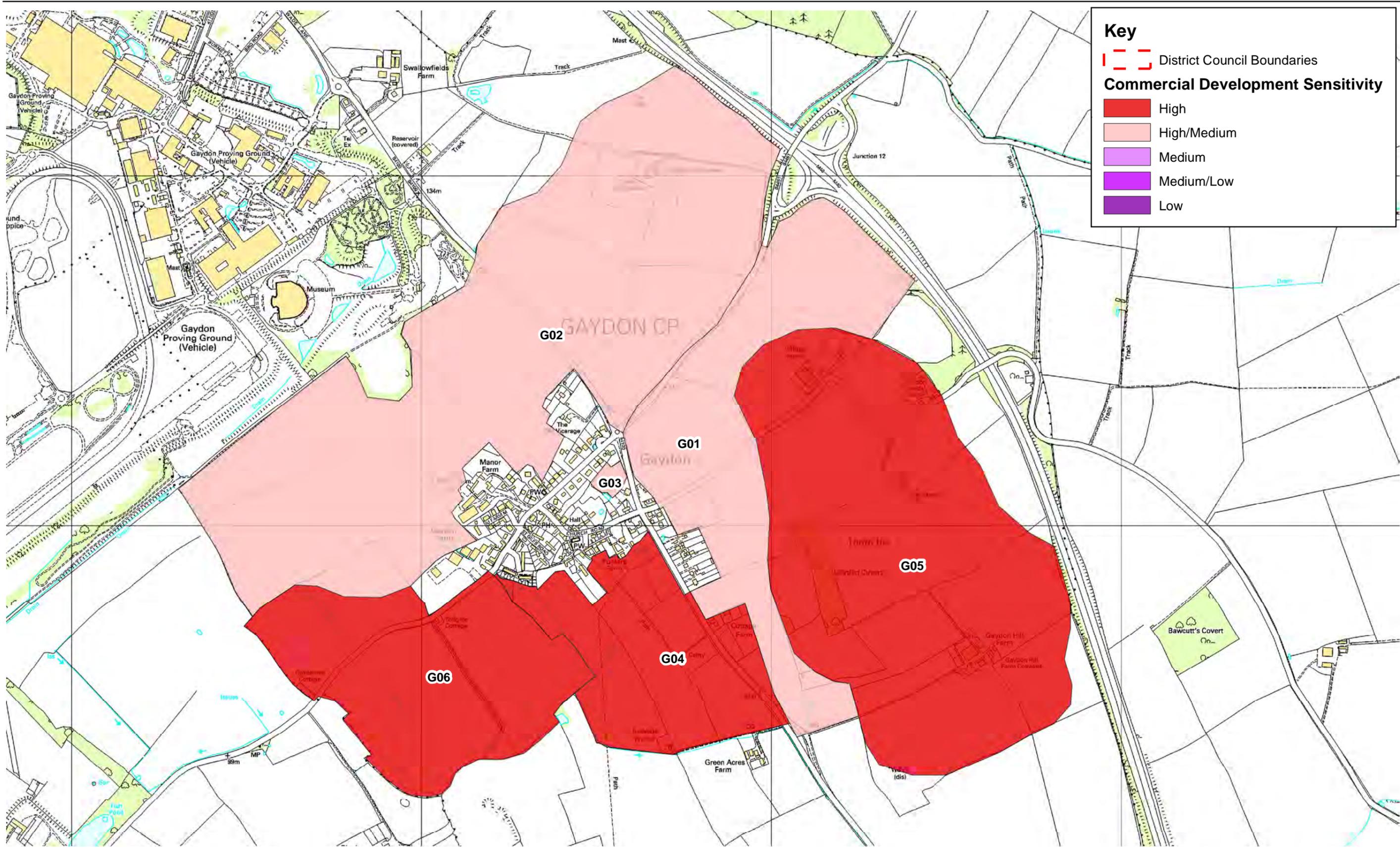


Key

- District Council Boundaries

Sensitivity to Housing Development

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



Landscape sensitivity to housing development high/medium

This zone wraps around Thorn Hill and comprises an arable landscape to the north east of the settlement. It abuts the B4100 on its south side, the B4461 to the north east, and the M40 to the north. The field pattern is medium to large and quite regular, with hedgerows which are in diverse states of management, and some mature hedgerow trees. There are many views from roads and the settlement due to its crowned rising character, where not screened by hedgerows. The zone is not generally tranquil mainly due to road noise, but it is separated from the main developed part of the settlement and it forms a rural backdrop to the settlement, and is linked to the wider farmland to the north and east. It is therefore considered unsuitable for housing development.

Landscape sensitivity to commercial development high/medium

This zone wraps around Thorn Hill and comprises an arable landscape to the north east of the settlement. It abuts the B4100 on its south side, the B4461 to the north east, and the M40 to the north. The field pattern is medium to large and quite regular, with hedgerows which are in diverse states of management, and some mature hedgerow trees. There are many views from roads and the settlement due to its crowned rising character, where not screened by hedgerows. The zone is not generally tranquil mainly due to road noise, but it is separated from the main developed part of the settlement and it forms a rural backdrop to the settlement, and is linked to the wider farmland to the north and east. It is therefore 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** L0Land Cover Parcel data**Land Use** Cropping**Pattern** Large_semi-regular**Origin** CultivatedDesignations**Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood Characteristics**Landform** gently sloping at foot of Thorn Hill**Landcover** arable, pastureField 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 small barn

Presence of water small drain

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

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 many views from roads or settlement due to rising ground, where not screened by hedgerows

Tranquillity

Noise sources roads people

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

Summary medium

Comments significant road noise where close to M40, views to settlement and roads

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

Comments agricultural areas appear part of wider farmed units with no public access

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

Comments forms rural area to east of settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments dwellings on B4100 and beyond have mature back garden vegetation and large trees

Receptors

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

Comments views from roads and settlement due to rising ground, where not screened by hedgerows

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This large zone comprises a generally open arable landscape which rises gently towards the north west, where a vehicle testing area is located which has a strong skyline of a linear coniferous belt. It abuts the B4461 and is crossed by the B4100 and forms an edge to the settlement at Manor Farm. The field pattern is large and quite regular, with hedgerows which are generally well trimmed, and some mature hedgerow oaks and ash. The zone is not generally tranquil mainly due to road noise, but forms a rural backdrop which contains the settlement on the north west side, and is linked visually to the wider farmland to the south east and west due to its openness, and is therefore considered inappropriate for housing development.

Landscape sensitivity to commercial development high/medium

This large zone comprises a generally open arable landscape which rises gently towards the north west, where a vehicle testing area is located which has a strong skyline of a linear coniferous belt. It abuts the B4461 and is crossed by the B4100 and forms an edge to the settlement at Manor Farm. The field pattern is large and quite regular, with hedgerows which are generally well trimmed, and some mature hedgerow oaks and ash. The zone is not generally tranquil mainly due to road noise, but forms a rural backdrop which contains the settlement on the north west side, and is linked visually to the wider farmland to the south east and west due to its openness, and is therefore considered inappropriate for commercial development.

Landscape characteristics**LDU level****Physiographic** Soft rock lowlands**Ground type** Wet claylands**Land cover** Arable farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** P2**Ecological sensitivity** C3**Visual sensitivity** R1Land Cover Parcel data**Land Use** Cropping**Pattern** Large_regular**Origin** CultivatedDesignations**Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood Characteristics**Landform** flat and gently rising to north east**Landcover** arable, pastureField 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 farmhouse

Other built features -

Presence of water pond in north east of area

Scale medium to large **Sense of enclosure** open or framed

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

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

Comments open large fields and elevation allow many views to and from area

Tranquillity

Noise sources roads people

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

Summary medium

Comments settlement and roads very apparent

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

Comments agricultural areas appear part of wider farmed units with no public access

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

Comments forms rural edge to north west of settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive Form of edge moderately indented

Comments adjoins Manor Farm with listed buildings, and C20 dwellings, in mature gardens

Receptors

Receptors	Sensitivity
urban residents	high
roads/rail/cycleways	high

Comments open large fields and elevation allow many views to and from area

Other

Other factors vehicle proving ground forms strong skyline of coniferous hedge to north western edge

Potential for landscape enhancement

encourage retention and planting of hedgerow trees

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium/low

This small area lies within the settlement at the back of dwellings and the Gaydon Inn. It is currently a paddock with a small barn in poor repair, accessible from the pub car park. The dwellings around the site are detached with generous gardens, and include listed building such as the pub, and there is a view to the church spire. The back gardens contain mature trees such as weeping willow, poplar and ash, and mature shrubs forming a loose hedgerow to the north west edge, and a trimmed hawthorn hedge to the main road, the B4100, which create an enclosed area. The area is not very tranquil due to the surrounding development and road noise and presence of the pub. This area could accommodate around 4 new dwellings if the density was planned to match that in the immediate environs; in this case a central service road would allow backs of properties to face backs of those around the area. If access was from beside the pub, the hedge to the B4100 should be extended to around 5m with native species trees and this strip should be outside the curtilage of private dwellings and should be protected by a planning condition to allow it mature.

Landscape sensitivity to commercial development high/medium

This small area lies within the settlement at the back of dwellings and the Gaydon Inn. It is currently a paddock with a small barn in poor repair, accessible from the pub car park. The dwellings around the site are detached with generous gardens, and include listed building such as the pub, and there is a view to the church spire. The back gardens contain mature trees such as weeping willow, poplar and ash, and mature shrubs forming a loose hedgerow to the north west edge, and a trimmed hawthorn hedge to the main road, the B4100, which create an enclosed area. The area is not very tranquil due to the surrounding development and road noise and presence of the pub. Due to its containment by housing, the 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**

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

Setting?

Comments green space at rear of surrounding dwellings

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 mature back gardens

Receptors

Receptors

Sensitivity

urban residents

high

roads/rail/cycleways

high

Comments glimpses in to area from adjacent dwellings and some views past pub from B4100

Other

Other factors -

Potential for landscape enhancement

strengthen boundary planting, restore barn

Potential mitigation if area potentially suitable for development

see justification regarding layout and planted screen

LCP/Zone G04

Settlement: Gaydon

Landscape sensitivity to housing development high/medium

This zone comprises some small very gently sloping enclosed pasture fields which have interest as local wildlife sites for their neutral grassland, and large arable fields which have a more open aspect. On the northern boundary to the pasture fields there are views to listed buildings and mature garden trees, whilst the boundary of the settlement to the north west edge is less mature. The zone abuts the B4100 on its eastern side, and is crossed by two footpaths. The hedgerows vary from being outgrown and mature around the pasture areas, but otherwise well trimmed, with some mature hedgerow oaks and ash. The zone is not very tranquil mainly due to road noise, but forms a rural backdrop which contains the settlement on the south side. It also contains a cemetery which adjoins the road and footpath, and is closely linked visually to the wider farm landscape to the west. Due to its role as setting for the listed buildings and cemetery plus its visual linkage to the surrounding countryside it is considered inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone comprises some small very gently sloping enclosed pasture fields which have interest as local wildlife sites for their neutral grassland, and large arable fields which have a more open aspect. On the northern boundary to the pasture fields there are views to listed buildings and mature garden trees, whilst the boundary of the settlement to the north west edge is less mature. The zone abuts the B4100 on its eastern side, and is crossed by two footpaths. The hedgerows vary from being outgrown and mature around the pasture areas, but otherwise well trimmed, with some mature hedgerow oaks and ash. The zone is not very tranquil mainly due to road noise, but forms a rural backdrop which contains the settlement on the south side. It also contains a cemetery which adjoins the road and footpath, and is closely linked visually to the wider farm landscape to the west. Due to its role as setting for the listed buildings and cemetery plus its visual linkage to the surrounding countryside it is considered inappropriate 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 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 very gently sloping, flat

Landcover pasture, arable

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

Settlement pattern none, cemetery

Other built features sewage works

Presence of water drain and pond

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

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 enclosed by hedgerows on road side fields, more open to west side

Tranquillity

Noise sources roads people

Views of development some **Presence of people**

Summary high/medium

Comments a quiet and enclosed area in east side, but some road noise, some views to development especially farm units from west side

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

Comments agricultural areas appear part of wider farmed units with PROWs linking into the settlement

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

Comments views to Poplars farm and other large dwellings with mature garden trees from east side, forms rural context for urban dwellings

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 positive around Poplars farm, C20 terraces on north west edge

Receptors

Receptors	Sensitivity
urban residents	high
roads/rail/cycleways	high

Comments main views from adjacent dwellings but also visitors to cemetery

Other

Other factors footpaths through area and use of cemetery

Potential for landscape enhancement

native hedgerow to edge of terrace at north west corner

Potential mitigation if area potentially suitable for development

-

LCP/Zone G05

Settlement: Gaydon

Landscape sensitivity to housing development high

This zone comprises a broad topped hill, Thorn Hill, which lies between the settlement and the M40 corridor, screening the settlement both visually but in particular in terms of noise intrusion. It is mostly used for arable production, with large fields, but has an area of pasture and scrub adjoining a woodland plantation called Gaydon Covert, which forms a skyline feature from the settlement. The hill accommodates two communication masts, one of which is mitigated in visual terms by adjacent poplars. The hedgerows vary from being trimmed and slightly gappy to being partly outgrown, and there are a few mature hedgerow trees and mature single oak trees. The zone is not generally tranquil mainly due to road noise. The zone's sensitivities are its rising character and intervisibility, it forms a rural backdrop which contains the settlement on the north east side, and is well separated from the settlement. It is therefore considered unsuitable for housing development.

Landscape sensitivity to commercial development high

This zone comprises a broad topped hill, Thorn Hill, which lies between the settlement and the M40 corridor, screening the settlement both visually but in particular in terms of noise intrusion. It is mostly used for arable production, with large fields, but has an area of pasture and scrub adjoining a woodland plantation called Gaydon Covert, which forms a skyline feature from the settlement. The hill accommodates two communication masts, one of which is mitigated in visual terms by adjacent poplars. The hedgerows vary from being trimmed and slightly gappy to being partly outgrown, and there are a few mature hedgerow trees and mature single oak trees. The zone is not generally tranquil mainly due to road noise. The zone's sensitivities are its rising character and intervisibility, it forms a rural backdrop which contains the settlement on the north east side, and is well separated from the settlement. It is therefore 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 R1

Land Cover Parcel data

Land Use Cropping

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 rising to broad ridge of Thorn Hill

Landcover pasture, arable, woodland copse

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

Settlement pattern three farmsteads

Other built features 2 communications masts

Presence of water pond at Gaydon Hill Farm

Scale medium to large **Sense of enclosure** open or framed

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments some poplars and other large trees on skyline, and Village Farm is visible from many locations; Gaydon Covert is a partly containing feature to settlement and apparent skyline

Key views

To settlement False	From settlement False
Landmarks -	Detractors masts are minor detractor

Intervisibility

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

Comments elevation allows wide views, but broad hillside and plantation limit extent

Tranquillity

Noise sources roads people

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

Summary medium

Comments on north east side significant noise from M40, other road noise, views of development

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

Comments agricultural areas appear part of wider farmed units with no public access; mitigates M40 noise

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

Comments forms rural edge and skyline to east of settlement and separates from M40

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 dwellings on B4100 and beyond have mature back garden vegetation and large trees

Receptors

Receptors

Sensitivity

urban residents

high

roads/rail/cycleways

high

Comments high for urban residents due to elevation and visibility

Other

Other factors -

Potential for landscape enhancement

more trees in hedgerows

Potential mitigation if area potentially suitable for development

-

LCP/Zone G06

Settlement: Gaydon

Landscape sensitivity to housing development high/medium

This zone consists of very open, gently sloping arable fields with low elm hedges and occasional hedgerow ash trees on the western edge of Gaydon. There are two small cottages within it, but the main impact of buildings is from the group of large sheds associated with the farm machinery dealership at Gaydon Farm, which do not enhance this western approach to the settlement. There are long views out from and across the zone, which acts as a foreground to the the settlement when approaching from the west. As the zone consists of arable farmland, clearly beyond the settlement edge (despite the presence of two isolated cottages) and very open with long views, so highly visible, it is not considered suitable for housing development.

Landscape sensitivity to commercial development high

This zone consists of very open, gently sloping arable fields with low elm hedges and occasional hedgerow ash trees on the western edge of Gaydon. There are two small cottages within it, but the main impact of buildings is from the group of large sheds associated with the farm machinery dealership at Gaydon Farm, which do not enhance this western approach to the settlement. There are long views out from and across the zone, which acts as a foreground to the the settlement when approaching from the west. As the zone consists of arable farmland, clearly beyond the settlement edge and very open with long views, so highly visible, it 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 Mixed farming

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 very gently sloping

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 two isolated cottages; farm/industrial units

Other built features -

Presence of water -

Scale medium Sense of enclosure very open

Diversity uniform

Skyline

Prominence/ importance

Complexity

Comments local skyline formed by strong line of conifers along north western boundary of adjoining zone G02

Key views

To settlement False

From settlement False

Landmarks -

Detractors large sheds to north east are not an attractive approach to settlement

Intervisibility

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

Comments no key features but site is very open, with long views out from it ie towards Proving Ground

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people infrequent

Summary medium

Comments there is constant background noise from the motorway (M40); light traffic on Kinton Road. The two dwellings do not detract from tranquillity.

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

Comments part of wider arable landscape and PROW provides a link into the

settlement

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

Setting?

Comments farmed foreground to settlement when approaching from the west

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments GO2 and GO4 have same function but not mutually interdependent visually or functionally

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments houses to south of Kinton Road are clearly visible but small scale; sheds to north of Kinton Road (agricultural machinery) do not have a positive impact and mask listed building.

Receptors

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

Comments rural residents are occupiers of Tollgate Cottage and Gardeners Cottage, both of which would experience significant change from any development. Urban receptors are some terraced houses on St Marks Drive which have strong boundary vegetation. There is a PROW within the southern part of this zone and users would be significantly affected by development within this very open site; road users would also experience change.

Other

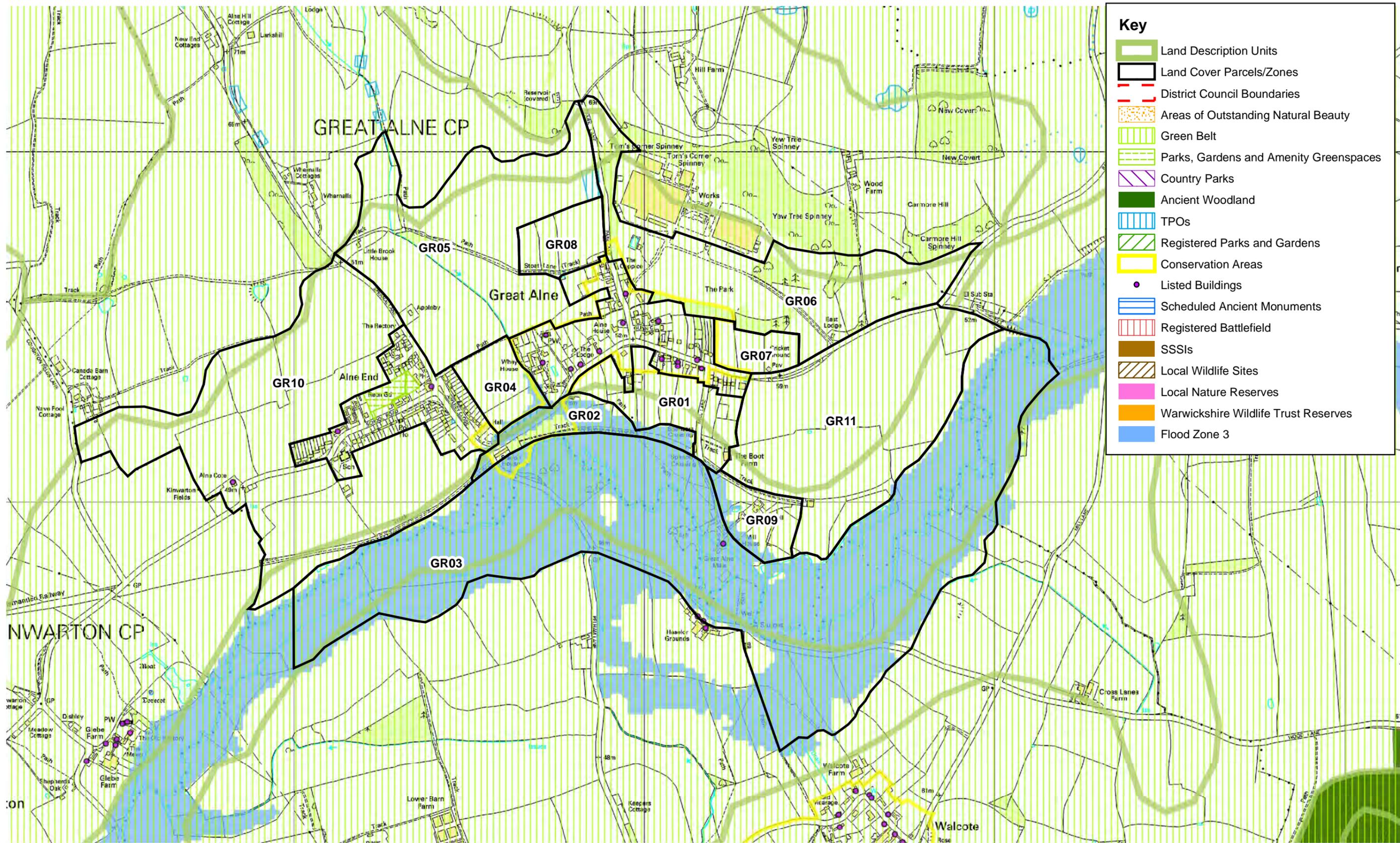
Other factors -

Potential for landscape enhancement

tree planting within farm machinery site would significantly enhance the entrance to the settlement on this western side. Allow elm hedges to grow a little higher.

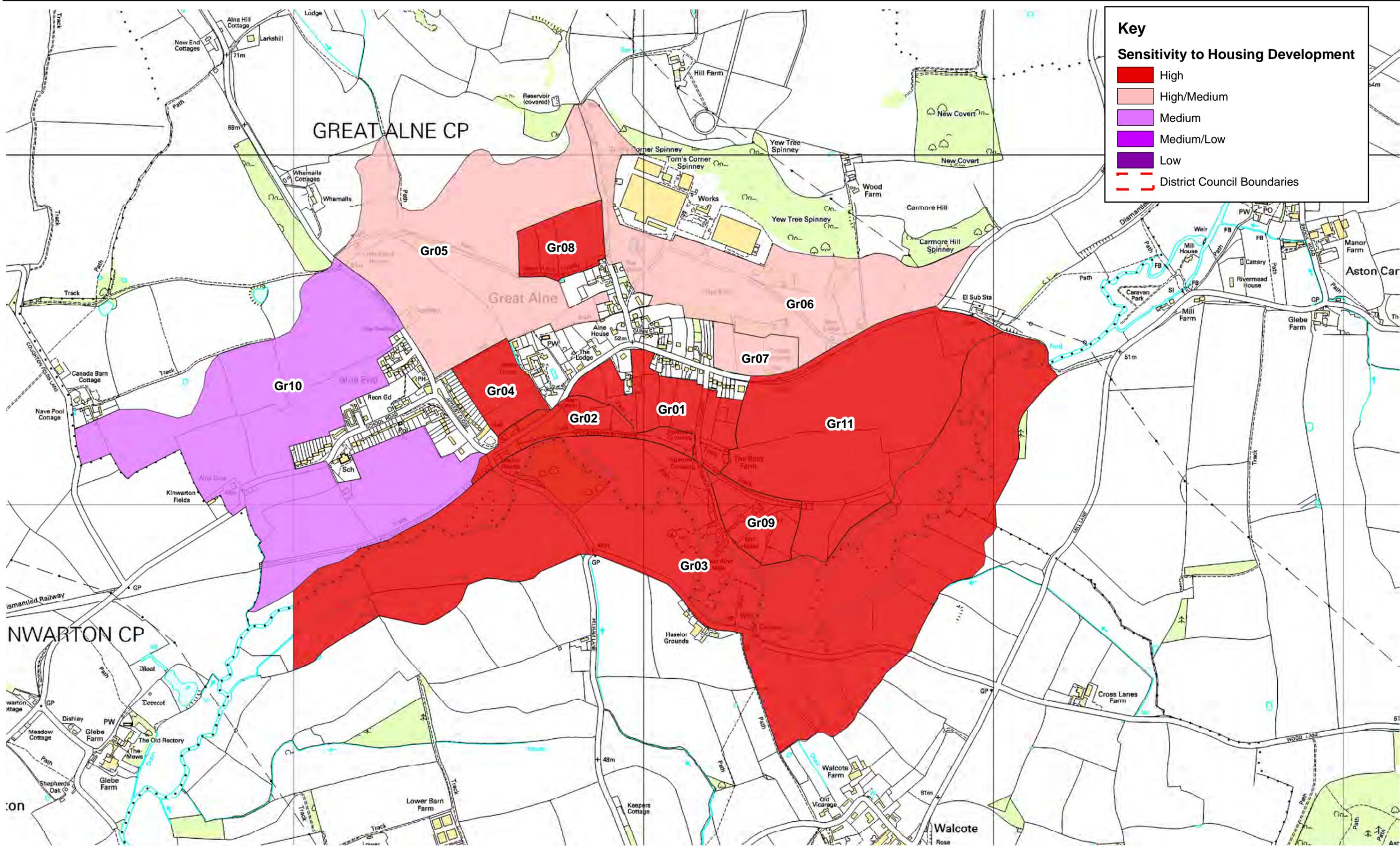
Potential mitigation if area potentially suitable for development

-



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



LCP/Zone Gr01

Settlement: Great Alne

Landscape sensitivity to housing development high

The zone comprises the gently sloping pastoral valley sides of the Alne valley. The fields are small with generally low cut hedges and scattered trees. The settlement edge is generally positive along the B4089 with listed buildings enjoying fine views across the valley. The zone provides green gaps in the road frontage which contribute to the character of the settlement which is predominantly on the north side of the road. A PROW runs along the southern edge with views of the settlement and along the valley. The sensitivity of the zone lies in its small scale field pattern and contribution to the valley's rural character and settlement form, providing a setting to the Conservation Area and listed buildings. Housing development is considered inappropriate. The zone is within the Green Belt which is a further restriction on development.

Landscape sensitivity to commercial development high

The zone comprises the gently sloping pastoral valley sides of the Alne valley. The fields are small with generally low cut hedges and scattered trees. The settlement edge is generally positive along the B4089 with listed buildings enjoying fine views across the valley. The zone provides green gaps in the road frontage which contribute to the character of the settlement which is predominantly on the north side of the road. A PROW runs along the southern edge with views of the settlement and along the valley. The sensitivity of the zone lies in its small scale field pattern and contribution to the valley's rural character and settlement form, providing a setting to the Conservation Area and listed buildings. Commercial development is considered highly inappropriate. The zone is within the Green Belt which is a further restriction on development.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Loamy Brown soils

Land cover Pastoral farmlands

Settlement pattern Meadowland on large estates

LDU level

Cultural sensitivity H2

Ecological sensitivity C2

Visual sensitivity L

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 gently sloping and rolling lower valley sides

Landcover pastoral farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

Settlement pattern none

Other built features -

Presence of water -

Scale small

Sense of enclosure open

Diversity diverse

Skyline

Prominence/ importance apparent **Complexity** simple

Comments the land rolls over from the B road down to the valley floor and only forms a very local skyline along the road itself

Key views

To settlement False	From settlement False
Landmarks -	Detractors -

Intervisibility

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

Comments generally open slopes with low cut hedges and few trees intervisible with valley to south and from settlement edge and B road in parts

Tranquillity

Noise sources roads

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

Summary medium

Comments the presence of the road and views of the built edge along one side reduce the overall tranquillity but this zone provides a relatively quiet area in close proximity to the settlement

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

Comments the zone appears to be managed as part of wider farmed/smallholding units and has a PROW running along the southern edge linking into the settlement

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

Setting?

Comments the zone's small scale rural valley slopes provide a setting to listed buildings and Conservation Area and important green gaps in the built frontage along the B road and a visual link between the settlement and the valley floor and attractive views

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 edge is essentially linear and incremental with a variety of dwellings, some in mature gardens. Some listed buildings face across the valley and provide an attractive edge.

Receptors

Receptors

urban residents

long distance/public footpaths

roads/rail/cycleways

Sensitivity

high/medium

high/medium

medium/low

Comments receptors include users of the PROW to the south, the B4089 and residents

Other

Other factors -

Potential for landscape enhancement

regeneration of field boundaries

Potential mitigation if area potentially suitable for development

-

LCP/Zone Gr02

Settlement: Great Alne

Landscape sensitivity to housing development high

This wet valley floor zone forms a strip of land that was detached from the wider Alne Valley floodplain by the construction of the now disused railway line. It comprises a mixture of wet neutral pasture, woodland and scrub managed by the Woodland Trust, the western part of which is used for informal recreation. The wet woodland and scrub provide a buffer/screen to the movement and noise of traffic along the B4089, as well as restricting views of the adjoining settlement edge. Overall this is a ecologically and culturally sensitive landscape that is prone to seasonal flooding and it is therefore a highly unsuitable location for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This wet valley floor zone forms a strip of land that was detached from the wider Alne Valley floodplain by the construction of the now disused railway line. It comprises a mixture of wet neutral pasture, woodland and scrub managed by the Woodland Trust, the western part of which is used for informal recreation. The wet woodland and scrub provide a buffer/screen to the movement and noise of traffic along the B4089, as well as restricting views of the adjoining settlement edge. Overall this is a ecologically and culturally sensitive landscape that is prone to seasonal flooding and it is therefore a highly unsuitable location for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Wet meadowland

Land cover Pastoral farmlands

Settlement pattern Meadowland on large estates

LDU level

Cultural sensitivity P2

Ecological sensitivity P2

Visual sensitivity M

Land Cover Parcel data

Land Use Pastoral

Pattern Small_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 river floodplain

Landcover wet neutral pasture, scrub and wet woodland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

Settlement pattern old station building converted to a dwelling

Other built features disused railway line

Presence of water -

Scale small Sense of enclosure enclosed

Diversity diverse

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement	False	From settlement	False
---------------	-------	-----------------	-------

Landmarks	-	Detractors	-
-----------	---	------------	---

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
------------------	--------	--------------------	--------------------------	-------------------	--------------------------

Comments the zone is intervisible in part with the valley sides

Tranquillity

Noise sources	roads	people
---------------	-------	--------

Views of development	some	Presence of people	infrequent
----------------------	------	--------------------	------------

Summary high/medium

Comments the zone is generally set away from the settlement and views tend to be enclosed by trees and woodland

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

Corridor?

Comments woodland managed by Woodland Trust, floodplain with pastoral fields, dismantled railway corridor and low lying rough ground with linear water features. Apparently well used informal paths run through the zone.

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

Setting?

Comments the zone contributes to the setting of the Conservation Area whose boundary encloses the western half of the area.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

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

Comments the dwellings with large gardens nearby form a loose, but discreet and positive edge screened by trees in this zone

Receptors

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

Comments receptors include users of permissive paths, the B4089, and residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Gr03

Settlement: Great Alne

Landscape sensitivity to housing development high

This zone lies within a relatively tranquil, pastoral landscape, in places still retaining patches of wet grassland vegetation, associated with the flat, alluvial floodplain of the River Alne. It is an area that is prone to flooding after prolonged periods of heavy rainfall, when the entire landscape can be under several feet of water. This is highly sensitive semi-natural landscape which provides an important rural fringe to the south of the settlement. It is therefore unsuitable 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 lies within a relatively tranquil, pastoral landscape, in places still retaining patches of wet grassland vegetation, associated with the flat, alluvial floodplain of the River Alne. It is an area that is prone to flooding after prolonged periods of heavy rainfall, when the entire landscape can be under several feet of water. This is highly sensitive semi-natural landscape which provides an important rural fringe to the south of the settlement. It is therefore unsuitable for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Wet meadowland

Land cover Pastoral farmlands

Settlement pattern Meadowland on large estates

LDU level

Cultural sensitivity P2

Ecological sensitivity P2

Visual sensitivity M

Land Cover Parcel data

Land Use Pastoral

Pattern Large_semi-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 river floodplain

Landcover pastoral farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

Settlement pattern mill house
 Other built features Great Alne Mills
 Presence of water River Alne, 2 large amenity ponds
 Scale medium Sense of enclosure enclosed
 Diversity diverse

Skyline

Prominence/ importance	not applicable	Complexity	
------------------------	----------------	------------	--

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
------------------	--------	--------------------	--------------------------	-------------------	--------------------------

Comments the zone is generally intervisible with the valley sides

Tranquillity

Noise sources	roads	people	
Views of development	some	Presence of people	infrequent

Summary high/medium

Comments the zone is generally set away from the settlement and views tend to be focused on the river, creating a very tranquil feel

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

Corridor?

Comments the zone is in the floodplain and appears to be managed as part of wider farmed units and has a PROW running across it linking into the settlement

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

Setting?

Comments the valley floor forms part of the southern approach and is overlooked by some dwellings in the 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 n/a

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

long distance/public footpaths

high

roads/rail/cycleways

medium/low

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

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Gr04

Settlement: Great Alne

Landscape sensitivity to housing development high

The zone comprises an arable field and pastoral field separating the original settlement of Great Alne from the C20 development of Alne End. The zone is enclosed by a tree belt to the south, hedge and trees to the north and settlement on the other two sides. Great Alne is within a Conservation Area and has listed buildings set within well treed curtilages and there are filtered views of the church tower and large house from PROWs in the area. Though it is contained, the zone forms an important gap between the two distinctively different parts of the settlement. As such any housing development is considered inappropriate. The zone is within the Green Belt which is a further restriction on development.

Landscape sensitivity to commercial development high

The zone comprises an arable field and pastoral field separating the original settlement of Great Alne from the C20 development of Alne End. The zone is enclosed by a tree belt to the south, hedge and trees to the north and settlement on the other two sides. Great Alne is within a Conservation Area and has listed buildings set within well treed curtilages and there are filtered views of the church tower and large house from PROWs in the area. Though it is contained, the zone forms an important gap between the two distinctively different parts of the settlement. As such any commercial development would be completely out of character and is considered inappropriate. The zone is within the Green Belt which is a further restriction on development.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy Brown soils

Land cover Ancient wooded pastures

Settlement pattern Clustered with small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C2

Visual sensitivity L

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 lowland gently sloping to the south

Landcover arable to the north and pasture/meadow to the south

Field boundaries

PROWs running across it

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

Setting?

Comments the zone provides an important gap between the original village of Great Alne and the C20 development of Alne End contributing to the setting of the Conservation Area

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge positive

Form of edge smooth/linear

Comments the settlement edge to the east is very positive with traditional brick and stone buildings in well treed large plots, but to the west C20 residential development presents a harder linear edge with only limited mitigation

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

Comments main receptors include users of PROWs and residents although users of the B4089 may have filtered views in the winter

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

The zone comprises a gently sloping valley falling towards the settlement from the higher land to the north. It can be divided into two. The main part forms a wide, open sweeping arable landscape with two belts of trees along the watercourse and PROW which lies on the northern approach to the village. The second part is a small pastoral field which is enclosed on three sides by the old settlement next to the church and is intimate in scale with views of listed buildings. There are views of the church from parts of the area. The zone feels very quiet and rural. Great Alne's settlement edge is very positive and traditional in character. Alne End comprises C20 residential development which feels raw and open to view on the northern approach. The sensitivities of the zone lie in its unspoilt rural character and openness to the west and its relationship with Great Alne to the east, contributing significantly to the settlement's character and setting. Housing development is considered to be inappropriate.

Landscape sensitivity to commercial development high

The zone comprises a gently sloping valley falling towards the settlement from the higher land to the north. It can be divided into two. The main part forms a wide, open sweeping arable landscape with two belts of trees along the watercourse and PROW which lies on the northern approach to the village. The second part is a small pastoral field which is enclosed on three sides by the old settlement next to the church and is intimate in scale with views of listed buildings. There are views of the church from parts of the area. The zone feels very quiet and rural. Great Alne's settlement edge is very positive and traditional in character. Alne End comprises C20 residential development which feels raw and open to view on the northern approach. The sensitivities of the zone lie in its unspoilt rural character and openness to the west and its relationship with Great Alne to the east, contributing significantly to the settlement's character and setting. Commercial development is considered to be highly inappropriate due to the zone's sensitivities and relationship with housing.

Landscape characteristics**LDU level****Physiographic** Soft rock vales & valleys**Ground type** Loamy Brown soils**Land cover** Ancient wooded pastures**Settlement pattern** Clustered with small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C2**Visual sensitivity** L**Land Cover Parcel data****Land Use** Mixed farming**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 shallow tributary valley falling to the south

Landcover arable farmland with one small pastoral field to the south east

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

Settlement pattern single dwellings

Other built features -

Presence of water minor stream

Scale large **Sense of enclosure** framed

Diversity diverse

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	church adjacent	Detractors	-

Intervisibility

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

Comments generally open gentle valley slopes with low cut hedges and few trees
intervisibility with some parts of the settlement edge and minor road
approaching from the north and hill slopes to the north

Tranquillity

Noise sources roads

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

Summary high/medium

Comments this is mainly a large scale arable landscape with only one minor road and one footpath crossing and limited views of the settlement edge so the area feels tranquil

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

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

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

Comments the zone can be divided into two. The main part forms a wide, open sweeping landscape rising gently from the settlement with two belts of trees along the watercourse and PROW. It lies on the northern approach to the village. The second part is a small pastoral field which is enclosed on three sides by the old settlement next to the church and is intimate in scale with views of listed buildings.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge positive

Form of edge highly indented

Comments Great Alne's settlement edge is very positive with traditional brick and stone buildings in large plots and the church. Alne End comprises C20 residential development which feels raw and open to view.

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high

roads/rail/cycleways

medium/low

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

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

The zone comprises parkland to the north of the village on rising ground. It was associated with a house demolished during the Second World War and replaced with a factory, recently closed. The eastern half of the zone is grazed with clumps and belts of trees and parkland fencing lying on the B4089 approaches to the settlement, with steeply rising slopes adjacent to the north. The western half, beyond the lodge, is more enclosed with mixed trees to the north and south and is mown as a more formal setting to what was the house, now the factory, on higher ground to the north. There are a few remnant specimen trees but the area feels somewhat degraded. There are closed entrances to the south east where glimpse views of the parkland are possible on the road approaches, and to the south west into the village, with a listed lodge adjacent. The zone is considered sensitive as it was parkland with some fine trees and has this remnant character which is potentially a positive asset to the settlement. The zone is also in Green Belt which is an additional constraint on development. The adjacent factory needs to be redeveloped into a more positive form of development which optimises and benefits from its relationship to the parkland which should remain open and as a buffer with the settlement, and should be restored. A design brief for the whole area should be agreed with potential developers to achieve this.

Landscape sensitivity to commercial development high

The zone comprises parkland to the north of the village on rising ground. It was associated with a house demolished during the Second World War and replaced with a factory, recently closed. The eastern half of the zone is grazed with clumps and belts of trees and parkland fencing lying on the B4089 approaches to the settlement, with steeply rising slopes to the north. The western half, beyond the lodge, is more enclosed with mixed trees to the north and south and is mown as a more formal setting to what was the house, now the factory, on higher ground to the north. There are a few remnant specimen trees but the area feels somewhat degraded. There are closed entrances to the south east where glimpse views of the parkland are possible on the road approaches, and to the south west into the village, with a listed lodge adjacent. The zone is considered sensitive as it was parkland with associated trees and has this remnant character which is potentially a positive asset to the settlement. The zone is also in Green Belt which is an additional constraint on development. The adjacent factory needs to be redeveloped into a more positive form of development which optimises and benefits from its relationship to the parkland which should remain open and as a buffer with the settlement, and should be restored. A design brief for the whole area should be agreed with potential developers to achieve this.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Loamy Brown soils
Land cover	Ancient wooded pastures
Settlement pattern	Clustered with small farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	L

Land Cover Parcel data

Land Use	Parkland
Pattern	Large_semi-regular
Origin	Cultivated

Designations

Landscape/planningGreen Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood **Characteristics****Landform** gently rolling lowland**Landcover** relic parkland with infrequently mown grass**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** park lodge**Other built features** -**Presence of water** -**Scale** medium **Sense of enclosure** framed**Diversity** simple**Skyline****Prominence/ importance** apparent **Complexity** simple**Comments** trees on southern boundary form local skyline when viewed across cricket ground and adjacent areas**Key views****To settlement** False**Landmarks** - **From settlement** False **Detractors** disused factory to the north**Intervisibility****Site observation** medium **...to key features** **...from key place** **Comments** the eastern part of the parkland is apparent on the eastern approaches to the settlement but the western area is more discreet, screened by trees

except from the PROW to the south

Tranquillity

Noise sources roads

Views of development many 270

Presence of people occasional

Summary medium/low

Comments although well defined around its boundary by woodland and trees, this is a rather degraded zone with views of disused factory units

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

Corridor?

Comments the eastern part appears to be used for grazing as part of a wider managed unit whilst the western area appears as self contained infrequently mown grass with a PROW to the south

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

Setting?

Comments the trees within the zone on rising land form a backcloth to the settlement and the parkland provides a generally positive, rural introduction to the settlement from the east

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge neutral

Form of edge highly indented

Comments settlement edge virtually hidden from view by strong tree cover

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 of PROW to the south, the B4089 and residents at the old and new entrances to the parkland

Other

Other factors adjacent works discontinued early 2012 and other uses currently being considered

Potential for landscape enhancement

restore the appearance and function of this historic parkland

Potential mitigation if area potentially suitable for development

-

LCP/Zone Gr07

Settlement: Great Alne

Landscape sensitivity to housing development high/medium

This zone comprises a small area of gently rolling farmland, managed as permanent pasture and a cricket ground, set within a regular pattern of small hedged fields. It lies on the rural approach to the settlement along the B4089 and is intervisible from East Lodge to the east. The woodland belt situated in the adjoining parkland to the north and high hedgerow to the south creates a strong sense of enclosure. This reduces the visual sensitivity of the zone and though the cricket ground and adjoining field should be retained as an open rural approach to the settlement there is potential for building three, or four well designed houses in the field at the western end of this zone. These would need to be sited in large plots to reflect the existing settlement within the adjoining Conservation Area. The zone is in Green Belt which is an additional constraint on further development.

Landscape sensitivity to commercial development high

This zone comprises a small area of gently rolling farmland, managed as permanent pasture and a cricket ground, set within a regular pattern of small hedged fields. It lies on the rural approach to the settlement along the B4089 and is intervisible from East Lodge to the east. The woodland belt situated in the adjoining parkland to the north and high hedgerow to the south creates a strong sense of enclosure. This reduces the visual sensitivity of the zone but it is at too small a scale and too rural in character to be appropriate for commercial development. The zone is also in Green Belt which is an additional constraint on further development.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy Brown soils

Land cover Ancient wooded pastures

Settlement pattern Clustered with small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C2

Visual sensitivity L

Land Cover Parcel data

Land Use Pastoral

Pattern Small/medium_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform gently rolling lowland

Landcover pastoral farmland & cricket ground

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
 Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern no settlement

Other built features cricket pavillion

Presence of water -

Scale small Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments adjacent to B4089 on eastern approaches to the settlement, although enclosed by high hedges to south, settlement to west and trees to north

Tranquillity

Noise sources roads

Views of development one side 180 Presence of people frequent

Summary medium

Comments though essentially rural, the zone's use as a cricket ground and adjacency to B4089 reduces tranquillity

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 hosts the cricket ground

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

Setting?

Comments the zone comprises two meadow fields and a cricket ground on the rural eastern approaches to the settlement, also intervisible with the East Lodge

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 one property abuts the zone with a mature garden and is not widely visible

Receptors

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

Comments receptors include users of the PROW to the north, the B4089, cricket ground and residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

This zone comprises a small area of gently rolling farmland, managed as permanent pasture with some relic ridge and furrow, set within a regular pattern of small hedged fields. This is an open landscape with only a scatter of hedgerow trees and no existing development. The settlement edge to the south is all in a Conservation Area and due to its established character with mature vegetation, forms a positive settlement edge. It is separated from the settlement by Stroat Lane, set in a hedged trackway. The sensitivities of the zone lie in its small scale intrinsic tranquil character, contribution to the Conservation Area and wider landscape and its openness. As such it is 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 comprises a small area of gently rolling farmland, managed as permanent pasture with some relic ridge and furrow, set within a regular pattern of small hedged fields. This is an open landscape with only a scatter of hedgerow trees and no existing development. The settlement edge to the south is all in a Conservation Area and due to its established character with mature vegetation, forms a positive settlement edge. It is separated from the settlement by Stroat Lane, set in a hedged trackway. The sensitivities of the zone lie in its small scale intrinsic tranquil character, contribution to the Conservation Area and wider landscape and its openness. As such it is highly 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 vales & valleys**Ground type** Loamy Brown soils**Land cover** Ancient wooded pastures**Settlement pattern** Clustered with small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C2**Visual sensitivity** LLand Cover Parcel data**Land Use** Pastoral**Pattern** Small/medium_regular**Origin** CultivatedDesignations**Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood Characteristics**Landform** gently rolling lowland**Landcover** pastoral farmlandField boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
 Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern no settlement

Other built features -

Presence of water -

Scale small Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments intervisible with rising landscape to the north and adjacent PROW but generally discreet

Tranquillity

Noise sources people

Views of development some Presence of people infrequent

Summary high/medium

Comments this is a pastoral zone, used partly as a small scale allotment, with limited views of the settlement and has no through roads nearby so it feels very tranquil

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 with small scale allotments in the south east corner and has a PROWs running to the south

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

Setting?

Comments the zone is a small gently sloping area discretely located 'at the back' of the settlement merging with the wider hill slopes to the north

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments the adjacent modest dwellings have a rural character and form the discreet end of the settlement up a cul de sac

Receptors

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

Comments receptors include users of the PROW to the south and residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Gr09

Settlement: Great Alne

Landscape sensitivity to housing development high

This zone consists of gently rising land lying just above the adjoining river floodplain. The farmland is managed as semi-improved permanent pasture, set within a regular pattern of small hedged fields. This zone is very enclosed by tree cover along both hedgerows and the old railway line, creating a quiet, secluded landscape around a single farmstead. It contributes to the rural valley floor landscape and is physically separated from the existing settlement. Its sensitivities lie in its quiet, small scale and well treed rural character away from the settlement and is therefore 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 gently rising land lying just above the adjoining river floodplain. The farmland is managed as semi-improved permanent pasture, set within a regular pattern of small hedged fields. This zone is very enclosed by tree cover along both hedgerows and the old railway line, creating a quiet, secluded landscape around a single farmstead. It contributes to the rural valley floor landscape and is physically separated from the existing settlement. Its sensitivities lie in its quiet, small scale and well treed rural character away from the settlement and is therefore highly 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 vales & valleys

Ground type Loamy Brown soils

Land cover Ancient wooded pastures

Settlement pattern Clustered with small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C2

Visual sensitivity L

Land Cover Parcel data

Land Use Pastoral

Pattern Small/medium_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform gently rolling lowland

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 farmstead

Other built features -

Presence of water -

Scale intimate Sense of enclosure enclosed

Diversity diverse

Skyline

Prominence/ importance apparent Complexity simple

Comments gently rounded rise forming local skyline with trees and outgrown hedges in views from valley floor to east

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments the zone is relatively low lying and enclosed by trees and hedges

Tranquillity

Noise sources people

Views of development some Presence of people occasional

Summary high/medium

Comments the zone's location away from roads and close to the valley floor, with only a couple of dwellings and a PROW make it very tranquil

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

Comments the zone appears to be managed as part of wider farmed unit/s with no public access

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

Setting?

Comments the zone is set away from the settlement rising gently above the floodplain and is small scale and enclosed by trees contrasting with the more open landscape to the north and helping to frame the valley floor

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge

Form of edge

Comments n/a

Receptors

Receptors

Sensitivity

rural residents

high

long distance/public footpaths

high

Comments receptors include users of the adjacent PROW and residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Gr10

Settlement: Great Alne

Landscape sensitivity to housing development medium

The zone consists of medium large semi-regular arable and pastoral fields with trimmed hedges on the gently sloping northern valley slopes of the River Alne. The relatively open zone wraps around the C20 Alne End part of the settlement forming part of its western and northern road approaches. Views in are also possible from around the village hall and former station. The trees along the dismantled railway line screen/filter views from the valley floor and sides to the south. The adjacent school is a minor detractor on the approaches. The linear settlement edge is hard to the south but slightly softened by vegetation to the north. Due to its openness and role as rural setting to the settlement on its northern and western approaches, the zone is generally sensitive to development. However, there is an opportunity for housing development in the large field to the south of the school and School Road dwellings as this is well screened /filtered by trees along the dismantled railway line to the south and offers an opportunity to improve the southern edge of the settlement. A design brief for the site would be essential to ensure that the development was to a high standard. A 20m publicly accessible woodland belt to the west of suggested development site and reinforcement of dismantled railway vegetation would be highly desirable. A careful entrance from the village hall end with public open space would also be highly desirable. Also thought could be given to improving the school buildings on the road approach as part of the scheme.

Landscape sensitivity to commercial development high/medium

The zone consists of medium large semi-regular arable and pastoral fields with trimmed hedges on the gently sloping northern valley slopes of the River Alne. The relatively open zone wraps around the C20 Alne End part of the settlement forming part of its western and northern road approaches. Views in are also possible from around the village hall and former station. The trees along the dismantled railway line screen/filter views from the valley floor and sides to the south. The adjacent school is a minor detractor on the approaches. The linear settlement edge is hard to the south but slightly softened by vegetation to the north. Due to its openness and role as rural setting to the settlement on its northern and western approaches, the zone is generally sensitive to commercial development which would not be appropriate in a quiet residential village.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy Brown soils

Land cover Ancient wooded pastures

Settlement pattern Clustered with small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C2

Visual sensitivity L

Land Cover Parcel data

Land Use Cropping

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

Landform gently rolling lowland**Landcover** arable farmland with pastoral field along roadside to the south west**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

Settlement pattern roadside dwelling**Other built features** farm buildings on south western fringe of village**Presence of water** -**Scale** medium/large **Sense of enclosure** open**Diversity** simple**Skyline**

Prominence/ importance apparent **Complexity** simple**Comments** forms local skyline in part in heavily filtered views from path on dismantled railway line to the south**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	school buildings minor detractor on western approach

Intervisibility

Site observation medium **...to key features** **...from key place** **Comments** the land is gently sloping valley sides with low hedges in places and with some visibility to north, south and west but south east part is more enclosed by trees and settlement

Tranquillity

Noise sources roads

Views of development many 270

Presence of people occasional

Summary medium

Comments this is rural landscape is bisected by the B4089 and with views of development, which reduces the overall tranquillity

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

Corridor?

Comments the zone appears to be managed as part of wider farmed unist with on a permissive path along the dismantled railway to the south

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

Setting?

Comments the relatively open zone wraps around C20 Alne End forming part of its western and northern approaches. Views in are also possible from around the village hall and former station. The trees along the dismantled railway line screen/filter views from the valley floor and sides to the south.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge neutral

Form of edge smooth/linear

Comments the settlement is mostly C20 residential development with a smooth/linear edge which is mitigated by vegetation to the north but harder to the south, although views are restricted in part by the railway line vegetation and well defined field pattern in the surrounding farmland

Receptors

Receptors

urban residents

Sensitivity

high/medium

rural residents

high/medium

roads/rail/cycleways

medium/low

long distance/public footpaths

high/medium

Comments receptors include users of the B4089 to the west, the permissive path to the south and residents

Other

Other factors -

Potential for landscape enhancement

encourage trees in hedgerows

Potential mitigation if area potentially suitable for development

20m publicly accessible woodland belt to the west of suggested development site and reinforcement of dismantled railway vegetation

LCP/Zone Gr11

Settlement: Great Alne

Landscape sensitivity to housing development high

The zone comprises large arable and grass fields on gently rising prominent valley slopes, which form an open, rural hinterland on the eastern approaches to the settlement, adjacent to the B4089. It adjoins only the edge of ribbon development at the eastern end of the village so has limited connection to the settlement. Tree cover is limited to the road edge. The zone's openness and prominence make it sensitive and new housing development would clearly extend the settlement and so is considered inappropriate. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

The zone comprises large arable and grass fields on gently rising prominent valley slopes, which form an open, rural hinterland on the eastern approaches to the settlement, adjacent to the B4089. It adjoins only the edge of ribbon development at the eastern end of the village so has limited connection to the settlement. Tree cover is limited to the road edge. The zone's openness and prominence make it sensitive and commercial development is considered highly inappropriate. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy Brown soils

Land cover Ancient wooded pastures

Settlement pattern Clustered with small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C2

Visual sensitivity L

Land Cover Parcel data

Land Use Mixed farming

Pattern Large_semi-regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform gently rolling lowland valley slopes

Landcover mixed farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
 Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern no settlement

Other built features -

Presence of water -

Scale large Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance apparent Complexity simple

Comments sweeping gentle skyline of crowned valley sides when viewed locally from the valley floor

Key views

To settlement False From settlement False
 Landmarks - Detractors -

Intervisibility

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

Comments generally open landscape intervisible across the valley and from B4089

Tranquillity

Noise sources roads

Views of development some Presence of people infrequent

Summary high/medium

Comments the zone has a B road to one side, but otherwise is not publicly accessible and faces the quiet river corridor

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/s and has no public access

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

Comments the zone forms part of the open eastern rural approaches to the settlement and the gentle lower slopes of the Alne valley

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 one property abuts the zone with a mature garden and is not widely visible

Receptors

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

Comments receptors include users of the B road and residents in and adjacent to the area

Other

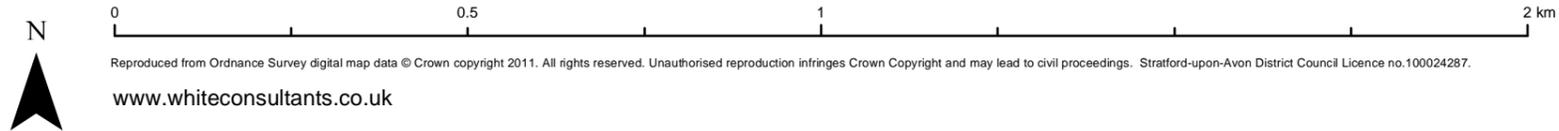
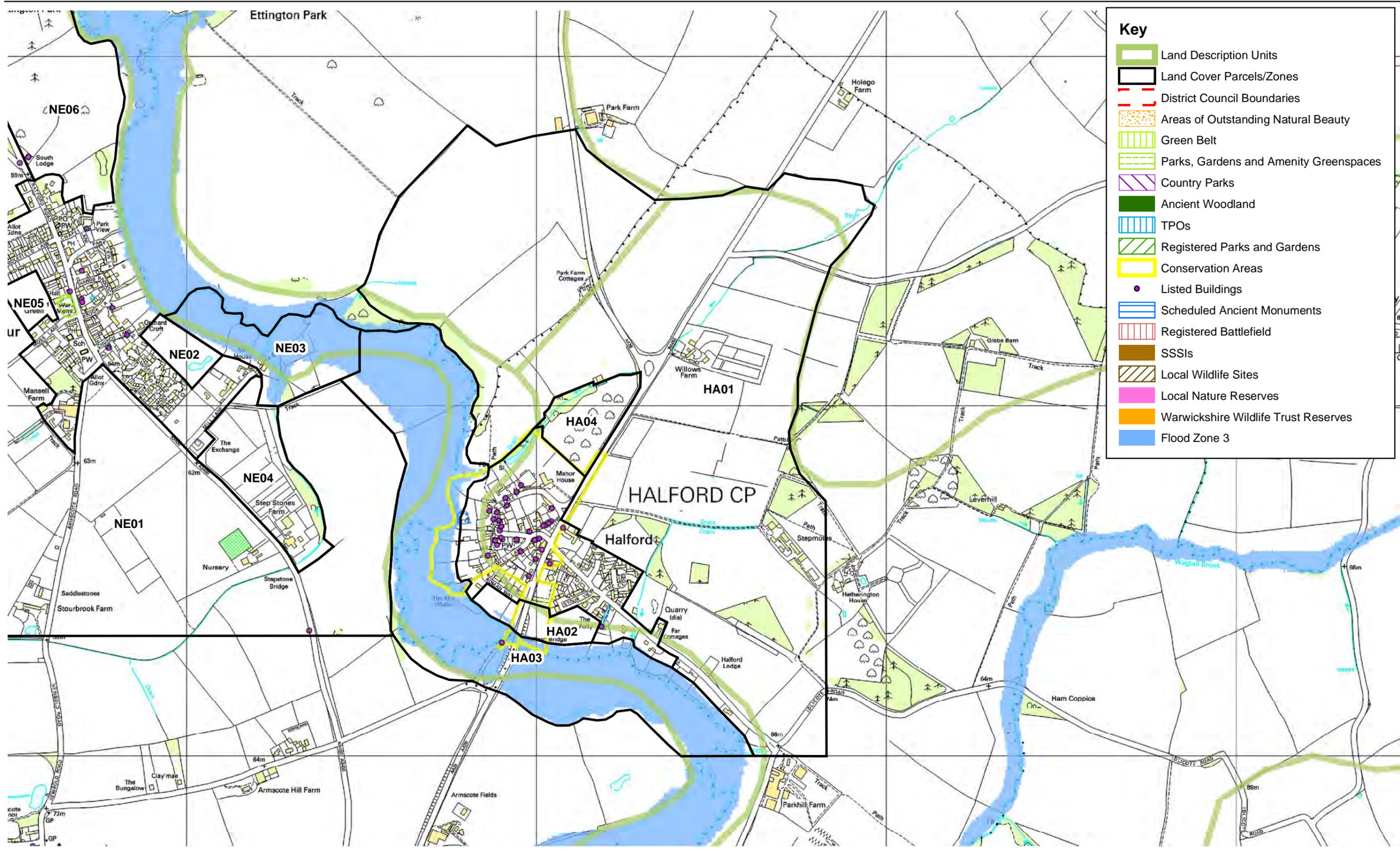
Other factors -

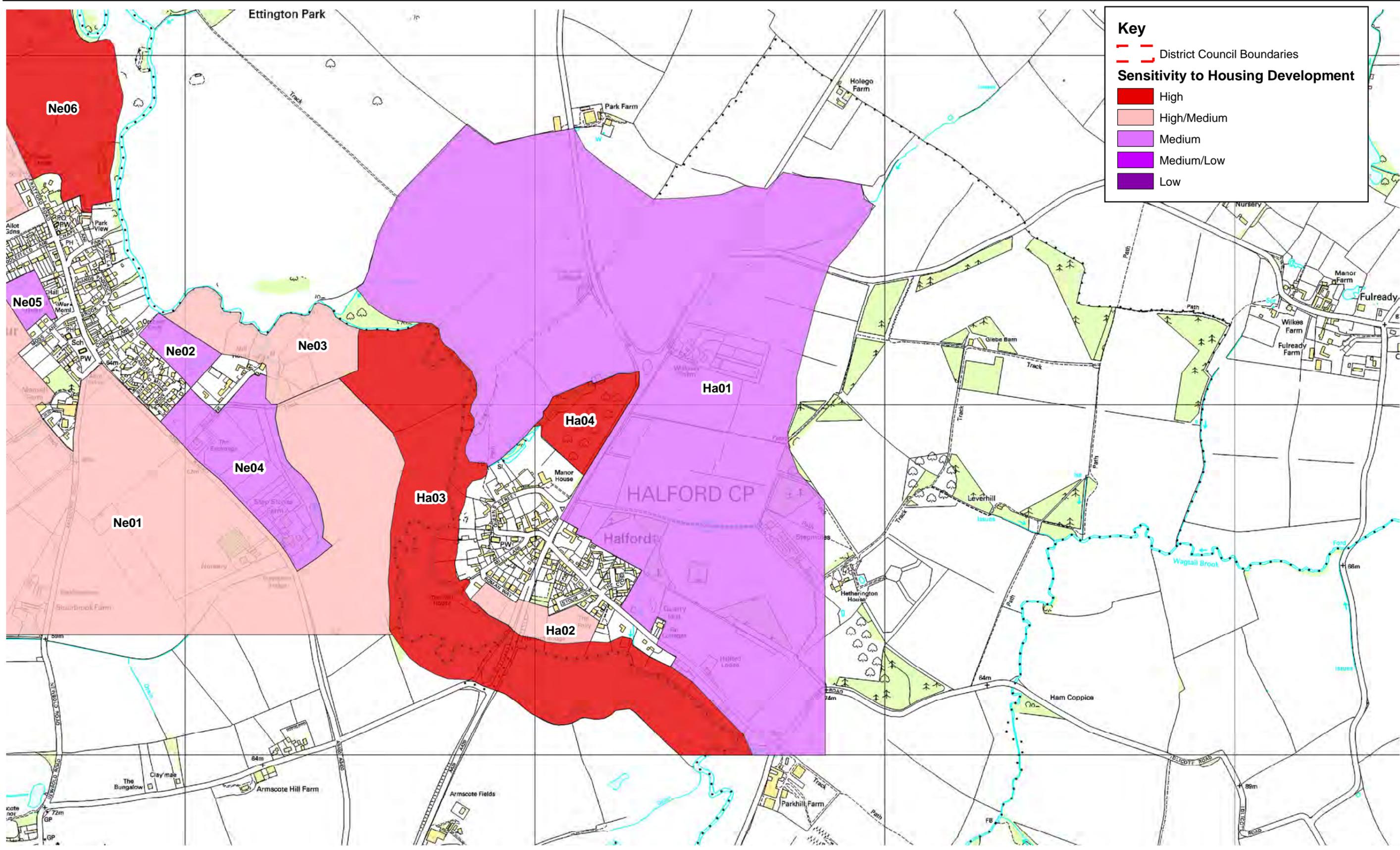
Potential for landscape enhancement

encourage regeneration of hedgerow trees

Potential mitigation if area potentially suitable for development

-



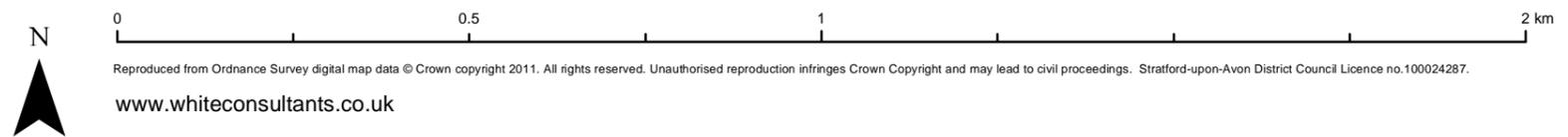


Key

- District Council Boundaries

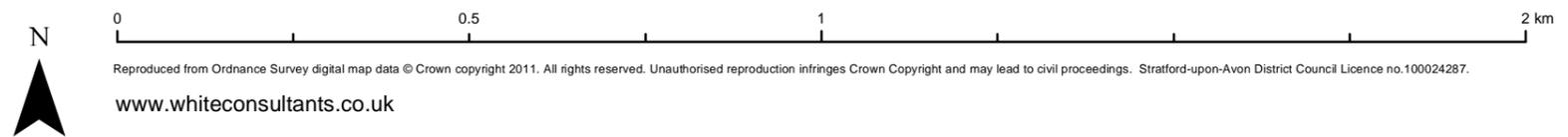
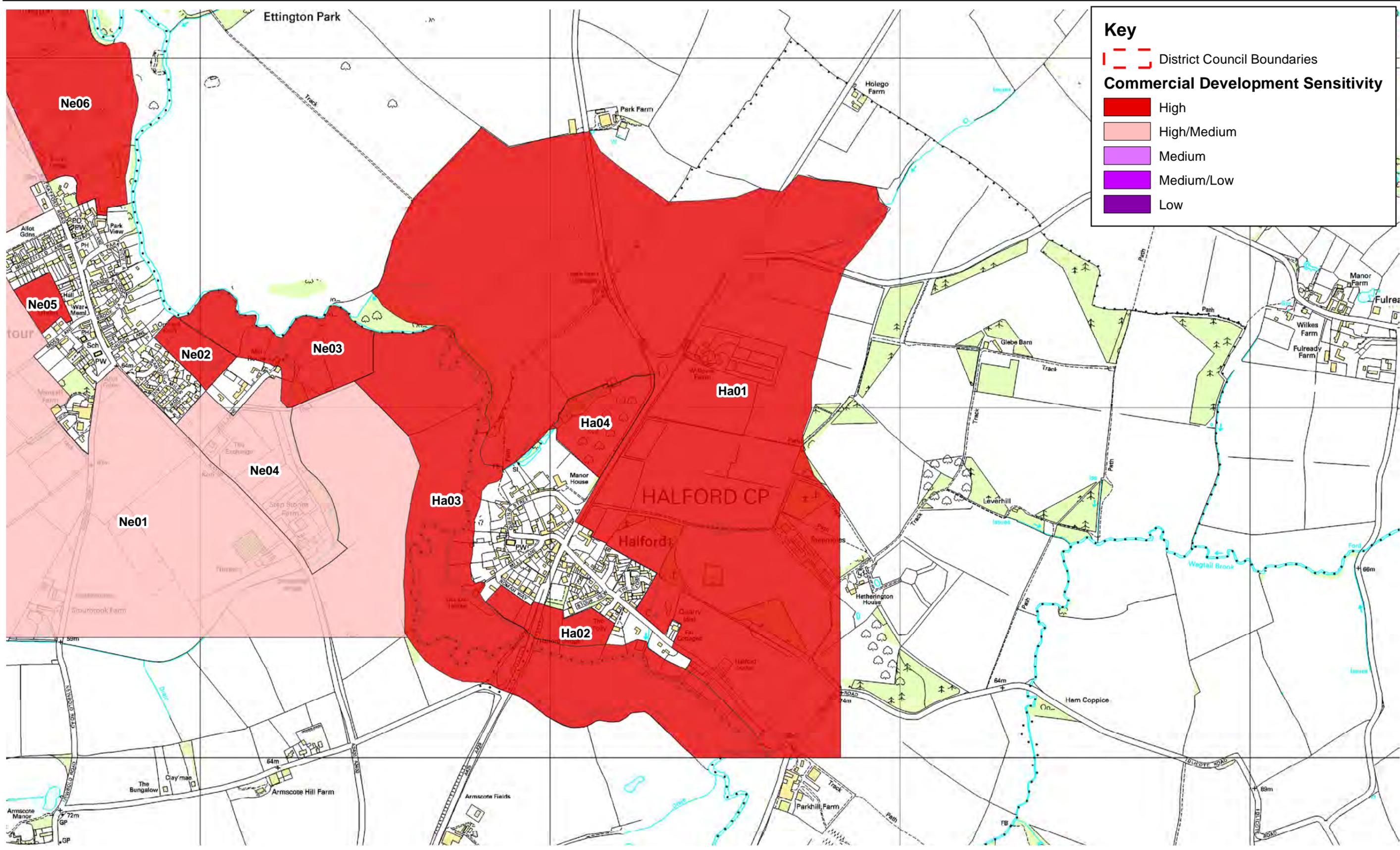
Sensitivity to Housing Development

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



**Halford
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.



Landscape sensitivity to housing development medium

The zone comprises mixed agricultural land on valley sides rising north west from the River Stour, encircling the settlement. The Shakespeare's Avon Way passes through the area. The zone can be divided into four parts. The first part comprises the edges of the River Stour corridor, where steeper slopes and mature trees such as willow and alder contain the river corridor, and as such are highly sensitive and unsuitable for any housing development. The south eastern part is on a plateau relating to Stepmoles Farm, an open area of pasture with a maturing parkland character, and separated from the settlement. Housing development here is also considered inappropriate. The third part is the wide extent of farmland to the north of the settlement and cut through by main roads; this area rises up to high ground along its northern edge and has strong intervisibility and connection with the wider rural landscape, and little visual connection with the settlement, and also contains a part of Halford Conservation Area, and for these reasons is considered unsuitable for housing development. The fourth part relates to two specific small areas on the settlement edge where housing development could be considered. The first of these is the field to the immediate east of housing at The Close up to the boundary with Far Cottages; where up to 5 dwellings could be appropriate, set back at least 15m from the south west boundary with tree screening from the river. The second site is on the three fields north of housing at The Close and the Leys and up to the A429 and the track leading eastwards to Stepmoles, part of which is used as a caravan site; housing development of up to 10 houses could be appropriate as long as it was set back at least 15m from the west boundary to the A429 and Conservation Area to allow tree screening, and around 10m from the northern boundary to allow new planting along the line of the Shakespeare's Avon Way.

Landscape sensitivity to commercial development high

The zone comprises mixed agricultural land on valley sides rising north west from the River Stour, encircling the settlement. The Shakespeare's Avon Way passes through the area. The zone can be divided into four parts. The first part comprises the edges of the River Stour corridor, where steeper slopes and mature trees such as willow and alder contain the river corridor, and as such are highly sensitive. The south eastern part is on a plateau relating to Stepmoles Farm, an open area of pasture with a maturing parkland character, and separated from the settlement. The third part is the wide extent of farmland to the north of the settlement and cut through by main roads; this area rises up to high ground along its northern edge and has strong intervisibility and connection with the wider rural landscape, and little visual connection with the settlement, and also contains a part of Halford Conservation Area. The fourth part relates to two specific small areas on the settlement edge. The first of these is the field to the immediate east of housing at The Close up to the boundary with Far Cottages. The second area is the three fields north of housing at The Close and the Leys and up to the A429 and the track leading eastwards to Stepmoles, part of which is used as a caravan site. Though the last two areas may be suitable for housing, commercial development is considered to be inappropriate due to the scale and rural character of areas, relationship with the Conservation Area to the west and adjacent housing and the Shakespeare's Avon Way adjacent.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Claylands

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Cropping

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 steep slopes close to the River Stour with undulating plateau to north

Landcover improved grassland and arable, amenity grassland and grazed parkland, areas of wet meadow

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 Willows Farm and Stepmoles farm, and Park Farm Cottages on A429

Other built features agricultural barn beside copse north of Manor Hous

Presence of water small streams, and ponds north of Willows Farm

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

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments higher ground at upper edge of steep slopes to river are evident as a skyline from many rural locations to the south west; high ground in north of area creates a strong visual watershed

Key views

To settlement False **From settlement** False

Landmarks church spire **Detractors** -

Intervisibility

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

Comments the area roughly divides into two visual envelopes - that between the settlement and Stepmoles, and the area to the north of the settlement. The church spire is visible from many places. Long views to Newbold on Stour from northern area.

Tranquillity

Noise sources roads people

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

Summary medium

Comments busy roads to the north of the settlement reduce tranquillity but otherwise rural and quiet

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

Corridor?

Comments the area appears to be managed as part of wider farmed units. Long distance footpath and connections of PROW to settlement.

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

Setting?

Comments river corridor links with character of areas assessed at Newbold on Stour. Area to north of settlement in particular links visually with landscape to the west.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments strong relationship with HA03 in strip south of Halford Lodge and to north west of settlement

Settlement edge

Pre C20 edge C20-21 edge

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

Comments main interface with settlement edge is at south east edge in area of housing at The Close

Receptors

Receptors **Sensitivity**

rural residents high

urban residents high

long distance/public footpaths high

roads/rail/cycleways medium

Comments long distance footpath Shakespeare's Way crosses through the area. Stepmoles Farm, Willows Farm, Park Farm and Park Farm Cottages are key rural receptors

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

pockets of potential development will need great care in design to consider visual impact at new edges to settlement and effect on views from river corridor in particular; strong hedgerow screening and adequate set back from boundaries will be required

Landscape sensitivity to housing development high/medium

The zone, split by the A429, occupies sloping land between the settlement edge and the River Stour. The river edge is closely associated with the floodplain and semi natural vegetation such as willow and alder; the slopes contain some mature trees such as ornamental willow, and the higher edges occupy the same elevation as the southern edges of the settlement. These higher elevations and steep slopes form part of the continuity of the landscape of the river corridor and are visible from several locations from the south, including the A429, but often these views are filtered by existing mature trees along road edges on within the area itself. Views southwards are possible from the dwellings and public realm on the northern edges of the areas. The areas are partly contained within or adjacent to Halford Conservation Area and contain some protected trees. There are three sub-areas identifiable within this zone. The most westerly area, beside Roman Way, is quite open mown grass, with pollarded willows on the water's edge and other ornamental trees, and a smaller strip just west of the A429 which contains regenerating scrub. The central area lies just east of the bridge between the A429 and a mature hedgerow, and is within the Conservation Area); this site is rough pasture [neutral grassland] and well screened from the main road, with the bowls club to its north. The third area lies south of Stour Way and backs on to the existing settlement edge; this area contains some remnant ridge and furrow land and comprises pasture [neutral grassland/ and paddocks with willows near the water's edge, and has an area of level land at the higher elevation. The sensitivity of the zone lies in its steep slopes, its contribution to the green river corridor, as setting to the Conservation Area on the A429 approach, the ridge and furrow and neutral grassland. The zone also provides superb visual amenity to adjacent residents. For these reasons, housing development is considered inappropriate.

Landscape sensitivity to commercial development high

The zone, split by the A429, occupies sloping land between the settlement edge and the River Stour. The river edge is closely associated with the floodplain and semi natural vegetation such as willow and alder; the slopes contain some mature trees such as ornamental willow, and the higher edges occupy the same elevation as the southern edges of the settlement. These higher elevations and steep slopes form part of the continuity of the landscape of the river corridor and are visible from several locations from the south, including the A429, but often these views are filtered by existing mature trees along road edges on within the area itself. Views southwards are possible from the dwellings and public realm on the northern edges of the areas. The areas are partly contained within or adjacent to Halford Conservation Area and contain some protected trees. There are three sub-areas identifiable within this zone. The most westerly area, beside Roman Way, is quite open, with pollarded willows on the water's edge and other ornamental trees, and a smaller strip just west of the A429 which contains regenerating scrub. The central area lies just east of the bridge between the A429 and a mature hedgerow, and is within the Conservation Area); this site is rough pasture and well screened from the main road, with the bowls club to its north. The third area lies south of Stour Way and backs on to the existing settlement edge; this area contains some remnant ridge and furrow land and comprises pasture and paddocks with willows near the water's edge, and has an area of level land at the higher elevation. The sensitivity of the zone lies in its steep slopes, its contribution to the green river corridor, as setting to the Conservation Area on the A429 approach, the ridge and furrow and neutral grassland. The zone also provides superb visual amenity to adjacent residents. For these reasons, commercial development is considered highly inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Claylands

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity 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 steep slopes close to the River Stour with more level land at settlement edge

Landcover pasture and native or ornamental trees

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 on south edges of settlement

Other built features

Presence of water edge of floodplain

Scale small Sense of enclosure enclosed

Diversity diverse

Skyline

Prominence/ importance apparent Complexity simple

Comments vegetation in zone forms skyline when viewed from A429 and valley floor

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments areas at top of slopes to river are visible from the river corridor, filtered views from approach to settlement from A429 from the south, and longer views such as from Parkhill Farm to the south east

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people frequent

Summary medium/low

Comments more northerly edges of sites are essentially part of the settlement, and close to A429

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

Comments pastures/meadows appear to be managed separately

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

Comments visually associated with the landscape of the wider river corridor

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments closely associated with HA03 - the wider river and floodplain corridor

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral

Form of edge smooth/linear

Comments C20 dwellings overlook the northern side of both sites

Receptors

Receptors

urban residents

roads/rail/cycleways

Sensitivity

high/medium

high/medium

Comments any development would be likely to block views from dwellings to the north adjacent to the sites

Other

Other factors ridge and furrow on areas east of A429; neutral grassland

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Ha03

Settlement: Halford

Landscape sensitivity to housing development high

This zone comprises the river corridor and floodplain of the Stour, with a lazy river winding through meadows with mature willow and other wetland vegetation, bordered by pasture or arable. An old listed bridge is now flanked by a new road bridge for the A429 and is within the Halford Conservation Area, and offers an attractive walking route linking the settlement with the river corridor. The river corridor's floodplain function, natural landscape characteristics and associated vegetation, and its wide intervisibility, makes this area unsuitable for housing development.

Landscape sensitivity to commercial development high

This zone comprises the river corridor and floodplain of the Stour, with a lazy river winding through meadows with mature willow and other wetland vegetation, bordered by pasture or arable. An old listed bridge is now flanked by a new road bridge for the A429 and is within the Halford Conservation Area, and offers an attractive walking route linking the settlement with the river corridor. The river corridor's floodplain function, natural landscape characteristics and associated vegetation, and its wide intervisibility, makes this area unsuitable for commercial development.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Wet meadowland

Land cover Pastoral farmlands

Settlement pattern Meadowland on large estates

LDU level

Cultural sensitivity P1

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Mixed farming

Pattern 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 land of river corridor

Landcover pasture, natural waterside vegetation

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
 Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features historic and new bridges

Presence of water main river and smaller channel

Scale medium Sense of enclosure framed

Diversity simple

Skyline

Prominence/ importance Complexity

Comments -

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments views to settlement filtered by mature trees

Tranquillity

Noise sources roads people

Views of development some Presence of people infrequent

Summary high/medium

Comments river corridor has tranquil quality and perception of historic character although reduced slightly by A429 in part

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

Comments river corridor and floodplain with farmed areas appearing to be managed as part of a larger farmed unit. Long distance footpath Shakespeare's Way adjoins at northern edge of the area

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

Setting?

Comments part river corridor and floodplain that defines the edge of the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge positive

Form of edge highly indented

Comments several dwellings with large gardens

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high

roads/rail/cycleways

medium/low

Comments -

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Ha04

Settlement: Halford

Landscape sensitivity to housing development high

This zone is gently sloping grazed parkland and is a historic landscape with some mature trees such as lime and horse chestnut, and a maturing tree avenue which leads to the Manor House and is adjacent to the Halford Conservation Area. It has a degree of tranquillity which is partly marred by the road noise of the A429. It includes a mature woodland copse along the stream and a steel post and rail fence along the eastern boundary. It forms a transition between the historic core of the settlement and Manor House to open countryside, contributing to the latter's setting. Housing development is therefore considered inappropriate.

Landscape sensitivity to commercial development high

This zone is gently sloping grazed parkland and is a historic landscape with some mature trees such as lime and horse chestnut, and a maturing tree avenue which leads to the Manor House and is adjacent to the Halford Conservation Area. It has a degree of tranquillity which is partly marred by the road noise of the A429. It includes a mature woodland copse along the stream and a steel post and rail fence along the eastern boundary. It forms a transition between the historic core of the settlement and Manor House to open countryside, contributing to the latter's setting. Commercial development is therefore considered highly inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Claylands

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Parkland

Pattern

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform gently sloping to the west; remnant ridge and furrow

Landcover parkland

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 stream on north west side of area

Scale small Sense of enclosure enclosed

Diversity simple

Skyline

Prominence/ importance Complexity

Comments -

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments largely screened from A429 by nature tree belt, and from west by mature copse

Tranquillity

Noise sources roads

Views of development some Presence of people occasional

Summary high/medium

Comments historic parkland character only marred by road noise

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

Comments parkland closely associated with Manor House

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

Comments includes tree corridor focused on the house. Mature trees and copse forms

visual screen from the western and northern views from HA01, and by hedge and trees to views from A429

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive Form of edge highly indented

Comments southern boundary abuts Manor House

Receptors

Receptors	Sensitivity
urban residents	high
roads/rail/cycleways	high

Comments receptors include residents in adjacent Manor House and users of the A429

Other

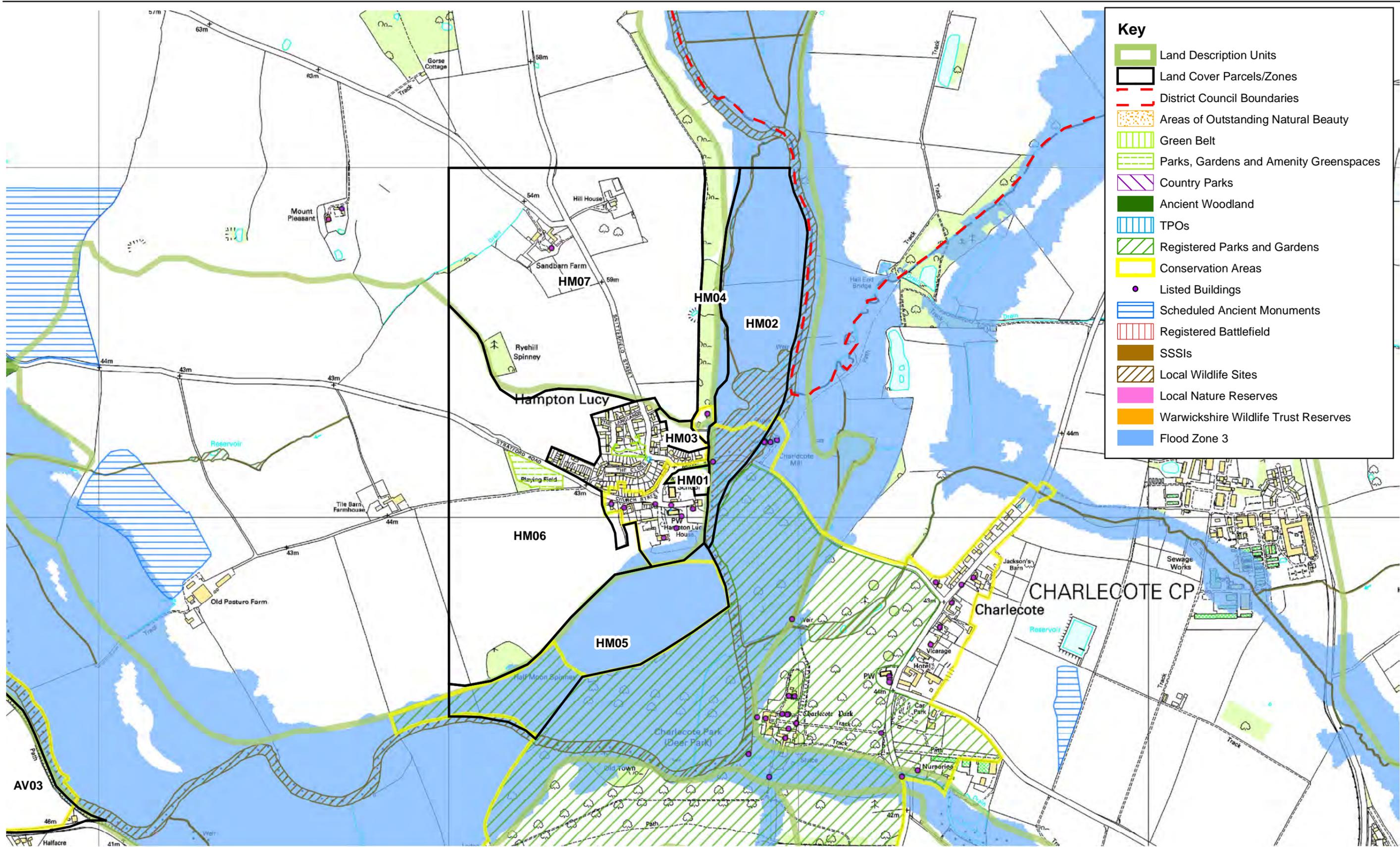
Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-



Key

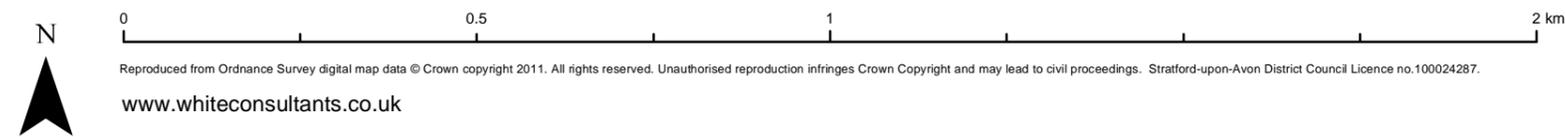
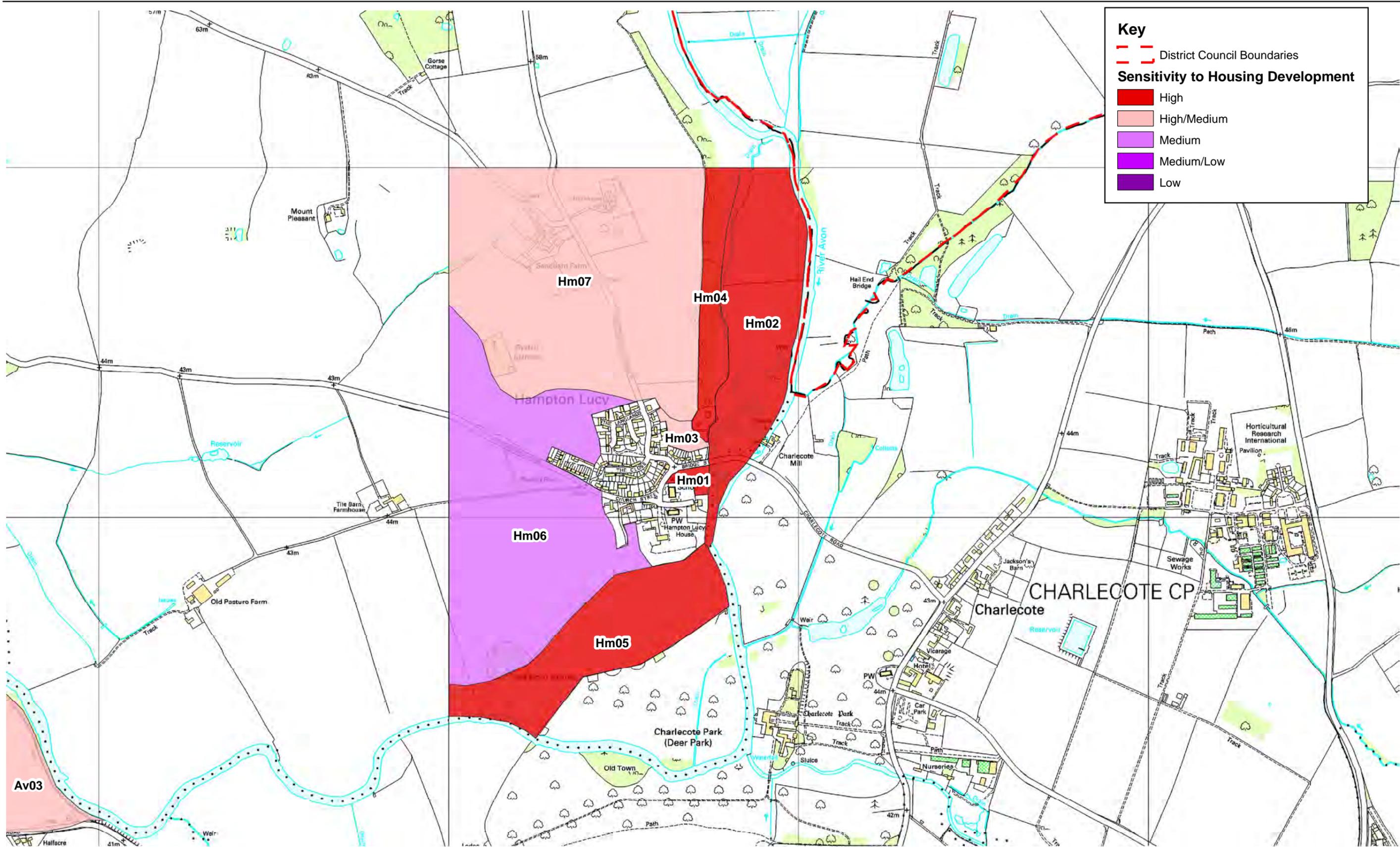
- Land Description Units
- Land Cover Parcels/Zones
- District Council Boundaries
- Areas of Outstanding Natural Beauty
- Green Belt
- Parks, Gardens and Amenity Greenspaces
- Country Parks
- Ancient Woodland
- TPOs
- Registered Parks and Gardens
- Conservation Areas
- Listed Buildings
- Scheduled Ancient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



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

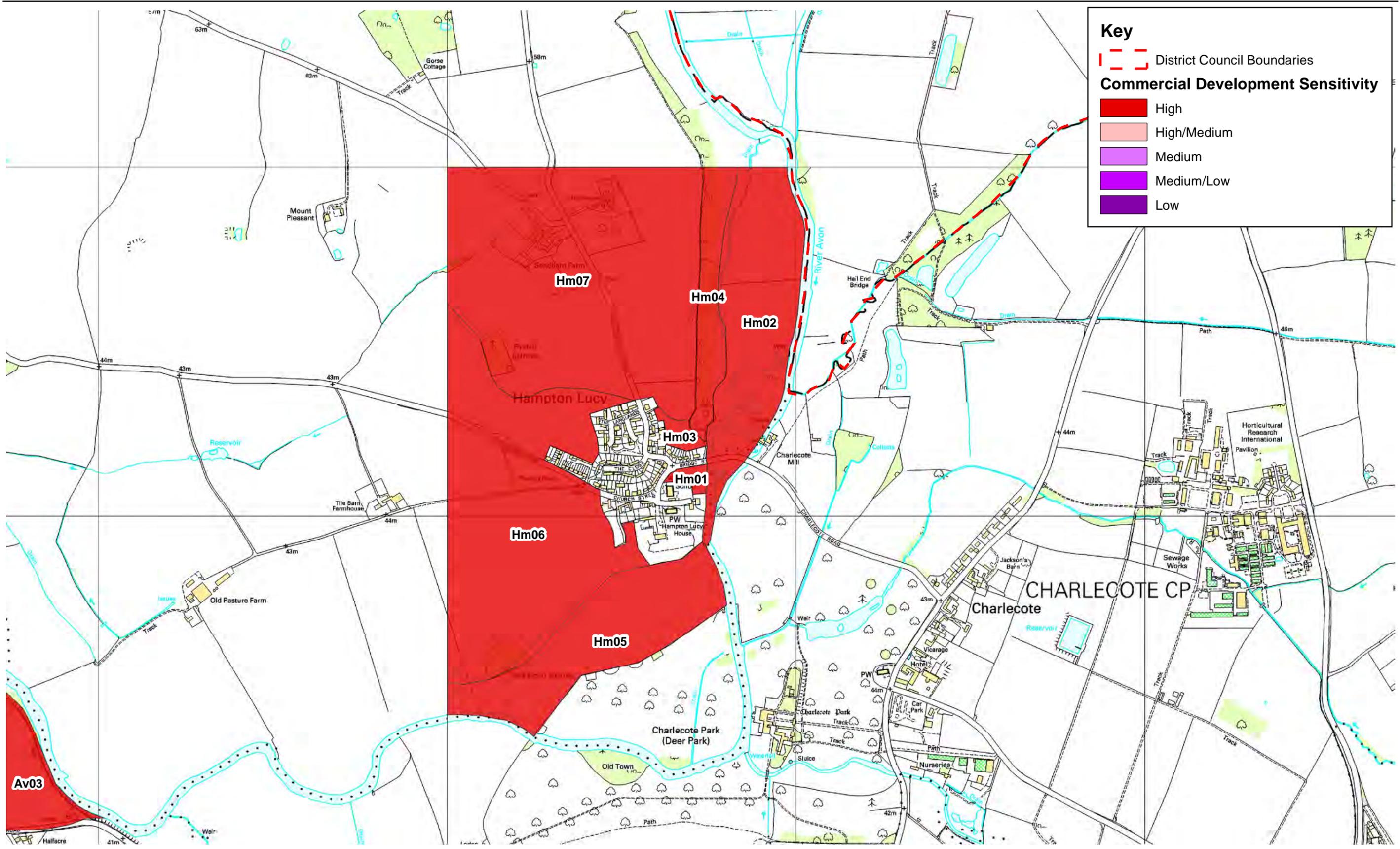
Hampton Lucy Designations and Constraints



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

**Hampton Lucy
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

Hampton Lucy Landscape Sensitivity to Commercial Development

LCP/Zone Hm01

Settlement: Hampton Lucy

Landscape sensitivity to housing development high

This small area of open space lies at the eastern entrance point to the settlement by the river crossing from Charlecote. The area is currently an amenity greenspace known as Hampton Lucy Parish Field, and is managed as mown grass with some semi mature trees such as lime and oak. It has a steel post and rail fence on the road side which is of various ages and condition and could be improved, and a fence on its southern edge. It is highly visible from dwellings across the road and from the school. It lies at the heart of the Charlecote and Hampton Lucy Conservation Area Area with several listed buildings nearby. Due to its location in the Conservation Area, high visibility, recreational use and views to the church, this area is considered inappropriate for housing development.

Landscape sensitivity to commercial development high

This small area of open space lies at the eastern entrance point to the settlement by the river crossing from Charlecote. The area is currently an amenity greenspace known as Hampton Lucy Parish Field, and is managed as mown grass with some semi mature trees such as lime and oak. It has a steel post and rail fence on the road side which is of various ages and condition and could be improved, and a fence on its southern edge. It is highly visible from dwellings across the road and from the school. It lies at the heart of the Charlecote and Hampton Lucy Conservation Area Area with several listed buildings nearby. Due to its location in the Conservation Area, high visibility, recreational use and views to the church, this area is considered inappropriate for commercial development.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

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 gently undulating

Landcover open recreational grass area

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 but adjacent to school and allotments

Other built features -

Presence of water adjacent to river and floodplain

Scale small Sense of enclosure enclosed

Diversity uniform

Skyline

Prominence/ importance Complexity

Comments -

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments highly visible at entry to settlement and close to church

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people frequent

Summary medium/low

Comments lies within the settlement on edge of main road, and used as open space

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

Comments key open space resource for residents

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

Comments greenspace at entry to settlement and associated with the landscape of the river corridor

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments closely related to HM02

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments fronts of dwellings on Church St and Bridge St face the space

Receptors

Receptors	Sensitivity
urban residents	high
roads/rail/cycleways	high

Comments highly visible at entry to settlement from main road through settlement and adjacent dwellings and school

Other

Other factors -

Potential for landscape enhancement

steel railings are of diverse age and condition and could be renewed

Potential mitigation if area potentially suitable for development

-

LCP/Zone Hm02

Settlement: Hampton Lucy

Landscape sensitivity to housing development high

This zone is part of the river Avon floodplain (Flood Zone 3) and consists of water meadows and rough vegetation with many riparian trees, which largely screen views in. It lies along the eastern edge of Hampton Lucy, separating it from Charlecote (Registered Park and Garden and abutting the site along part of its eastern boundary). It is partly a Local Wildlife Site, contains one listed building and another four are immediately adjacent. Its southern end lies within the Charlecote/Hampton Lucy Conservation Area and within this it abuts an area of open amenity space (Church Field). It is therefore considered entirely inappropriate site for housing development.

Landscape sensitivity to commercial development high

This zone is part of the river Avon floodplain (Flood Zone 3) and consists of water meadows and rough vegetation with many riparian trees, which largely screen views in. It lies along the eastern edge of Hampton Lucy, separating it from Charlecote (Registered Park and Garden and abutting the site along part of its eastern boundary). It is partly a Local Wildlife Site, contains one listed building and another four are immediately adjacent. Its southern end lies within the Charlecote/Hampton Lucy Conservation Area and within this it abuts an area of open amenity space (Church Field). It is therefore considered entirely inappropriate for commercial development.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Wet meadowland

Land cover Pastoral farmlands

Settlement pattern Meadowland on large estates

LDU level

Cultural sensitivity P2

Ecological sensitivity P2

Visual sensitivity L0

Land Cover Parcel data

Land Use Pastoral

Pattern 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 floodplain

Landcover floodplain meadow, rough riparian vegetation and river

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 bulding within site; four immediately adjacent

Other built features weir (not seen)

Presence of water river Avon

Scale small/medium

Sense of enclosure enclosed by landform and riparian vegetation

Diversity simple

Skyline

Prominence/ importance not applicable

Complexity

Comments

Key views

To settlement False **From settlement** False
Landmarks parish church very prominent **Detractors** -

Intervisibility

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

Comments low except for views of church; riparian vegetation is effective screen except in winter

Tranquillity

Noise sources roads people

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

Summary high/medium

Comments this is a very tranquil zone, with local traffic only on Charlecote Road. There are no PROWs within the zone but one adjacent to river corridor in HM04 is parallel to zone's western boundary and overlooks it (frequently obscured by vegetation in HM04). PROW network in pasture fields to east will have filtered views in.

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

Comments river corridor and floodplain managed as part of wider farmed unit

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

Setting?

Comments provides setting for settlement when approaching from east and is focus of pastoral landscape along eastern edge, separating settlement from Charlecote parkland

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments HM05 is also part of river corridor and abuts southern edge of this zone.
HM04 is very steep vegetated river bank

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments pre C20 to south of Charlecote Road (positive edge); C20/21st to north (negative edge)

Receptors

Receptors **Sensitivity**

rural residents high

urban residents high

long distance/public footpaths high

roads/rail/cycleways high/medium

Comments any development of this zone would have a high impact on all viewers. Rural residents occupy listed buildings, as do some urban residents

Other

Other factors whole zone is within Flood Zone 3

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone consists of part of a small pasture field on the northern edge of Hampton Lucy - typical settlement-edge sheep pasture. The landform creates a very slight ridge along the marked boundary, but the physical boundary on the ground is the fence separating this zone from the large arable fields to the north. Landform and tall vegetation along the eastern edge of Snitterfield Street block any views in from the north. The southern and western boundaries are recent housing, which block views from the settlement. These houses mainly have views into the zone, albeit filtered by boundary vegetation (better on western boundary); from the zone there is a view of the parish church. The adjacent listed building in HM04 is lower than the zone, set near the river bank, and has no views of it. Although a discreet site tucked away behind the settlement, it is highly visible from neighbouring houses, is set high above the river Avon (HM02) [with the potential for filtered views of development from the wider landscape to the east] and has a long distance PROW (Shakespeare's Avon Way) on its eastern boundary. It is also adjacent to a Local Wildlife Site and a Flood Zone 3 site and shares its eastern boundary with the settlement's Conservation Area. It is therefore not considered appropriate for housing development.

Landscape sensitivity to commercial development high

This zone consists of part of a small pasture field on the northern edge of Hampton Lucy - typical settlement-edge sheep pasture. The landform creates a very slight ridge along the marked boundary, but the physical boundary on site is the fence separating it from the large arable fields to the north. Landform and vegetation along the eastern side of Snitterfield Street block any views in from the north. From the zone there is a view of the parish church, but it is screened from the settlement by modern housing along its southern and western edges. Many houses here have views in, albeit filtered by boundary vegetation (better on western boundary). The adjacent listed building in HM04 is set low near the river bank, and has no views in. Although a discreet zone tucked away behind the settlement, it is highly visible from surrounding housing in the settlement, is set high above the river Avon (HM02) [with the potential for filtered views of development from the wider landscape to the east] and has a long distance PROW (Shakespeare's Avon Way) on its eastern boundary. It is also adjacent to a Local Wildlife Site and a Flood Zone 3 site and shares its eastern boundary with the settlement's Conservation Area. It is therefore not considered appropriate for commercial development.

Landscape characteristics**LDU level****Physiographic** River Valleys**Ground type** Sandy Brown soils**Land cover** Arable farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** P2**Ecological sensitivity** C3**Visual sensitivity** L0**Land Cover Parcel data****Land Use** Pastoral**Pattern** Medium/large_regular**Origin** Cultivated**Designations**

Landscape/planningGreen Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood **Characteristics****Landform** slightly undulating within slope down from north**Landcover** pasture**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern**Settlement pattern** none, but enclosed by settlement on two sides**Other built features** none**Presence of water** river Avon adjacent to eastern boundary across bridleway**Scale** small **Sense of enclosure** enclosed in southern part, open in northern part**Diversity** uniform**Skyline****Prominence/ importance** not applicable **Complexity****Comments** skyline to west very distant; skyline to east obscured by vegetation in HM04.
Hill House to north lies on ridgeline.**Key views**

To settlement	False	From settlement	False
Landmarks	parish church visible from zone and adjacent PROW	Detractors	-

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

Comments view of parish church but existing development blocks views from settlement. Screened by vegetation from landscape to east, but is also at top of river bank immediately to north of settlement

Tranquillity

Noise sources people

Views of development many 270

Presence of people frequent

Summary high/medium

Comments zone is surrounded by settlement on two sides and by the river Avon on a third, with no roads adjacent; one bridleway, part of the Shakespeare's Avon Way, lies along its eastern boundary between it and the river.

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

Corridor?

Comments fairly typical settlement edge small pasture fields apparently managed as part of wider farmed unit

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

Setting?

Comments concealed from settlement core; no views of zone from adjacent listed building, which is set down near valley floor. Very small parcel on edge of HM07

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments development of this zone might be partly visible from adjoining HM02 and some parts of HM07

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge neutral

Form of edge moderately indented

Comments housing on southern and western boundaries is recent but variable; western edge is quite indented and well vegetated; southern edge is very uniform and apparent.

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

long distance/public footpaths

high/medium

Comments residents of Hill House in HM07 to the north would have any views of the zone obscured by landform and vegetation. Houses on the western and southern site boundaries will have views filtered by boundary vegetation (more on western than southern boundary). Users of the Shakespeare's Avon Way PROW have a short section of clear views into the zone along its eastern boundary. No views in from the PROWs to the east beyond HM02, but the roofs of any development within it would be visible.

Other

Other factors adjacent to Flood Zone 3 site across bridleway

Potential for landscape enhancement

plant hedge along northern fenced boundary (not very practical for sheep management).

Protect existing tree(s) within field.

Potential mitigation if area potentially suitable for development

-

LCP/Zone Hm04

Settlement: Hampton Lucy

Landscape sensitivity to housing development high

This zone consists of a long narrow ribbon of scrub and trees on the steeply sloping west bank of the river Avon (Flood Zone 3) to the north of Hampton Lucy. A long distance PROW (Shakespeare's Avon Way) passes along the whole western boundary. There is a listed building among the small group of buildings set down near the river's edge at the lower, southern end, near the settlement. There is no other development within or adjacent to the zone, but occupiers of housing to the west and south of HM03 have views of its southern end. Views from Snitterfield Road are mainly screened by landform and a dense thorn hedge along the road. At its southern end the zone abuts the Hampton Lucy Conservation Area and a Local Wildlife Site in the floodplain. There are therefore many reasons why the zone is not considered suitable for housing development,

Landscape sensitivity to commercial development high

This zone consists of a long narrow ribbon of scrub and trees on the steeply sloping west bank of the river Avon (Flood Zone 3) to the north of Hampton Lucy. A long distance PROW (Shakespeare's Avon Way) passes along the whole western boundary. There is a listed building among the small group of buildings set down near the river's edge at the lower, southern end, near the settlement. There is no other development within or adjacent to the zone, but occupiers of housing to the west and south of zone HM03 have views of its southern end. Views from Snitterfield Road are mainly screened by landform and a dense thorn hedge along the road. At its southern end the zone abuts the Hampton Lucy Conservation Area and a Local Wildlife Site in the floodplain. Proximity to the settlement and listed buildings, presence of a long distance PROW, visibility in the wider landscape and significance as steep western bank of river Avon make this zone inappropriate for commercial development,

Landscape characteristics

LDU level

Physiographic Soft rock uplands

Ground type Loamy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity H2

Ecological sensitivity F2

Visual sensitivity S2

Land Cover Parcel data

Land Use Secondary woodland

Pattern

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform steeply sloping

Landcover trees and scrub

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

Settlement pattern one listed building and several other houses at southern end, on lower ground

Other built features -

Presence of water adjacent to river Avon along entire eastern boundary

Scale long thin zone, very small laterally **Sense of enclosure** very enclosed by vegetation, landform and river

Diversity simple

Skyline

Prominence/ importance very prominent **Complexity** simple

Comments treed western edge forms immediate skyline. Skyline to east screened by dense riparian vegetation and woodland

Key views

To settlement	False	From settlement	False
Landmarks	parish church	Detractors	-

Intervisibility

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

Comments parish church is very prominent but no views from it into the zone

Tranquillity

Noise sources	roads	people
Views of development	some	Presence of people frequent

Summary high/medium

Comments the only road nearby is Snitterfield Street to the west, which is not a major noise source. The PROW is well used.

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

Comments this zone is integral to the river corridor, being its western bank. Wooded.

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

Comments zone contributes to the wider landscape when viewed from the north west

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments HM02; not HM03

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments the zone does not abut the settlement, but the latter is clearly visible at the southern end across HM03

Receptors

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

Comments rural residences are Hill House, Sandbarn Farm and Rye Hill Barn, all partly screened by their own boundary vegetation. Urban residents are those having a view across site HM03. Occupiers of the listed building and associated dwellings at the southern end of the zone would be affected if the surrounding vegetation were to be removed. Users of Snitterfield Street would be aware of distant change when travelling towards Hampton Lucy.

Other

Other factors biodiversity significance; abuts Flood Zone 3 along eastern boundary

Potential for landscape enhancement

increased management of woodland/scrub and PROW route

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

This is an area of floodplain meadowland in the broad, open valley bottom of the River Avon, lying to the south of the settlement. It is closely associated with the landscape setting of Charlecote Park on the other side of the river, with a mature tree avenue aligned with the axis of the house and gardens, and forms part of the registered park and gardens designed by Capability Brown and is partly within the Charlecote and Hampton Lucy Conservation Area. Other mature trees such as willows are set within the open area, framing longer views to the church of St Peter's to the north from footpaths in Charlecote Deer Park on the south side of the river. It is an area of high tranquillity despite some views to development and limited road noise. Due to its high visibility and views to the church, association with Charlecote Park, location in the floodplain and integration with river corridor, this area is considered unsuitable for any housing development.

Landscape sensitivity to commercial development high

This is an area of floodplain meadowland in the broad, open valley bottom of the River Avon, lying to the south of the settlement. It is closely associated with the landscape setting of Charlecote Park on the other side of the river, with a mature tree avenue aligned with the axis of the house and gardens, and forms part of the registered park and gardens designed by Capability Brown and is partly within the Charlecote and Hampton Lucy Conservation Area. Other mature trees such as willows are set within the open area, framing longer views to the church of St Peter's to the north from footpaths in Charlecote Deer Park on the south side of the river. It is an area of high tranquillity despite some views to development and limited road noise. Due to its high visibility and views to the church, association with Charlecote Park, location in the floodplain and integration with river corridor, this area is considered unsuitable for any commercial development.

Landscape characteristics**LDU level****Physiographic** River Valleys**Ground type** Wet meadowland**Land cover** Pastoral farmlands**Settlement pattern** Meadowland on large estates**LDU level****Cultural sensitivity** P2**Ecological sensitivity** P2**Visual sensitivity** L0**Land Cover Parcel data****Land Use** Pastoral**Pattern** 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 meadow and parkland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

Settlement pattern none

Other built features -

Presence of water edge of river and in floodplain

Scale medium **Sense of enclosure** framed

Diversity simple

Skyline

Prominence/ importance **Complexity**

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	to church tower; the Charlecote Park house	Detractors	-

Intervisibility

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

Comments many views into the site from south and east

Tranquillity

Noise sources roads

Views of development some **Presence of people** rare

Summary high

Comments a very quiet area on the river edge, no footpaths, views to Charlecote Park and only glimpses of other development

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

Comments close association with Charlecote Park; part of river corridor and

floodplain

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

Setting?

Comments close association with Charlecote Park; part of river corridor

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 abuts development

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

urban residents

high

viewpoints

high

Comments main views into site from Charlecote Park; a few filtered views from dwellings on south of settlement

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

This area lies on very gently sloping ground to the south and west of the settlement. It is currently used intensively for horticultural production, with a recreation field on Stratford Road. The field pattern is large and regular, with removed hedgerows and those left in a mixed condition with few hedgerow trees; and one woodland spinney at the southern edge. The zone is fairly open and is overlooked by properties on Stratford Road including one which is listed, and from footpaths including the Shakespeare's Avon Way. The settlement edge is C20 and harsh in places. The zone's rural character, openness and integration with the wider farmed landscape at a key entry point to the settlement indicates that it is generally unsuitable for new housing development. The zone's agricultural productivity is also a constraint, albeit not a landscape consideration. However, there may be an opportunity at the rear of the terrace of properties on the north side Stratford Road, where an unattractive edge of settlement could be improved. If developed, the area could accommodate up to 8 new dwellings, and should not extend beyond a line from the western end of the existing housing to the corner at the rear of development at The Langlands forming a triangular site. The north west edge of this development facing open countryside should contain a native tree belt of at least 8m, which should be outside the curtilage of private dwellings and should be protected by a planning condition to allow it mature.

Landscape sensitivity to commercial development high

This area lies on very gently sloping ground to the south and west of the settlement. It is currently used intensively for horticultural production, with a recreation field on Stratford Road. The field pattern is large and regular, with removed hedgerows and those left in a mixed condition with few hedgerow trees; and one woodland spinney at the southern edge. The zone is fairly open and is overlooked by properties on Stratford Road including one which is listed, and from footpaths including the Shakespeare's Avon Way. The settlement edge is C20 and harsh in places. The zone's rural character, openness and integration with the wider farmed landscape at a key entry point to the settlement indicates that it is unsuitable for commercial development. The zone's agricultural productivity is also a constraint, albeit not a landscape consideration.

Landscape characteristics**LDU level****Physiographic** River Valleys**Ground type** Sandy Brown soils**Land cover** Arable farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** P2**Ecological sensitivity** C3**Visual sensitivity** L0Land Cover Parcel data**Land Use** Cropping**Pattern** Large_regular**Origin** CultivatedDesignations**Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

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

Landform very gently sloping valley sides**Landcover** horticulture**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

Settlement pattern none**Other built features** -**Presence of water** small pond at Half Moon Spinney**Scale** large **Sense of enclosure** open**Diversity** uniform**Skyline**

Prominence/ importance**Complexity****Comments** -**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

Site observation medium **...to key features** **...from key place** **Comments** visible from Stratford Road at field gates in hedgerows and from footpaths**Tranquillity**

Noise sources	roads	people	
Views of development	some	Presence of people	frequent

Summary medium

Comments a rural area but intensively managed for horticulture

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

Corridor?

Comments appears to be managed as part of a wider farmed unit. Shakespeare Avon Way runs along Stratford Road and another crosses the site, linking to the settlement.

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

Setting?

Comments forms edge to settlement with views from dwellings on Stratford Road into the area; some longer views may be possible from further south across the river

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments closely associated and managed as a unit with HM07 adjacent up to Snitterfield St

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments late C20 housing in linear layout on north Stratford Road; indented to larger properties on south of road

Receptors

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

Comments receptors include residents, users of PROWs and minor roads approaching from the west

Other

Other factors The zone's agricultural productivity is also a constraint

Potential for landscape enhancement

improvement to hedgerow management and allowing the development of hedgerow trees; softening of rear elevations of housing to north of Stratford Road

Potential mitigation if area potentially suitable for development

see notes below on layout, orientation and screening

LCP/Zone Hm07

Settlement: Hampton Lucy

Landscape sensitivity to housing development high/medium

This zone consists of open farmland on the north and north western edge of Hampton Lucy, in mixed arable and horticultural use. It contains one farm unit and two rural dwellings, all with quite dense boundary vegetation and forming a skyline to the area when viewed from the settlement. The eastern edge abuts HM04 and the long distance PROW (Shakespeare's Avon Way) that lies along it. The south eastern edge abuts Hampton Lucy, with mainly recent housing, but there are views of the church from the higher area to the north, although the general view from this direction is screened by landform and the dense hedges on either side of Snitterfield Street. The vegetation within HM04 completely screens any further views to the east. The south western boundary is not physically marked on the ground, partly due to the loss of former hedgerows. As this zone forms part of the wider open landscape, lies outside the settlement and does not relate to it, it is not considered suitable for housing development.

Landscape sensitivity to commercial development high

This zone consists of open farmland on the north and north western edge of Hampton Lucy, in mixed arable and horticultural use. It contains one farm unit and two rural dwellings, all with quite dense boundary vegetation and forming a skyline to the area when viewed from the settlement. The eastern edge abuts HM04 and the long distance PROW (Shakespeare's Avon Way) that lies along it. The south eastern edge abuts Hampton Lucy, with mainly recent housing, but there are views of the church from the higher area to the north although the general view from this direction is screened by landform and the dense hedges on either side of Snitterfield Street. The vegetation within HM04 completely screens any further views to the east. The south western boundary is not physically marked on the ground, partly due to the loss of former hedgerows. As this zone forms part of the wider open landscape, lies outside the settlement and does not relate to it, it is not considered suitable for commercial development.

Landscape characteristics

LDU level

Physiographic Soft rock uplands

Ground type Loamy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity H3

Ecological sensitivity F2

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 locally undulating; sloping south eastwards towards the river Avon floodplain

Landcover arable and horticulture (salad vegetable)

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

Settlement pattern rural settlement towards northern end of site: Hill House, Sandbarn Farm and Rye Hill Barn

Other built features associated farm buildings at Sandbarn Farm

Presence of water small stream in north western corner

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

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments a local ridgeline curves around the north western corner of the site, separating the area to the south east from the wider landscape.

Key views

To settlement	False	From settlement	False
Landmarks	Hampton Lucy church	Detractors	-

Intervisibility

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

Comments parish church

Tranquillity

Noise sources roads people

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

Summary high/medium

Comments Snitterfield Road is the only traffic generator in this zone; the long distance PROW along the boundary with HM04 is well used. There are views of the north western edge of Hampton Lucy

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

Comments appears to be managed as part of a wider farmed unit. Shakespeare Avon Way runs along eastern edge

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

Comments relates visually to wider landscape rather than 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 positive view of northern edge; only western edge is raw and unsympathetic, but lies in szone HM06 (which see)

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments rural residents have views down slope towards settlement. Urban residents have views out to wider landscape. PROW users have views filtered by site vegetation. Road users have limited views due to landform and dense roadside vegetation in most places.

Other

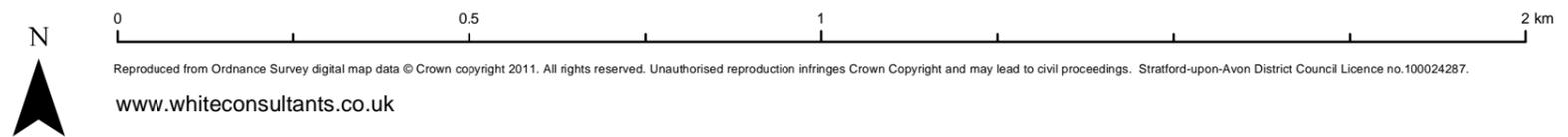
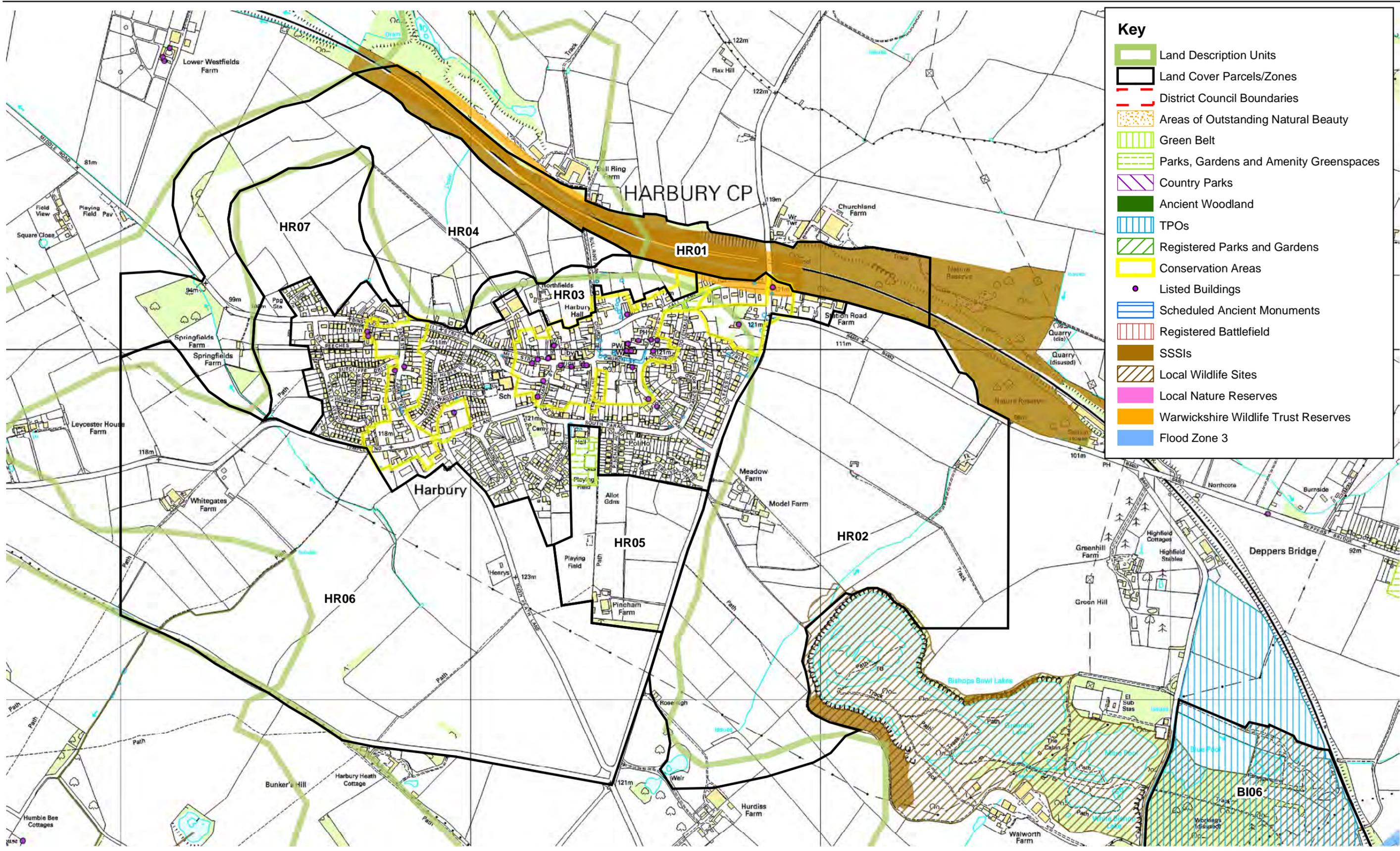
Other factors -

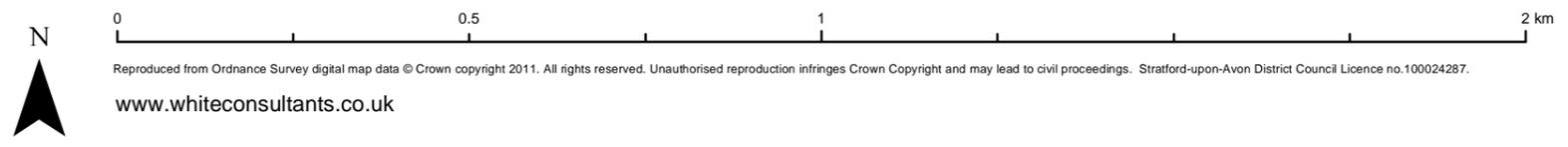
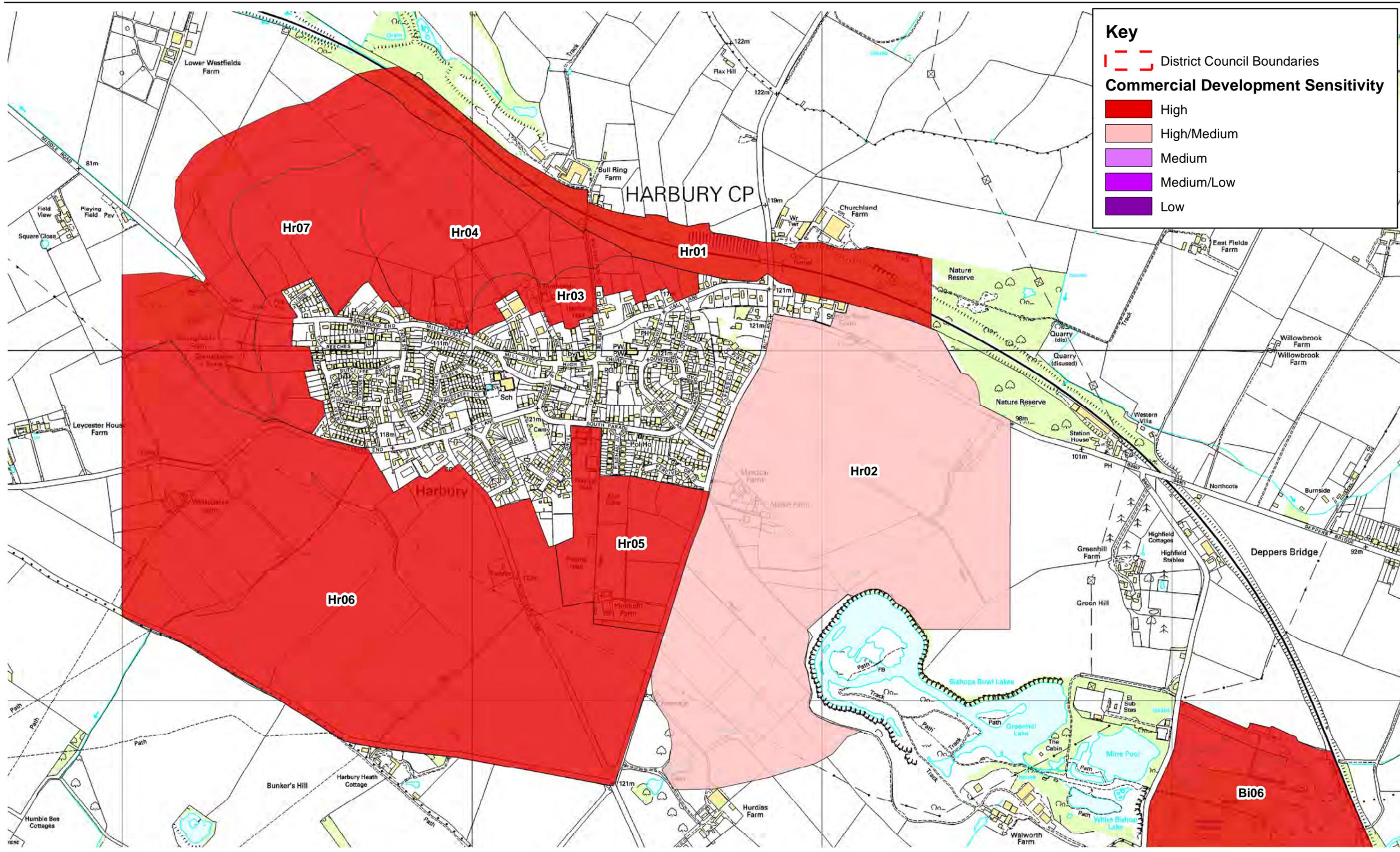
Potential for landscape enhancement

reinstatement of former field boundaries

Potential mitigation if area potentially suitable for development

-





**Harbury
Landscape Sensitivity to Commercial 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.

LCP/Zone Hr01

Settlement: Harbury

Landscape sensitivity to housing development high

This zone is a railway cutting, which is both an SSSI and a local nature reserve. It has maturing scrub and woodland vegetation on steep sided slopes, and Centenary Way crosses the cutting on a bridge . Its use and nature conservation value make it unsuitable location for housing development.

Landscape sensitivity to commercial development high

This zone is a railway cutting, which is both an SSSI and a local nature reserve. It has maturing scrub and woodland vegetation on steep sided slopes, and Centenary Way crosses the cutting on a bridge . Its use and nature conservation value make it unsuitable location for commercial development.

Landscape characteristics

LDU level

Physiographic Soft rock uplands

Ground type Claylands

Land cover Ancient wooded pastures

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Rough land

Pattern

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform cuttting

Landcover scrub and regenerating 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 railway

Other built features -

Presence of water -

Scale intimate Sense of enclosure confined

Diversity simple

Skyline

Prominence/ importance

Complexity

Comments -

Key views

To settlement False

From settlement False

Landmarks -

Detractors -

Intervisibility

Site observation low

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

Comments in cutting with dense vegetation

Tranquillity

Noise sources other people

Views of development some Presence of people rare

Summary low

Comments significant noise from trains

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

Corridor?

Comments rail corridor; paths adjacent used for dog walking

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

Setting?

Comments trees and cutting creates strong bounday to 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 -

Receptors

Receptors

long distance/public footpaths
roads/rail/cycleways

Sensitivity

high/medium
high/medium

Comments -

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

Landscape sensitivity to housing development high/medium

This zone comprises an area of pasture and arable to the east of the settlement, which is typical of the wider gently undulating open farmed landscape. It is gently sloping, falling to the stream and has a nature reserve and an SSSI at Bishops Bowls Lakes on its eastern edge, and abuts a woodland SSSI on the north east corner. The field pattern is medium to large and quite regular, with trimmed hedgerows and some mature hedgerow oaks and ash, and a pond and small stream running along the lower edge. The area is quite tranquil and one footpath crosses it, and is highly visible from the southern and eastern approach roads and eastern edges to the settlement, and from one rural dwelling and two farmsteads which lie centrally on the western side of the area. On the north west corner it abuts the Harbury Conservation Area with a number of protected trees. It's quiet rural character and setting to the settlement makes this area inappropriate for housing development.

Landscape sensitivity to commercial development high/medium

This zone comprises an area of pasture and arable to the east of the settlement, which is typical of the wider gently undulating open farmed landscape. It is gently sloping, falling to the stream and has a nature reserve and an SSSI at Bishops Bowls Lakes on its eastern edge, and abuts a woodland SSSI on the north east corner. The field pattern is medium to large and quite regular, with trimmed hedgerows and some mature hedgerow oaks and ash, and a pond and small stream running along the lower edge. The area is quite tranquil and one footpath crosses it, and is highly visible from the southern and eastern approach roads and eastern edges to the settlement, and from one rural dwelling and two farmsteads which lie centrally on the western side of the area. On the north west corner it abuts the Harbury Conservation Area with a number of protected trees. It's quiet rural character and setting to the settlement makes this area inappropriate for any commercial development.

Landscape characteristics**LDU level****Physiographic** Soft rock lowlands**Ground type** Claylands**Land cover** Ancient wooded pastures**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C2**Visual sensitivity** R1Land Cover Parcel data**Land Use** Mixed farming**Pattern** Medium/large_regular**Origin** CultivatedDesignations**Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood Characteristics

Landform gentle gradients to stream at south east edge

Landcover arable and pasture

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

Settlement pattern farms and one dwelling

Other built features -

Presence of water stream and spring

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

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 -

Tranquillity

Noise sources roads people

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

Summary high/medium

Comments an agricultural area with some road noise and one main footpath

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

Corridor?

Comments appears to be managed as part of a wider farmed unit. Footpath links to settlement

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

Setting?

Comments creates a rural setting for the eastern edge of the settlement and on the approach to the Conservation Area

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments properties on Butt Lane are set back with mature garden vegetation

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments receptors include users of PROWs, minor roads and residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

This zone comprises a number of small fields and woodland which lie adjacent to the north east edge of the settlement adjacent to Harbury Conservation Area. The area comprises paddocks and old pasture, and is generally level but at the edge of the gentle slopes leading northwards to the railway cutting which contains a nature reserve and SSSI. There are many mature trees and outgrown hedges, especially in the eastern part of the area, whilst the western part adjacent to the farm is more open in character. Two footpaths run through it including Centenary Way, one of which passes by Harbury Mill, a tower type of mill which is a landmark. Most parts of the area are hidden from view from roads, but visible to varying degrees from the footpaths or backs of dwellings. Due to its close association with the settlement and the train noise it is of medium tranquillity. The majority of the zone is considered to be a constraint on development due to its contribution to the character of the Conservation Area, its inherent sensitivity as small pastures and woodland and its role providing gaps in the built frontage. However, a limited amount of housing development might be considered in the following locations: the field immediately west of Centenary Way and Harbury Hall (up to 10 dwellings); and the field on Mill Street adjacent to the farmstead (up to 4 dwellings). In these cases a design brief should be prepared to ensure that care is taken with regard to the Conservation Area. Density of development should reflect that adjacent. The northern boundary should include a buffer zone of at least 8m which should be planted with a native tree species, outside the curtilage of private dwellings and protected by a planning condition to allow it to mature.

Landscape sensitivity to commercial development high

This zone comprises a number of small fields and woodland which lie adjacent to the north east edge of the settlement adjacent to Harbury Conservation Area. The area comprises paddocks and old pasture, and is generally level but at the edge of the gentle slopes leading northwards to the railway cutting which contains a nature reserve and SSSI. There are many mature trees and outgrown hedges, especially in the eastern part of the area, whilst the western part adjacent to the farm is more open in character. Two footpaths run through it including Centenary Way, one of which passes by Harbury Mill, a tower type of mill which is a landmark. Most parts of the area are hidden from view from roads, but visible to varying degrees from the footpaths or backs of dwellings. Due to its close association with the settlement and the train noise it is of medium tranquillity. The majority of the zone is considered to be a constraint on development due to its contribution to the character of the Conservation Area, its inherent sensitivity as small pastures and woodland and its role providing gaps in the built frontage. Due to this and the potential effects on adjacent residents, the zone is considered inappropriate for commercial development.

Landscape characteristics

	LDU level
Physiographic	Periglacial plateau
Ground type	Loamy gleys
Land cover	Ancient wooded pastures
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	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 mostly flat or gently undulating

Landcover pasture 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 a few dwellings and farm buildings

Other built features tennis court

Presence of water -

Scale small Sense of enclosure enclosed

Diversity simple

Skyline

Prominence/ importance not applicable

Complexity

Comments -

Key views

To settlement False From settlement False

Landmarks listed mill tower Detractors -

Intervisibility

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

Comments mature vegetation and narrow glimpses from public domain

Tranquillity

Noise sources roads people

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

Summary medium

Comments well treed and rural but the zone has proximity to developed area and railway noise

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

Comments apparently managed as part of wider farmed units although some fields appear to be in use as garden extensions. Two footpaths run through the area.

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

Comments creates a rural setting for the northern edge of the settlement and Conservation Area

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments reliant on management of HR04 to immediate north

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments a mix of development ages and types

Receptors

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

Comments few views into sites except from footpaths and backs of dwellings

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

see notes on layout and screening in sensitivity justification

LCP/Zone Hr04

Settlement: Harbury

Landscape sensitivity to housing development high/medium

This zone comprises an area of pasture and arable to the north and west of the settlement, occupying a gently undulating area and bordered to the north by the wooded railway cutting. The field pattern is medium to large and quite regular, with trimmed hedgerows, and two woodland plantations adjacent to Springfields Farm beside the stream on the western edge. It lies adjacent to the SSSI along the railway cutting and includes fields of local wildlife interest for neutral grassland. In one small part it lies adjacent to the Harbury Conservation Area. The area is generally tranquil and several footpaths and one road cross it, but is only otherwise visible from the settlement from one gateway on Mill Street. Whilst the north eastern part of the zone in particular is hidden from most views, its quiet rural character and strong field pattern makes this zone inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone comprises an area of pasture and arable to the north and west of the settlement, occupying a gently undulating area and bordered to the north by the wooded railway cutting. The field pattern is medium to large and quite regular, with trimmed hedgerows, and two woodland plantations adjacent to Springfields Farm beside the stream on the western edge. It lies adjacent to the SSSI along the railway cutting and includes fields of local wildlife interest for neutral grassland. In one small part it lies adjacent to the Harbury Conservation Area. The area is generally tranquil and several footpaths and one road cross it, but is only otherwise visible from the settlement from one gateway on Mill Street. Whilst the north eastern part of the zone in particular is hidden from most views, its quiet rural character and strong field pattern makes this zone inappropriate for commercial development.

Landscape characteristics

LDU level

Physiographic Soft rock uplands

Ground type Claylands

Land cover Ancient wooded pastures

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity F2

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 gently undulating and steeper in parts

Landcover pasture and arable

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

Settlement pattern one farm and 3 dwellings

Other built features -

Presence of water drain in north and stream at Springfields Farm

Scale medium **Sense of enclosure** framed

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 quite open but only visible in one part from road, but several footpaths cross the area

Tranquillity

Noise sources roads people

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

Summary high/medium

Comments an agricultural area with limited road noise and several footpaths

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

Comments appears to be managed as part of a wider farmed unit. Footpaths link to settlement

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

Setting?

Comments creates a rural setting for the north western edge of the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral

Form of edge moderately indented

Comments -

Receptors

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

Comments few views into zone except from footpaths, glimpse views from Mill Street, and from adjacent dwellings and farm

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone comprises an area of pasture, allotments and recreational facilities to south east of the settlement, occupying almost flat land. The area accommodates a farmstead and backs on to housing areas on Percival Drive and Constance Drive, and is crossed by long distance footpath Centenary Way. It has some long views in the more open areas, but views are screened with mature hedgerows. The field pattern is small to medium and regular. The area is of medium tranquillity due to the recreational activity, adjacent road and footpath and integration with urban areas. Its rural character with the open pasture areas, however, contain the southern edge of the settlement and the allotments and recreational areas appear well used, and makes this area inappropriate for housing development. The two fields adjacent to the housing on Percival Drive might be considered in the long term for housing development but only if the need for housing in this settlement becomes intense.

Landscape sensitivity to commercial development high

This zone comprises an area of pasture, allotments and recreational facilities to south east of the settlement, occupying almost flat land. The area accommodates a farmstead and backs on to residential areas on Percival Drive and Constance Drive, and is crossed by long distance footpath Centenary Way. It has some long views in the more open areas, but views are screened with mature hedgerows. The field pattern is small to medium and regular. The area is of medium tranquillity due to the recreational activity, adjacent road and footpath and integration with urban areas. Its rural character with the open pasture areas, however, contain the southern edge of the settlement and the allotments and recreational areas appear well used, and the proximity of housing makes this area inappropriate for commercial development.

Landscape characteristics**LDU level****Physiographic** Periglacial plateau**Ground type** Loamy gleys**Land cover** Ancient wooded pastures**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C2**Visual sensitivity** L1Land Cover Parcel data**Land Use** Pastoral**Pattern** Small/medium_regular**Origin** CultivatedDesignations**Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood Characteristics

Landform flat

Landcover pasture, allotments, playing fields

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

Settlement pattern playing fields, farmstead

Other built features tennis courts, sports hall

Presence of water -

Scale medium **Sense of enclosure** framed

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 some long views but screened by hedgerows in flat landscape

Tranquillity

Noise sources roads **people**

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

Summary medium

Comments frequent use in area of recreation and allotments, adjacent to road and crossed by ong distance footpath Centenary Way, and many views to settlement edge

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

Comments use for recreation, appears to be managed as part of a wider farmed

unit, footpath links to settlement

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

Setting?

Comments creates a rural setting for the southern edge of the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments reliant on management of HR06 to immediate south

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments whilst recreation area is highly indented into settlement, the housing at Percival Drive creates a linear edge

Receptors

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

Comments area is crossed by long distance footpath and abuts road on east of settlement, viewed by people using allotments and playing fields and from backs of dwellings

Other

Other factors -

Potential for landscape enhancement

strengthen southern boundary hedge to housing at Percival Drive

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This large zone comprises an area of arable and some pasture to the south of the settlement, occupying a generally flat area with gentle undulation in the western parts. The field pattern is medium to large and quite regular, with trimmed hedgerows with some mature oaks, and a number of mature woodland copses or strips. A small stream runs through the area. The nearly straight roads which define it such as Bush Heath Lane appear to be part of a planned landscape, with broad verges and wide hedges with large oaks. It contains a local wildlife site and abuts Harbury Conservation Area in the centre of the northern edge of the area, and contains on farmstead and several rural dwellings. The area is generally tranquil and several footpaths and two roads cross it, and there are filtered views from the settlement edge such as along Temple End. Its undeveloped rural character and its function as a setting to the south of the settlement makes this area inappropriate for any new housing development.

Landscape sensitivity to commercial development high

This large zone comprises an area of arable and some pasture to the south of the settlement, occupying a generally flat area with gentle undulation in the western parts. The field pattern is medium to large and quite regular, with trimmed hedgerows with some mature oaks, and a number of mature woodland copses or strips. A small stream runs through the area. The nearly straight roads which define it such as Bush Heath Lane appear to be part of a planned landscape, with broad verges and wide hedges with large oaks. It contains a local wildlife site and abuts Harbury Conservation Area in the centre of the northern edge of the area, and contains on farmstead and several rural dwellings. The area is generally tranquil and several footpaths and two roads cross it, and there are filtered views from the settlement edge such as along Temple End. Its undeveloped rural character and its function as a setting to the south of the settlement makes this area inappropriate for any new commercial development.

Landscape characteristics**LDU level****Physiographic** Periglacial plateau**Ground type** Loamy gleys**Land cover** Ancient wooded pastures**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C2**Visual sensitivity** L1Land Cover Parcel data**Land Use** Mixed farming**Pattern** Medium/large_regular**Origin** CultivatedDesignations**Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood Characteristics

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

Comments appears to be managed as part of a wider farmed unit. Footpaths link to settlement

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

Setting?

Comments creates a rural setting for the southern edge of the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments some mature garden trees help create soft edge to settlement

Receptors

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

Comments -

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone comprises an area of pasture and arable to west of the settlement, occupying very gently undulating land raised above its adjoining rural areas. It has some long views in the more open areas, but around the western approach road to the settlement is more enclosed with mature hedgerows. The field pattern is small to medium. It includes fields of local wildlife interest for neutral grassland. The area is generally tranquil and two footpaths and one road cross it, but is only otherwise visible from the settlement from one gateway on Binswood End. Its quiet rural character and smaller scale of field and hedgerow contains the settlement and makes this area inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone comprises an area of pasture and arable to west of the settlement, occupying very gently undulating land raised above its adjoining rural areas. It has some long views in the more open areas, but around the western approach road to the settlement is more enclosed with mature hedgerows. The field pattern is small to medium. It includes fields of local wildlife interest for neutral grassland. The area is generally tranquil and two footpaths and one road cross it, but is only otherwise visible from the settlement from one gateway on Binswood End. Its quiet rural character and smaller scale of field and hedgerow contains the settlement and makes this area inappropriate for commercial development.

Landscape characteristics**LDU level****Physiographic** Periglacial plateau**Ground type** Loamy gleys**Land cover** Ancient wooded pastures**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C2**Visual sensitivity** L1**Land Cover Parcel data****Land Use** 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** very gently undulating on higher ground**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 none

Other built features -

Presence of water -

Scale small to medium Sense of enclosure framed

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 quite contained by vegetation but visible in one part from road, and 2 footpaths cross the area

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people infrequent

Summary high/medium

Comments an agricultural area with limited road noise and 2 footpaths, and some views of development

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

Comments appears to be managed as part of a wider farmed unit. Footpaths link to the settlement.

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

Setting?

Comments creates a rural setting for the western edge of the settlement and woodland copses contain the view to settlement on western approaches; some long views to north west

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments reliant on management of HR04 to immediate north and west

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral

Form of edge moderately indented

Comments -

Receptors

Receptors

Sensitivity

long distance/public footpaths

high/medium

roads/rail/cycleways

high/medium

urban residents

high/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

-