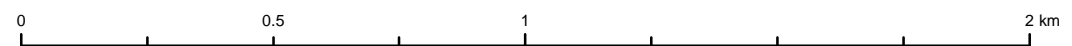
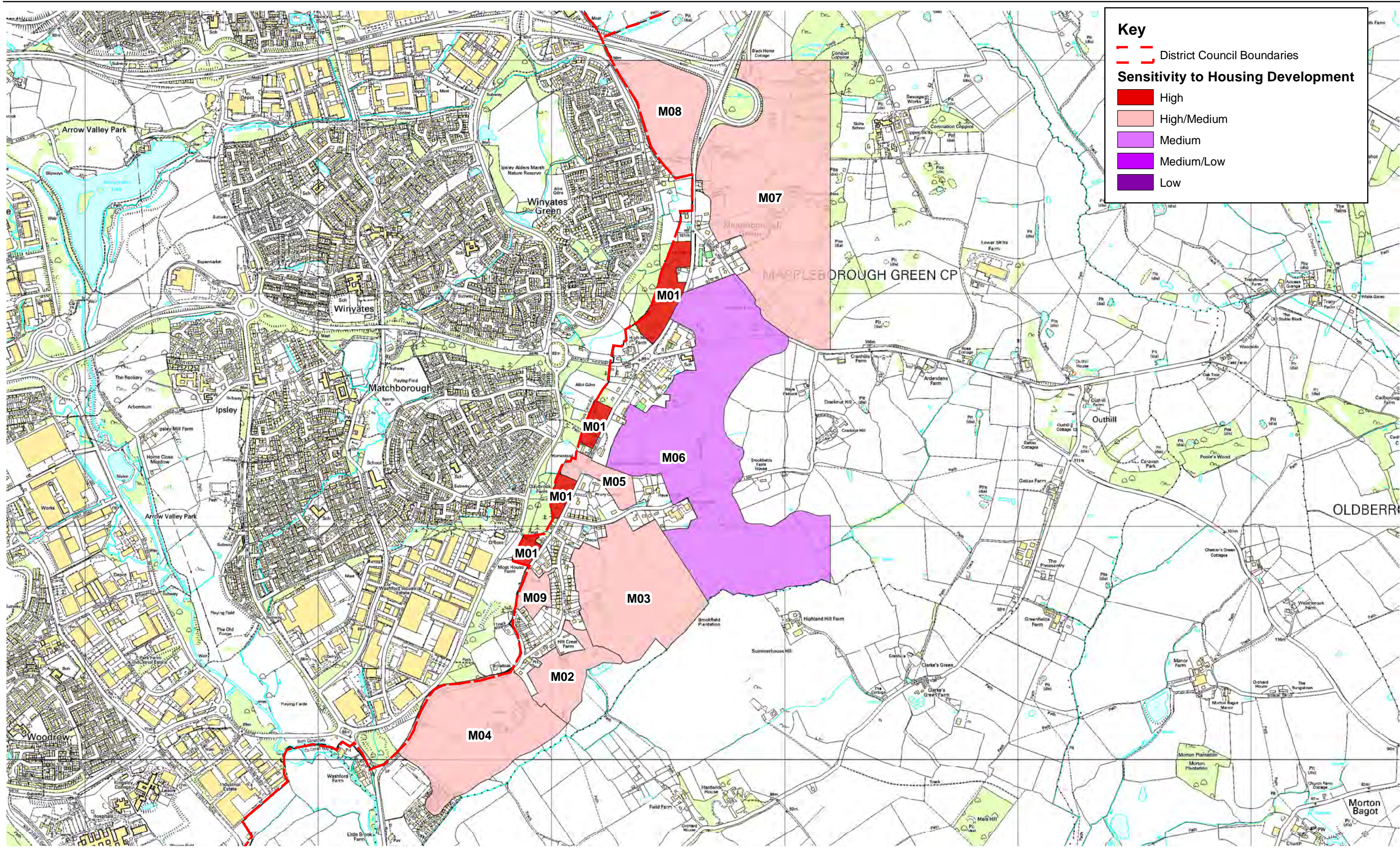


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## Mappleborough Green Designations and Constraints



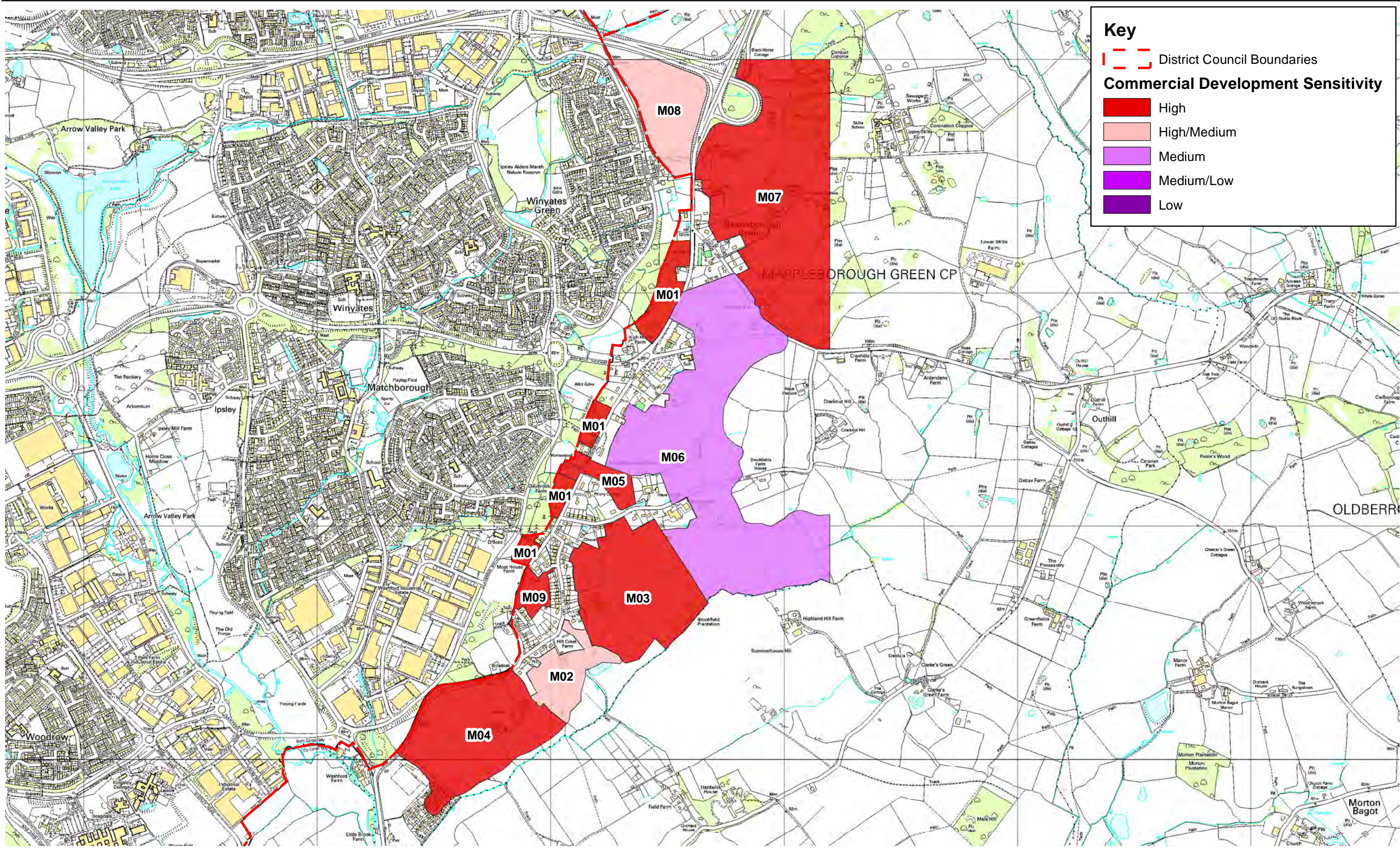


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## Mappleborough Green Landscape Sensitivity to Housing Development



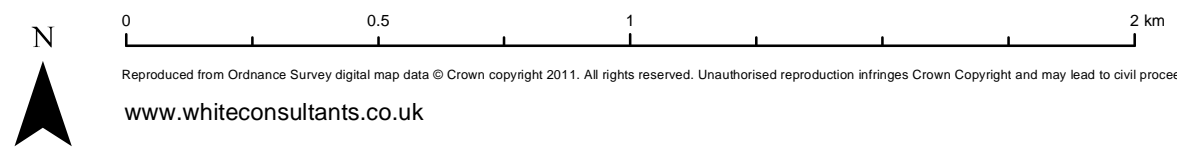


**Key**

District Council Boundaries

**Commercial Development Sensitivity**

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



**Mappleborough Green  
Landscape Sensitivity to Commercial Development**

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LCP/Zone M01

Settlement: Mappleborough Green

Landscape sensitivity to housing development high

This zone comprises a series of discrete woodland sub-units situated between the A435 and the county boundary. They form part of a wider strip of land that includes a mixture of woodland and small pastoral fields lying along the Redditch urban fringe. Although formerly agricultural land, most of this area has been planted with woodland to provide a buffer between Mappleborough Green and the edge of the new town. Since it has an important screening function, this woodland needs to be retained and new development is inappropriate.

Landscape sensitivity to commercial development high

This zone comprises a series of discrete woodland sub-units situated between the A435 and the county boundary. They form part of a wider strip of land that includes a mixture of woodland and small pastoral fields lying along the Redditch urban fringe. Although formerly agricultural land, most of this area has been planted with woodland to provide a buffer between Mappleborough Green and the edge of the new town. Since it has an important screening function, this woodland needs to be retained and new development is inappropriate.

#### Landscape characteristics

---

##### LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy gleys

Land cover Ancient wooded pastures

Settlement pattern Clustered with small farms

##### LDU level

Cultural sensitivity

Ecological sensitivity C2

Visual sensitivity L1

#### Land Cover Parcel data

---

Land Use Plantn 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 gently rolling lowland

Landcover woodland

#### Field boundaries

---

Type Hedgerows  Hedgebanks  Stone walls  Wet ditches

Species Thorn  Elm  Mixed  Ancient

Condition Good  Poor  Redundant  Relic

Management Trimmed  Outgrown  Mixed

#### Hedge/Stream Trees

---

Extent Dense  Scattered  Insignificant  None

Age of mixture Mixed Age  Overmature  Immature

Other Trees

Extent Prominent  Apparent  Insignificant  None

Age of mixture Mixed Age  Overmature  Immature

Patch Survival

Extent Widespread  Localised  Relic

Management Intense  Traditional  Neglected

Ecological corridors

Condition Intact  Declining  Fragmented

Intensity of Use

Impact High  Moderate  Low

Pattern

Settlement pattern none

Other built features

Presence of water  small ponds

Scale intimate Sense of enclosure confined

Diversity simple

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments tree cover reduces intervisibility although glimpse and filtered views in from A435 and across the valley

Tranquillity

Noise sources roads

Views of development some Presence of people frequent

Summary medium/low

Comments the A435 reduces tranquillity significantly as do filtered views of 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 management units and has no public access

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

Comments woodland helps screen Redditch from Mappleborough Green and form strong elements along the valley floor

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments the settlement is primarily ribbon development with gaps, screened by hedge from the busy A435 road

Receptors

---

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

Comments receptors include users of the A435 and residents

Other

---

Other factors -

Potential for landscape enhancement

---

replacement of poplars in northern unit with longer lived species on a phased basis to keep screening function

Potential mitigation if area potentially suitable for development

---

-

LCP/Zone M02

Settlement: Mappleborough Green

Landscape sensitivity to housing development high/medium

The zone comprises small scale semi-regular fields of pasture, some permanent, with gappy outgrown hedges or fencing and remnant oaks on gently sloping low lying land. The zone is used partly for horse grazing and some appears to be associated with houses adjacent with ponds and a small orchard recently implemented. The zone is relatively open for Arden, allowing views out to the wider landscape, and there are glimpse views into it from Pratts Lane. The area lies behind houses so is not intervisible with the A435 but traffic can be heard which reduces tranquillity to an extent. The sensitivity of the zone lies in its trees, small scale pattern of pastures and hedges, glimpse views of the wider landscape from PROWs and adjacent road and indented and well treed settlement edge. It is also within an area of high cultural landscape sensitivity. Housing development is considered inappropriate in the zone. It is also within the Green Belt so there is a strong constraint on development.

Landscape sensitivity to commercial development high/medium

The zone comprises small scale semi-regular fields of pasture, some permanent, with gappy outgrown hedges or fencing and remnant oakss on gently sloping low lying land. The zone is used partly for horse grazing and some appears to be associated with houses adjacent with ponds and a small orchard recently implemented. The zone is relatively open for Arden, allowing views out to the wider landscape, and there are glimpse views into it from Pratts Lane. The area lies behind houses so is not intervisible with the A435 but traffic can be heard which reduces tranquillity to an extent. The sensitivity of the zone lies in its trees, small scale pattern of pastures and hedges, glimpse views of the wider landscape from PROWs and adjacent road and indented and well treed settlement edge. It is also within an area of high cultural landscape sensitivity. Commercial development is not considered appropriate in the zone due to the sensitivities and its potential scale. The zone is also within the Green Belt so there is a strong constraint on development.

#### Landscape characteristics

---

##### LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy gleys

Land cover Ancient wooded pastures

Settlement pattern Clustered with small farms

##### LDU level

Cultural sensitivity A1

Ecological sensitivity C2

Visual sensitivity L1

#### Land Cover Parcel data

---

Land Use Pastoral

Pattern Small/med\_semi-regul

Origin Cultivated

#### Designations

---

##### Landscape/planning

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

##### Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

##### Historic/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**  ponds

**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** the zone is relatively open to views to the wider landscape

### Tranquillity

---

**Noise sources** roads

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

**Summary** medium

**Comments** although an open rural landscape there are views of the settlement edge, along with background noise of traffic on the A435, which together reduce the overall tranquillity



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

**Comments** the zone appears to be managed as part of wider farmed units or paddocks associated with residential properties and has PROWs running across it linking into the settlement

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

**Comments** this small scale zone has fields/paddocks and ponds which appear in part to be associated with the large properties adjacent so views to open countryside are maintained

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** there is a mixture of C20 and earlier development some with mature gardens and hedges

Receptors

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

**Comments** receptors include users of PROWs, Pratts Lane and residents

Other

**Other factors** -

Potential for landscape enhancement

replace fences with hedges and encourage oak trees in hedgerows

Potential mitigation if area potentially suitable for development

-



LCP/Zone M03

Settlement: Mappleborough Green

Landscape sensitivity to housing development high/medium

The zone comprises small/medium scale, mostly regular fields of pasture, some permanent, with strong, mainly outgrown, hedges and remnant trees on gently sloping low lying land. A plantation lies to the south east. The zone is relatively contained with very limited views across it due to the intact hedges, although there are limited views in from Haye Lane. The area lies behind houses so is not intervisible with the A435 but distant traffic can be heard which reduces tranquillity to an extent. The sensitivity of the zone lies in its intact small/medium scale hedge pattern and trees. The zone is also within an area of high cultural landscape sensitivity. Some limited housing development might be appropriate in the zone provided it retained the hedgerow pattern and did not disrupt the visual amenity of residents. The zone is also within the Green Belt so there is a strong constraint on development.

Landscape sensitivity to commercial development high

The zone comprises small/medium scale, mostly regular fields of pasture, some permanent, with strong, mainly outgrown, hedges and remnant trees on gently sloping low lying land. A plantation lies to the south east. The zone is relatively contained with very limited views across it due to the intact hedges, although there are limited views in from Haye Lane. The area lies behind houses so is not intervisible with the A435 but distant traffic can be heard which reduces tranquillity to an extent. The sensitivity of the zone lies in its intact small/medium scale hedge pattern and trees. The zone is also within an area of high cultural landscape sensitivity. Commercial development would be inappropriate due to the scale of the landscape and residential nature of the settlement edge. The zone is also within the Green Belt so there is a strong constraint on development.

#### Landscape characteristics

---

##### LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy gleys

Land cover Ancient wooded pastures

Settlement pattern Clustered with small farms

##### LDU level

Cultural sensitivity A1

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** gently rolling lowland

**Landcover** pastoral farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Intensity of Use

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

Pattern

**Settlement pattern** none

**Other built features** -

**Presence of water**  -

**Scale** small/medium

**Sense of enclosure** enclosed

**Diversity** simple

Skyline

**Prominence/ importance** not applicable

**Complexity**

**Comments** -

Key views

**To settlement** False

**From settlement** False

**Landmarks** -

**Detractors** -

Intervisibility

**Site observation** low

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

**Comments** the zone has a mix of intact outgrown and low hedges and views across it are limited although there are few trees

Tranquillity

**Noise sources** roads

**Views of development** one side 180

**Presence of people** rare

**Summary** high/medium

**Comments** this is a secluded rural zone with only limited views of the settlement edge due to the well defined field pattern, although the background noise of traffic on the A435 tends to reduce the overall tranquillity



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

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

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

**Setting?**

**Comments** the well defined small scale field pattern often with outgrown hedges limit views of the settlement edge and wider landscape

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** -

Settlement edge

**Pre C20 edge**       **C20-21 edge**

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

**Comments** there is a mixture of C20 and earlier development often with mature gardens and hedges which is not widely visible due to the hedges within the

Receptors

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

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

Other

**Other factors** -

Potential for landscape enhancement

encourage hedgerow trees

Potential mitigation if area potentially suitable for development

-



LCP/Zone M04

Settlement: Mappleborough Green

**Landscape sensitivity to housing development** high/medium

This zone comprises a low rounded hill with a mix of pasture and arable fields, enclosed by trimmed thorn hedges. It is an open landscape with only a scattering of hedgerow trees, forming a strong rural edge and full stop to the settlement at its southern end, separating it from development to the south. There is no public access to the zone, but it is visible from the A435, which runs along its north western edge. This is a visually sensitive landscape and also is within an area of high cultural landscape sensitivity. Housing development would therefore be inappropriate. The zone is also in Green Belt which is an additional constraint on development.

**Landscape sensitivity to commercial development** high

This zone comprises a low rounded hill with a mix of pasture and arable fields, enclosed by trimmed thorn hedges. It is an open landscape with only a scattering of hedgerow trees, forming a strong rural edge and full stop to the settlement at its southern end, separating it from development to the south. There is no public access to the zone, but it is visible from the A435, which runs along its north western edge. This is a visually sensitive landscape and also is within an area of high cultural landscape sensitivity. Commercial development would therefore be inappropriate. The zone is also in Green Belt which is an additional constraint on development.

#### Landscape characteristics

---

##### LDU level

**Physiographic** Soft rock vales & valleys

**Ground type** Loamy gleys

**Land cover** Ancient wooded pastures

**Settlement pattern** Clustered with small farms

##### LDU level

**Cultural sensitivity** A1

**Ecological sensitivity** C2

**Visual sensitivity** L1

#### Land Cover Parcel data

---

**Land Use** Mixed farming

**Pattern** Medium/large\_regular

**Origin** Cultivated

#### Designations

---

##### Landscape/planning

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

##### Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

##### Historic/archaeology

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

##### Other

Flood

#### Characteristics

---

**Landform** low rounded hill

**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 farmstead

Other built features -

Presence of water  -

Scale small Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance prominent Complexity simple

Comments rounded hill at southern edge of settlement

Key views

To settlement False From settlement False  
Landmarks - Detractors -

Intervisibility

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

Comments the hill is visible from surrounding lower areas and from the A435

Tranquillity

Noise sources roads

Views of development some Presence of people infrequent

Summary medium

Comments the zone is rural in character, but the A435 reduces tranquillity significantly, as do views of urban settlement to the west. This effect is likely to reduce significantly towards the eastern side of the zone.

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

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

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

Setting?



**Comments** Red Hill provides the southern marker to the settlement, containing it and is widely visible to the south along the River Arrow 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** the settlement is primarily ribbon development with gaps screened from the busy A435 by hedges

Receptors

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

**Comments** receptors include users of the A435 and residents

Other

**Other factors** -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-



LCP/Zone M05

Settlement: Mappleborough Green

**Landscape sensitivity to housing development** high/medium

The zone comprises two pasture fields, either side of the A435, one with a dwelling , Homestead, and the other open and comprising neutral grassland. These fields provide a green gap and open space in the A435 ribbon development frontage. The road reduces tranquillity significantly. There is a distinctive narrow pond to the east on the Haye Lane frontage which is an attractive feature, albeit overgrown. Apart from the A435, the zone is not widely visible with strong hedges and trees along the settlement edge which substantially encloses it. The sensitivity in the zone are its intrinsic quality of neutral grassland, its role providing a gap in the built frontage on the A435 and the pond to the east. The zone is also within an area of high cultural landscape sensitivity. The western part should remain as is to contribute to the green buffer between the settlement and Redditch with only one dwelling. To the east, the provision of a gap, presence of neutral grassland and Green Belt provides a strong argument to suggest that housing development is undesirable.

**Landscape sensitivity to commercial development** high

The zone comprises two pasture fields, either side of the A435, one with a dwelling , Homestead, and the other open and comprising neutral grassland. These fields provide a green gap and open space in the A435 ribbon development frontage. The road reduces tranquillity significantly. There is a distinctive narrow pond to the east on the Haye Lane frontage which is an attractive feature, albeit overgrown. Apart from the A435, the zone is not widely visible with strong hedges and trees along the settlement edge which substantially encloses it. The sensitivity in the zone are its intrinsic quality of neutral grassland, its role providing a gap in the built frontage on the A435 and the pond to the east. The zone is also within an area of high cultural landscape sensitivity. The western part should remain as is to contribute to the green buffer between the settlement and Redditch with only one dwelling. To the east, the provision of a gap, presence of neutral grassland and Green Belt provides a strong argument to suggest that housing development is inappropriate.

#### Landscape characteristics

##### LDU level

**Physiographic** Soft rock vales & valleys

**Ground type** Loamy gleys

**Land cover** Ancient wooded pastures

**Settlement pattern** Clustered with small farms

##### LDU level

**Cultural sensitivity** A1

**Ecological sensitivity** C2

**Visual sensitivity** L1

#### Land Cover Parcel data

**Land Use** Pastoral/amenity

**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** very gently rolling lowland

**Landcover** pastoral farmland

## Field boundaries

---

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

## Hedge/Stream Trees

---

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

## Other Trees

---

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

## Patch Survival

---

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

## Ecological corridors

---

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

## Intensity of Use

---

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

## Pattern

---

**Settlement pattern** none

**Other built features** -

**Presence of water**  pond on Haye Lane

**Scale** small **Sense of enclosure** enclosed

**Diversity** simple

## Skyline

---

**Prominence/ importance** not applicable **Complexity**

**Comments** -

## Key views

---

<b>To settlement</b> False	<b>From settlement</b> False
<b>Landmarks</b> -	<b>Detractors</b> -

## Intervisibility

---

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

**Comments** the

## Tranquillity

---

**Noise sources** roads

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

**Summary** medium/low

**Comments** this zone is adjoined by settlement on three sides and is crossed by the busy A435, resulting in a medium to low 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 to the east of the A435 and as a smallholding to the west and has no public access

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

**Setting?**

**Comments** the zone's fields is highly enclosed by outgrown hedges and trees providing only a glimpse view from the A435 which divides it. It provides a rare gap on lengths of ribbon development along the road. To the east it is more tranquil with a partially hidden pond providing visual interest.

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** there is a mixture of C20 and earlier development often with mature gardens and hedges which screens views of the edge generally

Receptors

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

**Comments** receptors include users of the A435, Haye Lane and residents

Other

**Other factors** -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-



**Landscape sensitivity to housing development** medium

The zone comprises the gentle lower slopes of the hill rising east from the settlement edge and A435. Fields are a mix of arable and pastoral with the former tending to be in larger fields with trimmed hedges and the latter tending to have outgrown hedges and trees. Large hedgerow oaks remain along the roads in places, especially Haye Lane. The settlement to the south is older with Haye House and farm abutting the zone and forming a positive edge. To the north there is a mix of C20 dwellings and commercial development near the roundabout. The settlement edge is generally screened by trees and hedges. The A435 reduces tranquillity but this increases to the south. The sensitivities of the zone are its rising character, openness in parts, hedgerow oaks, irregular field pattern and its relationship with Haye House and the farmstead to the south. The zone is also within an area of high cultural landscape sensitivity. Housing development is inappropriate on the rising slopes and to the south. One potential development site, which might be more appropriate for commercial use, is the lower part of the field directly north of the Hillier garden centre ensuring that built development does not extend further up the hill than existing development and existing trees and hedges are reinforced to ensure the setting of Common Farm is not adversely affected. The A435 frontage should be maintained as a strong hedge with additional trees. The other potential site is the fields directly behind the Harvester and commercial centre to the south providing that the field boundaries to the east are reinforced with trees to minimise effects on the wider landscape. Elsewhere the area should be one of restraint. The zone is within the Green Belt so there is a strong constraint on development.

**Landscape sensitivity to commercial development** medium

The zone comprises the gentle lower slopes of the hill rising east from the settlement edge and A435. Fields are a mix of arable and pastoral with the former tending to be in larger fields with trimmed hedges and the latter tending to have outgrown hedges and trees. Large hedgerow oaks remain along the roads in places, especially Haye Lane. The settlement to the south is older with Haye House and farm abutting the zone and forming a positive edge. To the north there is a mix of C20 dwellings and commercial development near the roundabout. The settlement edge is generally screened by trees and hedges. The A435 reduces tranquillity but this increases to the south. The sensitivities of the zone are its rising character, openness in parts, hedgerow oaks, irregular field pattern and its relationship with Haye House and the farmstead to the south. The zone is also within an area of high cultural landscape sensitivity. Commercial development is inappropriate on the rising slopes and to the south. One potential development site is the lower part of the field directly north of the Hillier garden centre ensuring that built development does not extend further up the hill than existing development and existing trees and hedges are reinforced to ensure the setting of Common Farm is not adversely affected. The A435 frontage should be maintained as a strong hedge with additional trees. The other potential site is the fields directly behind the Harvester and commercial centre to the south providing that the field boundaries to the east are reinforced with trees to minimise effects on the wider landscape. Elsewhere the area should be one of restraint. The zone is within the Green Belt so there is a strong constraint on development.

## Landscape characteristics

---

### LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy gleys

Land cover Ancient wooded pastures

Settlement pattern Clustered with small farms

### LDU level

Cultural sensitivity

Ecological sensitivity C2

Visual sensitivity L1

## Land Cover Parcel data

---

Land Use Mixed farming

Pattern Large\_irregular

Origin Cultivated

## Designations

---

### Landscape/planning

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

### Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

### Historic/archaeology

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

### Other

Flood

## Characteristics

---

**Landform** gently rolling lowland rising from the settlement to the east and falling to the

**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 none

Other built features -

Presence of water  field ponds

Scale medium Sense of enclosure open

Diversity diverse

Skyline

Prominence/ importance not applicable

Complexity

Comments -

Key views

To settlement False

From settlement False

Landmarks -

Detractors adjacent commercial buildings are unsightly in parts

Intervisibility

Site observation medium

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

Comments the zone forms the lower slopes of the hill and is open in parts

Tranquillity

Noise sources roads

Views of development one side 180

Presence of people occasional

Summary medium

Comments A generally open rural landscape with limited views of development but there is background noise of traffic on the busy A435 and A4189, which together reduce the overall tranquillity to the north although this increases to the south

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

Comments the zone appears to be managed as part of wider farmed units and has one PROW running adjacent to the north east linking into the settlement

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

Comments the zone forms the lower rural slopes of a hill rising from the settlement and A435 east, and is a mixture of open and enclosed fields, the latter of which help screen much of the settlement edge. To the south a more rural edge is apparent with views up the hill from Haye House.

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 to the south is older with Haye House and farm abutting the zone and forming a positive edge. To the north there is a mix of C20 dwellings and commercial development near the roundabout. The settlement edge is generally screened by trees and hedges.

Receptors

---

**Receptors**

**Sensitivity**

rural residents

high

urban residents

high

long distance/public footpaths

high/medium

roads/rail/cycleways

medium/low

Comments receptors include users of the A435, Haye Lane and residents

Other

---

**Other factors** -

Potential for landscape enhancement

---

better management of remaining field boundaries and regeneration of hedgerow oaks

Potential mitigation if area potentially suitable for development

---

reinforcement of existing hedgerows and tree screens to the east



**Landscape sensitivity to housing development** high/medium

This is a zone of wooded farmland, mainly under arable cultivation in large fields, with strongly hedged boundaries that have a scattering of hedgerow trees. It lies on a rising hill to the east of the A435, where it forms a rural backcloth to Redditch. This zone is therefore relatively prominent in a range of views from the west and new housing development in the fields adjoining the existing settlement edge could be very apparent. The zone's sensitivities lie in its rising landform, its wooded character and its role as rural setting to the church and listed buildings. It is also within an area of high cultural landscape sensitivity. Generally housing development is inappropriate but there may be a limited opportunity for a couple of houses in the small field behind the existing dwellings on Common Lane to the south of the church, provided that intervening hedgerows are maintained to protect the setting of the church.

**Landscape sensitivity to commercial development** high

This is a zone of wooded farmland, mainly under arable cultivation in large fields, with strongly hedged boundaries that have a scattering of hedgerow trees. It lies on a rising hill to the east of the A435, where it forms a rural backcloth to Redditch. This zone is therefore relatively prominent in a range of views from the west and new housing development in the fields adjoining the existing settlement edge could be very apparent. The zone's sensitivities lie in its rising landform, its wooded character and its role as rural setting to the church and listed buildings. It is also within an area of high cultural landscape sensitivity. Commercial development is inappropriate due these sensitivities.

**Landscape characteristics****LDU level****Physiographic** Scarp slopes & ridges**Ground type** Loamy Brown soils**Land cover** Ancient wooded pastures**Settlement pattern** Clustered with small farms**LDU level****Cultural sensitivity****Ecological sensitivity** F2**Visual sensitivity** S1**Land Cover Parcel data****Land Use** Mixed farming**Pattern** Large\_irregular**Origin** Assarting**Designations****Landscape/planning**Green Belt  Parks, Gardens and Amenity Green Spaces  Ancient woodland  TPO **Biodiversity**SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area  SAMs  Historic Parks/Gardens  Listed Buildings  Registered Battlefield **Other**Flood **Characteristics****Landform** undulating hillside rising to the east**Landcover** mixed farmland





PROW running across it linking into the settlement

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

Setting?

Comments the slopes rise from the settlement edge forming a rural backcloth, as well as providing a setting to the church along the northern approaches

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 church is a positive feature and landmark, as are the listed dwellings to the north such as the School House

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 PROWs, the A435, minor roads and residents

Other

Other factors -

Potential for landscape enhancement

regenerate primary hedgerow field boundaries and associated tree cover

Potential mitigation if area potentially suitable for development

-

**Landscape sensitivity to housing development** high/medium

This zone forms part of a wider strip of land that includes a mixture of woodland and small pastoral fields lying along the Redditch urban fringe. This particular area remains primarily as pastoral farmland, some of which survives as semi-natural neutral grassland, although it also includes a belt of woodland that screens the urban edge. The zone is also within an area of high cultural landscape sensitivity. Since it has an important screening function, hiding the urban edge from traffic approaching Redditch along the A435 from the north, this woodland and associated pastoral farmland need to be retained and housing development is considered inappropriate in this zone.

**Landscape sensitivity to commercial development** high/medium

This zone forms part of a wider strip of land that includes a mixture of woodland and small pastoral fields lying along the Redditch urban fringe. This particular area remains primarily as pastoral farmland, some of which survives as semi-natural neutral grassland, although it also includes a belt of woodland that screens the urban edge. The zone is also within an area of high cultural landscape sensitivity. Since it has an important screening function, hiding the urban edge from traffic approaching Redditch along the A435 from the north, this woodland and associated pastoral farmland need to be retained and commercial development is considered inappropriate in this zone.

**Landscape characteristics****LDU level****Physiographic** Soft rock lowlands**Ground type** Loamy Brown soils**Land cover** Ancient wooded pastures**Settlement pattern** Clustered with small farms**LDU level****Cultural sensitivity****Ecological sensitivity** C2**Visual sensitivity** L1**Land Cover Parcel data****Land Use** Pastoral**Pattern** Medium/large\_regular**Origin** Cultivated**Designations****Landscape/planning**Green Belt  Parks, Gardens and Amenity Green Spaces  Ancient woodland  TPO **Biodiversity**SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area  SAMs  Historic Parks/Gardens  Listed Buildings  Registered Battlefield **Other**Flood **Characteristics****Landform** 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 no settlement

Other built features -

Presence of water  field pond

Scale medium Sense of enclosure open

Diversity simple

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement False From settlement False

Landmarks - Detractors -

#### Intervisibility

---

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

Comments whilst the zone is relatively well screened from most directions it is visible from the A435 travelling south

#### Tranquillity

---

Noise sources roads

Views of development some Presence of people infrequent

Summary medium/low

Comments the zone is bounded by the busy A435 and A4023 on two sides and the western edge PROW is slightly urban fringe in character so these affect the tranquillity of an otherwise rural landscape

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

---

Comments the zone appears to be managed as part of a wider farmed unit and has a PROW running along its western edge

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

**Setting?**

**Comments** the zone includes a well treed edge to the fringes of Winyates Green, as well as providing an open green gap separating Redditch from the edge of the settlement and the wider landscape beyond the A435

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 School House listed building provides a positive gateway building to the settlement along the A435

Receptors

<b>Receptors</b>	<b>Sensitivity</b>
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, adjacent A435 and the users of the estate road to the west can see a strong treed edge

Other

**Other factors** -

Potential for landscape enhancement

regenerate hedgerow field boundaries and associated tree cover

Potential mitigation if area potentially suitable for development

-



LCP/Zone M09

Settlement: Mappleborough Green

Landscape sensitivity to housing development high/medium

This zone provides a green gap in the frontage of the settlement along the A435. It has a small scale, pastoral character set within a pattern of small fields defined by a mix of trimmed and overgrown thorn hedgerows. Together with the surrounding garden vegetation, these field boundaries effectively screen most views of the adjoining settlement edge. This zone potentially contributes to the setting of the adjoining Moat House Farm, a listed brick & timber building, if the surrounding garden was cleared/ improved. The zone is also within an area of high cultural landscape sensitivity. Any new housing development in this zone would therefore need to be carefully sited so as not to affect the historic setting of this building, nor to close the green gap.

Landscape sensitivity to commercial development high

This zone provides a green gap in the frontage of the settlement along the A435. It has a small scale, pastoral character set within a pattern of small fields defined by a mix of trimmed and overgrown thorn hedgerows. Together with the surrounding garden vegetation, these field boundaries effectively screen most views of the adjoining settlement edge. This zone potentially contributes to the setting of the adjoining Moat House Farm, a listed brick & timber building, if the surrounding garden was cleared/ improved. The zone is also within an area of high cultural landscape sensitivity. Commercial development would not be appropriate in this zone due these sensitivities, proximity to housing and scale.

#### Landscape characteristics

---

##### LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy gleys

Land cover Ancient wooded pastures

Settlement pattern Clustered with small farms

##### LDU level

Cultural sensitivity A1

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 gently rolling lowland

Landcover pastoral farmland

#### Field boundaries

---



**Comments** the field provides a potential setting to the adjacent listed Moat House Farm and provides a green gap in the ribbon development 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** the settlement is generally screened by hedges in this zone and by garden vegetation

Receptors

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

**Comments** receptors include users of the adjacent A435 and residents

Other

**Other factors** -

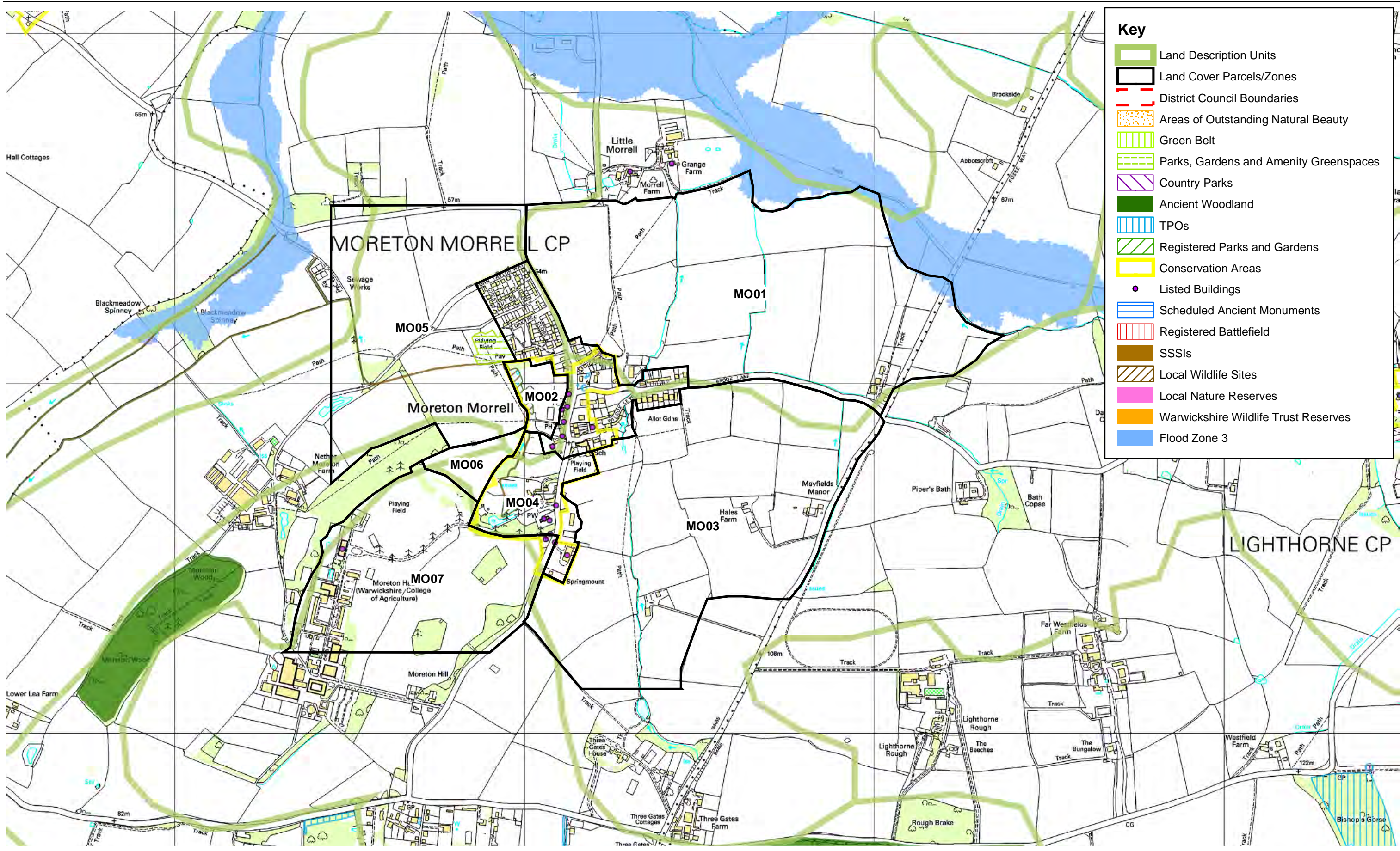
Potential for landscape enhancement

encourage trees in hedges

Potential mitigation if area potentially suitable for development

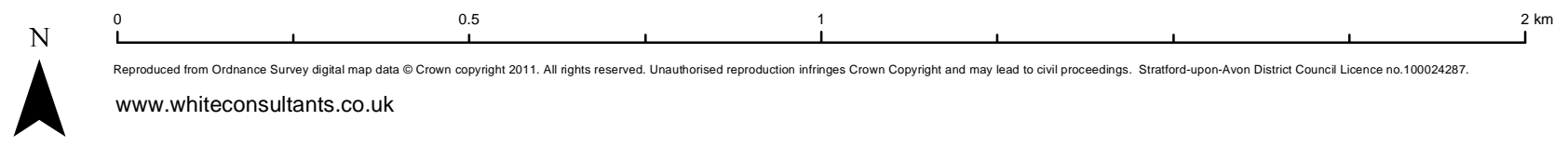
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**Key**

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

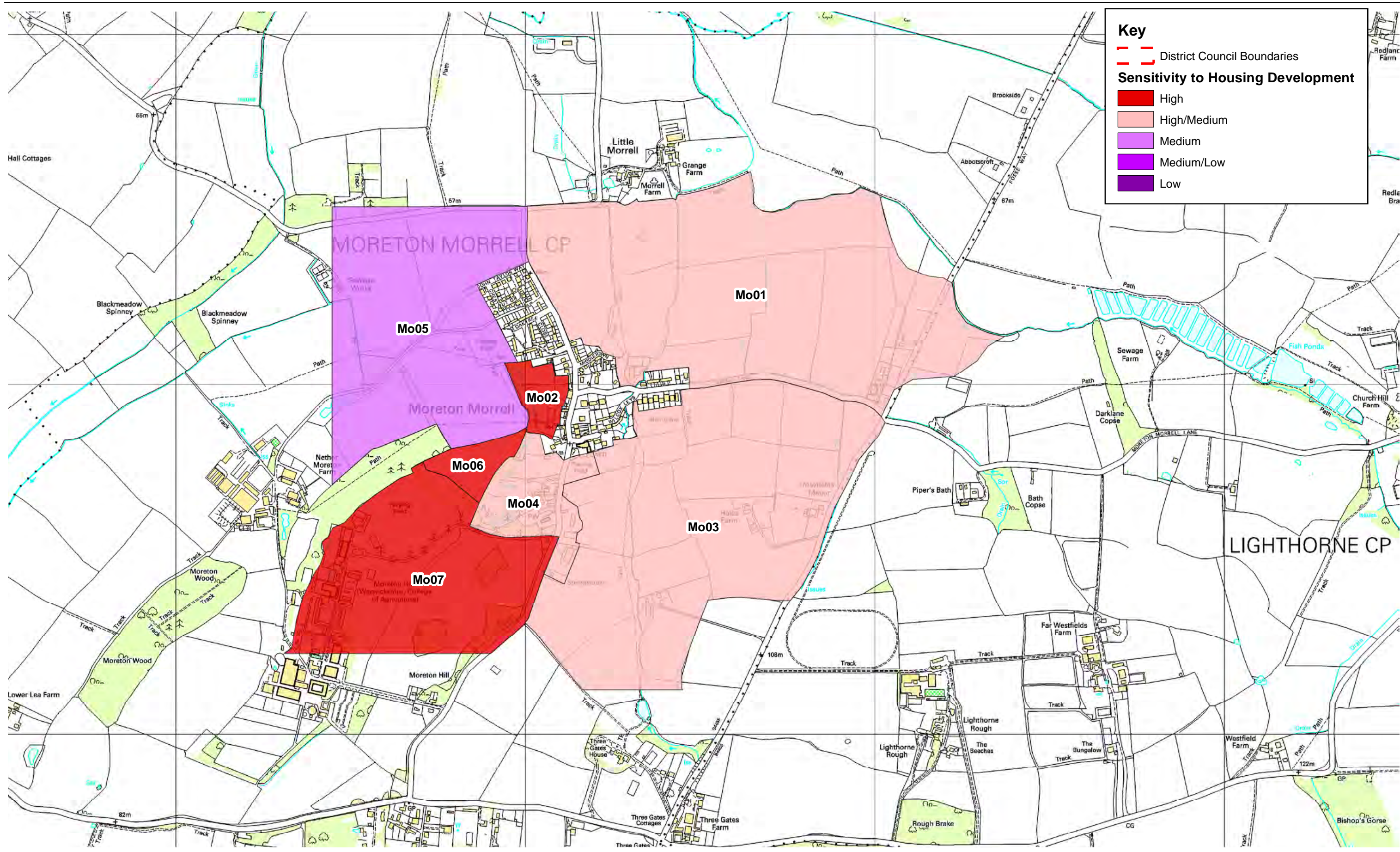


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**Moreton Morrell  
Designations and Constraints**





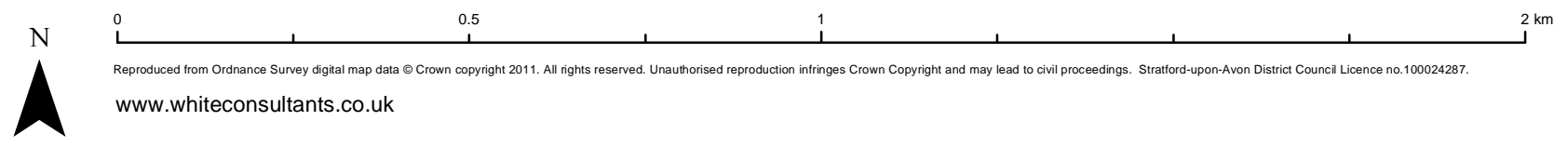
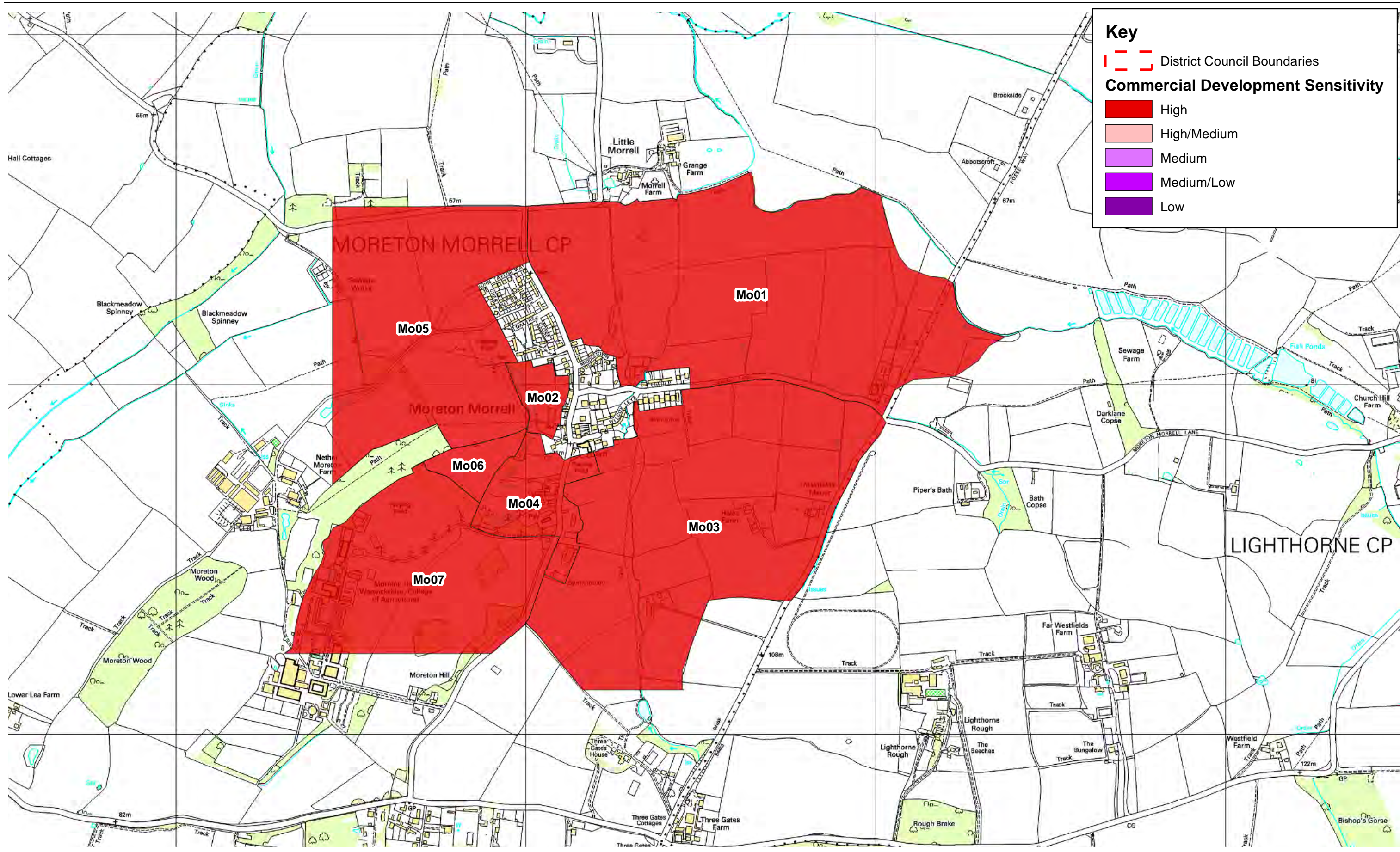
**Key**

- District Council Boundaries

**Sensitivity to Housing Development**

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







**Landscape sensitivity to housing development** high/medium

This zone comprises some medium to large, flat fields of pasture and arable lying at the north east edge of the settlement. The area adjoins a floodplain and several minor drains feed into this area, which is not markedly a stream corridor. On the boundary to the settlement garden vegetation softens the developed edge, and the Moreton Morrell Conservation Area abuts this zone in its south west corner. Two footpaths cross the area leading northwards from the Conservation Area. 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 moderately tranquil with limited road noise, and forms a rural backdrop which contains the settlement on the north east side. It is closely linked visually to the wider farm landscape to the north and west. Due to its proximity to the Conservation Area, its separation from the main part of the settlement by road and its relationship with the wider landscape as a rural approach to the settlement the zone is considered inappropriate for housing development.

**Landscape sensitivity to commercial development** high

This zone comprises some medium to large, flat fields of pasture and arable lying at the north east edge of the settlement. The area adjoins a floodplain and several minor drains feed into this area, which is not markedly a stream corridor. On the boundary to the settlement garden vegetation softens the developed edge, and the Moreton Morrell Conservation Area abuts this zone in its south west corner. Two footpaths cross the area leading northwards from the Conservation Area. 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 moderately tranquil with limited road noise, and forms a rural backdrop which contains the settlement on the north east side. It is closely linked visually to the wider farm landscape to the north and west. Due to its proximity to the Conservation Area, its separation from the main part of the settlement by road and its relationship with the wider landscape as a rural approach to the settlement the zone is considered inappropriate for commercial development.

#### Landscape characteristics

##### LDU level

**Physiographic** Soft rock vales & valleys

**Ground type** Loamy Brown soils

**Land cover** Arable farmlands

**Settlement pattern** Villages and small farms

##### LDU level

**Cultural sensitivity** P2

**Ecological sensitivity** C3

**Visual sensitivity** L0

#### Land Cover Parcel data

**Land Use** Cropping

**Pattern** Medium/large\_regular

**Origin** Cultivated

#### Designations

##### **Landscape/planning**

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

##### **Biodiversity**

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

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

---

**Landform** flat**Landcover** pasture , arable**Field boundaries**

---

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

**Hedge/Stream Trees**

---

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

**Other Trees**

---

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

**Patch Survival**

---

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

**Ecological corridors**

---

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

---

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

---

**Settlement pattern** 3 rural dwellings**Other built features** -**Presence of water**  drains to floodplain to north**Scale** medium to large **Sense of enclosure** framed**Diversity** simple**Skyline**

---

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

---

<b>To settlement</b> False	<b>From settlement</b> False
<b>Landmarks</b> -	<b>Detractors</b> power lines are minor detractor

**Intervisibility**

---

**Site observation** medium **...to key features**  **...from key place** **Comments** some long views over flat landscape but screened by hedgerows**Tranquillity**

---

**Noise sources** roads people**Views of development** one side 180 **Presence of people****Summary** high/medium

**Comments** agricultural area with roads on two sides and footpaths crossing, views to settlement edge at south west

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

**Comments** appears part of wider agricultural unit; footpaths link to settlement

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

**Comments** forms rural setting for north east side 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** maturing edge to C20 housing

Receptors

**Receptors**

**Sensitivity**

rural residents

high

urban residents

high

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

**Comments** views out from adjacent housing and from footpaths, and glimpsed views from field gates from roads

Other

**Other factors** -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-



LCP/Zone Mo02

Settlement: Moreton Morrell

**Landscape sensitivity to housing development** high

This zone comprises a large expanse of what appears to be a private garden in the core of the settlement, and contained within Moreton Morrell Conservation Area. The area is mainly mown grass, with mature trees and a series of ponds on the western edge which are noted as being of local wildlife interest. On the north western corner it adjoins an area off public open space and a footpath runs long its western and southern edges, although a fence and hedge limits views in from this footpath. There are listed buildings to the eastern edge and other C20 properties with mature gardens to the north. The zone is tranquil due to limited road noise, although contained within the settlement, and forms a green backdrop to the view from adjacent properties. Due to its integration in the heart of the settlement and Conservation Area, it is considered unsuitable for any new housing development.

**Landscape sensitivity to commercial development** high

This zone comprises a large expanse of what appears to be a private garden in the core of the settlement, and contained within Moreton Morrell Conservation Area. The area is mainly mown grass, with mature trees and a series of ponds on the western edge which are noted as being of local wildlife interest. On the north western corner it adjoins an area off public open space and a footpath runs long its western and southern edges, although a fence and hedge limits views in from this footpath. There are listed buildings to the eastern edge and other C20 properties with mature gardens to the north. The zone is tranquil due to limited road noise, although contained within the settlement, and forms a green backdrop to the view from adjacent properties. Due to its integration in the heart of the settlement and Conservation Area, it is considered unsuitable for any commercial development.

#### Landscape characteristics

---

##### LDU level

**Physiographic** Soft rock vales & valleys

**Ground type** Loamy 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** Amenity land

**Pattern** Small/med\_semi-regul

**Origin** Cultivated

#### Designations

---

##### Landscape/planning

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

##### Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

##### Historic/archaeology

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

##### Other

Flood

#### Characteristics

---

**Landform** gently sloping

**Landcover** garden

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

**Settlement pattern** garden

**Other built features** artificial ponds

**Presence of water**  ponds

**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**  **...from key place**

**Comments** appears to be visible from adjacent back gardens

Tranquillity

**Noise sources** people

**Views of development** many 270

**Presence of people** infrequent

**Summary** high/medium

**Comments** although there is development on two sides this area is quiet and is a mature landscape

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

**Comments** appears to be a large area of private back garden

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

**Comments** forms a green space with some mature trees in the heart of the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** adjacent and potentially most affected by M005

Settlement edge

**Pre C20 edge**       **C20-21 edge**

**Nature of edge** positive

**Form of edge** moderately indented

**Comments** listed buildings and mature gardens on three sides, arable field to west

Receptors

**Receptors**

**Sensitivity**

urban residents

high

long distance/public footpaths

high

**Comments** appears to be a large area of private back garden; glimpses from public footpath to south and west edges

Other

**Other factors** -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-



**Landscape sensitivity to housing development** high/medium

This zone consists of gently undulating farmland on the eastern edge of Moreton Morrell, in a mix of pastoral and arable cultivation. All field boundaries are well vegetated, with a mix of well trimmed medium hedges and outgrown taller tree rows. The most distinctive vegetation is the riparian trees through the centre of the zone (N/S) and the pollard willows around Mayfield Manor. These and the landform ensure that there are few if any views of the whole zone. The zone partly borders the Moreton Morrell Conservation Area along its western boundary, where there is also a listed building (Springmount) which is a strong element in views from the Fosse Way. The zone makes a small contribution to the setting of the settlement when approaching from the east and the south, but this is frequently masked by landform and vegetation. Given the zone's setting in open countryside and its land use as part of the farmed landscape, it is not considered appropriate for housing development.

**Landscape sensitivity to commercial development** high

This zone consists of gently undulating farmland on the eastern edge of Moreton Morrell, in a mix of pastoral and arable cultivation. All field boundaries are well vegetated, with a mix of well trimmed medium hedges and outgrown taller tree rows. The most distinctive vegetation is the riparian trees through the centre of the zone (N/S) and the pollard willows around Mayfield Manor. These and the landform ensure that there are few if any views of the whole zone. The zone partly borders the Moreton Morrell Conservation Area along its western boundary, where there is also a listed building (Springmount) which is a strong element in views from the Fosse Way. The zone makes a small contribution to the setting of the settlement when approaching from the east and the south, but this is frequently masked by landform and vegetation. Given the zone's setting in open countryside and its land use as part of the farmed landscape, it is not considered appropriate for commercial development.

Landscape characteristics**LDU level****Physiographic** Soft rock uplands**Ground type** Claylands**Land cover** Pastoral farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** P2**Ecological sensitivity** F3**Visual sensitivity** R1Land Cover Parcel data**Land Use** Mixed farming**Pattern** Med/large\_semi-regul**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** part of the wider farmed landscape, providing access from the settlement via PROWs.

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

**Comments** from Fosse Way there is little perception of the presence of a settlement, due to intervening field boundary vegetation and dense vegetation on house boundaries.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** MO07 has a different land use. MO01 is in similar land use but they are not interreliant.

Settlement edge

**Pre C20 edge**       **C20-21 edge**

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

**Comments** mix of modern and pre-C20 housing, including a listed building.

Receptors

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

**Comments** residents of Mayfield Manor, Hales Farm and the farm unit near the southern end of the zone would all be highly affected by development here, as would, possibly, residents at Three Gates House . Residents at Springmount, the listed building, and the adjoining houses might experience some impact, as would houses on the north eastern edge of the settlement. Users of the PROWs would experience significant change, while drivers and passengers on the Fosse Way would be aware of change also.

Other

**Other factors** -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Mo04

Settlement: Moreton Morrell

Landscape sensitivity to housing development high/medium

This zone consists of several houses, mainly listed buildings, and their curtilages along the southern part of the High Street in Moreton Morrell. On the eastern side of the road there are two large houses (one listed) and a playing field associated with the adjoining local primary school. On the western side the houses (two listed) have long gardens sloping westwards to a small stream along which there is dense boundary vegetation. The north western part consists of an orchard and dense scrub, designated Local Wildlife Site and extending along the stream to the rear of several houses. Given the zone's designation as almost entirely within the Conservation Area, the presence of several listed buildings, a Local Wildlife Site and a school playing field, it is not considered appropriate for housing development.

Landscape sensitivity to commercial development high

This zone consists of several houses, mainly listed buildings, and their curtilages along the southern part of the High Street in Moreton Morrell. On the eastern side of the road there are two large houses (one listed) and a playing field associated with the adjoining local primary school. On the western side the houses (two listed) have long gardens sloping westwards to a small stream along which there is dense boundary vegetation. The north western part consists of an orchard and dense scrub, designated Local Wildlife Site and extending along the stream to the rear of several houses. Given the zone's designation as almost entirely within the Conservation Area, the presence of several listed buildings, a Local Wildlife Site and a school playing field, it is not considered appropriate for commercial development.

#### Landscape characteristics

---

##### LDU level

Physiographic Soft rock uplands

Ground type Claylands

Land cover Pastoral farmlands

Settlement pattern Villages and small farms

##### LDU level

Cultural sensitivity P2

Ecological sensitivity F3

Visual sensitivity R1

#### Land Cover Parcel data

---

Land Use Amenity land

Pattern Small/med\_semi-regul

Origin Cultivated

#### Designations

---

##### Landscape/planning

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

##### Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

##### Historic/archaeology

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

##### Other

Flood

#### Characteristics

---

Landform gently sloping down to north

Landcover gardens with tree belts, orchard and playing field

#### Field boundaries

---



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

#### Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input 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"/>
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#### Intensity of Use

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

**Settlement pattern** linear to either side of High Street

**Other built features** garden sheds, greenhouses etc.

**Presence of water**  ponds in south western corner and stream near western boundary  
**Sense of enclosure** enclosed by vegetation

**Scale** small

**Diversity** diverse

#### Skyline

**Prominence/ importance** not applicable **Complexity**

**Comments** enclosed by vegetation

#### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	-	<b>Detractors</b>	-

#### Intervisibility

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

**Comments** very well vegetated gardens, especially along boundaries

#### Tranquillity

**Noise sources** roads people

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

**Summary** high/medium

**Comments** some traffic along High Street along eastern boundary; no PROWs (beyond northern boundary, screened by dense riparian vegetation)

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

**Comments** is part of traditional settlement pattern along High Street. Cut off from wider landscape by riparian vegetation along western boundary. Different landuse to farmland to east

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

**Setting?**

**Comments** major contributor to settlement although most listed buildings are not visible from High Street.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** different land use to M007, M006 and M003, and screened from them all by boundary vegetation.

Settlement edge

**Pre C20 edge**       **C20-21 edge**

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

**Comments** all houses have High Street access, with glimpses of pasture fields and playing field along eastern edge.

Receptors

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

**Comments** any development of this zone would have a significant impact on users of the college, other urban residents and users of the PROW along part of its northern edge and those using the High Street, pedestrians and drivers.

Other

**Other factors** well established garden boundaries of listed buildings

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

**Landscape sensitivity to housing development** medium

This zone comprises some medium sized arable fields and one small pasture field, as well as an area of open space and play equipment, at the north west edge of the settlement. The area rises from the flat area relating to the floodplain towards the higher ground of Moreton Hall. Some drains run through the area, one of which was noted as a local wildlife site but it is not now apparent. The recent area of housing on John Taylor Way has been well designed, and a maturing tree screen softens the aspect from the north on the approach to the settlement. Other field boundaries are either trimmed or slightly outgrown. Moreton Morrell Conservation Area abuts this zone on its eastern side. Two footpaths cross the area leading westwards from the settlement. A mature tree plantation on the sloping ground forms the southern edge. The zone is not very tranquil mainly due to regular use of the track leading to the College and use of the play area. It is closely linked visually to the wider farm landscape to the north and east. Due to its proximity to the settlement and Conservation Area, most of the area it is considered unsuitable for housing development. However, a small area could be considered for housing if settlement expansion was required. This is the triangular field west of housing on John Taylor Drive, contained by the access road to the College and the hedgerow to the south (north of the public open space). If housing development was proposed for this area it should echo the density and style of that on John Taylor Drive, including the orientation of fronts to the south and north boundaries and backs adjoining those on Chestnut Grove; and a similar planted strip should be created to extend that just north of John Taylor Drive, to soften views from the north.

**Landscape sensitivity to commercial development** high

This zone comprises some medium sized arable fields and one small pasture field, as well as an area of open space and play equipment, at the north west edge of the settlement. The area rises from the flat area relating to the floodplain towards the higher ground of Moreton Hall. Some drains run through the area, one of which was noted as a local wildlife site but it is not now apparent. The recent area of housing on John Taylor Way has been well designed, and a maturing tree screen softens the aspect from the north on the approach to the settlement. Other field boundaries are either trimmed or slightly outgrown. Moreton Morrell Conservation Area abuts this zone on its eastern side. Two footpaths cross the area leading westwards from the settlement. A mature tree plantation on the sloping ground forms the southern edge. The zone is not very tranquil mainly due to regular use of the track leading to the College and use of the play area. It is closely linked visually to the wider farm landscape to the north and east. Due to its proximity to the settlement and Conservation Area, the area it is considered unsuitable for commercial development.

Landscape characteristics**LDU level****Physiographic** Soft rock vales & valleys**Ground type** Loamy 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** Mixed farming**Pattern** Large\_regular



Origin Cultivated

Designations

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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, gently rising to south

Landcover arable, pasture

Field boundaries

---

Type Hedgerows  Hedgebanks  Stone walls  Wet ditches

Species Thorn  Elm  Mixed  Ancient

Condition Good  Poor  Redundant  Relic

Management Trimmed  Outgrown  Mixed

Hedge/Stream Trees

---

Extent Dense  Scattered  Insignificant  None

Age of mixture Mixed Age  Overmature  Immature

Other Trees

---

Extent Prominent  Apparent  Insignificant  None

Age of mixture Mixed Age  Overmature  Immature

Patch Survival

---

Extent Widespread  Localised  Relic

Management Intense  Traditional  Neglected

Ecological corridors

---

Condition Intact  Declining  Fragmented

Intensity of Use

---

Impact High  Moderate  Low

Pattern

---

Settlement pattern none

Other built features sewage works

Presence of water  drain and ponds

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 views from housing area and footpaths, road views generally screened by hedgerows

Tranquillity

**Noise sources** roads people

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

**Summary** medium/low

**Comments** although an agricultural area, it also contains a play area, and accommodates a main track in to the College

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

**Corridor?**

**Comments** play area and greenspace, footpaths links to settlement, part of farmed unit under College management

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

**Setting?**

**Comments** forms rural setting for west side 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** smooth/linear

**Comments** well designed housing and new tree belt softens new settlement edge

Receptors

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

**Comments** highly visible from housing area, footpaths and College access road

Other

**Other factors** -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

see notes on screening and layout

**Landscape sensitivity to housing development** high

This zone consists of a small pasture field near the crest of sloping ground on the western edge of Moreton Morrell. It is part of the farmed landscape associated with Moreton Hall, the Warwickshire College of Agriculture. To the west it is bound by young mature woodland, with mature trees in a former hedgerow to the south west. Its eastern boundary is dense ornamental woodland within the gardens of listed buildings on the High Street. A well managed but partly outgrown hedge with mature hedgerow oaks separates the pasture from the arable field to the north. There are views into the zone mainly from the PROWs and some of the houses in the northern part of the settlement, and filtered views from MO07. Given the zone's current land use as part of an agricultural college, its visibility from PROWs and some parts of the settlement and its proximity to the curtilage of several listed buildings, it not considered appropriate for housing development.

**Landscape sensitivity to commercial development** high

This zone consists of a small pasture field near the crest of sloping ground on the western edge of Moreton Morrell. It is part of the farmed landscape associated with Moreton Hall, the Warwickshire College of Agriculture. To the west it is bound by young mature woodland, with mature trees in a former hedgerow to the south west. Its eastern boundary is dense ornamental woodland within the gardens of listed buildings on the High Street. a well managed but partly outgrown hedge with mature hedgerow oaks separates the pasture from the arable field to the north. There are views into the zone mainly from the PROWs and some of the houses in the northern part of the settlement, and filtered views from MO07. Given the zone's current land use as part of an agricultural college, its visibility from PROWs and some parts of the settlement and its proximity to the curtilage of several listed buildings, it not considered appropriate for commercial development.

**Landscape characteristics****LDU level****Physiographic** Soft rock uplands**Ground type** Claylands**Land cover** Pastoral farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** P2**Ecological sensitivity** F3**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Mixed farming**Pattern** Med/large\_semi-regul**Origin** Cultivated**Designations****Landscape/planning**Green Belt  Parks, Gardens and Amenity Green Spaces  Ancient woodland  TPO **Biodiversity**SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area  SAMs  Historic Parks/Gardens  Listed Buildings  Registered Battlefield **Other**Flood **Characteristics**

**Landform** sloping northwards to flood zone

**Landcover** pasture

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

**Settlement pattern** none

**Other built features** animal shelters within hedge boundary

**Presence of water**  -

**Scale** small

**Sense of enclosure** enclosed by vegetation and, to some extent, by landform

**Diversity** simple

Skyline

**Prominence/ importance** prominent **Complexity** simple

**Comments** woodland to west and line of Wellingtonias to south form local skylines

Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	Wellingtonia avenue in M007	<b>Detractors</b>	-

Intervisibility

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

**Comments** extremely well vegetated settlement

Tranquillity

<b>Noise sources</b>	roads	people
<b>Views of development</b>	some	<b>Presence of people</b> frequent

**Summary** medium

**Comments** as part of the college this zone is in frequent use by students and staff; noise from the main village road is masked by intervening vegetation.



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

**Comments** part of agricultural college

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

**Comments** part of the farmed landscape. Contributes slightly to the setting of MO07 viewed from the north as open ground between woodland and the vegetated settlement edge. Visible from PROW along western boundary of MO02.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** link between college parkland and farmed landscape to the north; functionally dependent on MO07 and MO05 remaining in farming use.

Settlement edge

**Pre C20 edge**       **C20-21 edge**

**Nature of edge** positive

**Form of edge** moderately indented

**Comments** no views of the settlement edge along the eastern boundary of this zone due to intervening woodland. Filtered views of C21st housing development on the northern edge of the settlement.

Receptors

**Receptors**

**Sensitivity**

rural residents

high

urban residents

high

**Comments** rural residents are the many users of the college, although views into this zone from MO07 are filtered by boundary vegetation. None of the listed buildings in MO04 have views of the zone due to dense boundary vegetation. Users of the PROW along the western boundary of MO02 and other PROWs to the north would be significantly affected by development in this zone and some residents on the north western edge of the settlement enjoy oblique views of it. There are no roads or PROWswithin or adjacent to the site.

Other

**Other factors**

Potential for landscape enhancement

replant lost field boundary to north or plant up as extension of woodland to west.

Potential mitigation if area potentially suitable for development

-

**Landscape sensitivity to housing development** high

This zone consists of the buildings and grounds of Moreton Hall, currently the Warwickshire College of Agriculture. The main house (a listed building) is located near the south western boundary (with many ancillary buildings) and is approached from the main entrance on the north eastern corner of the zone along a magnificent avenue of Wellingtonias, which curve across the pasture parkland. The boundaries of the zone are very well vegetated and there are several large clumps of young to young mature ornamental trees within the pastoral parkland, part of which is used as playing fields. The zone is a complete entity based around the Hall and has maintained its integrity well despite some change of use. Housing development here would be entirely inappropriate.

**Landscape sensitivity to commercial development** high

This zone consists of the buildings and grounds of Moreton Hall, currently the Warwickshire College of Agriculture. The main house (a listed building) is located near the south western boundary (with many ancillary buildings) and is approached from the main entrance on the north eastern corner of the zone along a magnificent avenue of Wellingtonias, which curve across the pasture parkland. The boundaries of the zone are very well vegetated and there are several large clumps of young to young mature ornamental trees within the pastoral parkland, part of which is used as playing fields. The zone is a complete entity based around the Hall and has maintained its integrity well despite some change of use. Commercial development here would be entirely inappropriate.

**Landscape characteristics****LDU level****Physiographic** Periglacial plateau**Ground type** Loamy gleys**Land cover** Ancient wooded land**Settlement pattern** Planned enclosed waste**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C2**Visual sensitivity** R1**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** sloping down to north**Landcover** parkland pasture with tree clumps and playing fields**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread  Localised  Relic   
 Management Intense  Traditional  Neglected

Ecological corridors

Condition Intact  Declining  Fragmented

Intensity of Use

Impact High  Moderate  Low

Pattern

Settlement pattern large pre-C20 country house and attendant buildings, now Warwickshire College of Agriculture

Other built features -

Presence of water  -

Scale medium Sense of enclosure open internally but very well vegetated on boundaries

Diversity simple

Skyline

Prominence/ importance apparent Complexity simple

Comments wooded eastern boundary forms local skyline

Key views

To settlement False From settlement False  
 Landmarks Wellingtonia avenue Detractors -

Intervisibility

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

Comments settlement and surrounding area extremely well vegetated with many mature trees and areas of woodland

Tranquillity

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

Summary medium

Comments presence of staff and students affects the tranquillity of the parkland. There is some noise from the main village road.

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

Comments college is focus of agricultural activity around settlement but set on south western edge with parkland intervening

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

Setting?

Comments separated visually from settlement by intervening vegetation; serves as attractive approach to settlement from sough west

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments MO04 consists of private gardens, but MO03 and MO06 are part of the college's agricultural activities. MO06 could become landlocked by development in either MO07 or MO05

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge positive Form of edge smooth/linear

Comments settlement screened by vegetation on boundaries of both MO07 and MO04. Well vegetated boundary between MO07 and MO06 provides only glimpsed views of settlement on lower ground.

Receptors

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

Comments rural residents include all users of the college (main building is listed), residents of other listed buildings within MO07, plus residents of Moreton Hill, Springmount (listed), the Manor House and other listed buildings in MO04. The main village road follows the eastern boundary of the zone.

Other

Other factors historic and landscape significance of the entire zone (only the main building is listed but the Wellingtonia avenue within the parkland setting is a major contributor to its setting)

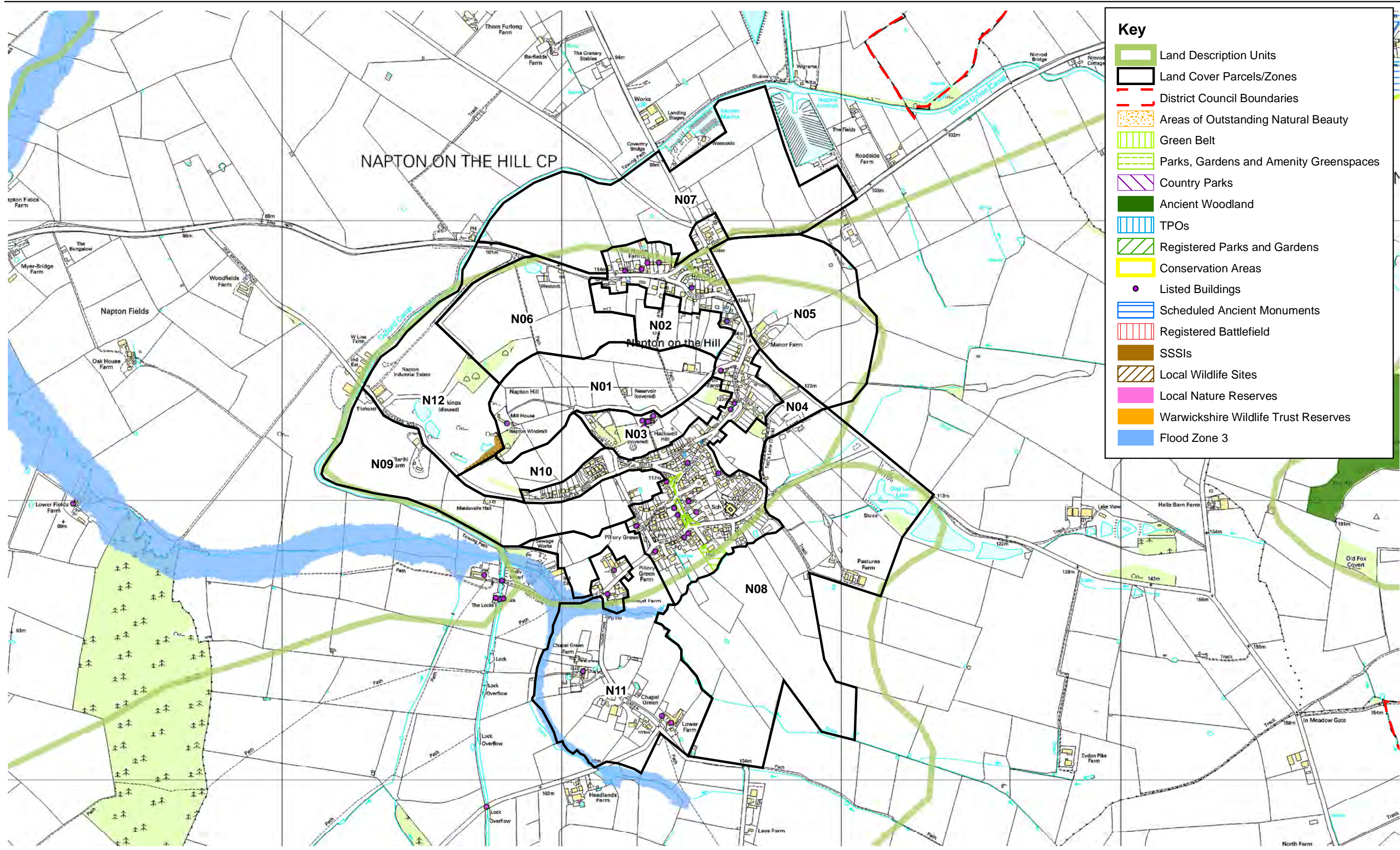
Potential for landscape enhancement

consider listing entire zone and/or TPOing the Wellingtonia avenue

Potential mitigation if area potentially suitable for development

-





**Key**

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

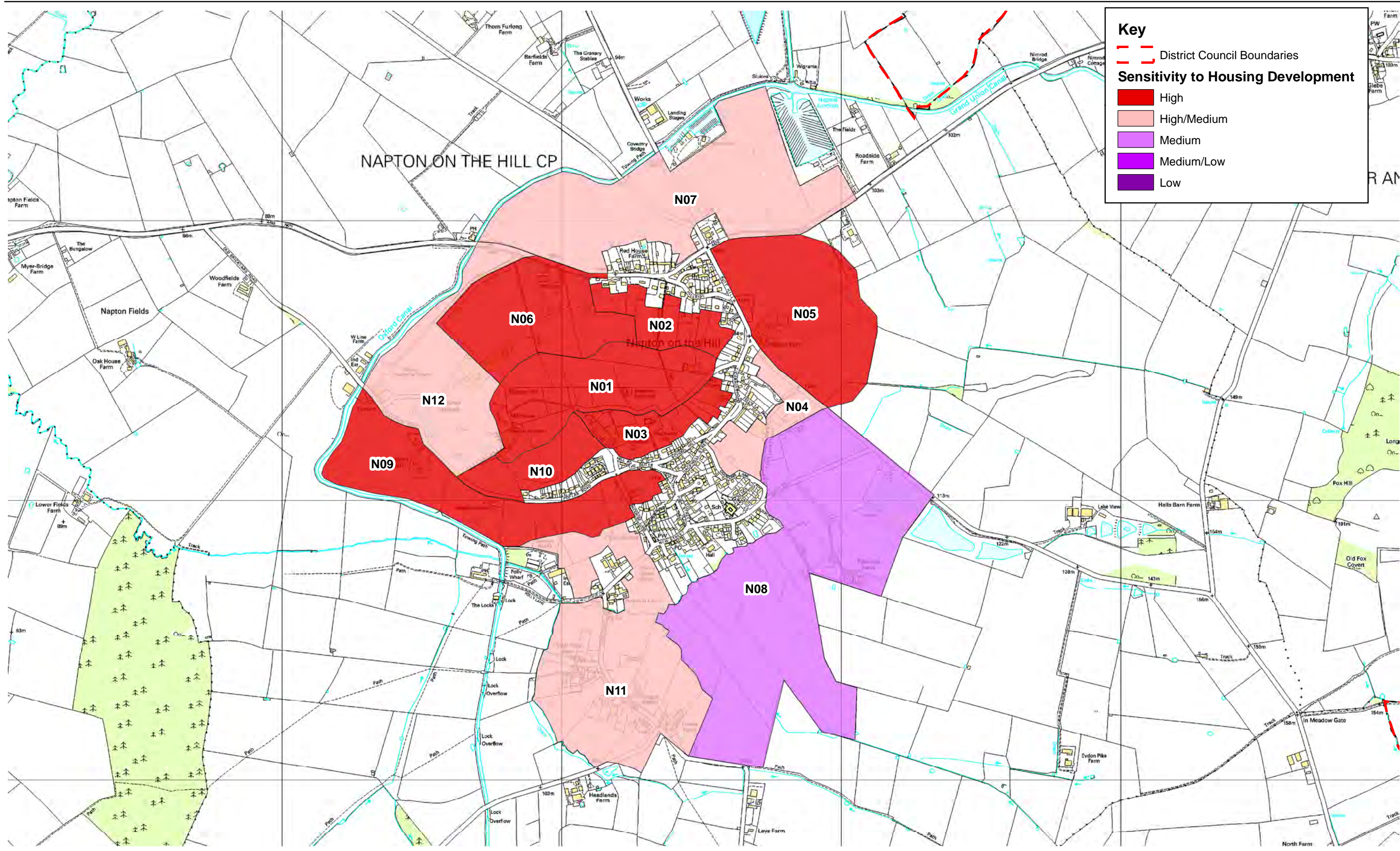


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**Napton-on-the-Hill  
Designations and Constraints**





**Key**

- District Council Boundaries

**Sensitivity to Housing Development**

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

NAPTON ON THE HILL CP

N07

N06

N02

N05

N01

N04

N12

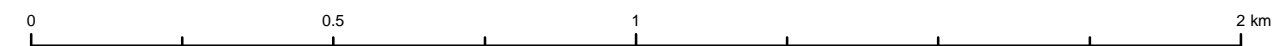
N03

N09

N10

N08

N11

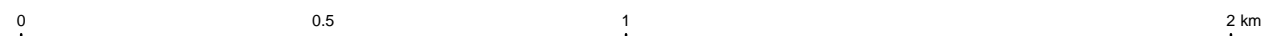
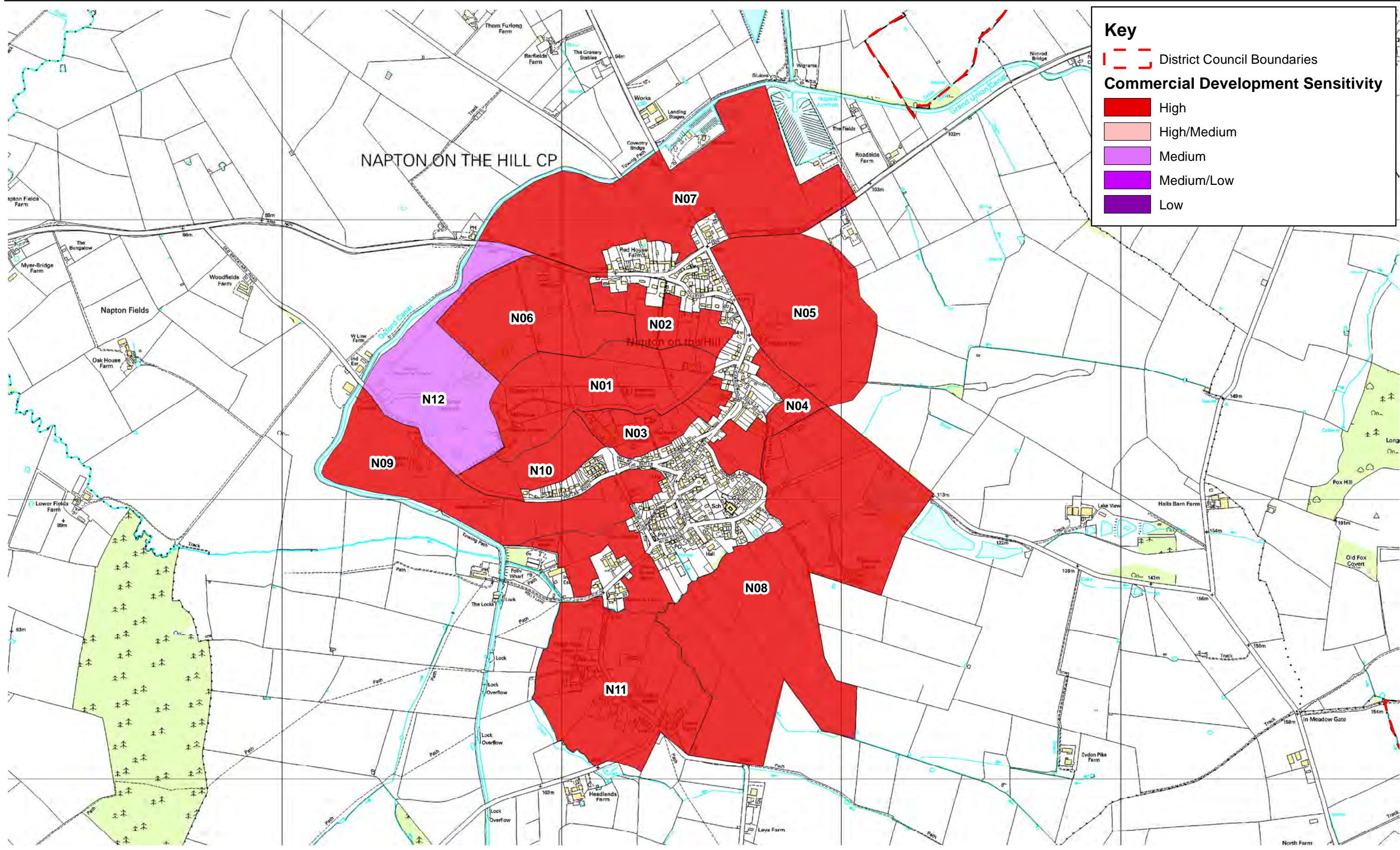


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**Napton-on-the-Hill  
Designations and Constraints**





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**Napton-on-the-Hill  
Landscape Sensitivity to Commercial Development**



**Landscape sensitivity to housing development** high

This zone consists of a gently rolling hilltop where the surrounding land falls away steeply on all sides. The hilltop, which is largely unsettled, provides a setting for both the church of St Lawrence and the windmill. The farmland within the zone is managed as permanent pasture with some relic ridge and furrow, set within a regular pattern of small hedged fields. Most of these hedges are overgrown and include a dense scattering of hedgerow trees, which together create a surprisingly strong sense of enclosure across much of the hilltop area. Around the edges of the zone, however, the land falls away steeply, creating a locally prominent skyline, which can be viewed from much of the area surrounding Napton Hill. New housing development would thus not only be very visible, but it would also impinge on the existing semi-rural character of the zone and is therefore highly inappropriate.

**Landscape sensitivity to commercial development** high

This zone consists of a gently rolling hilltop where the surrounding land falls away steeply on all sides. The hilltop, which is largely unsettled, provides a setting for both the church of St Lawrence and the windmill. The farmland within the zone is managed as permanent pasture with some relic ridge and furrow, set within a regular pattern of small hedged fields. Most of these hedges are overgrown and include a scattering of hedgerow trees, which together create a surprisingly strong sense of enclosure across much of the hilltop area. Around the edges of the zone, however, the land falls away steeply, creating a locally prominent skyline, which can be viewed from much of the area surrounding Napton Hill. Any commercial development would thus not only be very visible, but it would also impinge on the existing semi-rural character of the zone and is therefore highly inappropriate.

**Landscape characteristics****LDU level****Physiographic** Scarp slopes & ridges**Ground type** Loamy Brown soils**Land cover** Pastoral farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C2**Visual sensitivity** L0**Land Cover Parcel data****Land Use** Pastoral**Pattern** Small/medium\_regular**Origin** Cultivated**Designations****Landscape/planning**Green Belt  Parks, Gardens and Amenity Green Spaces  Ancient woodland  TPO **Biodiversity**SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area  SAMs  Historic Parks/Gardens  Listed Buildings  Registered Battlefield **Other**Flood **Characteristics**



**Landform** gently rolling hilltop

**Landcover** pastoral farmland with patches of neutral grassland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

**Settlement pattern** mill house

**Other built features** farmyard & covered reservoir

**Presence of water**  -

**Scale** small **Sense of enclosure** enclosed

**Diversity** simple

Skyline

**Prominence/ importance** very prominent **Complexity** simple

**Comments** relatively flat hilltop which dominates the settlement and is highly visible from surrounding areas

Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	Napton windmill	<b>Detractors</b>	covered reservoir on top of the hill

Intervisibility

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

**Comments** the skyline edge of the zone is highly visible from the surrounding countryside although the interior of the zone is enclosed, but intervisible with the church

Tranquillity

**Noise sources** people

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

**Summary** high/medium

**Comments** the zone is accessed only for the church and windmill and the settlement is only apparent around the edges at a lower level, so the area has a high

degree of tranquillity, despite its proximity to developed land

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

Corridor?

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

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

Setting?

**Comments** the zone contributes significantly to the setting of the listed Church of St Lawrence, the windmill and to the settlement as a whole, as an unspoilt tree clad and hedged hilltop

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** if this zone was developed this might put pressure for development on the adjacent hill slopes N02 and N03 and vice versa

Settlement edge

Pre C20 edge  C20-21 edge

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

**Comments** the zone only abuts a very small part of the settlement- a listed building/farmhouse in a large garden which relates to the farmed hilltop

Receptors

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

**Comments** receptors include users of the church, PROWs, canal and associated walk, minor road within the zone, roads on the surrounding vale and residents

Other

**Other factors** -

Potential for landscape enhancement

improved management of hedges and pasture

Potential mitigation if area potentially suitable for development

-

**Landscape sensitivity to housing development** high

The zone comprises a series of small, regular enclosures situated on a prominent hillside on the northern slopes of Napton Hill. Many of the enclosures are long and thin and most are grazed. Most of the zone is enclosed by mature tree cover, either in hedgerows, or in adjoining gardens and together with the steeply sloping topography, this forms a strong backcloth to the settlement. The zone is widely visible from the north, especially from the busy A425 and the heavily used Oxford Canal and associated Walk. It is, therefore, visually very sensitive to new residential development which is considered inappropriate.

**Landscape sensitivity to commercial development** high

The zone comprises a series of small, regular enclosures situated on a prominent hillside on the northern slopes of Napton Hill. Many of the enclosures are long and thin and most are grazed. Most of the zone is enclosed by mature tree cover, either in hedgerows, or in adjoining gardens and together with the steeply sloping topography, this forms a strong backcloth to the settlement. The zone is widely visible from the north, especially from the busy A425 and the heavily used Oxford Canal and associated Walk. It is, therefore, visually very sensitive to commercial development which is highly inappropriate and unfeasible on these slopes.

**Landscape characteristics****LDU level****Physiographic** Scarp slopes & ridges**Ground type** Loamy Brown soils**Land cover** Pastoral farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** F2**Visual sensitivity** S0**Land Cover Parcel data****Land Use** Urban-historic**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** steeply sloping hillside**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** none within zone, but surrounded on two sides by settlement edge

**Other built features** -

**Presence of water**  -

**Scale** intimate **Sense of enclosure** enclosed

**Diversity** diverse

#### Skyline

**Prominence/ importance** apparent **Complexity** simple

**Comments** when walking up the hill the top of the zone may form the skyline which is otherwise formed by trees and hedges on zone N01

#### Key views

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

#### Intervisibility

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

**Comments** the hillside is highly visible to the countryside to the north including from the Oxford Canal and Walk and has fine views

#### Tranquillity

**Noise sources** people roads  
**Views of development** one side 180 **Presence of people** infrequent

**Summary** medium

**Comments** the presence of the A425 and filtered views of the settlement reduce the tranquillity of the zone to an extent, although it feels rural

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

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

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

**Setting?**

**Comments** the zone contributes significantly to the northern part of the settlement as an unspoilt hedged pastoral hillside

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** if this zone was developed this might put pressure for development on the adjacent hilltop N01 and vice versa

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 large mature gardens and set into the lower hillside

Receptors

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

**Comments** receptors include users of PROWs, canal and associated walk, roads on the surrounding vale and residents

Other

**Other factors** -

Potential for landscape enhancement

better management of hedgerows

Potential mitigation if area potentially suitable for development

-

LCP/Zone N03

Settlement: Napton-on-the-Hill

**Landscape sensitivity to housing development** high

The zone comprises a series of small, regular enclosures situated on a prominent hillside on the southern slopes of Napton Hill. Many of the enclosures are long and thin and although some are grazed, others are somewhat overgrown, or used for fruit growing, or vegetable plots. Most of the zone is enclosed by mature tree cover, either in hedgerows, or in adjoining gardens and together with the steeply sloping topography, this forms a strong backcloth to the settlement. The zone is widely visible from the south, making it very sensitive to new residential development which is inappropriate.

**Landscape sensitivity to commercial development** high

The zone comprises a series of small, regular enclosures situated on a prominent hillside on the southern slopes of Napton Hill. Many of the enclosures are long and thin and although some are grazed, others are somewhat overgrown, or used for fruit growing, or vegetable plots. Most of the zone is enclosed by mature tree cover, either in hedgerows, or in adjoining gardens and together with the steeply sloping topography, this forms a strong backcloth to the settlement. The zone is widely visible from the south, making it very sensitive to commercial development which is highly inappropriate and unfeasible on these slopes.

#### Landscape characteristics

##### LDU level

**Physiographic** Scarp slopes & ridges

**Ground type** Loamy Brown soils

**Land cover** Pastoral farmlands

**Settlement pattern** Villages and small farms

##### LDU level

**Cultural sensitivity** H2

**Ecological sensitivity** F2

**Visual sensitivity** S0

#### 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** steeply sloping hillside

**Landcover** pastoral farmland

#### Field boundaries

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

#### Hedge/Stream Trees

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

#### Other Trees

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

#### Patch Survival

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

#### Ecological corridors

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

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

**Settlement pattern** none within zone, but surrounded on two sides by settlement edge

**Other built features** -

**Presence of water**  -

**Scale** intimate **Sense of enclosure** enclosed

**Diversity** diverse

#### Skyline

**Prominence/ importance** apparent **Complexity** simple

**Comments** when walking up the hill the top of the zone, or the church may form the skyline which is otherwise formed by trees and hedges on zone N01

#### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	Church of St Lawrence	<b>Detractors</b>	covered reservoir is a minor detractor visible from the churchyard

#### Intervisibility

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

**Comments** the hillside is highly visible to the countryside to the south and has fine views such as to and from the church

#### Tranquillity

**Noise sources** people

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

**Summary** high/medium

**Comments** the presence of filtered views of the settlement and the church/other structures reduce the tranquillity of the zone to an extent although it feels rural



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

**Comments** the zone appears to be managed as a series of separate 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 zone contributes significantly to the setting of the church and the southern part of the settlement as an unspoilt hedged pastoral and well treed hillside

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** if this zone was developed this might put pressure for development on the adjacent hilltop N01 and vice versa

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 the vernacular and others of inappropriate design, some with in large mature gardens and set halfway up the hillside, unfortunately with no gaps left

Receptors

<b>Receptors</b>	<b>Sensitivity</b>
urban residents	high/medium
viewpoints	high/medium
long distance/public footpaths	high
roads/rail/cycleways	medium/low
<b>Comments</b> receptors include users of the church, PROWs, canal and associated walk, roads on the surrounding vale 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 small/medium regular pastoral fields, tennis courts and other recreational facilities and a small copse lying on the south eastern slopes of Napton Hill. Hedges are generally outgrown and there is significant tree cover to the east. The fields to the west are relatively open, especially to views from the south/south east, and provide important gaps in the built frontage along Vicarage Road/Hackwell Street. The settlement edge here is mixed and gappy and includes some vernacular buildings of important character to the settlement which has been infilled extensively. The fields to the east are more hidden from view by outgrown hedges and trees which soften the settlement edge and the sports facilities are discreetly sited. The sensitivity of the zone lies in its prominence on the sides of the hill, its contribution to the settlement form providing gaps in the built frontage to the north west, its trees and hedges which provide a softening of the settlement edge and its scale to the east. Housing development would only be appropriate in the north east field, south of Manor Farm, but this should retain the hedge/trees along the lane, be of very low density eg 3-4 houses which should all respond to the vernacular and be sited parallel to the contours/right angles to the road.

**Landscape sensitivity to commercial development** high

The zone comprises small/medium regular pastoral fields, tennis courts and other recreational facilities and a small copse lying on the south eastern slopes of Napton Hill. Hedges are generally outgrown and there is significant tree cover to the east. The fields to the west are relatively open, especially to views from the south/south east, and provide important gaps in the built frontage along Vicarage Road/Hackwell Street. The settlement edge here is mixed and gappy and includes some vernacular buildings of important character to the settlement which has been infilled extensively. The fields to the east are more hidden from view by outgrown hedges and trees which soften the settlement edge and the sports facilities are discreetly sited. The sensitivity of the zone lies in its prominence on the sides of the hill, its contribution to the settlement form providing gaps in the built frontage to the north west, its trees and hedges which provide a softening of the settlement edge and its scale to the east. Commercial development would therefore be inappropriate due to these sensitivities as well as the small scale and slope.

**Landscape characteristics****LDU level****Physiographic** Scarp slopes & ridges**Ground type** Loamy Brown soils**Land cover** Pastoral farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** F2**Visual sensitivity** S0**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** steeply sloping hillside**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** none**Other built features** -**Presence of water**  -**Scale** intimate or small**Sense of enclosure** enclosed or open**Diversity** diverse**Skyline****Prominence/ importance** prominent**Complexity** simple**Comments** zone lies on a steeply sloping hillside which forms the skyline in parts**Key views****To settlement** False**From settlement** False**Landmarks** -**Detractors** -**Intervisibility****Site observation** high...to key features  ...from key place **Comments** the prominence of the slopes means they are intervisible with the countryside to the south east

Tranquillity

Noise sources roads

Views of development many 270

Presence of people infrequent

Summary medium

Comments although this zone provides relatively quiet areas in close proximity to the settlement, the presence of roads and views of the built edge on two, or more sides reduce 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 and small managed units and has a PROW running across it on the western slope linking into the settlement

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

Setting?

Comments the zone, especially the open field to the west, contributes to the essentially traditional linear character of the settlement by providing a green wedge into the core. The smaller field to the west also contribute to the setting filtering and buffering views of the adjacent housing.

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 to the north of the western field is generally positive and reflecting the settlement's linear 'gappy' character but the estate to the south west is less positive albeit seen obliquely from a distance. The settlement edge running north east is filtered by vegetation and is neutral.

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium/low

Comments receptors include users of PROWs, minor roads and residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-



LCP/Zone N05

Settlement: Napton-on-the-Hill

**Landscape sensitivity to housing development** high

This is a mixed farming zone with a relic pattern of large hedged fields, associated with a low rolling hillside to the east of the village. The zone, which is separated from the adjoining settlement edge by a minor road, forms a strong rural hinterland. This is emphasised by the presence of a large brick, roadside farmstead on the top of the hill. The rolling/undulating topography and relatively sparse hedgerow tree cover mean that all parts of this zone are open to view. It is thus highly sensitive to housing development, as this would be both very visible and would extend the existing settlement into open rural countryside and is considered inappropriate.

**Landscape sensitivity to commercial development** high

This is a mixed farming zone with a relic pattern of large hedged fields, associated with a low rolling hillside to the east of the village. The zone, which is separated from the adjoining settlement edge by a minor road, forms a strong rural hinterland. This is emphasised by the presence of a large brick, roadside farmstead on the top of the hill. The rolling/undulating topography and relatively sparse hedgerow tree cover mean that all parts of this zone are open to view. It is thus highly sensitive to commercial development, as this would be both very visible and would extend the existing built form into open rural countryside and is considered inappropriate as well as unfeasible in parts.

#### Landscape characteristics

---

##### LDU level

**Physiographic** Scarp slopes & ridges

**Ground type** Loamy Brown soils

**Land cover** Pastoral farmlands

**Settlement pattern** Villages and small farms

##### LDU level

**Cultural sensitivity** H2

**Ecological sensitivity** F2

**Visual sensitivity** S0

#### Land Cover Parcel data

---

**Land Use** Cropping

**Pattern** Large\_regular

**Origin** Cultivated

#### Designations

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##### Landscape/planning

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

##### Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

##### Historic/archaeology

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

##### Other

Flood

#### Characteristics

---

**Landform** rolling hillside

**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** farmstead

**Other built features** -

**Presence of water**  -

**Scale** large **Sense of enclosure** open

**Diversity** simple

#### Skyline

**Prominence/ importance** prominent **Complexity** simple

**Comments** the rolling hill rises to a skyline with trees visible from the north and south

#### Key views

**To settlement** False **From settlement** False  
**Landmarks** - **Detractors** garage/services to the north

#### Intervisibility

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

**Comments** the prominent slopes are intervisible to the wider landscape to the north, south and east

#### Tranquillity

**Noise sources** roads

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

**Summary** medium

**Comments** the A425 and views of the settlement edge reduces the tranquillity to the north but to the south the outward facing slopes feel part of a quiet wider countryside

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

**Corridor?**

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

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

Setting?

Comments the open zone forms part of the rural eastern and south eastern approach to the settlement feeling part of the wider countryside

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 edge of the village is linear forming an abrupt edge along the roadside, but is incremental and mitigated by the low cut hedges in the zone and by some maturing vegetation

Receptors

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

Comments receptors include users of the A425, minor road and canal at a distance and residents

Other

Other factors -

Potential for landscape enhancement

encourage regeneration of hedgerow trees

Potential mitigation if area potentially suitable for development

-

**Landscape sensitivity to housing development** high

This zone comprises a series of regular enclosures situated on a prominent hillside on the northern slopes of Napton Hill. Most of the land is grazed and managed as semi-improved permanent pasture, while many of the boundaries contain mature hedgerow trees. Together with the steeply sloping topography, this zone forms part of a prominent local landmark that is widely visible from the north, especially from the busy A425 and the heavily used Oxford Canal and associated Walk. At present Westcott House, which is separated by a field from the adjoining settlement edge, provides a positive approach to the village and this should be maintained. The sensitivities of the zone are is steeply sloping hillsides and rural character on the approaches to the settlement. It is considered to be inappropriate for housing development.

**Landscape sensitivity to commercial development** high

This zone comprises a series of regular enclosures situated on a prominent hillside on the northern slopes of Napton Hill. Most of the land is grazed and managed as semi-improved permanent pasture, while many of the boundaries contain mature hedgerow trees. Together with the steeply sloping topography, this zone forms part of a prominent local landmark that is widely visible from the north, especially from the busy A425 and the heavily used Oxford Canal and associated Walk. At present Westcott House, which is separated by a field from the adjoining settlement edge, provides a positive approach to the village and this should be maintained. The sensitivities of the zone are is steeply sloping hillsides and rural character on the approaches to the settlement. It is considered to be inappropriate for commercial development.

**Landscape characteristics****LDU level****Physiographic** Scarp slopes & ridges**Ground type** Loamy Brown soils**Land cover** Pastoral farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** F2**Visual sensitivity** S0**Land Cover Parcel data****Land Use** Pastoral**Pattern** Medium/large\_regular**Origin** Cultivated**Designations****Landscape/planning**Green Belt  Parks, Gardens and Amenity Green Spaces  Ancient woodland  TPO **Biodiversity**SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area  SAMs  Historic Parks/Gardens  Listed Buildings  Registered Battlefield **Other**Flood **Characteristics**



**Landform** steeply sloping hillside

**Landcover** pastoral farmland with patches of neutral grassland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

**Settlement pattern** roadside house in grounds

**Other built features** -

**Presence of water**  large pond

**Scale** medium **Sense of enclosure** open

**Diversity** simple

Skyline

**Prominence/ importance** prominent **Complexity** simple

**Comments** when walking up the hill the top of the zone may form the skyline which is otherwise formed by trees and hedges on zone N01

Key views

<b>To settlement</b> False	<b>From settlement</b> False
<b>Landmarks</b> windmill to the south	<b>Detractors</b> disused quarry and associated rough land adjacent

Intervisibility

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

**Comments** the hillside is highly visible to the countryside to the north including from the Oxford Canal and Walk and has fine views

Tranquillity

**Noise sources** roads

**Views of development** some **Presence of people** frequent

**Summary** medium

**Comments** the presence of the A425 and minor filtered views of the settlement and disturbed land to the west reduce the tranquillity of the zone to an extent although it feels rural

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

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

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

**Setting?**

**Comments** the zone contributes significantly to the northern part of the unspoilt hedged pastoral hillside contributing to the setting of the distinctive windmill

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** if this zone was developed this might put pressure for development on the adjacent hilltop N01 and hillside N02 and vice versa

Settlement edge

**Pre C20 edge**       **C20-21 edge**

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

**Comments** the zone only abuts the very western edge of the settlement which is well screened by trees

Receptors

**Receptors**

**Sensitivity**

rural residents

high

urban residents

high

roads/rail/cycleways

medium/low

long distance/public footpaths

high

**Comments** receptors include users of the A425, PROWs and canal at a distance and residents through highly filtered views

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 of very gently sloping vale with a mix of arable and pastures north of the settlement. Generally hedges are trimmed with few trees but the hedges by the minor roads to the north are outgrown. The A425 on the southern side of the zone separates the bulk of the settlement from the landscape to the north but some limited linear incremental development of dwellings lie to the north, along with a garage/services and associated poorly maintained horse enclosures. The Oxford Canal and associated walk and recent marinas lie to the north. The sensitivity of the zone lies in its openness to view from the canal and A425 approaches and its role as part of the wider rural countryside north of the settlement across the A425. Housing development is generally inappropriate in principle as an expansion of the settlement north is undesirable. The only possible site might be the well hedged pastoral field near the junction of the A425 and Tomlow Road provided that the northern boundaries were reinforced with strong tree planting as a permanent screen and the development appropriately addresses the A425 frontage.

**Landscape sensitivity to commercial development** high

The zone comprises of very gently sloping vale with a mix of arable and pastures north of the settlement. Generally hedges are trimmed with few trees but the hedges by the minor roads to the north are outgrown. The A425 on the southern side of the zone separates the bulk of the settlement from the landscape to the north but some limited linear incremental development of dwellings lie to the north, along with a garage/services and associated poorly maintained horse enclosures. The Oxford Canal and associated walk and recent marinas lie to the north. The sensitivity of the zone lies in its openness to view from the canal and A425 approaches and its role as part of the wider rural countryside north of the settlement across the A425. Hcommercial development is generally inappropriate in principle as an expansion of the settlement northand reinforcement of the existing unsightly commercial enterprises is undesirable.

**Landscape characteristics****LDU level****Physiographic** Soft rock vales & valleys**Ground type** Wet claylands**Land cover** Pastoral 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** 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

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**Landform** very gently rolling vale

**Landcover** mixed farmland

## Field boundaries

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

## Hedge/Stream Trees

---

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

## Other Trees

---

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

## Patch Survival

---

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

## Ecological corridors

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

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

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**Settlement pattern** none

**Other built features** structures associated with equestrian use

**Presence of water**  zone adjoins canal and marinas

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

**Diversity** simple

## Skyline

---

**Prominence/ importance** not applicable

**Complexity**

**Comments** -

## Key views

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<b>To settlement</b> False	<b>From settlement</b> False
<b>Landmarks</b> -	<b>Detractors</b> garage/services complex and associated development is a minor detractor adjacent

## Intervisibility

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

**Comments** the openness of the zone mean that views are possible across most of the zone from the canal, Napton Hill and the A425 and other approach roads

## Tranquillity

---

**Noise sources** roads



Views of development some

Presence of people infrequent

Summary medium

Comments the presence of a busy road, together with views of the settlement edge and the presence of the canal, with its two marina's reduce the overall tranquillity of this zone

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

Corridor?

Comments the zone appears to be managed as part of wider farmed units and an equestrian area and has no PROWs running across it

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

Setting?

Comments the zone provides the flat, generally open rural vale hinterland north of the settlement and hill up to the canal

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 apparent as an incremental linear edge along the A425 with some vegetation, although screened by hedgerows in places

Receptors

**Receptors**

**Sensitivity**

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium/low

Comments receptors include users of Oxford Canal and associated walk, PROWs on Napton Hill, the A425 and minor road approaches and residents

Other

Other factors -

Potential for landscape enhancement

encourage trees in hedgerows

Potential mitigation if area potentially suitable for development

reinforcement of hedge boundaries with trees

LCP/Zone N08

Settlement: Napton-on-the-Hill

**Landscape sensitivity to housing development** medium

This zone comprises an area of open rolling countryside, with a regular pattern of small to medium sized, hedged fields. The farmland is managed mainly as permanent pasture with some relic ridge and furrow. This is an open, rural landscape where, historically, development has been limited to a single farmstead, although this has been added to recently by the creation of a number of recreational developments with some community value/use. There is some potential for new housing development in the three fields between the existing settlement edge and the new sports field, provided that the historic trackway (Fields Lane) is retained and that all existing tree cover is retained and enhanced. Elsewhere, housing would be inappropriate as the area is essentially rural in character.

**Landscape sensitivity to commercial development** high

This zone comprises an area of open rolling countryside, with a regular pattern of small to medium sized hedged fields. The farmland is managed mainly as permanent pasture with some relic ridge and furrow. This is an open, rural landscape where, historically, development has been limited to a single farmstead, although this has been added to recently by the creation of a number of recreational developments with some community value/use. The sensitivities of the zone are its semi-rural character, recreational use and open approach to the settlement from the south east. Commercial development would be inappropriate in this zone as it would conflict with the recreational uses and adjacent residential uses.

#### Landscape characteristics

##### LDU level

**Physiographic** Soft rock lowlands

**Ground type** Wet claylands

**Land cover** Arable farmlands

**Settlement pattern** Villages and estate farms

##### LDU level

**Cultural sensitivity** H2

**Ecological sensitivity** C3

**Visual sensitivity** R1

#### Land Cover Parcel data

**Land Use** Mixed farming

**Pattern** Small/med\_semi-regul

**Origin** Cultivated

#### Designations

##### **Landscape/planning**

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

##### **Biodiversity**

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

##### **Historic/archaeology**

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

##### **Other**

Flood

#### Characteristics

**Landform** rolling lowland

**Landcover** pastoral farmland, with sports field, camping site and fishing lake

#### 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**  fishing lake

**Scale** medium

**Sense of enclosure** open

**Diversity** simple

#### Skyline

**Prominence/ importance** not applicable

**Complexity**

**Comments** -

#### Key views

**To settlement** False

**From settlement** False

**Landmarks** -

**Detractors** Dog Lane Lakes with poorly designed facilities for fishermen and are surrounded by cypress trees which are, and will become greater, detractors totally out of character with the surrounding landscape

#### Intervisibility

**Site observation** medium

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

**Comments** gently rolling landscape with moderate intervisibility forming part of wider landscape view from Napton hill, including the church

#### Tranquillity

**Noise sources** people

roads

**Views of development** one side 180

**Presence of people** frequent

**Summary** medium

**Comments** minor roads, the use for recreation and jarring introduction of cypress trees

reduce tranquillity

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

Corridor?

Comments the zone is partly a sports field used by the community, a fishing lake and campsite, and managed as part of wider farmed units, with a number of PROWs linking into the settlement

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

Setting?

Comments the zone forms part of the wider countryside and green area south of the settlement at the foot of the hill

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 C20 edge of the settlement only brushes the zone and is generally well screened by outgrown hedges and trees

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

long distance/public footpaths

high/medium

roads/rail/cycleways

medium/low

Comments receptors include users of PROWs, minor roads and residents

Other

Other factors -

Potential for landscape enhancement

removal of cypress trees around the fishing lake and replacement with appropriate native trees in clusters to soften rigid enclosure

Potential mitigation if area potentially suitable for development

-



**Landscape sensitivity to housing development** high

The zone comprises the pastoral lower south western slopes of Napton Hill getting steeper to the east. The zone is set between the Oxford Canal to the south and a minor road to the north and also contains detractive commercial uses at Hillanhi Farm. Fields are bounded by low hedges to the west and outgrown hedges to the east. There is a concentration of PROWs linking the settlement with commercial area by the canal. The zone forms a green wedge penetrating the settlement to the east. The slopes are prominent in views especially from the south/south east and the zone helps to preserve the traditional linear character of the settlement wrapping around the slopes. Views are possible across the zone from canal to windmill. The zone also contains ridge and furrow. These sensitivities mean that housing development would be inappropriate as it would be highly noticeable to sensitive receptors and adversely affect the settlement character.

**Landscape sensitivity to commercial development** high

The zone comprises the pastoral lower south western slopes of Napton Hill getting steeper to the east. The zone is set between the Oxford Canal to the south and a minor road to the north and also contains detractive commercial uses at Hillanhi Farm. Fields are bounded by low hedges to the west and outgrown hedges to the east. There is a concentration of PROWs linking the settlement with commercial area by the canal. The zone forms a green wedge penetrating the settlement to the east. The slopes are prominent in views especially from the south/south east and the zone helps to preserve the traditional linear character of the settlement wrapping around the slopes. Views are possible across the zone from canal to windmill. The zone also contains ridge and furrow. These sensitivities mean that commercial development would be inappropriate as it would be highly noticeable to sensitive receptors and adversely affect the settlement character.

**Landscape characteristics****LDU level****Physiographic** Scarp slopes & ridges**Ground type** Loamy Brown soils**Land cover** Pastoral farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** F2**Visual sensitivity** S0**Land Cover Parcel data****Land Use** Pastoral**Pattern** Medium/large\_regular**Origin** Cultivated**Designations****Landscape/planning**Green Belt  Parks, Gardens and Amenity Green Spaces  Ancient woodland  TPO **Biodiversity**SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area  SAMs  Historic Parks/Gardens  Listed Buildings  Registered Battlefield **Other**Flood **Characteristics**

**Landform** sloping hillside

**Landcover** pastoral farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

**Settlement pattern** farmstead and roadside dwellings

**Other built features** -

**Presence of water**  zone adjoins canal

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

**Diversity** simple

Skyline

**Prominence/ importance** apparent      **Complexity** simple

**Comments** apparent only in very close views eg from Howcombe Lane east

Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	windmill lies on the hilltop above	<b>Detractors</b>	Hillanhi Farm with associated structures, dumped vehicles etc and commercial area to the north west

Intervisibility

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

**Comments** the zone forms part of the lower slopes of Napton Hill rising steeply in places and is visible to the south especially

Tranquillity

**Noise sources** roads

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

**Summary** medium

**Comments** the commercial uses at the western end and settlement at the eastern end reduce the tranquillity along with the minor road

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, for commercial use and has PROWs concentrated at the eastern end of the zone linking the settlement with the commercial area to the south by the canal

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

**Setting?**

**Comments** the zone contributes to the setting of the windmill and settlement in terms of providing a green wedge which separates development at higher and lower levels. It also acts as a green setting to the canal at its closest point to the hill.

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 mainly incremental and linear settlement pattern on the hill is visible but mitigated by green space above and below

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 Oxford Canal and associated walk, PROWs, minor roads and residents- rural to the south such as around The Folly Inn, and in the settlement

Other

**Other factors** much of the zone is ridge and furrow

Potential for landscape enhancement

tidy up and screen commercial uses and encourage trees in hedges

Potential mitigation if area potentially suitable for development

-

**Landscape sensitivity to housing development** high

The zone comprises the pastoral upper south western slopes of Napton Hill. The zone is set between a minor road and settlement to the south and the flat hilltop to the north. Fields are bounded by outgrown hedges. The slopes are prominent in views especially from the south/south east and the zone acts as setting to the windmill and helps to preserve the traditional linear character of the settlement wrapping around the slopes. Views are possible across the zone from canal to windmill. These sensitivities mean that housing development would be highly inappropriate as it would be prominent on the hillside to sensitive receptors and adversely affect the settlement character.

**Landscape sensitivity to commercial development** high

The zone comprises the pastoral upper south western slopes of Napton Hill. The zone is set between a minor road and settlement to the south and the flat hilltop to the north. Fields are bounded by outgrown hedges. The slopes are prominent in views especially from the south/south east and the zone acts as setting to the windmill and helps to preserve the traditional linear character of the settlement wrapping around the slopes. Views are possible across the zone from canal to windmill. These sensitivities and steepness of slopes mean that commercial development would be highly inappropriate as it would be prominent on the hillside to sensitive receptors and adversely affect the settlement character.

**Landscape characteristics****LDU level****Physiographic** Scarp slopes & ridges**Ground type** Loamy Brown soils**Land cover** Pastoral farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** F2**Visual sensitivity** S0**Land Cover Parcel data****Land Use** Pastoral**Pattern** Medium/large\_regular**Origin** Cultivated**Designations****Landscape/planning**Green Belt  Parks, Gardens and Amenity Green Spaces  Ancient woodland  TPO **Biodiversity**SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area  SAMs  Historic Parks/Gardens  Listed Buildings  Registered Battlefield **Other**Flood **Characteristics****Landform** steeply sloping hillside**Landcover** pastoral farmland**Field boundaries**

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

#### Hedge/Stream Trees

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

#### Other Trees

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

#### Patch Survival

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

#### Ecological corridors

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

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

Settlement pattern none

Other built features -

Presence of water  -

Scale small

Sense of enclosure open

Diversity simple

#### Skyline

Prominence/ importance prominent Complexity simple

Comments zone lies on a steeply sloping hillside with upper slopes acting as skyline

#### Key views

To settlement False From settlement False

Landmarks windmill lies on the hilltop above

Detractors -

#### Intervisibility

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

Comments the zone forms part of the upper slopes of Napton Hill rising steeply and is visible to the south especially

#### Tranquillity

Noise sources roads

Views of development one side 180

Presence of people occasional

Summary high/medium

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

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

Comments the zone appears to be managed as part of a wider farmed unit and has no PROWs



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

**Setting?**

**Comments** the zone contributes to the setting of the windmill separating it from the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** visually a continuation of N03

Settlement edge

**Pre C20 edge**       **C20-21 edge**

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

**Comments** the primarily linear settlement edge is set against the hillside

Receptors

<b>Receptors</b>	<b>Sensitivity</b>
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rural residents	high
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urban residents	high
-----------------	------

long distance/public footpaths

roads/rail/cycleways	medium/low
----------------------	------------

**Comments** receptors include users of the Oxford Canal and associated walk, PROWs, minor roads and residents- rural to the south such as around The Folly Inn, and in the settlement

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 small-medium pastoral fields in a gently undulating landscape falling to minor watercourses. The fields are interspersed with a dispersed pattern of rural dwellings and farmsteads at Chapel Green. Hedgerows tend to be overgrown and with trees mainly associated with settlement. To the north, there are PROWs linking the settlement to the commercial area associated with the Oxford Canal to the west, the latter which has views across to the area. Overall the zone's sensitivities relate to its rural character of dispersed settlement separated from Napton itself, the listed buildings, and its proximity to the canal. Housing development would only be acceptable as a couple of single houses in large gardens carefully located so as not to fill all the gaps in the loose settlement form of Chapel Green. No housing would be appropriate linking Pillory Green Farm with the rural dwellings to the west so as to avoid amalgamation of settlement form.

**Landscape sensitivity to commercial development** high

The zone comprises small-medium pastoral fields in a gently undulating landscape falling to minor watercourses. The fields are interspersed with a dispersed pattern of rural dwellings and farmsteads at Chapel Green. Hedgerows tend to be overgrown and with trees mainly associated with settlement. To the north, there are PROWs linking the settlement to the commercial area associated with the Oxford Canal to the west, the latter which has views across to the area. Overall the zone's sensitivities relate to its rural character of dispersed settlement separated from Napton itself, the listed buildings, and its proximity to the canal. Commercial development would not be appropriate as a result of this and the fine grain of the area.

**Landscape characteristics****LDU level****Physiographic** Soft rock lowlands**Ground type** Wet claylands**Land cover** Arable farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C3**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Pastoral**Pattern** Small/med\_semi-regul**Origin** Cultivated**Designations****Landscape/planning**Green Belt  Parks, Gardens and Amenity Green Spaces  Ancient woodland  TPO **Biodiversity**SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area  SAMs  Historic Parks/Gardens  Listed Buildings  Registered Battlefield **Other**Flood **Characteristics**

**Landform** gently undulating lowland

**Landcover** pastoral farmland

**Field boundaries**

---

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

**Hedge/Stream Trees**

---

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

**Other Trees**

---

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

**Patch Survival**

---

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

**Ecological corridors**

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

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

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**Settlement pattern** scattered wayside dwellings and farms/smallholdings around Chapel Green

**Other built features** -

**Presence of water**  small ponds and watercourses

**Scale** small/medium                      **Sense of enclosure** moderately enclosed

**Diversity** diverse

**Skyline**

---

<b>Prominence/ importance</b>	not applicable	<b>Complexity</b>	
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**Comments** -

**Key views**

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<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	-	<b>Detractors</b>	-

**Intervisibility**

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<b>Site observation</b>	medium	<b>...to key features</b>	<input type="checkbox"/>	<b>...from key place</b>	<input type="checkbox"/>
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**Comments** gently undulating lowland with limited trees allows views across it

**Tranquillity**

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**Noise sources** roads

<b>Views of development</b>	some	<b>Presence of people</b>	infrequent
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**Summary** high/medium

**Comments** tranquillity is reduced by the dispersed pattern of dwellings and traffic on the minor road that bisects the area but the area is essentially quiet and rural

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 concentrated at the northern end of the zone linking the settlement with the commercial area to the south by the canal

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

**Setting?**

**Comments** the zone provides the rural open setting for the south western approach to the settlement with its listed buildings, separating them from rural dwellings such as Holroyd Farm

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** a varied, dispersed pattern of settlement with listed buildings including converted farm complex

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 Oxford Canal and associated walk to the west, PROWs, minor roads and residents- rural to the south such as around Chapel Green, and in the settlement

Other

**Other factors** floodplain of minor watercourses in parts

Potential for landscape enhancement

encourage trees in hedgerows

Potential mitigation if area potentially suitable for development

-

**Landscape sensitivity to housing development** high/medium

The zone comprises a steeply sloping grassed hillside to the south with disused quarry workings and two ponds with flat disturbed land of a former brickworks and quarry to the north. A small industrial estate lies on the site with further commercial uses to the west of the Oxford Canal which forms the zone's north western boundary. The zone contributes to, but to an extent detracts from, the setting of the windmill on the top of Napton Hill to the east, although the quarry face could be said to be a dramatic feature. The zone faces out from Napton Hill towards the wider landscape away from the settlement from which it is physically separated. The A425 runs along its northern edge. The quarry face is a geological SSSI. The zones sensitivities are its location away from the settlement with slopes facing out to the wider very open landscape, its visual separation from the settlement, its role as setting to the windmill, its proximity to the canal and its SSSI. Housing development would be inappropriate in this zone.

**Landscape sensitivity to commercial development** medium

The zone comprises a steeply sloping grassed hillside to the south with disused quarry workings and two ponds with flat disturbed land of a former brickworks and quarry to the north. A small industrial estate lies on the site with further commercial uses to the west of the Oxford Canal which forms the zone's north western boundary. The zone contributes to, but to an extent detracts from, the setting of the windmill on the top of Napton Hill to the east, although the quarry face could be said to be a dramatic feature. The zone faces out from Napton Hill towards the wider landscape away from the settlement from which it is physically separated. The A425 runs along its northern edge. The quarry face is a geological SSSI. The zones sensitivities are its location away from the settlement, its slopes facing out to the wider very open landscape, its visual separation from the settlement, its role as setting to the windmill, its proximity to the canal and its SSSI. Commercial development would be inappropriate on the slopes due to prominence but may be acceptable on the site of the lower quarry/brickworks site provided that a major screening bund and tree planting belt at least 20m wide is located along the northern boundary, along the canal, and the building heights are restricted so they are not apparent in views from the canal and wider landscape to the north west. Buildings should be coloured dark olive green to minimise effects. A design brief should be prepared to ensure that the site is sensitively developed and consider the treatment on the A425 frontage where there should be no apparent development. Preferably public access should be allowed and designed around the older quarry. Also the commercial development west of the canal should be screened to reduce the overall potential effects of development although it is appreciated that this area may be in separate ownership.

Landscape characteristics


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	<b>LDU level</b>
<b>Physiographic</b>	Scarp slopes & ridges
<b>Ground type</b>	Loamy Brown soils
<b>Land cover</b>	Pastoral farmlands
<b>Settlement pattern</b>	Villages and small farms
	<b>LDU level</b>
<b>Cultural sensitivity</b>	H2
<b>Ecological sensitivity</b>	F2
<b>Visual sensitivity</b>	S0

---

<b>Land Cover Parcel data</b>	
<b>Land Use</b>	Disturbed-derlct
<b>Pattern</b>	



Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

**Landform** steeply sloping hillside to the south with flat disturbed land of a former

**Landcover** brickworks/quarry to the north pasture/scrub

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

**Settlement pattern** none

**Other built features** industrial units

**Presence of water**  ponds in disused quarry workings

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

**Diversity** diverse

Skyline

**Prominence/ importance** prominent

**Complexity** complex

**Comments** zone lies on a steeply sloping hillside which forms the skyline in some views  
eg at top of vertical quarry faces

Key views

**To settlement** False

**From settlement** False

**Landmarks** windmill on hilltop to the east

**Detractors** northern quarry/brickyard workings and spoil, industrial

Intervisibility

---

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

Comments the southern upper part of the zone is intervisible with lower land to the west although the lower slopes are less visible

Tranquillity

---

Noise sources    industry    roads

Views of development    some    Presence of people    frequent

Summary    medium/low

Comments tranquillity is reduced by degraded landscape and the presence of some industrial units

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

Corridor?

Comments the zone is a combination of disused brickyard site, disused quarry site with grazing and industrial units and is self contained, away from the settlement

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

Setting?

Comments the zone contributes to, but to an extent detracts from, the setting of the windmill, although the quarry face could be said to be a dramatic feature. The zone faces out from Napton Hill towards the wider landscape away from the settlement.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

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Pre C20 edge     C20-21 edge

Nature of edge    Form of edge

Comments n/a

Receptors

---

**Receptors**    **Sensitivity**

long distance/public footpaths                          high

roads/rail/cycleways    high

Comments receptors include users of the Oxford Canal and associated walk to the north, the A425 and minor road

Other

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Other factors -

Potential for landscape enhancement

---

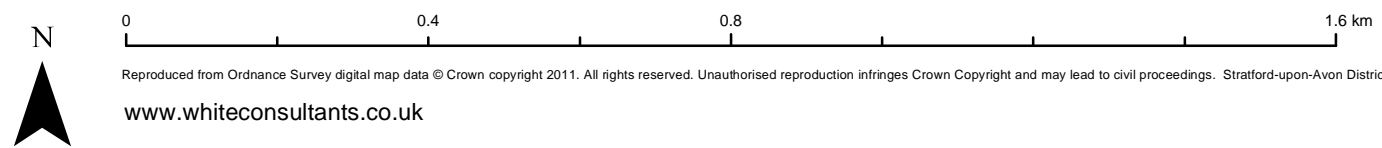
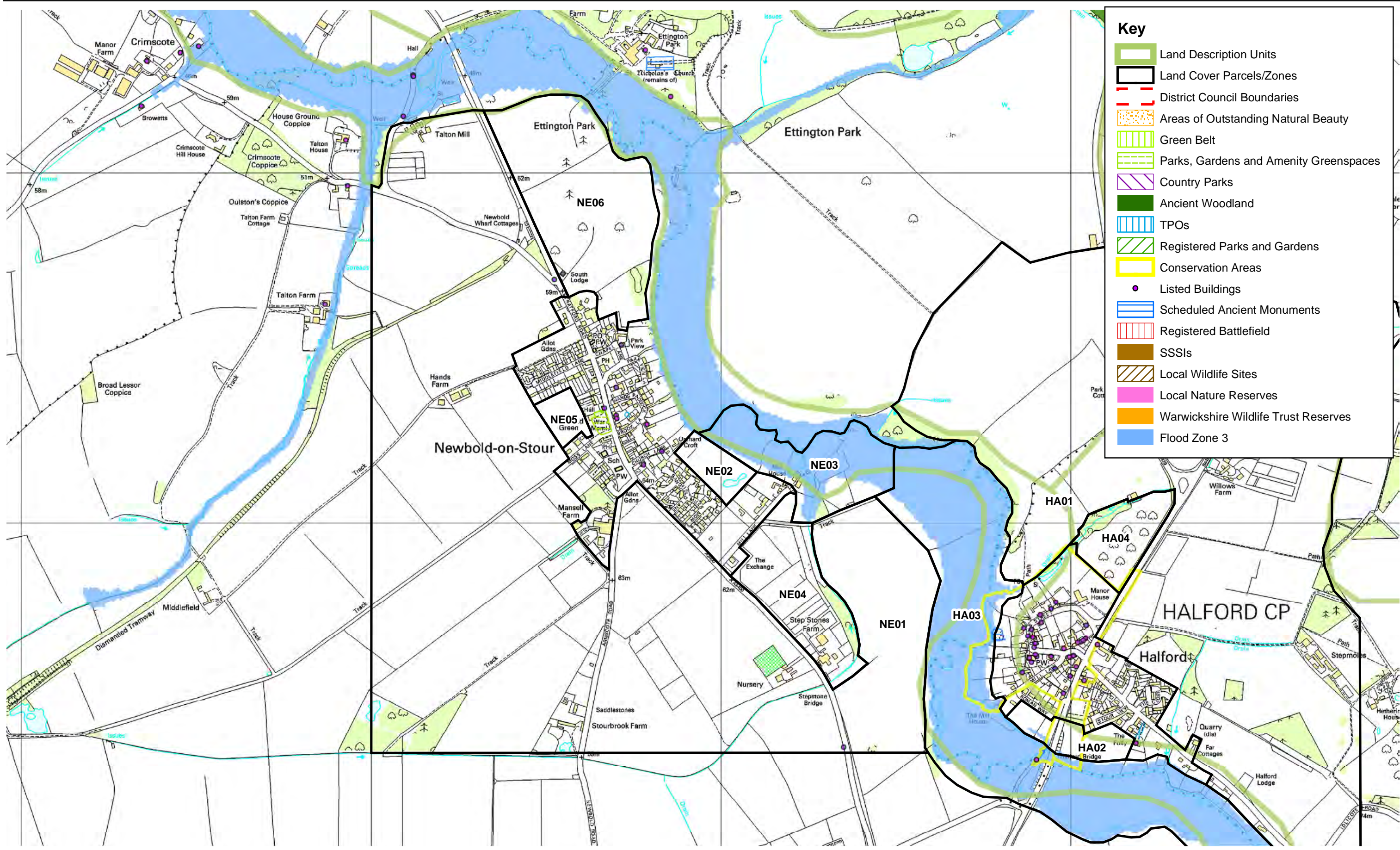
better management of semi-natural grassland and other habitats on upper slopes

Potential mitigation if area potentially suitable for development

---

strong mounding and 20m minimum width tree belt on north western boundary adjacent to the canal



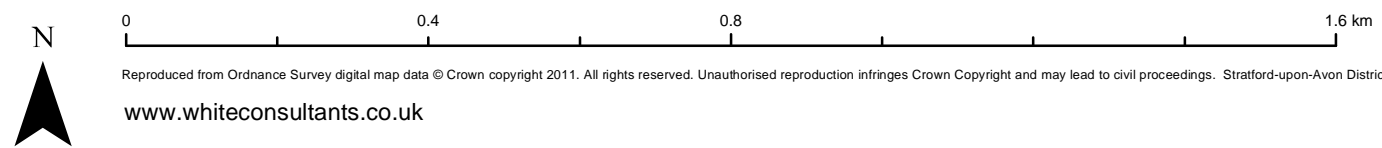
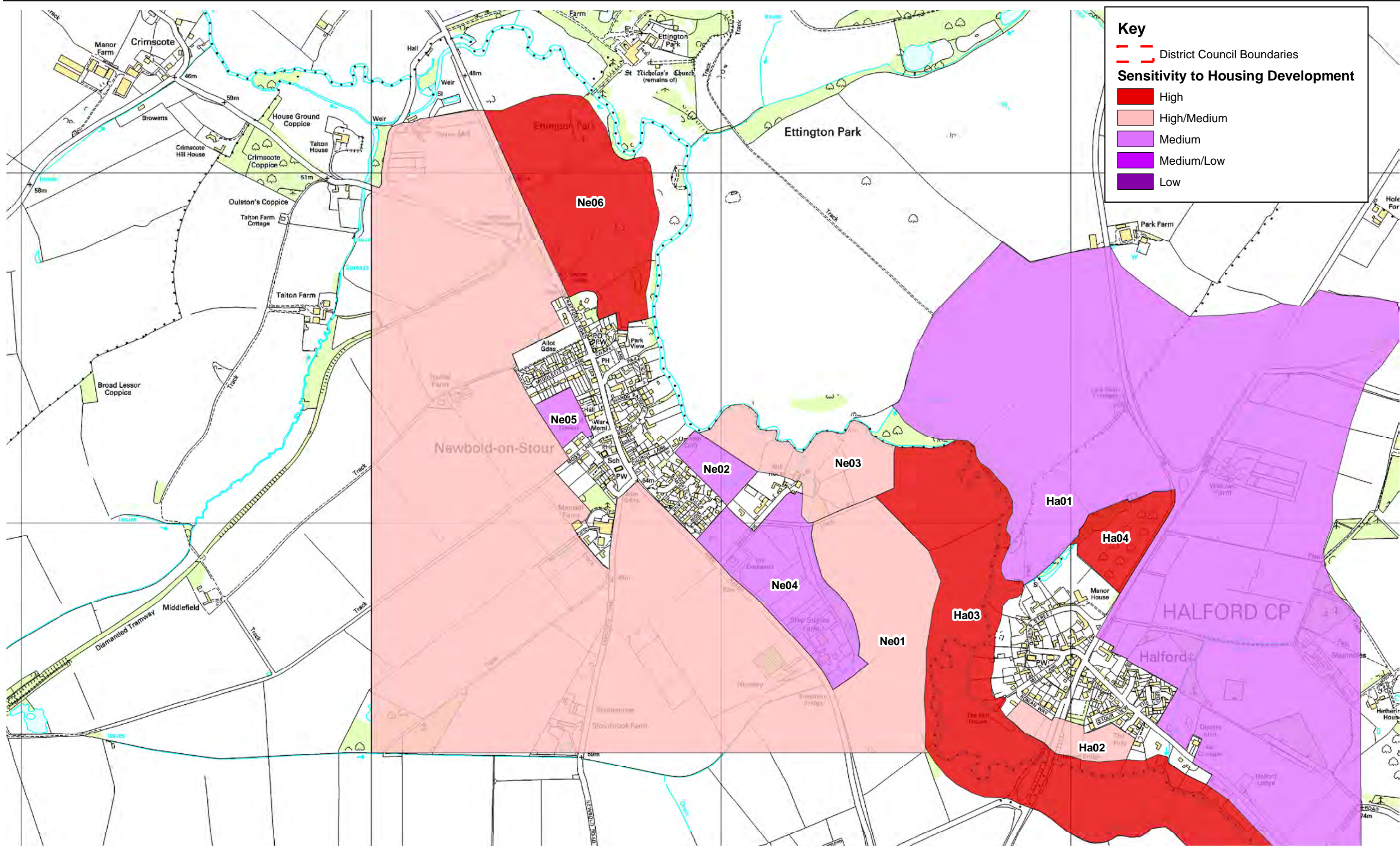


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## Newbold-on-Stour Designations and Constraints



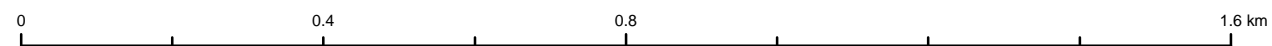
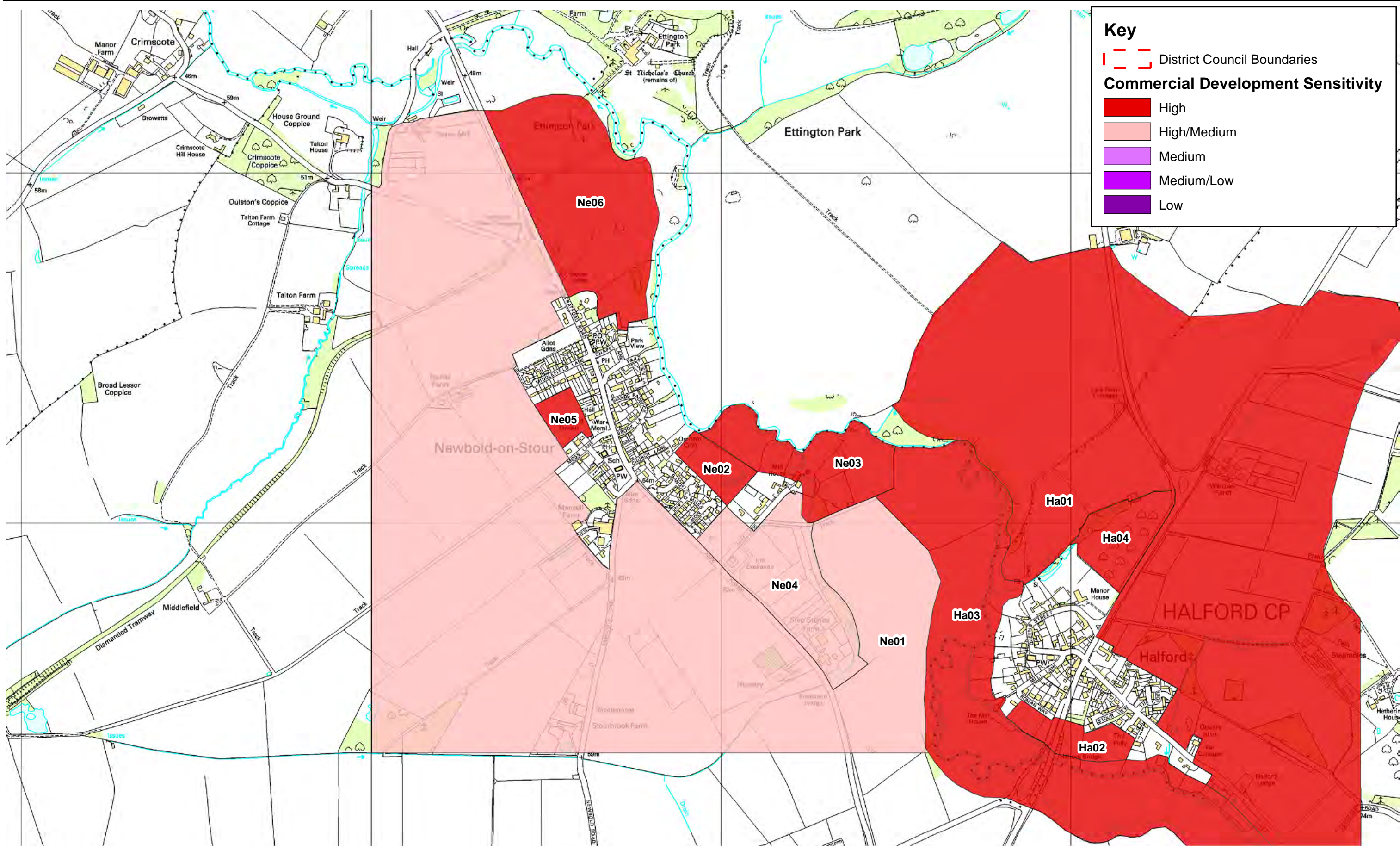


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**Newbold-on-Stour  
Landscape Sensitivity to Housing Development**





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**Newbold-on-Stour  
Landscape Sensitivity to Commercial Development**



LCP/Zone Ne01

Settlement: Newbold-on-Stour

**Landscape sensitivity to housing development** high/medium

The zone comprises gently undulating mainly arable farmland with some pasture and an organic smallholding to the north with medium to large geometric fields overall. The landform encloses the area north of Hands Farm a little more than to the south. Hedges are generally trimmed with few trees although these tend to be more outgrown to the north. There are a few small farm complexes scattered throughout and a small nursery. The A3400 provides a boundary to part of the area and traffic reduces tranquillity. The openness allows views of parts of the settlement, including C20 development, and views out towards the Cotswolds scarp slope to the south west. The main sensitivities are the rural character, openness, relationship with the church to the south and Ettington Park and the monument to the north, the allotments and the views to the Cotswolds. Housing development would be inappropriate in the short term.

**Landscape sensitivity to commercial development** high/medium

The zone comprises gently undulating mainly arable farmland with some pasture and an organic smallholding to the north with medium to large geometric fields overall. The landform encloses the area north of Hands Farm a little more than to the south. Hedges are generally trimmed with few trees although these tend to be more outgrown to the north. There are a few small farm complexes scattered throughout and a small nursery. The A3400 provides a boundary to part of the area and traffic reduces tranquillity. The openness allows views of parts of the settlement, including C20 development, and views out towards the Cotswolds scarp slope to the south west. The main sensitivities are the rural character, openness, relationship with the church to the south and Ettington Park and the monument to the north, the allotments and the views to the Cotswolds. Commercial development would be inappropriate in the short term.

#### Landscape characteristics

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##### LDU level

**Physiographic** Soft rock vales & valleys

**Ground type** Claylands

**Land cover** Arable farmlands

**Settlement pattern** Villages and estate farms

##### LDU level

**Cultural sensitivity** P1

**Ecological sensitivity** C3

**Visual sensitivity** L0

#### Land Cover Parcel data

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**Land Use** Cropping

**Pattern** Med/large\_geometric

**Origin** Cultivated

#### Designations

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##### Landscape/planning

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

##### Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

##### Historic/archaeology

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

##### Other

Flood

#### Characteristics

---

**Landform** gently rolling lowland

**Landcover** arable farmland with limited pasture and allotments

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

**Settlement pattern** scattered large farms

**Other built features** -

**Presence of water**  -

**Scale** large **Sense of enclosure** open

**Diversity** simple

Skyline

<b>Prominence/ importance</b>	not applicable	<b>Complexity</b>	
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**Comments** -

Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	church adjacent	<b>Detractors</b>	-

Intervisibility

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

**Comments** the area is generally open and gently undulating, intervisible with the settlement edge and A3400 in parts

Tranquillity

**Noise sources** roads

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

**Summary** medium

**Comments** rural tranquillity is reduced by the noise and movement of traffic along the A3400 and frequent views of the settlement edge

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 with

relatively limited public access apart from minor roads and one PROW

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

Setting?

**Comments** to the north the zone contributes to the open countryside setting of Ettington Park to the east, the listed Talton House to the north west and the monument on the northern edge of the village which signifies the beginning of the settlement. To the south the zone penetrates into the settlement near the church, which though modest, forms a landmark within the village.

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** there is a mixture of C20 and earlier development, but the latter tends to be more prominent when viewed from the south west

Receptors

**Receptors**

**Sensitivity**

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

**Comments** open views from existing settlement edge and scattered farms throughout the zone, views from the A3400 and with limited views from Shakespeare's Way in north western corner.

Other

**Other factors** -

Potential for landscape enhancement

strengthening hedgerows and encouragement of hedgerow trees

Potential mitigation if area potentially suitable for development

LCP/Zone Ne02

Settlement: Newbold-on-Stour

**Landscape sensitivity to housing development** medium

This zone is an area of permanent pasture along the edge of the River Stour floodplain with some outgrown hedges to the north and fenced elsewhere. It is open to view to the valley sides to the north east. The settlement edge is recent housing and relatively raw with limited vegetation. A pond lies to the south surrounded by willows and other vegetation. The zone has some potential for new housing development. Any such development should be bounded by a strong hedgerow along the north eastern edge of the site to define the edge of the floodplain and opportunities should be sought to include some hedgerow trees along this boundary. The pond should also be retained and managed as an ecological resource and area of open access for the local community.

Some opportunity for housing on northern field, retain pond?

**Landscape sensitivity to commercial development** high

This zone is an area of permanent pasture along the edge of the River Stour floodplain with some outgrown hedges to the north and fenced elsewhere. It is open to view to the valley sides to the north east. The settlement edge is recent housing and relatively raw with limited vegetation. A pond lies to the south surrounded by willows and other vegetation. Commercial development is inappropriate in this zone due to its visibility to the north east and relationship with adjacent housing.

#### 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** P1

**Ecological sensitivity** C3

**Visual sensitivity** L0

#### Land Cover Parcel data

---

**Land Use** Pastoral

**Pattern** Small/med\_geometric

**Origin** Cultivated

#### Designations

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##### 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 with sloping edge along river floodplain

**Landcover** permanent pasture

#### Field boundaries

---



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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread  Localised  Relic   
Management Intense  Traditional  Neglected

Ecological corridors

Condition Intact  Declining  Fragmented

Intensity of Use

Impact High  Moderate  Low

Pattern

Settlement pattern no settlement within zone, but surrounded by edge of village on three sides

Other built features -

Presence of water  pond fringed by scrub

Scale small Sense of enclosure enclosed

Diversity simple

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement False From settlement False  
Landmarks - Detractors unmitigated settlement edge is a minor detractor

Intervisibility

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

Comments gently sloping lower valley side with views from Shakespeare's Way to the east. The pond area to the south is more enclosed by vegetation.

Tranquillity

**Noise sources**

Views of development one side 180 Presence of people infrequent

Summary medium

Comments the area is quiet countryside away from roads with views of housing development on one side

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

Comments the area is used for low intensity grazing and appears to be associated with floodplain pasture to the east

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

**Setting?**

**Comments** lies to the east of recent housing development bounded by the river corridor and open countryside further to the east

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** -

Settlement edge

**Pre C20 edge**       **C20-21 edge**

**Nature of edge** negative

**Form of edge** smooth/linear

**Comments** the housing edge is recent with small gardens and limited softening by vegetation, or mitigation

Receptors

**Receptors**

**Sensitivity**

urban residents

high/medium

long distance/public footpaths

high/medium

**Comments** receptors include users of the Shakespeare's Way and adjacent residents

Other

**Other factors** -

Potential for landscape enhancement

native hedge planting with trees along eastern boundary and managing area around pond for nature conservation

Potential mitigation if area potentially suitable for development

soften boundary of development with trees and indented character along eastern edge

LCP/Zone Ne03

Settlement: Newbold-on-Stour

Landscape sensitivity to housing development high/medium

This zone forms part of a pastoral, river valley landscape, associated with the flat, alluvial floodplain of the River Stour. Although little unimproved wet grassland vegetation now remains, the River Stour still retains a diverse profile, with many meanders, gravel shallows and steep river banks, which contribute to a biologically rich riverside habitat. The river is prone to flooding after prolonged periods of heavy rainfall, when much of the valley floor can be inundated by water. This area is thus highly sensitive and unsuitable for housing development.

Landscape sensitivity to commercial development high

This zone forms part of a pastoral, river valley landscape, associated with the flat, alluvial floodplain of the River Stour. Although little unimproved wet grassland vegetation now remains, the River Stour still retains a diverse profile, with many meanders, gravel shallows and steep river banks, which contribute to a biologically rich riverside habitat. The river is prone to flooding after prolonged periods of heavy rainfall, when much of the valley floor can be inundated by water. This area is thus highly sensitive and unsuitable for housing 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 mainly river floodplain

Landcover permanent pasture

#### Field boundaries

---

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

#### Hedge/Stream Trees

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

#### Other Trees

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

#### Patch Survival

Extent Widespread  Localised  Relic   
 Management Intense  Traditional  Neglected

#### Ecological corridors

Condition Intact  Declining  Fragmented

#### Intensity of Use

Impact High  Moderate  Low

#### Pattern

Settlement pattern old mill buildings converted into dwellings

Other built features -

Presence of water  River Stour

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

Comments area partially enclosed to the south by trees but more open to the north - overlooked by housing

#### Tranquillity

Noise sources

Views of development some Presence of people infrequent

Summary high/medium

Comments some views of the settlement edge and old mill buildings within the LCP, although away from roads

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

Comments part of river corridor floodplain

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

**Comments** contributes to a positive setting for the settlement to 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** rural dwellings including old Mill House

**Receptors**

---

<b>Receptors</b>	<b>Sensitivity</b>
------------------	--------------------

rural residents	high
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long distance/public footpaths	high
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**Comments** receptors include users of the Shakespeare's Way and adjacent residents

**Other**

---

**Other factors** -

**Potential for landscape enhancement**

---

manage riparian vegetation and reinforce hedgerow boundaries

**Potential mitigation if area potentially suitable for development**

---

-



**Landscape sensitivity to housing development** medium

The zone comprises of gently sloping land on the lower valley sides of the Stour with three distinct components. The largest area to the south is used for horse paddocks/livery yard and has a rural open character reduced in tranquillity by the adjacent A3400 which is the main southern approach to the settlement. Mill Lane with its outgrown hedges divides this area from an overgrown paddock to the north west which is scrubbing up with hawthorn. It has a disused building within it and recent housing to the north is apparent. To the north, separated by hedges, is a small pasture which runs down to the Stour. This contributes to an attractive, tranquil rural setting and approach to the river corridor, the Mill House and various other rural dwellings adjacent. A derelict telephone exchange lies by the A3400 but is partly screened by hedges and appears to be almost domestic in scale. The areas to the north east is the most sensitive due to its character and contribution to the Stour. The horse paddocks are sensitive as they form part of the wider open rural landscape of the river valley south of the settlement. The relict grassland and scrub is least sensitive as it is well screened and of limited intrinsic sensitivity. This would be the only part of the zone able to accommodate housing provided that the existing boundary screening is maintained and possibly reinforced with trees. The telephone exchange may be able to be replaced by one house within its curtilage.

**Landscape sensitivity to commercial development** high/medium

The zone comprises of gently sloping land on the lower valley sides of the Stour with three distinct components. The largest area to the south is used for horse paddocks/livery yard and has a rural open character reduced in tranquillity by the adjacent A3400 which is the main southern approach to the settlement. Mill Lane with its outgrown hedges divides this area from an overgrown paddock to the north west which is scrubbing up with hawthorn. It has a disused building within it and recent housing to the north is apparent. To the north, separated by hedges, is a small pasture which runs down to the Stour. This contributes to an attractive, tranquil rural setting and approach to the river corridor, the Mill House and various other rural dwellings adjacent. A derelict telephone exchange lies by the A3400 but is partly screened by hedges and appears to be almost domestic in scale. The areas to the north east is the most sensitive due to its character and contribution to the Stour. The horse paddocks are sensitive as they form part of the wider open rural landscape of the river valley south of the settlement. The relict grassland and scrub is least sensitive as it is well screened and of limited intrinsic sensitivity. This would be the only part of the zone that might be able to accommodate commercial development provided that the existing boundary screening is maintained and possibly reinforced with trees.

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** P1**Ecological sensitivity** C3**Visual sensitivity** L0Land Cover Parcel data**Land Use** Mixed farming**Pattern** Small\_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 gently rolling lowland sloping to the north east

Landcover permanent pasture, horse grazing and relict grassland

Field boundaries

---

Type Hedgerows  Hedgebanks  Stone walls  Wet ditches

Species Thorn  Elm  Mixed  Ancient

Condition Good  Poor  Redundant  Relic

Management Trimmed  Outgrown  Mixed

Hedge/Stream Trees

---

Extent Dense  Scattered  Insignificant  None

Age of mixture Mixed Age  Overmature  Immature

Other Trees

---

Extent Prominent  Apparent  Insignificant  None

Age of mixture Mixed Age  Overmature  Immature

Patch Survival

---

Extent Widespread  Localised  Relic

Management Intense  Traditional  Neglected

Ecological corridors

---

Condition Intact  Declining  Fragmented

Intensity of Use

---

Impact High  Moderate  Low

Pattern

---

Settlement pattern linear development along Mill Lane and farmstead/livery yard on A3400

Other built features disused telephone exchange

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 - Detractors -

Intervisibility

---

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

Comments the fields to the south are visible from the road although the relict field is screened by hedges and scrub

#### Tranquillity

---

Noise sources roads

Views of development some Presence of people infrequent

Summary medium

Comments tranquillity in this rural area is reduced by the noise and movement of traffic along the A3400 although it increases to the north, closer to the river corridor

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

---

Corridor?

Comments the uses within the zone are self contained and there are no PROWs

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

---

Setting?

Comments the southern fields/horse paddocks are exposed to view from the A3400 whilst the relict field to the north west is screened generally by high outgrown hedges. The field to the north east relates to, and contributes to, the river corridor.

#### 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 hard settlement edge to main settlement is generally screened by the area of scrub/relict grassland, while views to linear rural development along Mill Lane are filtered by tall hedgerow and garden trees

#### Receptors

---

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

Comments receptors include users of the A3400 and adjacent residents

#### Other

---

Other factors -

#### Potential for landscape enhancement

---

encourage trees in hedgerows by horse pasture

#### Potential mitigation if area potentially suitable for development

---

retain screening hedgerows to A3400 and south side of Mill Lane

LCP/Zone Ne05

Settlement: Newbold-on-Stour

**Landscape sensitivity to housing development** medium

The zone comprises a small, flat, rectilinear pasture field surrounded by housing or development on three sides with an outgrown hedge to the west, beyond which lies open arable farmland. The field abuts the village green to the south east, separated from it and the recent and well kept village hall by some trees. The village green is at the heart of the village and has a war memorial and other features, with attractive dwellings, some listed, fronting it and the A3400 which runs along its eastern edge. An unsightly small electricity substation lies on the south eastern corner of the zone. The trees on the south eastern corner of the zone provide a tree fringe to the village green and some sense of space beyond. However, the zone could be suitable for housing development provided that it enhanced the village green. This might be achieved by extending green space into the zone from the village green and fronting new dwellings onto this space whilst backing onto the existing housing. The open space would need to be appropriately planted to complement the village green character.

**Landscape sensitivity to commercial development** high

The zone comprises a small, flat, rectilinear pasture field surrounded by housing or development on three sides with an outgrown hedge to the west, beyond which lies open arable farmland. The field abuts the village green to the south east, separated from it and the recent and well kept village hall by some trees. The village green is at the heart of the village and has a war memorial and other features, with attractive dwellings, some listed, fronting it and the A3400 which runs along its eastern edge. An unsightly small electricity substation lies on the south eastern corner of the zone. The trees on the south eastern corner of the zone provide a tree fringe to the village green and some sense of space beyond. The sensitive location and scale of the zone means that commercial development would be 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** P1

**Ecological sensitivity** C3

**Visual sensitivity** L0

#### Land Cover Parcel data

**Land Use** Pastoral

**Pattern** Small/med\_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





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

**Comments** the zone appears to be managed in a self contained manner and has no public access

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

**Setting?**

**Comments** the trees in the south eastern corner contribute to the setting and enclosure of the village green, and the openness of the field also contributes to the rural character of the green to an extent

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** -

Settlement edge

**Pre C20 edge**       **C20-21 edge**

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

**Comments** hard C20 housing edge to main settlement on two sides

Receptors

<b>Receptors</b>	<b>Sensitivity</b>
urban residents	high/medium
viewpoints	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

**Comments** receptors include users of the village green and village hall, the PROW, the A3400 and adjacent residents

Other

**Other factors** -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

very sensitive interface with the village green, possibly visually extending it with housing facing new open space

**Landscape sensitivity to housing development** high

This zone forms part of an historic estate landscape with surviving fragments of mature parkland extending across the River Stour and giving views to the listed Ettington Park House. There are extensive areas of ridge and furrow, as well as a few veteran trees. The park provides a positive approach to Newbold from the north, with the listed South Lodge acting as a gateway to the village. Housing along the northern edge of Newbold is generally well screened by tree cover forming a positive edge to the settlement. Due to the historic, open character of this zone with its ridge and furrow and veteran trees the zone is sensitive to change and housing development would therefore be inappropriate.

**Landscape sensitivity to commercial development** high

This zone forms part of an historic estate landscape with surviving fragments of mature parkland extending across the River Stour and giving views to the listed Ettington Park House. There are extensive areas of ridge and furrow, as well as a few veteran trees. The park provides a positive approach to Newbold from the north, with the listed South Lodge acting as a gateway to the village. Housing along the northern edge of Newbold is generally well screened by tree cover forming a positive edge to the settlement. Due to the historic, open character of this zone with its ridge and furrow and veteran trees the zone is sensitive to change and commercial development would therefore be 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** P1**Ecological sensitivity** C3**Visual sensitivity** L0**Land Cover Parcel data****Land Use** Parkland**Pattern****Origin** Deerpark**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 with sloping edge along river floodplain**Landcover** pastoral 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** single historic roadside dwelling which once formed the south lodge to Ettington Park

**Other built features** -

**Presence of water**  -

**Scale** large **Sense of enclosure** open

**Diversity** simple

#### Skyline

**Prominence/ importance** not applicable **Complexity**

**Comments** -

#### Key views

**To settlement** False **From settlement** False

**Landmarks** South Lodge [minor] and Ettington Park to north east **Detractors** -

#### Intervisibility

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

**Comments** lower valley slopes intervisible with Ettington Park and South Lodge

#### Tranquillity

**Noise sources** roads

**Views of development** some **Presence of people** frequent

**Summary** medium

**Comments** the A3400 adjacent is fairly busy and reduces the tranquillity of this open area to an extent, although the effect decreases away from the road

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

**Comments** the area appears to be managed as part of the wider parkland landscape and has no public access

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

**Setting?**

**Comments** area provides setting to the Ettington Park house and to South Lodge

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** South Lodge provides a positive northern gateway to the settlement and nearby dwellings to the east are filtered by mature trees

Receptors

**Receptors**

**Sensitivity**

rural residents

high

urban residents

high

roads/rail/cycleways

medium

**Comments** receptors include users of Ettington Park, settlement residents and users of the A3400

Other

**Other factors** extensive areas of ridge and furrow

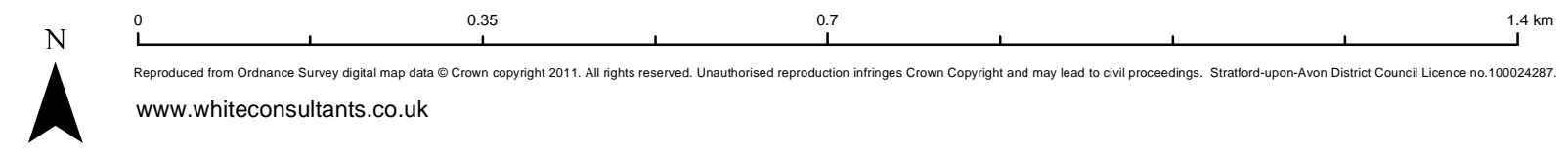
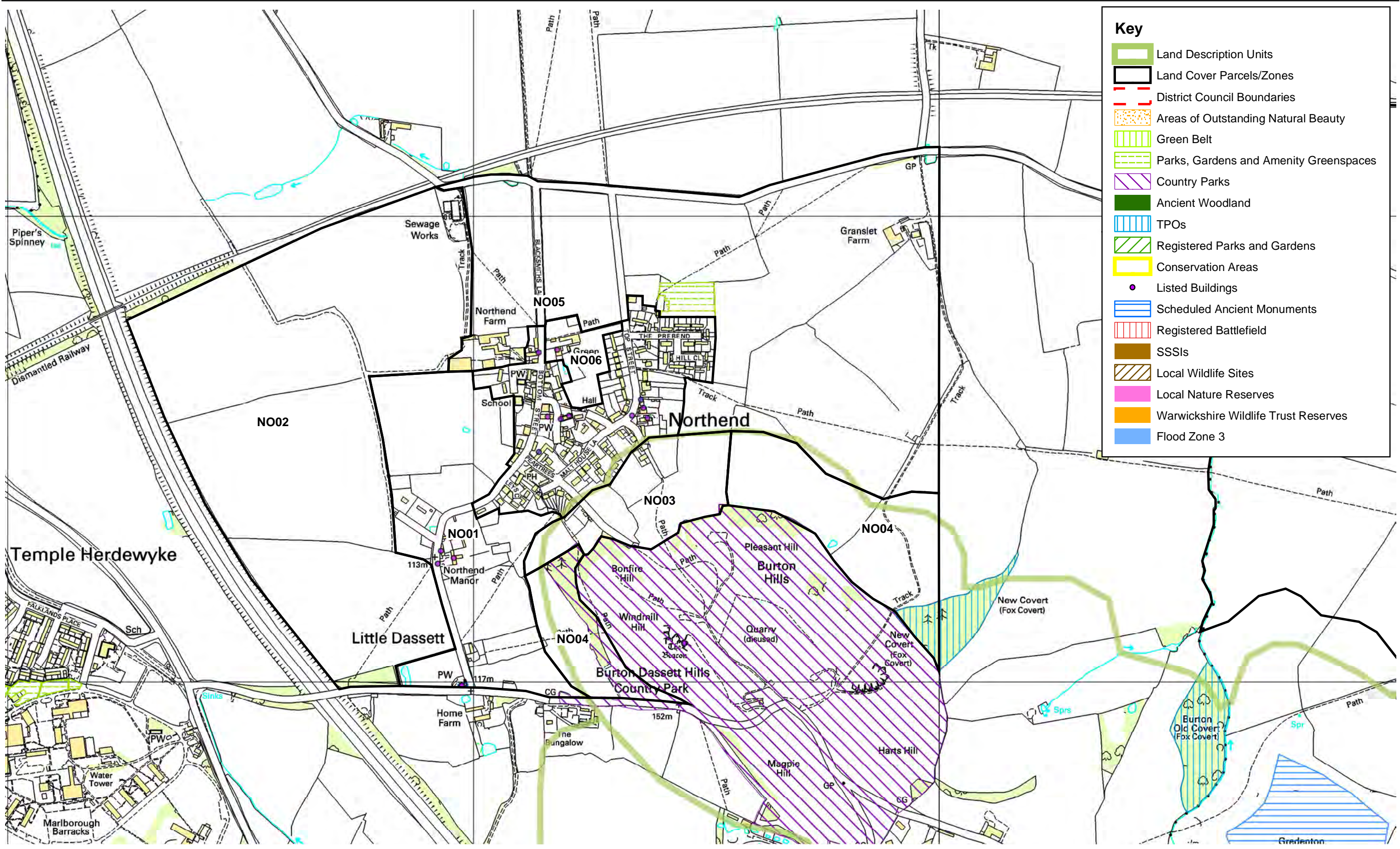
Potential for landscape enhancement

management plan for parkland including re-planting of parkland trees

Potential mitigation if area potentially suitable for development

-

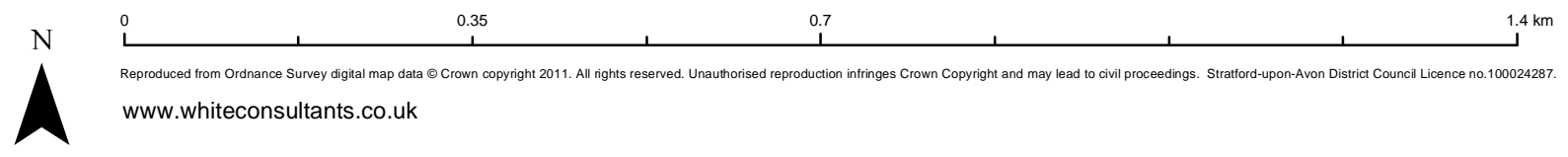
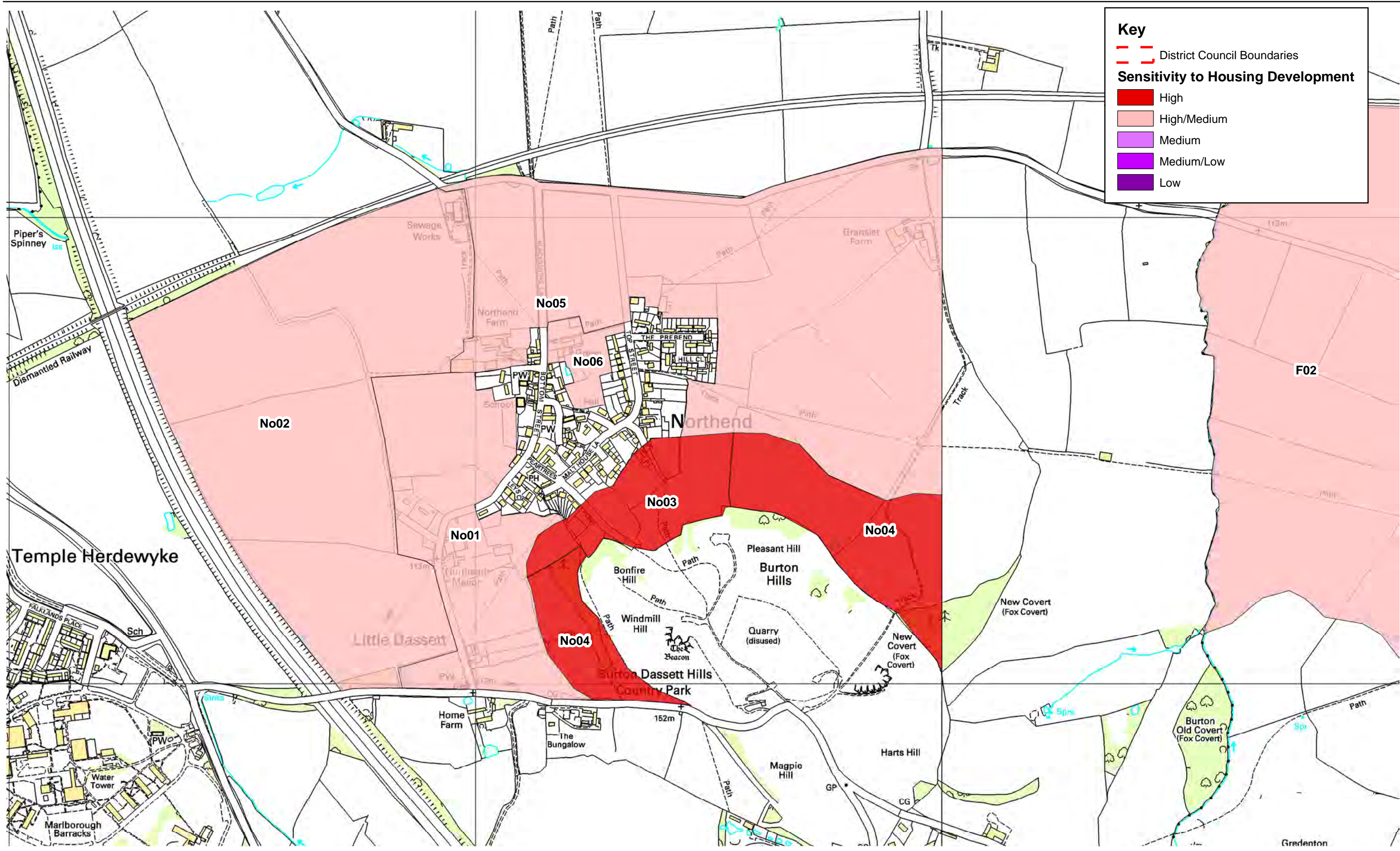




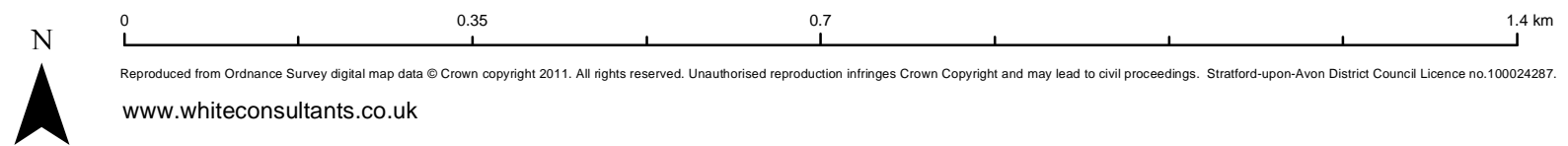
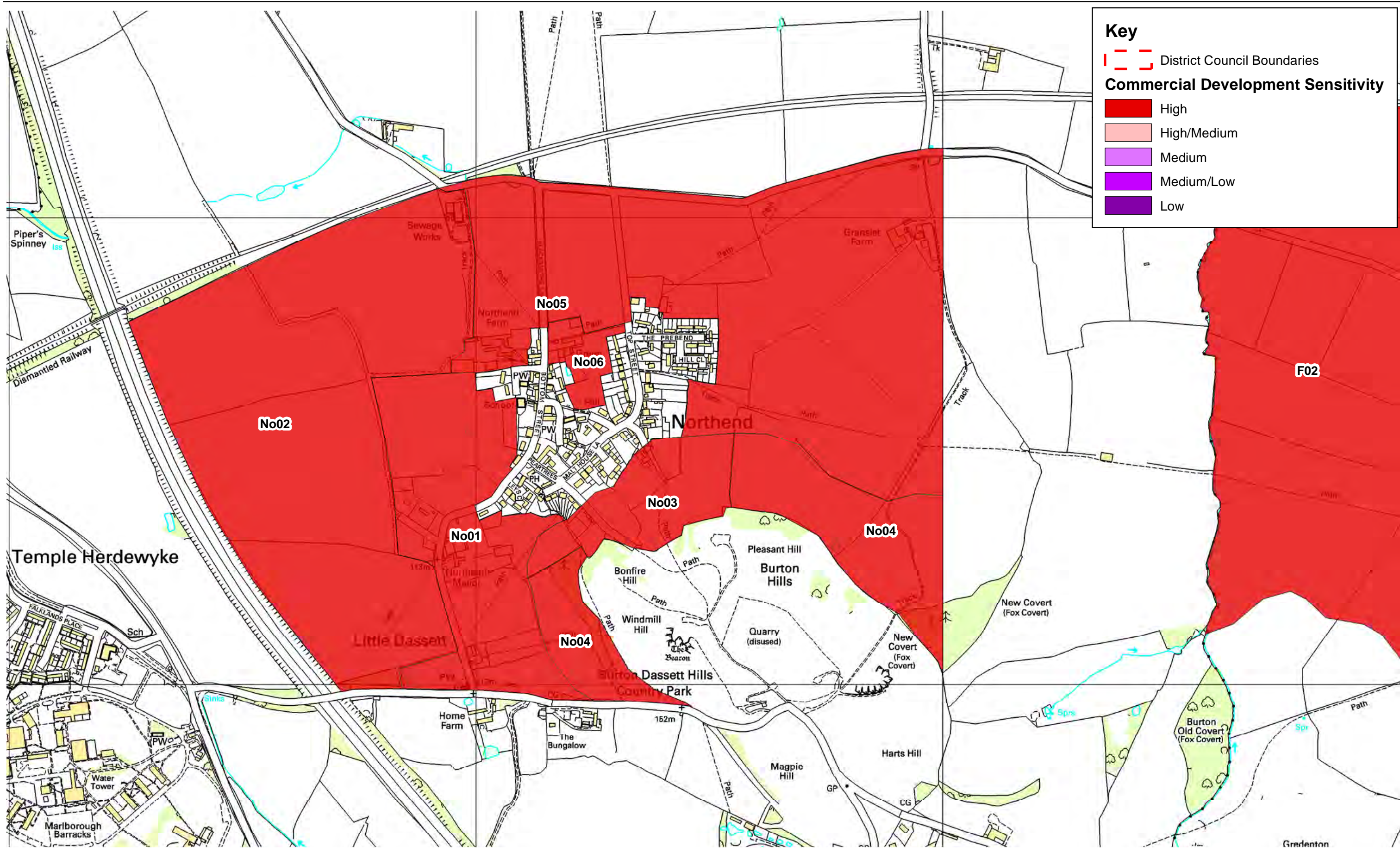
**Northend  
Designations and Constraints**

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**Landscape sensitivity to housing development** high/medium

This zone consists of a number of flat to gently sloping pasture fields adjacent to the southern and western edges of Northend. It contains several listed buildings, including Northend Manor, a chapel with a Scheduled Ancient Monument and four further dwellings. The M40 motorway lies just one field to the west and is a constant source of noise. Bottom Street bisects the zone. A road along the southern boundary provides access to the Burton Dassett Hills Country Park. The zone is quite well screened by vegetation, with tall roadside hedges with some gaps and views out from Bottom Street over some of the northern half. Dense mixed trees, including conifers, provide a screen along the southern boundary of Northend Manor and block any intervisibility between the settlement and the southern part of the zone. Views from houses on the southern edge of Northend are filtered by mature trees which appear to be within (former) parkland around the Manor. Houses to the west of Bottom Street have views filtered by boundary vegetation. Two PROWs cross the northern half of the zone and there is one in an adjacent field to the west which abuts the Manor House on Bottom Street. Northend Manor and its setting create a very attractive entrance to the settlement from the south and this zone also serves as a foothill to the dramatic slope of the Burton Dassett Hills. Housing development would be inappropriate at the northern end of the site as it would be an extension of the settlement into open countryside. Housing development in the northern part of the south eastern half would be inappropriate due to proximity to a group of listed buildings. Housing development in the southern part of the south eastern half would detract from the existing attractive entrance to the settlement and from the approach to the Country Park, and would be in open countryside unrelated to the settlement, For these reasons it is considered that housing development in this zone is inappropriate.

**Landscape sensitivity to commercial development** high

This zone consists of a number of flat to gently sloping pasture fields adjacent to the southern and western edges of Northend. It contains several listed buildings, including Northend Manor, a chapel with a Scheduled Ancient Monument and four further dwellings. The M40 motorway lies just one field to the west and is a constant source of noise. A village street bisects the zone and a road along the southern boundary provides access to the Burton Dassett Hills Country Park. The zone is quite well screened by vegetation, with tall roadside hedges with some gaps and views out from Bottom Street over some of the northern half. Dense mixed trees, including conifers, provide a screen along the southern boundary of Northend Manor and block any intervisibility between the settlement and the southern half of the zone. Views from houses on the southern edge of Northend are filtered by mature trees which appear to be within (former) parkland around the Manor. Houses to the west of Bottom Street have views filtered by boundary vegetation. Two PROWs cross the northern half of the zone and there is one in an adjacent field to the west, abutting the Manor House on Bottom Street. Northend Manor and its setting create a very attractive entrance to the settlement from the south and this zone also serves as a foothill to the dramatic slope of the Burton Dassett Hills. Development would be inappropriate in the northern half of the site as it would be in open countryside outside the settlement. Development in the northern part of the south eastern half would be inappropriate due to proximity to a group of listed buildings. Development in the southern part of the south eastern half would detract from the existing attractive entrance to the settlement and from the approach to the Country Park, would be in open countryside unrelated to the settlement and would be out of scale with it. For these reasons commercial development in this zone is considered inappropriate.

## Landscape characteristics

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### 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/medium\_regular

Origin Cultivated

## Designations

---

### Landscape/planning

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

### Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

### Historic/archaeology

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

### Other

Flood

## Characteristics

---

Landform gently sloping

Landcover pasture, pond, dwellings (including 4 listed buildings), trees and allotments

### 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** group of listed buildings; four isolated houses; chapel

**Other built features** -

**Presence of water**  ponds to west and in pasture near Old School

**Scale** small **Sense of enclosure** enclosed to east by landform (Burton Dassett Hills), very open to west and south

**Diversity** simple

Skyline

**Prominence/ importance** very prominent **Complexity** simple

**Comments** Burton Dassett Hills form prominent skyline to east. Elsewhere skyline is very distant.

Key views

**To settlement** False **From settlement** False

**Landmarks** Burton Dassett Hills **Detractors** -

Intervisibility

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

**Comments** Burton Dassett Hills are most dominant local feature, but views into this zone limited by vegetation. Some open views into northern half from Bottom Street

Tranquillity

**Noise sources** roads people

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

**Summary** medium

**Comments** the M40 motorway lies only one field to the west across N002 and is a constant source of noise. The zone is bound to the south by a local road that is much used for access to the Country Park; Bottom Street forms part of the zone's western and eastern boundaries and bisects its southern end. There is a PROW within the adjoining field to the west that meets Bottom Street opposite Northend Manor and two PROWs in the northern part of the zone. The southern edge of the settlement abuts the northern end of the south eastern half of this zone, which contains several dwellings and a chapel. The north western half of the zone abuts a farm, former school and parish church.

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

**Comments** mix of curtilages and pasture apparently managed as 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** visually similar to adjacent areas, separated visually from settlement by occasionally dense boundary vegetation. Adjacent zone NO02 is in arable cultivation; adjacent area NO04 is open pasture with trees

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** very soft as layout appears to be constructed around mature trees which may formerly have been within parkland associated with Northend Manor.

Receptors

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

**Comments** rural dwellings within the zone would be most affected, although there are rural dwellings nearby (Home Farm, The Bungalow) which have views of the zone. Northend Manor is well screened by vegetation, at least along its southern boundary, but is more open to the north and east. Urban residents have views restricted by existing vegetation. Users of the adjacent PROW and road users would experience impact, in particular the many people using the road along the southern boundary as access to the Country Park.

Other

**Other factors** proximity to Country Park access

Potential for landscape enhancement

dense belt of mixed woodland along motorway boundary to help muffle traffic noise

Potential mitigation if area potentially suitable for development

-

LCP/Zone No02

Settlement: Northend

**Landscape sensitivity to housing development** high/medium

This zone consists of several flat, open arable fields with low hedges on the western edge of Northend and bound to the west by the M40 motorway. They are crossed by several PROWs and are part of the wider farmed landscape, despite being somewhat cut off by the motorway to the west and the railway to the north. However, neither of these elements are well vegetated and appear as fairly minor landscape elements compared to the dominant Burton Dassett Hills to the south east. As this zone lies well outside the settlement and overlooked by the manor it is not considered suitable for housing development.

**Landscape sensitivity to commercial development** high

This zone consists of several flat, open arable fields with low hedges on the western edge of Northend and bound to the west by the M40 motorway. They are crossed by several PROWs and are part of the wider farmed landscape, despite being somewhat cut off by the motorway to the west and the railway to the north. However, neither of these elements are well vegetated and appear as fairly minor landscape elements compared to the dominant Burton Dassett Hills to the south east. As this zone lies well outside the settlement in open countryside and overlooked by the manor 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** Cropping

**Pattern** Large\_regular

**Origin** Cultivated

#### Designations

---

##### Landscape/planning

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

##### Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

##### Historic/archaeology

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

##### Other

Flood

#### Characteristics

---

**Landform** flat

**Landcover** arable

**Field boundaries**

---

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

#### Hedge/Stream Trees

---

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

#### Other Trees

---

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

#### Patch Survival

---

Extent Widespread  Localised  Relic   
Management Intense  Traditional  Neglected

#### Ecological corridors

---

Condition Intact  Declining  Fragmented

#### Intensity of Use

---

Impact High  Moderate  Low

#### Pattern

---

Settlement pattern none

Other built features sewage works in north eastern corner

Presence of water  -

Scale medium Sense of enclosure open

Diversity uniform

#### Skyline

---

Prominence/ importance very prominent Complexity simple

Comments Burton Dassett Hills form skyline to east; very long views to west and north

#### Key views

---

To settlement False From settlement False  
Landmarks Burton Dassett Hills Detractors motorway noise

#### Intervisibility

---

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

Comments Burton Dassett Hills highly visible; zone clearly visible from Country Park (rape fields in flower)

#### Tranquillity

---

Noise sources roads people

Views of development one side 180 Presence of people infrequent

Summary medium/low

Comments noise from motorway traffic is constant and intrusive. No PROW use observed during survey.

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

---

Comments apparently managed as part of wider farmed units with PROW linking into the settlement. Partly cut off from wider landscape by motorway and railway.

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

Setting?

Comments visually continuous with NO05 but different land use to NO01. Does not contribute to setting of settlement and Country Park in same way as NO01

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments no

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge positive Form of edge highly indented

Comments from the motorway bridge at Little Dasset, which is the only viewpoint, the settlement is effectively screened by boundary vegetation

Receptors

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

Comments rural residents are all the dwellings in NO01 and users of the chapel at the southern end of zone NO01. Possible views also from Home Farm to south east of zone. Urban residents include houses on both sides of parts of Bottom Street. Users of the local roads and the motorway would also be aware of changes to this zone.

Other

Other factors -

Potential for landscape enhancement

desne woodland planting along motorway to help baffle traffic noise

Potential mitigation if area potentially suitable for development

-

LCP/Zone No03

Settlement: Northend

**Landscape sensitivity to housing development** high

This zone consists of a band of small sloping pasture fields forming the foothills of the Burton Dassett Hills Country Park. The field boundaries are well vegetated with outgrown hedges, now semi-mature to mature trees, mainly ash and hawthorn, and there is a very minor valley in the internal landform. The eastern end of the zone is more open, with a character similar to that of zone NO04. There is a C18/19th stone house in the zone, jutting out from the settlement edge. This zone, together with the two parts of NO04, serves visually and functionally as a buffer between the settlement and the dominant landform of the Country Park and any development here would change the relationship between them and make the settlement more visible in the wider landscape. For this reason housing development in this zone is considered inappropriate.

**Landscape sensitivity to commercial development** high

This zone consists of a band of small sloping pasture fields forming the foothills of the Burton Dassett Hills Country Park. The field boundaries are well vegetated with outgrown hedges, now semi-mature to mature trees, mainly ash and hawthorn. The eastern end of the zone is more open, with a character similar to that of zone NO04, from which it is distinguished only by field size. There is a C18/19th stone house in the zone, jutting out from the settlement edge. This zone, together with the two parts of zone NO04, serves visually and functionally as a buffer between the settlement and the dominant landform of the Country Park and any development here would change the relationship between them and make the settlement more visible in the wider landscape. For this reason, and because of the small scale field pattern, commercial development in this zone is considered inappropriate.

#### Landscape characteristics

##### LDU level

**Physiographic** Scarp slopes & ridges

**Ground type** Loamy Brown soils

**Land cover** Pastoral farmlands

**Settlement pattern** Villages and estate farms

##### LDU level

**Cultural sensitivity** P2

**Ecological sensitivity** F2

**Visual sensitivity** S1

#### Land Cover Parcel data

**Land Use** Pastoral

**Pattern** Small/med\_irregular

**Origin** Cultivated

#### Designations

##### **Landscape/planning**

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

##### **Biodiversity**

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

##### **Historic/archaeology**

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

##### **Other**

Flood

#### Characteristics



Landform sloping  
Landcover pasture

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern single house abutting settlement edge

Other built features none

Presence of water  -

Scale small

Sense of enclosure enclosed by landform and vegetation

Diversity simple

Skyline

Prominence/ importance very prominent      Complexity simple

Comments Burton Dassett Hills form the skyline to the south east; elsewhere there are extensive views

Key views

To settlement	False	From settlement	False
Landmarks	Burton Dassett Hills	Detractors	-

Intervisibility

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

Comments landform and vegetation screen much of this zone except from long distance views from the north

Tranquillity

Noise sources roads      people

Views of development one side 180      Presence of people infrequent

Summary medium/low

Comments the inherent high tranquillity of this zone is marred by constant noise from the M40 motorway. Two PROWs cross the zone. The settlement edge is largely screened by boundary vegetation.

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

**Comments** part of circle of sloping pasture land between flat farmland and prominent hilltop, with PROWs providing links between settlement and Country Park

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

**Comments** contributes to setting of Country Park, which is a backdrop to the settlement viewed from the north, east and west

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** forms a landscape unit of sloping pasture with NO04 to the north east and the south west, differentiated only by field size and proximity to settlement

Settlement edge

**Pre C20 edge**       **C20-21 edge**

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

**Comments** traditionally even modern development has not encroached on these slopes, with one (earlier) exception.

Receptors

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

**Comments** rural receptors in parts of NO01 may have filtered views into this zone. Residents in some of the listed buildings near the eastern edge of Northend may have filtered views of the zone, and some houses in Hill Close have open views. There are clear views from the two PROWs, especially from the more open upper sections and there will be views from the paths that ascend the summit of the Burton Dassett Hills at their north western end. Potential road impact is limited to short sections of one track and one no through road.

Other

**Other factors** -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone No04

Settlement: Northend

**Landscape sensitivity to housing development** high

This zone is split in two by zone N003, which differs only in field size and relationship to the settlement. The field sizes in N004 are larger, and it has no relationship with the settlement. Both parts consist of large, open pasture fields on sloping ground which rises up to form the summit of the Burton Dassett Hills, a prominent local landmark and Country Park. Both parts are partly bound by PROWs, which are well used, and a short length of access road forms the southern boundary of the western half. The western half is partly designated Country Park (woodland) and part of the eastern half is covered by a TPO. This band of pasture fields is significant visually as part of a local landmark and functionally in separating it from the settlement. Any housing development in it would mark a departure from the established upper boundary of the settlement and would make it more visible in the wider landscape, changing its relationship within it and to the Country Park. For these reasons housing development is not considered appropriate.

**Landscape sensitivity to commercial development** high

This zone is split in two by zone N003, which differs only in field size and relationship to the settlement. The field sizes in N004 are larger, and it has no relationship with the settlement. Both parts consist of large, open pasture fields on sloping ground which rises up to form the summit of the Burton Dassett Hills, a prominent local landmark and Country Park. Both are partly bound by PROWs, which are well used, and a short length of access road forms the southern boundary of the western half. The western half is partly designated Country Park (woodland) and part of the eastern half is covered by a TPO. This band of pasture fields is significant visually as part of a local landmark and functionally in separating it from the settlement. Any development in it would mark a departure from the established upper boundary of the settlement and would make it more visible in the wider landscape, changing its relationship within it and to the Country Park. Commercial development, with its large scale and extent, would be particularly prominent and is therefore considered inappropriate.

#### Landscape characteristics

##### LDU level

**Physiographic** Scarp slopes & ridges

**Ground type** Loamy Brown soils

**Land cover** Pastoral farmlands

**Settlement pattern** Villages and estate farms

##### LDU level

**Cultural sensitivity** P2

**Ecological sensitivity** F2

**Visual sensitivity** S1

#### Land Cover Parcel data

**Land Use** Pastoral

**Pattern** 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** sloping**Landcover** pasture and woodland**Field boundaries**

---

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

**Hedge/Stream Trees**

---

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

**Other Trees**

---

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

**Patch Survival**

---

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

**Ecological corridors**

---

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

---

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

---

**Settlement pattern** none**Other built features** none**Presence of water**  -**Scale** medium **Sense of enclosure** open**Diversity** uniform**Skyline**

---

**Prominence/ importance** very prominent **Complexity** simple**Comments** landform of Burton Dassett Hills is local landmark and skyline**Key views**

---

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	landform of Burton Dassett Hills	<b>Detractors</b>	-

**Intervisibility**

---

**Site observation** ...to key features  ...from key place **Comments** these lower slopes are part of very prominent landform**Tranquillity**

---

**Noise sources** roads people**Views of development** one side 180 **Presence of people** frequent**Summary** medium/low

**Comments** the inherent tranquillity of this zone is marred by constant noise from the M40 motorway. The PROWs that border the zone are well used. There are filtered views of the whole settlement.

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

**Corridor?**

**Comments** apparently managed as part of wider farmed unit with PROW linking into the settlement and the Country Park

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

**Setting?**

**Comments** zone contributes to the setting of Burton Dassett Hills, a prominent local landmark and Country Park, and separates it from the settlement.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** NO03 is also part of the lower slope landform

Settlement edge

**Pre C20 edge**       **C20-21 edge**

**Nature of edge**

**Form of edge**

**Comments** unconnected

Receptors

**Receptors**

**Sensitivity**

rural residents

high

urban residents

high

long distance/public footpaths

high

roads/rail/cycleways

high/medium

**Comments** rural receptors in NO01 and Granslet Farm to north east; urban receptors in settlement have filtered views. Users of Country Park have views from northern end of Burton Dassett Hills, as do road users approaching Country Park from west.

Other

**Other factors** -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-



LCP/Zone No05

Settlement: Northend

Landscape sensitivity to housing development high/medium

This zone consists of a mix of arable and pastoral land on the northern edge of Northend. It is flat to gently rising, with a backdrop of the dramatic Burton Dassett Hills to the south beyond the settlement, which nestles at their feet. The zone is open and very much part of the wider farmed landscape, even where partly hemmed in by the railway to the north. It is obviously outside the settlement, which has a distinct edge and housing development here would be an inappropriate extension of the settlement outside its existing form.

Landscape sensitivity to commercial development high

This zone consists of a mix of arable and pastoral land on the northern edge of Northend. It is flat to gently rising, with a backdrop of the dramatic Burton Dassett Hills to the south beyond the settlement, which nestles at their feet. The zone is open and very much part of the wider farmed landscape, even where partly hemmed in by the railway to the north. It is obviously outside the settlement, which has a distinct edge and commercial development in the open countryside would be inappropriate.

#### Landscape characteristics

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##### LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

##### LDU level

Cultural sensitivity H2

Ecological sensitivity C3

Visual sensitivity L0

#### Land Cover Parcel data

---

Land Use Cropping

Pattern Medium/large\_regular

Origin Cultivated

#### Designations

---

##### Landscape/planning

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

##### Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

##### Historic/archaeology

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

##### Other

Flood

#### Characteristics

---

Landform gently sloping

Landcover mix of pasture and arable, plus small area of amenity greenspace.

#### Field boundaries

---

Type Hedgerows  Hedgebanks  Stone walls  Wet ditches

Species Thorn  Elm  Mixed  Ancient

Condition Good  Poor  Redundant  Relic

Management Trimmed  Outgrown  Mixed

#### Hedge/Stream Trees

---

Extent Dense  Scattered  Insignificant  None

Age of mixture Mixed Age  Overmature  Immature

Other Trees

Extent Prominent  Apparent  Insignificant  None

Age of mixture Mixed Age  Overmature  Immature

Patch Survival

Extent Widespread  Localised  Relic

Management Intense  Traditional  Neglected

Ecological corridors

Condition Intact  Declining  Fragmented

Intensity of Use

Impact High  Moderate  Low

Pattern

Settlement pattern two farms

Other built features one barn

Presence of water  none

Scale medium Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance prominent Complexity simple

Comments Burton Dassett Hills forms local skyline and landmark to south of this zone

Key views

To settlement False From settlement False

Landmarks Burton Dassett Hills Detractors -

Intervisibility

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

Comments clear views in both directions/ Burton Dassett Hills

Tranquillity

Noise sources roads other

Views of development one side 180 Presence of people infrequent

Summary medium/low

Comments this zone suffers from motorway noise from the west and railway noise, in close proximity, from the north. It contains several local roads and several PROWs.

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

Comments apparently managed as part of wider farmed units with PROW linking into the settlement

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

Comments foreground to settlement when approaching from the north

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments similar landform and landuse to NO02, but not mutually reliant

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge positive

Form of edge moderately indented

Comments mix of old (including adjacent listed buildings) and modern, the latter mainly well screened by trees.

Receptors

**Receptors**

**Sensitivity**

rural residents

high

urban residents

high

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments in this open landscape any changes would be highly visible to all receptors

Other

**Other factors**

Potential for landscape enhancement

a belt of trees screening the large barn and farmyard associated with the listed building on Blacksmith's Lane would enhance the northern approach to the settlement

Potential mitigation if area potentially suitable for development

-

**Landscape sensitivity to housing development** high/medium

This zone consists of a farmhouse (listed buildings), associated farm buildings (including a stone barn with the date 1835 in the patterned tiled roof) and a single pasture field on the northern side of Northend. The land is gently sloping and field boundaries consist of wet ditches with outgrown hedges turning into gappy tree rows, with thorn, elm and ash the main species present. The zone is overlooked on three sides by housing, including some listed buildings. From the north the pasture field appears as a green wedge or tongue into the heart of the settlement. At the time of survey the farmyard appeared very poorly maintained, tending to semi-derelict, which compounded the rather poor edge to the settlement on this side. This could be improved by planting a hedge alongside the barn on the north western edge of the zone, taking care to leave the pasture 'tongue' visible to views from the north. As this site contains a listed building and the pasture field, at the heart of the settlement, is overlooked on three sides by housing, it is not considered appropriate for housing development.

**Landscape sensitivity to commercial development** high

This zone consists of a farmhouse (listed buildings), associated farm buildings (including a stone barn with the date 1835 in the patterned tiled roof) and a single pasture field on the northern side of Northend. The land is gently sloping and field boundaries consist of wet ditches with outgrown hedges turning into gappy tree rows, with thorn, elm and ash the main species present. The zone is overlooked on three sides by housing, including some listed buildings. From the north the pasture field appears as a green wedge or tongue into the heart of the settlement. At the time of survey the farmyard appeared very poorly maintained, tending to semi-derelict, which compounded the rather poor edge to the settlement on this side. This could be improved by planting a hedge alongside the barn on the north western edge of the zone, taking care to leave the pasture 'tongue' visible to views from the north. As this site contains a listed building and the pasture field, at the heart of the settlement, is overlooked on three sides by housing, it is not considered appropriate for commercial development.

**Landscape characteristics**


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

**Land Cover Parcel data**


---

<b>Land Use</b>	Mixed farming
<b>Pattern</b>	Small/med_semi-regul
<b>Origin</b>	Cultivated

**Designations****Landscape/planning**

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

**Biodiversity**

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

## Historic/archaeology

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

## Other

Flood

## Characteristics

---

**Landform** flat

**Landcover** pasture

## Field boundaries

---

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

## Hedge/Stream Trees

---

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

## Other Trees

---

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

## Patch Survival

---

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

## Ecological corridors

---

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

---

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

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**Settlement pattern** single farm house

**Other built features** farm buildings

**Presence of water**  pond on boundary

**Scale** small **Sense of enclosure** open

**Diversity** simple

## Skyline

---

**Prominence/ importance** not applicable **Complexity**

**Comments** -

## Key views

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<b>To settlement</b> False	<b>From settlement</b> False
<b>Landmarks</b> -	<b>Detractors</b> 11 kV lines

## Intervisibility

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

**Comments** farmhouse screened by vegetation but farmyard and 1835 barn clearly visible from several points within settlement

## Tranquillity

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<b>Noise sources</b> roads	<b>other</b>
<b>Views of development</b> many 270	<b>Presence of people</b> frequent
<b>Summary</b> medium/low	



**Comments** an open zone towards the edge of the settlement but with development on three sides.

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

**Comments** part of farm curtilage rather than wider farmed landscape, as pasture not arable. No public access.

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

**Comments** from the north, the pasture field is observed as a green wedge into the centre of the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** development of N005 would landlock this zone; development of this zone would have minimal impact on N005

Settlement edge

**Pre C20 edge**       **C20-21 edge**

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

**Comments** the zone is overlooked by houses on three sides, older (and including listed buildings) to west and south; more recent to the east. All have views across the zone.

Receptors

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

**Comments** no rural residents have views into or of zone; urban residents on three sides have clear views into zone. Footpath along northern boundary. Vehicles on roads to north of zone would have passing views of any change, limited except to north by intervening buildings and vegetation.

Other

**Other factors** farmyard around listed building is dilapidated and unkempt

Potential for landscape enhancement

plant hedge along northern edge of barn to screen, but leave boundary with pasture field open.

Potential mitigation if area potentially suitable for development

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