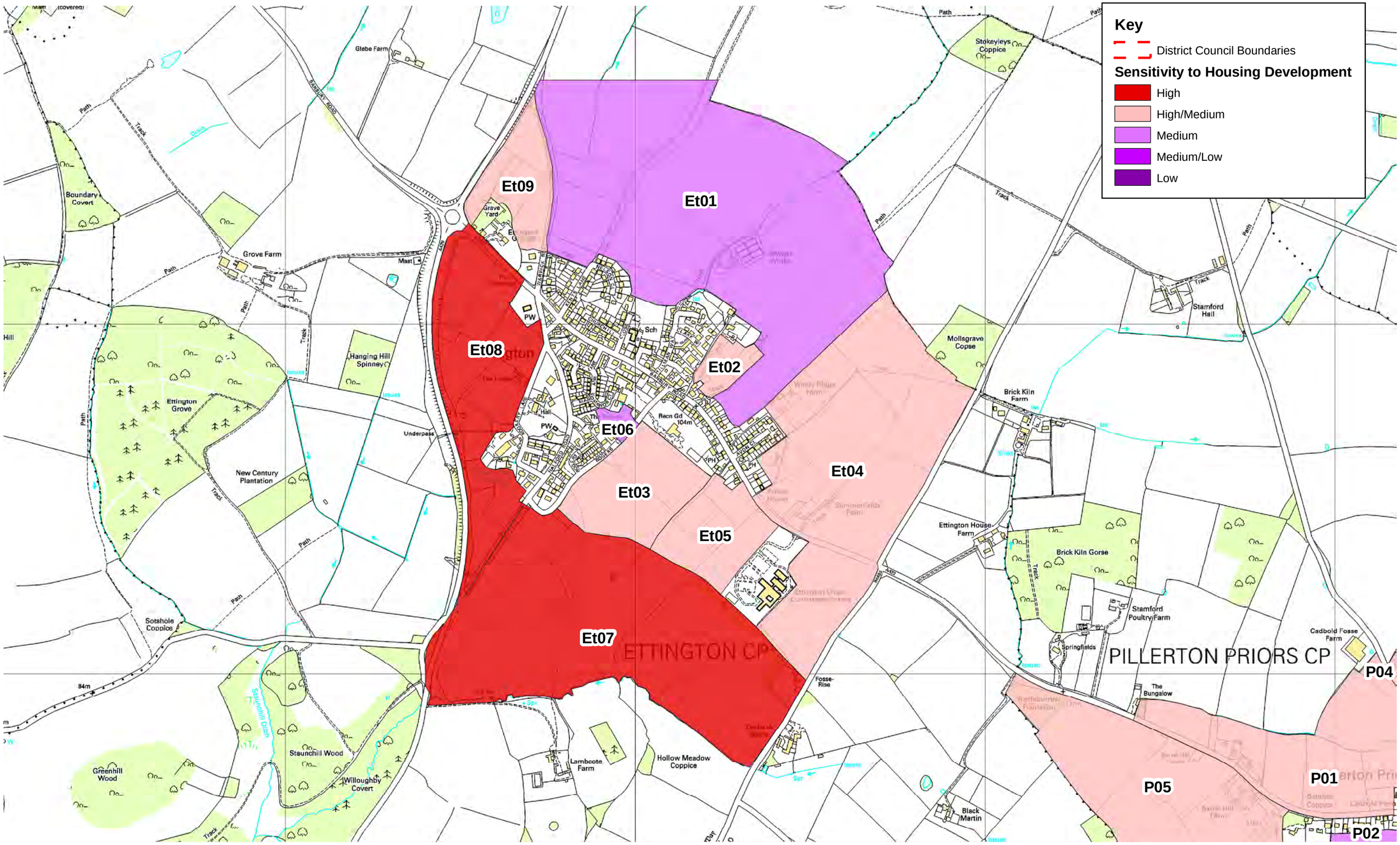
N

0 0.5 1 2 km

Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

Ettington
Designations and Constraints



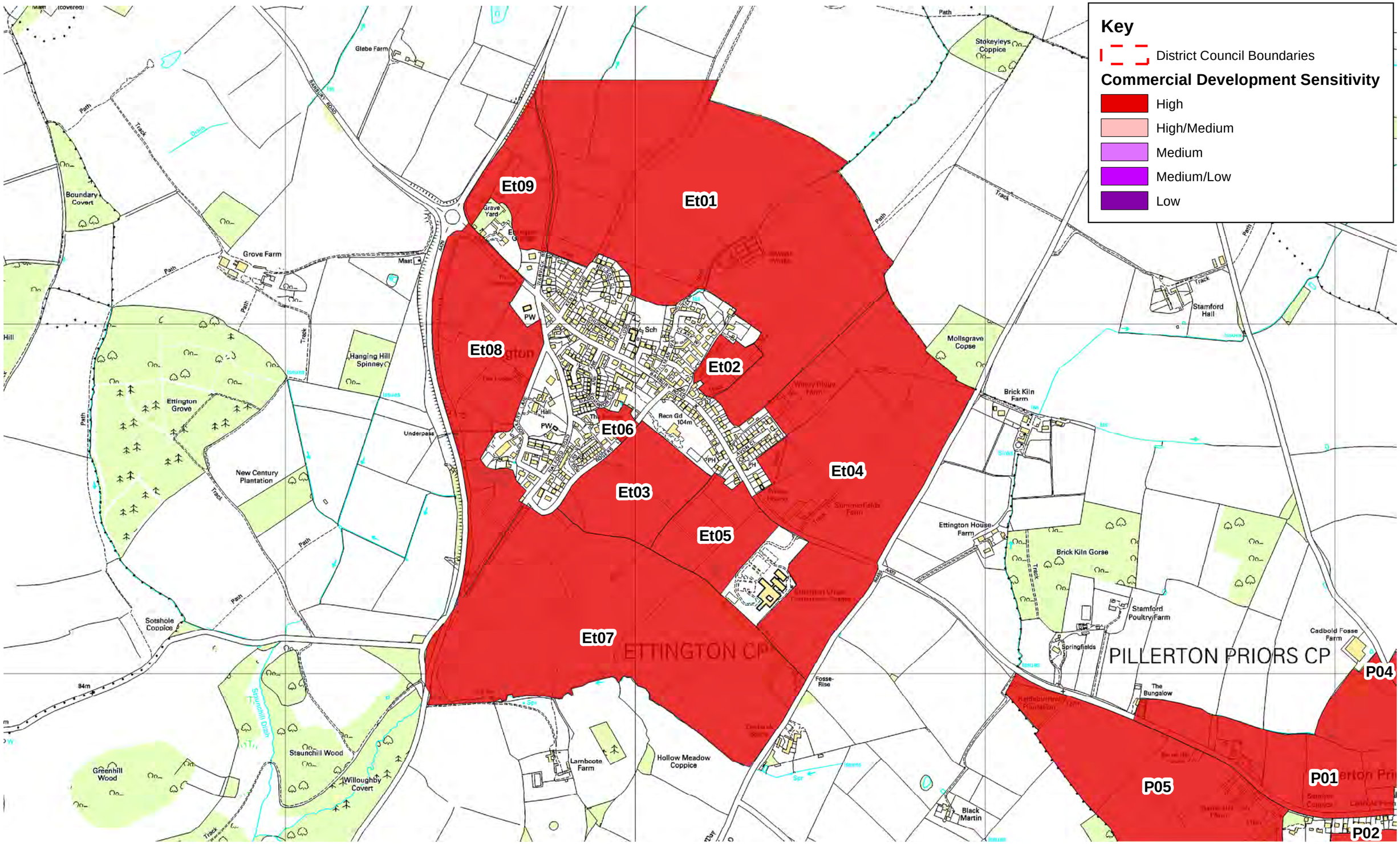
N

0 0.5 1 2 km

Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

Ettington
Landscape Sensitivity to Housing Development



0 0.5 1 2 km

N

Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

Ettington
Landscape Sensitivity to Commercial Development

LCP/Zone Et01 **Settlement:** Ettington

Landscape sensitivity to housing development medium

This zone consists of open arable farmland to the north of Ettington, on gently undulating slopes with the settlement at the summit. Field sizes are medium to large, with boundaries mainly of low hedges in mixed condition and with a strong line of willows along a streamline in the centre of the zone.The zone is part of the wider farmed landscape and relates to the settlement mainly as a location for PROWs out from it into the wider landscape. Most development along this northern edge faces inward and the boundary with the school greenspace is densely treed, with no intervisibility. Although the small pasture field to the north of the school rises northwards to a small ridge along the fenced boundary, preventing views out into the wider landscape, any development here might create a linear boundary that would be visible from the wider landscape to the north and from the A429. Therefore development would be undesirable. However, in the parcel to the east of ET02 the ridge line extends between the north eastern corner of ET02 and Windy Ridge Farm. Twentieth/twenty-first century housing along the eastern edge of this field has views into it but presents an unsympathetic settlement edge, albeit not to the wider landscape. Housing development within this area, not extending further north than the existing housing edge, would not be visible in the wider landscape, but access may be difficult. Care would be required to ensure that careful development protected and enhanced the eastern edge of zone ET02 and created a variable soft edge to the settlement.

Landscape sensitivity to commercial development high

This zone consists of open arable farmland to the north of Ettington, on gently undulating slopes with the settlement at the summit. Field sizes are medium to large, with boundaries mainly of low hedges in mixed condition and with a strong line of willows along a streamline in the centre of the zone, which is part of the wider farmed landscape and relates to the settlement mainly as a location for PROWs out from it into the wider landscape. Most development along this northern edge faces inward. There are no opportunities for commercial development within this zone due to its prominent location at a local high point, its visibility within the wider landscape and the relatively small scale of the settlement.

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	H2
Ecological sensitivity	C3
Visual sensitivity	R1

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 locally slightly undulating

Landcover arable with one pasture field

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 sewage works

Presence of water ☑ stream supporting strong riparian vegetation

Scale medium **Sense of enclosure** open

Diversity uniform

Skyline

Prominence/ importance very prominent **Complexity** simple

Comments track crossing upper third of zone [north north east by south south west] forms a slight ridge and blocks views across the zone from west and east. From the north the settlement to the south forms a local skyline. Within the zone the boundary of the pasture field to the north of the school grounds forms a small ridge, the land to the south of it sloping southwards towards the settlement, while beyond this boundary the ground slopes down to the north.

Key views

To settlement False **From settlement** False

Landmarks none **Detractors** 11kV line

Intervisibility

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

Comments there are no key features/places within or adjacent to the zone

Tranquillity

Noise sources roads people

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

Summary medium

Comments noise from traffic on the A429 to the west of this zone is audible within its western part. There are several PROWs in the central and eastern parts.

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

Corridor? ☐

Comments part of wider farmed landscape outside settlement with PROWs linking into the settlement

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

Setting? ☐

Comments this zone does not contribute to the setting of Ettington, as the farmland on this north side of the settlement slopes down northwards and most properties within the settlement relate better to the centre of the settlement, apart from recent development such as in Nelson Close.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments ET01 and ET 04 are both open farmland on the edge of the settlement. ET02 is part of the historic fabric of the settlement and lies within it.

Settlement edge

Pre C20 edge ☑ **C20-21 edge** ☑

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

Comments much of the edge is C20/21st but areas closer to the main street are older and one is a listed building.

Receptors

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

Comments Windy Ridge Farm is the only semi-rural residence and has limited views over a small part of the zone with potential for views over its eastern portion. Urban residents of the northern edge of Ettington may have extensive views out over the wider landscape from a high viewpoint, filtered by boundary vegetation in some instances.Users of PROWs have extensive views of open countryside and the settlement edge. Vehicle users travelling south on the A429 towards Ettington have passing views into the zone.

Other

Other factors -

Potential for landscape enhancement

protection of line of balsam poplars along western boundary

Potential mitigation if area potentially suitable for development

advance planting to create a strong boundary between the north eastern corner of ET02 and Windy Ridge Farm.

LCP/Zone Et02 **Settlement:** Ettington

Landscape sensitivity to housing development high/medium

This zone consists of orchard, small holdings and small paddocks on level ground to the rear of some houses near the core of the settlement, They are well used and managed, with good fences and a dense tree row along the PROW boundary to the east.They contribute to the historic fabric and character of the settlement, contain some neutral grassland and are not replaceable. Housing development would be highly inappropriate.

Landscape sensitivity to commercial development high

This zone consists of orchard, small holdings and small paddocks to the rear of some houses near the core of the settlement, They are well used and managed, with good fences and a dense tree row along the PROW boundary to the east.They contribute to the historic fabric and character of the settlement, contain some neutral grassland and are not replaceable. Commercial development would be out of scale with the settlement and with this zone and would be highly inappropriate.

Landscape characteristics

	LDU level
Physiographic	Soft rock uplands
Ground type	Claylands
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and small farms

	LDU level
Cultural sensitivity	H2
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 flat

Landcover orchards and paddocks

Field boundaries

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

Hedge/Stream Trees

Extent Dense ☑ Scattered ☐ Insignificant ☐ None ☐

Age of mixture Mixed Age ☑ Overmature ☐ Immature ☐

Other Trees

Extent Prominent ☑ Apparent ☐ Insignificant ☐ None ☐

Age of mixture Mixed Age ☑ Overmature ☐ Immature ☐

Patch Survival

Extent Widespread ☐ Localised ☑ Relic ☐

Management Intense ☐ Traditional ☑ Neglected ☐

Ecological corridors

Condition Intact ☑ Declining ☐ Fragmented ☐

Intensity of Use

Impact High ☐ Moderate ☐ Low ☑

Pattern

Settlement pattern single house

Other built features small buildings for small scale animal management

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 - **Detractors** -

Intervisibility

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

Comments none

Tranquillity

Noise sources people

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

Summary high

Comments the zone is screened from view on all sides and is not adjacent to a road. It is frequent use for animal husbandry and there is a PROW along its eastern boundary beyond a dense tree row.

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

Corridor? ☐

Comments a mix of orchard, small holding and animal pasture.

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

Setting? ☐

Comments glimpsed views from a few houses and through gateway from the PROW

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 mix of housing presenting rear facades to this zone, with one recent house within it.

Receptors

Receptors	Sensitivity
urban residents	high
long distance/public footpaths	high

Comments only a few urban residents will enjoy views of this site; users of the PROW gain glimpsed views into it.

Other

Other factors contribution to historic fabric of settlement

Potential for landscape enhancement

protection of area of neutral grassland

Potential mitigation if area potentially suitable for development

-

LCP/Zone Et03 **Settlement:** Ettington

Landscape sensitivity to housing development high/medium

This zone consists of two fields in arable cultivation on a small plateau area on the southern edge of Ettington which falls away to the south, providing extensive views over open countryside. It is bound to the north west by modern housing and one listed building and to the north east by tall trees along the boundary with a recreation ground, which separates it from housing along the main road through the settlement. To the south east there is a mix of playing field and arable land, with views across to the house and grounds of Ettington Chase Conference Centre, an imposing group of buildings. To the south there are open views over low gappy hedges. A former hedged boundary across the centre of the site is now relic, with one mature oak. Any potential development of this zone would be highly visible locally and potentially from the wider landscape to the south, and would have a significant impact on the experience of people using the numerous PROWs within it. The zone is also functioning as arable farmland. It is therefore considered inappropriate for housing development,

Landscape sensitivity to commercial development high

This zone consists of two fields in arable cultivation on a small plateau area on the southern edge of Ettington which falls away to the south, providing extensive views over open countryside. It is bound to the north west by modern housing and one listed building and to the north east by tall trees along the boundary with a recreation ground, which separates it from housing along the main road through the settlement. To the south east there is a mix of playing field and arable land, with views across to the house and grounds of Ettington Chase Conference Centre, an imposing group of buildings. To the south there are open views over low gappy hedges. A former hedged boundary across the centre of the zone is now relic, with one mature oak. Any commercial development of this zone would be highly visible locally and from the wider landscape to the south, where it would be prominent on its small plateau area, and would have a significant detrimental impact on the experience of people using the numerous PROWs within it. The zone also functions as arable farmland. It is therefore considered inappropriate for commercial development,

Landscape characteristics

	LDU level
Physiographic	Soft rock uplands
Ground type	Claylands
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and small farms

	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C3
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 level

Landcover arable farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent	Widespread □	Localised □	Relic ☑
Management	Intense □	Traditional □	Neglected □

Ecological corridors

Condition	Intact □	Declining ☑	Fragmented □

Intensity of Use

Impact	High ☑	Moderate □	Low □

Pattern

Settlement pattern none

Other built features none

Presence of water □ -

Scale medium **Sense of enclosure** open

Diversity uniform

Skyline

Prominence/ importance not applicable **Complexity**

Comments although towards the high point of the settlement, any views up to it would have the settlement beyond.

Key views

To settlement False **From settlement** False

Landmarks view of Ettington Chase Conference Centre to south east. **Detractors**

Intervisibility

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

Comments potential view from listed building on north west corner. Intervisibility of part of zone with Lambcote Farm to south.

Tranquillity

Noise sources people

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

Summary medium

Comments the site is well used by dog walkers and is not adjacent to a road. It is separated from the settlement on one side by a recreation ground which has a strong tree boundary.

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

Corridor? ☐

Comments part of wider farmed landscape outside settlement with PROWs linking into the settlement

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

Setting? ☐

Comments the PROWs in the zone provide extensive views over the wider landscape to the south. There is some visual relationship between this zone and ET05 to the east and ET07 to the south.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments No. Development of ET07 would landlock this site.

Settlement edge

Pre C20 edge ☑ **C20-21 edge** ☑

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

Comments recent housing development is highly visible while older properties are well screened by vegetation. The settlement edge to the north is well screened by trees along the souther boundary of the recreation ground.

Receptors

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

Comments single rural residence it at nearly 0.75k from southern edge of zone. Urban residents have clear views from north western edge only. Several PROWs cross the zone, which is very open.

Other

Other factors

Potential for landscape enhancement

improved management of hedges with replacement planting of hedges and hedgerow trees. Protection of remaining mature oaks. Tree planting along north western boundary would filter views of modern housing on Rogers Lane when viewed from this site, site ET07 and the B4455.

Potential mitigation if area potentially suitable for development

LCP/Zone Et04 **Settlement:** Ettington

Landscape sensitivity to housing development high/medium

This zone consists of several small to medium fields in arable cultivation and two farms, Windy Ridge Farm and Sumerfields Farm. It lies on rolling terrain on the north eastern edge of Ettington, which falls away to the north east and is edged to the east and south by, respectively, the B4455 and the A422. One medium arable field lies on the southern side of the A422 adjacent to the grounds of Ettington Chase Conference Centre and bound by the same roads. The field pattern is defined by generally low, well managed elm hedges with several mature oaks. Two smaller fields towards the south western edge are in pastoral cultivation and there is a spinney of mixed ornamental trees to the west of Summerfields Farm. The rolling character of the terrain means that small ridges form local skylines within the zone and prevent intervisibility except across the highest part, between the two farms. There are no views available of the entire zone. The two pasture fields nearest to the settlement edge and Summerfields Farm serve as a transition between the settlement and the wider farmed landscape, with Summerfields Farm occupying a traditional location just outside the settlement, and are therefore considered inappropriate for housing development despite their low visibiliyt within the wider landscape and location adjacent to the settlement edge. Housing development in the remainder of the zone would be highly visible and inappropriate in the landscape outside the settlement.

Landscape sensitivity to commercial development high

This zone consists of several small to medium fields in arable cultivation and two farms, Windy Ridge Farm and Sumerfields Farm. It lies on rolling terrain on the north easteren edge of Ettington, which falls away to the north east and is edged to the east and south by, respectively, the B4455 and the A422. One medium arable field lies on the southern side of the A422 adjacent to the grounds of Ettington Chase Conference Centre and bound by the same roads. The field pattern is defined by generally low, well managed elm hedges with several mature oaks. Two smaller fields towards the south western edge of the site are in pastoral cultivation and there is a spinney of mixed ornamental trees to the west of Summerfields Farm. The rolling character of the terrain means that small ridges form local skylines within the site and prevent intervisibility except across the highest part, between the two farms. Commercial development would be highly visible due to its scale, inappropriate as lying within the landscape outside the settlement and would affect the character of the entrance to the settlement.

Landscape characteristics

	LDU level
Physiographic	Soft rock uplands
Ground type	Claylands
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H2
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 gently undulating and sloping down to the north and east

Landcover arable, with one pasture field

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 two farms

Other built features none

Presence of water ☐ small pond in one field

Scale small to medium

Sense of enclosure mainly open except at southern edge, where enclosed by housing on two sides

Diversity uniform

Skyline

Prominence/ importance prominent

Complexity simple

Comments within the zone several ridges act as a local skyline. One extends from the north eastern edge of the settlement along a fence line to Summerfields Farm to create a small self-contained area south to Banbury Road. The other is visible from Fosse Way (B4455) and blocks views of the western part of the zone from this road.

Key views

To settlement False
From settlement False
Landmarks -
Detractors derelict barn at northern end of Summerfields Farm

Intervisibility

Site observation medium
...to key features ☐ **...from key place** ☐
Comments between the two farms

Tranquillity

Noise sources roads people
Views of development some **Presence of people** infrequent
Summary medium
Comments vehicle noise from traffic on B4455 and Banbury Road is very frequent. A PROW extends through the centre of the site from the edge of the settlement.

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

Corridor? ☐
Comments part of wider farmed landscape outside settlement with PROW linking into the settlement

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

Setting? ☐
Comments does not contribute to the setting of the settlement on its north eastern flank as local landform largely screens views of the settlement from this direction. The open area between the edge of the settlement and Summerfields Farm serves as a visual corridor into the wider landscape and an indicator of the transition from settlement to the wider landscape, with farms typically present just outside the settlement itself.

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 limited to south western corner of zone.

Receptors

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

Comments two semi-rural farms within the zone and Ettington House Farm to the east may have views into part of it. There are urban residences only in the south western corner. A PROW passes through the centre of the zone.

Other

Other factors

Potential for landscape enhancement

Potential mitigation if area potentially suitable for development

LCP/Zone Et05 **Settlement:** Ettington

Landscape sensitivity to housing development high/medium

This zone consists of level ground on the southern edge of Ettington in a variety of land uses: recreational (football pitch and well-used PROWs); arable cultivation; and amenity grassland associated with the Conference Centre and including TPO trees. It is very open and lies on a small plateau area which slopes down to the south; from its southern edge there are extensive views over a large swathe of open countryside. The zone is well used and the adjoining Conference Centre, constructed around a large country house (not listed) is set well outside the settlement. The zone abuts the settlement only in its extreme north western corner and serves to separate the conference centre from the settlement. Housing development here would be highly visible and is considered inappropriate.

Landscape sensitivity to commercial development high

This zone consists of level ground on the southern edge of Ettington in a variety of land uses: recreational (football pitch and well-used PROWs); arable cultivation; and amenity grassland associated with the Conference Centre and including TPO trees. The site is very open and lies on a small plateau area which slopes down to the south; from its southern edge there are extensive views over a large swathe of open countryside. It is well used and the adjoining Conference Centre, constructed around a large country house (not listed) is set well outside the settlement. The zone abuts the settlement only in its extreme north western corner and commercial development here would be inappropriate in scale, in relation to the settlement, and in location beyond the settlement edge.

Landscape characteristics

	LDU level
Physiographic	Soft rock uplands
Ground type	Claylands
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C3
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Amenity land
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 level

Landcover arable farmland, recreational use (football pitch) and amenity grassland (Ettington Chase Conference Centre)

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 football pavilion

Presence of water ☐ pond

Scale medium **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments

Key views

To settlement False **From settlement** False

Landmarks Ettington Chase Conference Centre buildings **Detractors** -

Intervisibility

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

Comments very open site so all elements intervisible, including settlement edge to north west

Tranquillity

Noise sources roads people

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

Summary medium

Comments A422 is a busy road on the northern boundary of the site, which is crossed and bounded by PROWs, all well used. Vehicle movement also occurs within the grounds of Ettington Chase Conference Centre.

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

Corridor? ☐

Comments recreational use for sports and walking

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

Setting? ☐

Comments site is on very small plateau so current use not widely visible in landscape

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments development of site ET07 might impact on agricultural use of this site

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☑

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

Comments settlement abuts site only in north western corner. Ettington Chase Conference Centre is highly visible along eastern boundary.

Receptors

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

Comments clear views into site from Conference Centre and longer views from Lambcote Farm to the south; few urban residents have views into site; limited views from road; extensive views from PROWs

Other

Other factors -

Potential for landscape enhancement

improve management of hedges, especially elm.

Potential mitigation if area potentially suitable for development

LCP/Zone Et06 **Settlement:** Ettington

Landscape sensitivity to housing development medium

This zone consists of a small area of land in pastoral or garden use, divided by a PROW against which a new hedge has recently been planted. It overlooks zone ET03 along its south eastern edge and has views out towards the wider landscape. On its south western, north western and north eastern boundaries there is housing of varied ages, including two listed buildings in close proximity. The garden part of the zone (north eastern part) appears linked to the house/s along this edge of the settlement but the remainder has no relationship to the adjacent recent housing. Current land use appears to be poorly managed. Some small scale housing development could be accommodated in the south western part without detriment to the settlement or the housing immediately adjacent (as long as the setting of the listed building was protected) and would have no impact on the wider landscape. Care should be taken to retain and enhance the relic hedge along the road frontage, retaining any healthy trees, and any suitable trees within the site, and to consider planting a hedge to the south western edge of the PROW.

Landscape sensitivity to commercial development high

This zone consists of a small area of land in pastoral or garden use, divided by a PROW against which a new hedge has recently been planted. It overlooks zone ET03 along its south eastern edge and therefore has views out towards the wider landscape. On its south western, north western and north eastern boundaries there is housing of varied ages, including two listed buildings in close proximity. The garden (north eastern) part appears linked to the house/s along this edge of the settlement but the remainder has no relationship to the adjacent recent housing. Current land use appears to be poorly managed. The zone is well integrated into the fabric of the settlement and its scale is so small that commercial development would be inappropriate.

Landscape characteristics

	LDU level
Physiographic	Soft rock uplands
Ground type	Claylands
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H2
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 level
Landcover pastoral

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent	Widespread ☐	Localised ☐	Relic ☑
Management	Intense ☐	Traditional ☐	Neglected ☐

Ecological corridors

Condition	Intact ☐	Declining ☑	Fragmented ☐

Intensity of Use

Impact	High ☐	Moderate ☑	Low ☐

Pattern

Settlement pattern none
Other built features none
Presence of water ☑ small pond
Scale intimate **Sense of enclosure** enclosed
Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**
Comments

Key views

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

Intervisibility

Site observation low **...to key features** ☐ **...from key place** ☐
Comments -

Tranquillity

Noise sources roads people
Views of development many 270 **Presence of people** infrequent
Summary medium
Comments very small site is bisected by PROW and bordered to south east by local road.

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

Corridor? ☐
Comments pastoral or garden use with PROW within settlement

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

Setting? ☐

Comments small parcel of land within fabric of settlement.

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 variable edge, older to north west and north, recent to south west

Receptors

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

Comments on such a small site any development would have an impact on receptors

Other

Other factors appears to be part of fabric of settlement, unlike adjacent site ET03, which is farmland.

Potential for landscape enhancement

replace hedge along south eastern boundary but retain and prune trees. Inspect, prune and retain where appropriate trees within the site.

Potential mitigation if area potentially suitable for development

conservation and improvement (replacement) of boundary hedgerow and possible new hedgerow to south western edge of PROW (new hedge exists along north eastern boundary).

LCP/Zone Et07 **Settlement:** Ettington

Landscape sensitivity to housing development high

This zone consists of open arable farmland on gently rolling terrain, sloping south down to a stream corridor with many riparian trees. There is a linear copse and a smaller copse along part of the north eastern boundary, which screens views of Ettington Chase. The zone is crossed by several PROWs which are evidently well used. From it there are clear views of the southern edge of Ettington, densely filtered by mixed vegetation except along Rogers Lane, where modern housing is clearly visible. It is part of the wider farmed landscape outside the settlement and any housing development here would be visually intrusive and inappropriate.

Landscape sensitivity to commercial development high

This zone consists of open arable farmland on gently rolling terrain, sloping south down to a stream corridor with many trees. There is a linear copse and a smaller copse along part of the north eastern boundary, which screens views of Ettington Chase. It is crossed by several PROWs which are evidently well used. From it there are clear views of the southern edge of Ettington, densely filtered by mixed vegetation except along Rogers Lane, where modern housing is clearly visible. The zone is part of the wider farmed landscape ourside the settlement and any commercial development here would be visually intrusive and inappropriate.

Landscape characteristics

	LDU level
Physiographic	Soft rock uplands
Ground type	Claylands
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C3
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Mixed farming
Pattern	Med/large_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 gently undulating

Landcover arable farmland, 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 none

Other built features none

Presence of water ☑ stream along southern boundary

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

Diversity uniform

Skyline

Prominence/ importance prominent **Complexity** simple

Comments from the wider landscape to the south east, the woodland belt along the southern boundary of Ettington Chase blends with the trees on the boundary of the recreation ground and with ornamental trees within the grounds of older properties within the settlement to form an interesting vegetated skyline.

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

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

Comments clear views of southern edge of settlement, and out from it

Tranquillity

Noise sources roads people

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

Summary medium

Comments traffic on B4455 along south eastern boundary has little impact on most of zone. Several PROWs cross the zone.

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

Corridor? ☐

Comments part of wider farmed landscape outside settlement with PROWs linking

into the settlement

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

Setting? ☑

Comments contributes to the setting of Ettington viewed from the south (B4455 and PROWs).

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☑

Comments potentially (see above)

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☑

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

Comments modern housing on Rogers Lane clearly visible from south eastern corner (and from within) despite swell of landform

Receptors

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

Comments clear views of zone from Lambcote Farm as part of setting of Ettington. Urban residents have views of ETO3 and ET05 rather than this zone, due to landform. Users of PROWs are key receptors while road users have glimpsed views in when travelling north.

Other

Other factors -

Potential for landscape enhancement

tree planting along north western boundary of ET03 would filter negative views of modern housing on Rogers Lane.

Potential mitigation if area potentially suitable for development

-

LCP/Zone Et08 **Settlement:** Ettington

Landscape sensitivity to housing development high

This zone falls south west from the settlement edge and forms its open rural western approach. It consists of a number of small to very small paddocks all used for horse management and appears formerly to have been part of the estate land around Ettington Hall. The landform is locally undulating, which limits views within the zone to a north-south corridor, from which long views are obtained. To the east the zone is bordered by the edge of Ettington, with several listed buildings including the church and The Hall as well as the tower which acts as gateway to the settlement to the north. To the west it is bordered by the A429 cutting and embankment, which cuts it off from the wider landscape. It also acts as local skyline to the road. This is now a 'lost' parcel, with few views in but still functioning as part of the setting of The Hall and other listed buildings and an active landscape, acts as part of the rural approach to the settlement from the west and is therefore inappropriate for housing development,

Landscape sensitivity to commercial development high

This zone falls south west from the settlement edge and forms its open rural western approach. It consists of a number of small to very small paddocks all used for horse management and appears formerly to have been part of the estate land around Ettington Hall. The landform is locally undulating, which limits views within the zone to a north-south corridor, from which long views are obtained. To the east the zone is bordered by the edge of Ettington, with several listed buildings including the church and The Hall as well as the tower which acts as gateway to the settlement to the north. To the west it is bordered by the A429 cutting and embankment, which cuts it off from the wider landscape. It also acts as local skyline to the road. This is now a 'lost' parcel, with few views in but still functioning as part of the setting of The Hall and other listed buildings and an active landscape, acts as part of the rural approach to the settlement from the west and is therefore inappropriate 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	H2
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/archaeology

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

Other

Flood ▣

Characteristics

Landform small scale undulating

Landcover 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 house (Fox Lodge)

Other built features buildings associated with horse management

Presence of water ☑ watercourse in southern part

Scale small

Sense of enclosure partly contained by vegetation and landform

Diversity uniform

Skyline

Prominence/ importance prominent

Complexity simple

Comments skyline to west with farmland and woodland visible above treed embankment. Farm and vegetation forms local skyline to east. Site 'leaks' to north and south as landform falls away.

Key views

To settlement False

From settlement False

Landmarks Hall, church tower

Detractors embankment of A429 cuts through landscape pattern

Intervisibility

Site observation medium

...to key features ☐ **...from key place** ☐

Comments landform blocks intervisibility within zone and views to east and west

Tranquillity

Noise sources roads people

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

Summary medium/low

Comments noise from and visual presence of A429 significantly reduces tranquillity of the site. The PROW passes across only a short section.

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

Corridor? ☐

Comments part of farmland associated with the Hall with some PROWs, now separated from wider landscape by road embankment.

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

Setting? ☐

Comments no longer contributes to setting of western side of settlement as masked by road embankment.

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** highly indented

Comments ornamental trees and gardens around The Hall dominate settlement edge, which contains other listed buildings and the parish church..

Receptors

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

Comments single rural receptor within site, none outside; sensitive receptors on settlement edge. Road users have glimpsed views into zone.

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Et09 **Settlement:** Ettington

Landscape sensitivity to housing development high/medium

This zone consists of a flat triangle of land on the north western edge of Ettington on top of the hill, bordered to the west by the A429, to the south by the A422 and by the Old Warwick Road to the east. It abuts zone ET01 along its eastern boundary but does not share its land use or link visually, as this zone is former parkland associated with Ettington Grange, now apparently in different land ownership and used partly as horse paddocks and partly for garden refuse, mulch etc. It contains some TPO trees and many others, few of which appear to be in good condition. There are filtered views out from the houses along the A422 which form the settlement edge here (including one listed building); the zone is screened from the wider landscape by extensive vegetation along its eastern and western boundaries. Although the zone appears to be in deteriorating condition it is inappropriate for housing development by reason of its proximity to a listed building, the presence of TPO trees (which would severely limit development opportunities) and its location beyond the main settlement edge.

Landscape sensitivity to commercial development high

This zone consists of a flat triangle of land on the north western edge of Ettington on top of the hill, bordered to the west by the A429, to the south by the A422 and by the Old Warwick Road to the east. It abuts zone ET01 along its eastern boundary but does not share its land use or link visually, as this zone is former parkland associated with Ettington Grange, now apparently in different land ownership and used partly as horse paddocks and partly for garden refuse, mulch etc. It contains some TPO trees and many others, few of which appear to be in good condition. There are filtered views out from the houses along the A422 which form the settlement edge here (including one listed building); the zone is screened from the wider landscape by extensive vegetation along its eastern and western boundaries. Although the zone appears to be in deteriorating condition it is inappropriate for commercial development by reason of its proximity to a listed building, the presence of TPO trees (which would severely limit development opportunities) and its location beyond the main settlement edge.

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	H2
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 flat

Landcover pasture

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent	Widespread ☐	Localised ☐	Relic ☑
Management	Intense ☐	Traditional ☐	Neglected ☐

Ecological corridors

Condition	Intact ☑	Declining ☐	Fragmented ☐

Intensity of Use

Impact	High ☐	Moderate ☐	Low ☑

Pattern

Settlement pattern none

Other built features one shed for horse management

Presence of water ☐ -

Scale small **Sense of enclosure** contained by boundary vegetation

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments within the zone the skyline is formed by boundary vegetation

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** A429 along western boundary

Intervisibility

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

Comments boundary vegetation limits views

Tranquillity

Noise sources roads people

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

Summary medium/low

Comments presence of two busy roads and a roundabout reduces tranquillity

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

Corridor? ☐

Comments managed as part of wider managed units with no public access

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

Setting? ☐

Comments contained by vegetation

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 small group of houses, including one listed building

Receptors

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

Comments few urban residences, with rear views filtered by mature vegetation; road users' views filtered or blocked by vegetation. Permissive use of Warwick Road by pedestrians.

Other

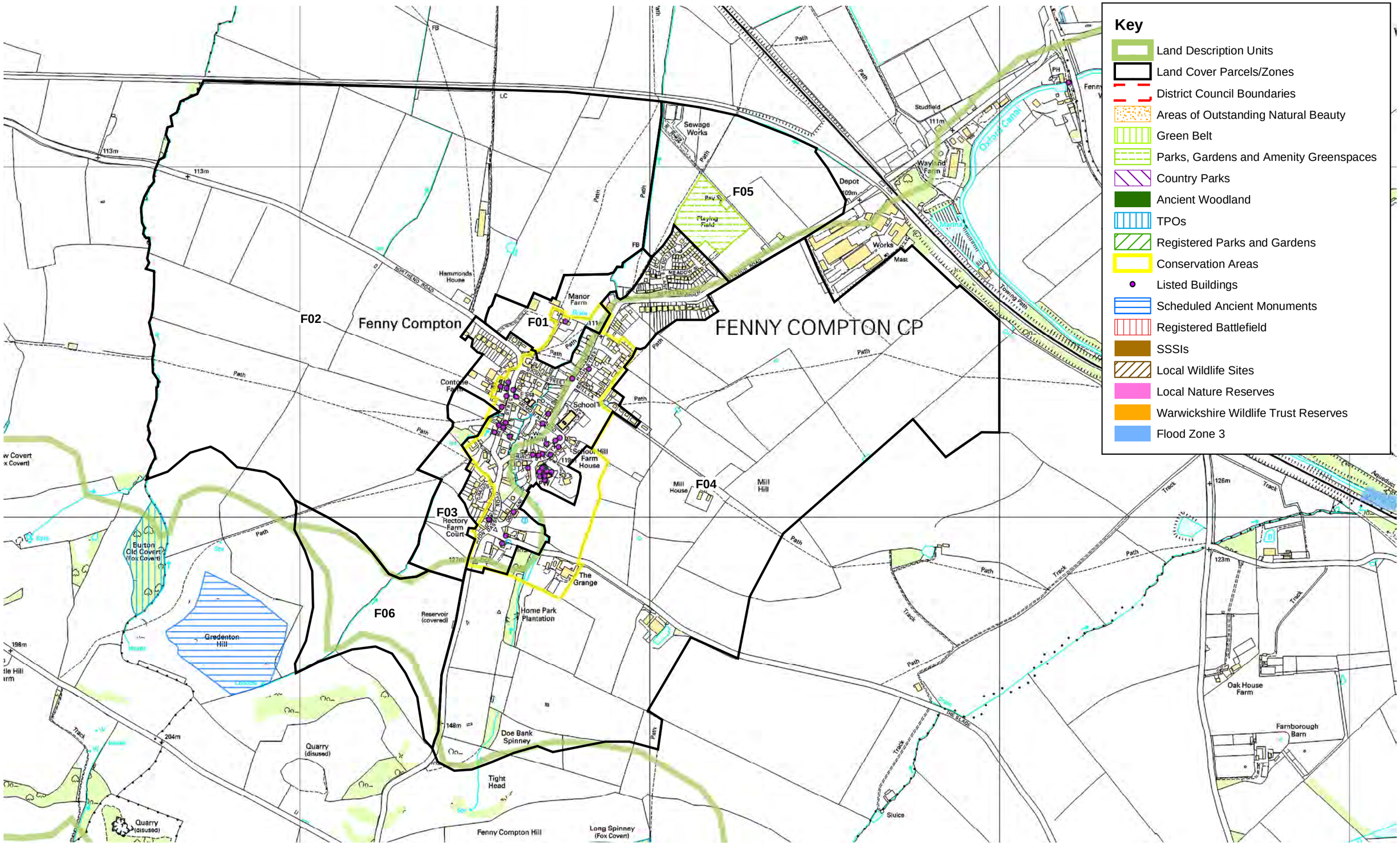
Other factors part of zone currently in use as dump for garden refuse and mulch

Potential for landscape enhancement

protection and care of TPOd and other vegetation.

Potential mitigation if area potentially suitable for development

-



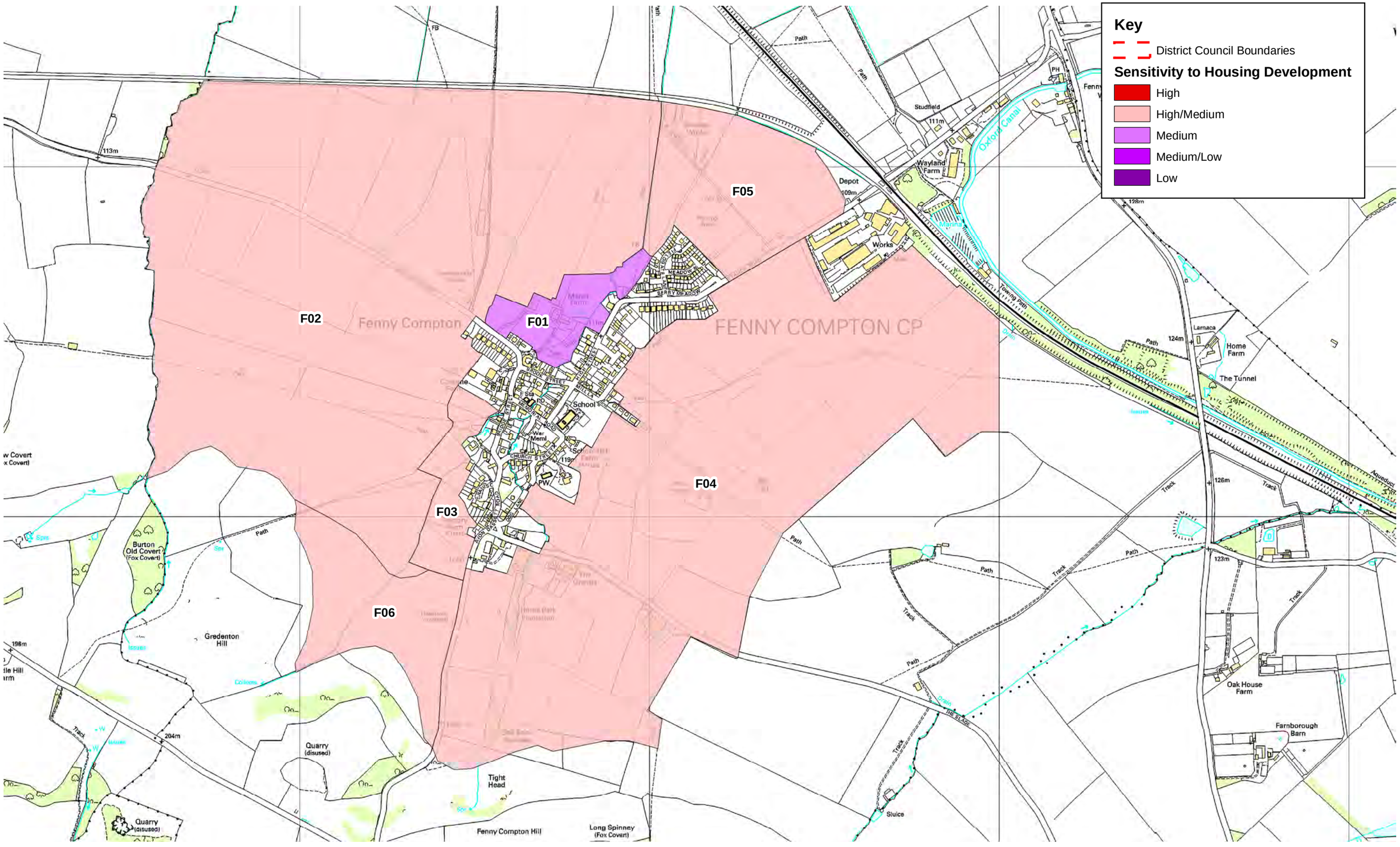
0 0.5 1 2 km

N

Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

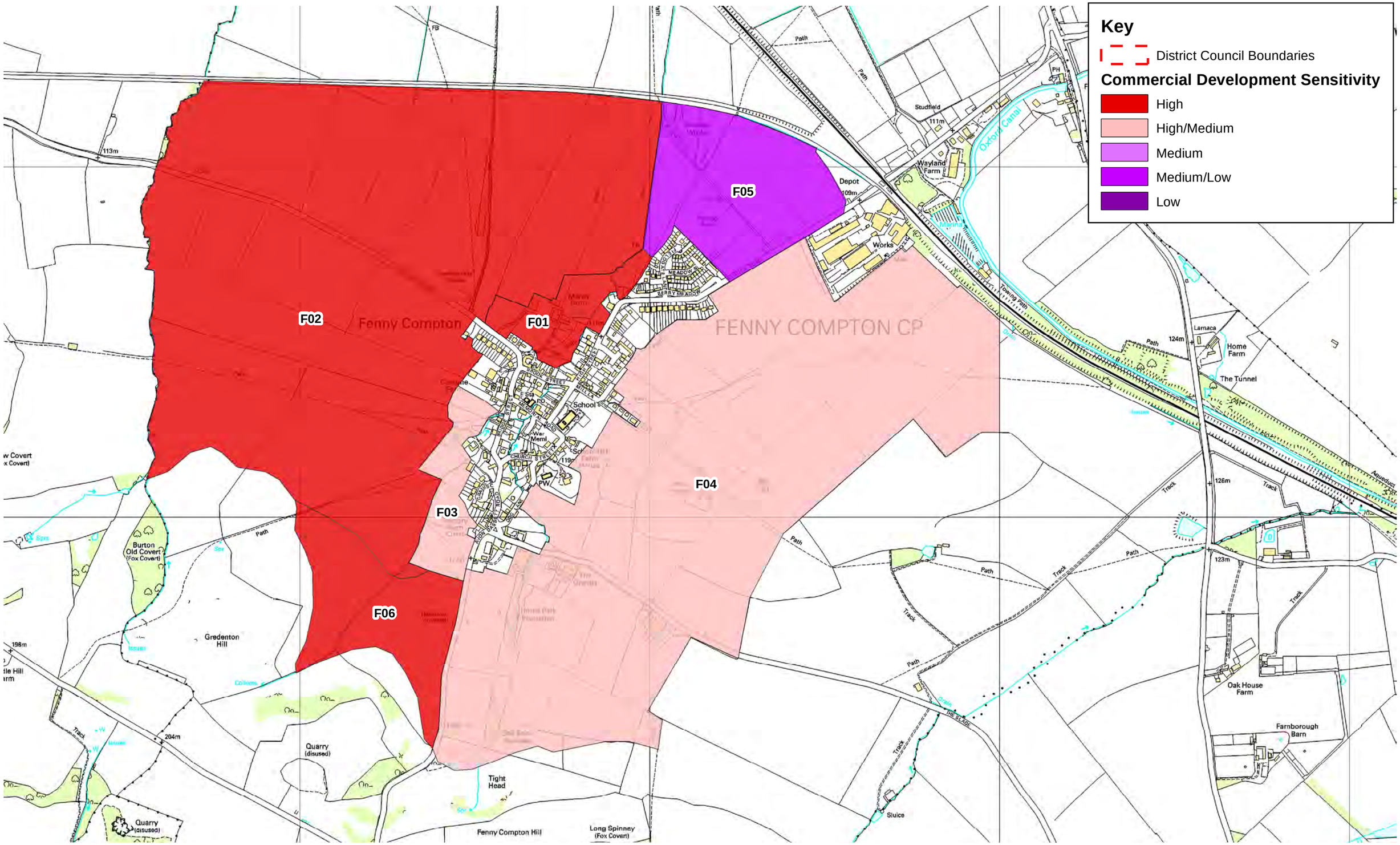
Fenny Compton
Designations and Constraints



Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

Fenny Compton
Landscape Sensitivity to Housing Development



0 0.5 1 2 km

N

Reproduced from Ordnance Survey digital map data © Crown copyright 2011. All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Stratford-upon-Avon District Council Licence no.100024287.

www.whiteconsultants.co.uk

Fenny Compton
Landscape Sensitivity to Commercial Development

LCP/Zone F01 **Settlement:** Fenny Compton

Landscape sensitivity to housing development medium

This zone comprises an area of pasture, garden and employment uses on the north west edge of the settlement and incorporating a backland area to rear of High St and Brook St. It lies on flat land with a small stream, along which are some mature willow and ash, whilst hedge boundaries to the pasture fields are trimmed. The area accommodates a listed farmhouse and part lies within Fenny Compton Conservation Area, with protected trees and a remnant orchard on the north of the farm house, which also adjoins some industrial barns and offices. A footpath runs through the area, past the farm house and backland area. There are few views into the backland area, but glimpses from High St over the pasture fields. The area is of medium to low tranquillity due to the employment activity, adjacent road and footpath and integration with urban areas. The open pasture areas form a rural setting for the settlement, and the immediate environs of the listed farm house such as the field to its north would be unsuitable for any housing development. However, the backland area, situated between the backs of dwellings on High St and the footpath which runs past Manor House, could accommodate up to 6 new dwellings accessed from Northend Rd; the density of development should reflect that of the more open developed parts of the Conservation Area and backs should be orientated to face backs on High St and Brook St.

Landscape sensitivity to commercial development high

This zone comprises an area of pasture, garden and employment uses on the north west edge of the settlement and incorporating a backland area to rear of High St and Brook St. It lies on flat land with a small stream, along which are some mature willow and ash, whilst hedge boundaries to the pasture fields are trimmed. The area accommodates a listed farmhouse and part lies within Fenny Compton Conservation Area, with protected trees and a remnant orchard on the north of the farm house, which also adjoins some industrial barns and offices. A footpath runs through the area, past the farm house and backland area. There are few views into the backland area, but glimpses from High St over the pasture fields. The area is of medium to low tranquillity due to the employment activity, adjacent road and footpath and integration with urban areas. The open pasture areas form a rural setting for the settlement, and the immediate environs of the listed farm house such as the field to its north would be unsuitable for any commercial development. Due to its location, size, location in the Conservation Area and the proximity of Manor House, the backland area is not considered suitable for commercial development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C3
Visual sensitivity	L0

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

Landcover pasture, gardens

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 listed farmhouse, other agricultural and light industrial barns

Other built features

Presence of water ☑ small stream and drains

Scale small **Sense of enclosure** enclosed or framed

Diversity diverse

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** power lines are minor detractor

Intervisibility

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

Comments glimpses from High Street and visible from footpath past Manor Farm

Tranquillity

Noise sources roads industry

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

Summary medium/low

Comments closely intergrated with urban area and adjacent dwellings, some industrial workshop noises and some road noise, footpath crosses area

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

Corridor? ☐

Comments agricultural areas appear part of wider farmed unit and PROW links into settlement

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

Setting? ☐

Comments farmed parts of area link visually with wider rural landscape, part is a 'backland' plot at rear of dwellings

Are adjacent assessed areas mutually reliant...

... visually? ☑

...functionally? ☐

Comments associated with F02

Settlement edge

Pre C20 edge ☑ **C20-21 edge** ☑

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

Comments positive aspect of Manor Farm, some unattractive backs to dwellings on High St and Brook St

Receptors

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

Comments receptors include users of PROWs, minor roads and residents

Other

Other factors -

Potential for landscape enhancement

better hedging along footpath to screen backland area to rear of High St and Brook St

Potential mitigation if area potentially suitable for development

see notes below on layout

LCP/Zone F02 **Settlement:** Fenny Compton

Landscape sensitivity to housing development high/medium

This zone comprises a large area of very gently undulating arable and pastoral landscape which rises more steeply at the foot of the hills to the south. Several footpaths cross the area, with long views over large fields but curtailed by hedgerows to Burton Hills and Gredenton Hill to south, and it is bisected by Northend Road. The field pattern is medium to large and quite regular, with well formed hedgerows and some mature hedgerow trees, and some old barns and one rural dwelling. The zone is generally tranquil, forms part of the wider countryside and is not closely associated with the developed part of the settlement, so it is considered unsuitable for housing development.

Landscape sensitivity to commercial development high

This zone comprises a large area of very gently undulating arable landscape which rises more steeply at the foot of the hills to the south. Several footpaths cross the area, with long views over large fields but curtailed by hedgerows to Burton Hills and Gredenton Hill to south, and it is bisected by Northend Road. The field pattern is medium to large and quite regular, with well formed hedgerows and some mature hedgerow trees, and some old barns and one rural dwelling. The zone is generally tranquil, forms part of the wider countryside and is not closely associated with the developed part of the settlement, so it is considered unsuitable for commercial development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C3
Visual sensitivity	L0

Land Cover Parcel data

Land Use	Mixed farming
Pattern	Med/large_geometric
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 largely flat then rising towards Burton Hills

Landcover arable, 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 one dwelling, barns

Other built features edge to railway track

Presence of water ☑ small ponds and drains

Scale medium to 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** ☐ **...from key place** ☐

Comments long views over large fields but curtailed by hedgerows; long views to Burton Hills and Gredenton Hill to south

Tranquillity

Noise sources roads people

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

Summary high/medium

Comments few views of development, some footpaths and one road

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

Corridor? ☐

Comments agricultural areas appear part of wider farmed unit and PROW links to settlement

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

Setting? ☐

Comments forms rural area to west of settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☑

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

Comments only abuts housing on Northend Rd and Manor Farm complex

Receptors

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

Comments receptors include users of PROWs, minor roads and residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone F03 **Settlement:** Fenny Compton

Landscape sensitivity to housing development high/medium

This zone comprises a small scale pastoral landscape which lies to the rear of dwellings including those in the Fenny Compton Conservation Area. It has an intimate and enclosed character and in the northerly half of the area contains some remnant orchards, a copse and mature trees; whilst to the south the scale increases and it is more open to the Avon Dassett Road. Several footpaths cross the area, for example linking to Northend. The field pattern is small to medium, with well formed hedgerows and some mature hedgerow trees. The zone is of moderate tranquillity due to its close association with the settlement, but due to its established rural character, intrinsic qualities and close association with the Conservation Area it is considered unsuitable for housing development.

Landscape sensitivity to commercial development high/medium

This zone comprises a small scale pastoral landscape which lies to the rear of dwellings including those in the Fenny Compton Conservation Area. It has an intimate and enclosed character and in the northerly half of the area contains some remnant orchards, a copse and mature trees; whilst to the south the scale increases and it is more open to the Avon Dassett Road. Several footpaths cross the area, for example linking to Northend. The field pattern is small to medium, with well formed hedgerows and some mature hedgerow trees. The zone is of moderate tranquillity due to its close association with the settlement, but due to its established rural character, scale, intrinsic qualities and close association with the Conservation Area it is considered unsuitable for commercial development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C3
Visual sensitivity	L0

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 almost flat

Landcover pasture, paddocks, copse

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 ☑ spring

Scale small to medium **Sense of enclosure** enclosed to framed

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

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

Comments small fields with mature hedgerows

Tranquillity

Noise sources people roads

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

Summary medium

Comments pasture and paddocks at rear of dwellings

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

Corridor? ☐

Comments agricultural areas appear part of wider farmed unit and PROW links to settlement

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

Setting? ☐

Comments froms smaller scale area of rural landscape at rear of properties in

Conservation Area

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments associated with F02 to west

Settlement edge

Pre C20 edge ☑ **C20-21 edge** ☑

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

Comments some mature and listed buildings, other areas C20

Receptors

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

Comments three footpaths cross the area; views from road at southern end

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone F04 **Settlement:** Fenny Compton

Landscape sensitivity to housing development high/medium

This zone lies to the east of the settlement and has somewhat different characteristics in the north and southern halves. In the southern part it comprises a pastoral landscape with small hills, which lies to the rear of the church and other listed buildings in the Fenny Compton Conservation Area, which in part extends into this rural zone. This part of the area has an historic and more enclosed character strongly affected by the views to the church from higher ground leading to Mill Hill, with more mature trees including a small plantation. The northern part comprises a more open rural landscape with larger arable fields and less steeply inclined, and abuts the industrial area beside the railway. Several footpaths cross the area, with one road passing through the area and two on its edges. The zone is of high to moderate tranquillity due to its close association with the settlement, and its maturity and close association with the Conservation Area. The southern part of the zone is considered unsuitable for housing development, whilst the northern half may offer some opportunity for long term housing development sites located close to the existing settlement edge, ensuring that higher slopes are avoided.

Landscape sensitivity to commercial development high/medium

This zone lies to the east of the settlement and has somewhat different characteristics in the north and southern halves. In the southern part it comprises a pastoral landscape with small hills, which lies to the rear of the church and other listed buildings in the Fenny Compton Conservation Area, which in part extends into this rural zone. This part of the area has an historic and more enclosed character strongly affected by the views to the church from higher ground leading to Mill Hill, with more mature trees including a small plantation. The northern part comprises a more open rural landscape with larger arable fields and less steeply inclined, and abuts the industrial area beside the railway. Several footpaths cross the area, with one road passing through the area and two on its edges. The zone is of high to moderate tranquillity due to its close association with the settlement, and its maturity and close association with the Conservation Area. The southern part of the zone is considered unsuitable for any commercial development. The northern half is also considered unsuitable due to its rising, open character to the north and east and association with adjacent housing to the south west. It is also important that the settlement should remain separate from the industrial estate.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Wet claylands
Land cover	Pastoral 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 gently hilly, rising more steeply to the south to Mill Hill

Landcover pasture and arable, small plantations

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 two farmsteads and other barns, several rural dwellings

Other built features -

Presence of water ☑ ponds and small stream

Scale medium **Sense of enclosure** enclosed to framed

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments pasture, hedgerows and mature hedgerow trees on Mill Hill

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

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

Comments many views to and from settlement due to elevation, but hillside splits area visually between north and south

Tranquillity

Noise sources roads people

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

Summary high/medium

Comments some views to settlement and limited road noise

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

Corridor? ☐

Comments agricultural areas appear part of wider farmed unit and PROW links to settlement

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

Setting? ☐

Comments forms rural backdrop to environs of church in southern area; part of wider farmed landscape in northern part

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 potitive in south, neutral in north to C20 dwellings

Receptors

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

Comments several footpaths lead to settlement and cross the area

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone F05 **Settlement:** Fenny Compton

Landscape sensitivity to housing development high/medium

This zone comprises an area of pasture and playing field and a sewage works to north west of the settlement, occupying flat land which is generally hidden from view from the public domain, with the exception of some glimpses from Station Rd and from the footpath which crosses it. It is enclosed by the raised railway embankment with maturing scrub and trees, and hedgerows with few trees. The area is not very tranquil due to the rail noise and industrial site. The area of playing fields should remain in the public realm. Due to its location close to the industrial site, it is not considered an appropriate site for housing development.

Landscape sensitivity to commercial development medium/low

This zone comprises an area of pasture and playing field and a sewage works to north west of the settlement, occupying flat land which is generally hidden from view from the public domain, with the exception of some glimpses from Station Rd and from the footpath which crosses it. It is enclosed by the raised railway embankment with maturing scrub and trees, and hedgerows with few trees. The area is not very tranquil due to the rail noise and industrial site. Whilst the area of playing fields should remain in the public realm, and acts as a separation zone at the edge of the settlement, the fields north west of the track to the sewage works and south of the footpath could accommodate commercial development. In this case a substantial planted strip of at least 20m is recommended for the edge along the track to the sewage works and another with an earth bund of at least 1.5m height to strengthen the hedge on Station Rd, both of which should outside the curtilage of the developed area and protected by a planning condition to allow them to mature. Building heights should be restricted to around 10m.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C3
Visual sensitivity	L0

Land Cover Parcel data

Land Use	Pastoral
Pattern	Med/large_geometric
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
Landcover palying fields and 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 farm buildings, pavilion
Other built features sewage works
Presence of water ☐ -
Scale medium **Sense of enclosure** framed
Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**
Comments railway embankment forms strong visual containment to north

Key views

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

Intervisibility

Site observation low **...to key features** ☐ **...from key place** ☐
Comments some views from Station Rd but otherwise field to north west of track to sewage works are quite hidden; industrial buildings to south west are visible

Tranquillity

Noise sources roads other
Views of development some **Presence of people** infrequent
Summary medium/low
Comments mainly affected by rail noise and presence of indutrial works area

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

Corridor? ☐
Comments part of wider farmed landscape with playing field and sewage works with PROW linking into the settlement

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

Setting? ☐

Comments fields opposite indutrial site are largely hidden from view; playing fields form green edge to settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☑

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

Comments indstrail works area to south east, housing to south west

Receptors

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

Comments views from footpath along north of area and glimpses from road

Other

Other factors -

Potential for landscape enhancement

strengthen hedgerow screen around playing filelds

Potential mitigation if area potentially suitable for development

see notes on planted buffer strips

LCP/Zone F06 **Settlement:** Fenny Compton

Landscape sensitivity to housing development high/medium

This zone comprises an area of arable fields gently rising at the foot of Gredenton Hill to the south, which is an old hill camp and a scheduled ancient monument. No footpaths cross the area, but it lies adjacent to the Avon Dassett Road leading southwards. The field pattern is medium to large and quite regular, with well formed trimmed hedgerows and some mature hedgerow trees, and no buildings but one covered reservoir. The zone is generally tranquil forming part of the wider rising open countryside and not closely associated with the developed part of the settlement, so it is considered unsuitable for housing development.

Landscape sensitivity to commercial development high

This zone comprises an area of arable fields gently rising at the foot of Gredenton Hill to the south, which is an old hill camp and a scheduled ancient monument. No footpaths cross the area, but it lies adjacent to the Avon Dassett Road leading southwards. The field pattern is medium to large and quite regular, with well formed trimmed hedgerows and some mature hedgerow trees, and no buildings but one covered reservoir. The zone is generally tranquil forming part of the wider rising open countryside and not closely associated with the developed part of the settlement, so it is considered unsuitable for commercial housing development.

Landscape characteristics

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

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 rising gently to Gredenton Hill

Landcover arable

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent	Widespread ☐	Localised ☐	Relic ☑
Management	Intense ☐	Traditional ☐	Neglected ☑

Ecological corridors

Condition	Intact ☐	Declining ☐	Fragmented ☑

Intensity of Use

Impact	High ☑	Moderate ☐	Low ☐

Pattern

Settlement pattern none

Other built features covered reservoir

Presence of water ☑ small stream

Scale framed **Sense of enclosure** medium

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 higher ground allows views to settlement

Tranquillity

Noise sources roads people

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

Summary high/medium

Comments an area of arable farming abutting a road and wit some views of settlement

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

Corridor? ☐

Comments agricultural areas appear part of wider farmed unit and PROW links to settlement in northern corner of area

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

Setting? ☐

Comments forms rural area to south of settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments

Settlement edge

Pre C20 edge ☐ **C20-21 edge**☐

Nature of edge **Form of edge**

Comments no edge adjoins settlement

Receptors

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

Comments few views into area except from road

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-