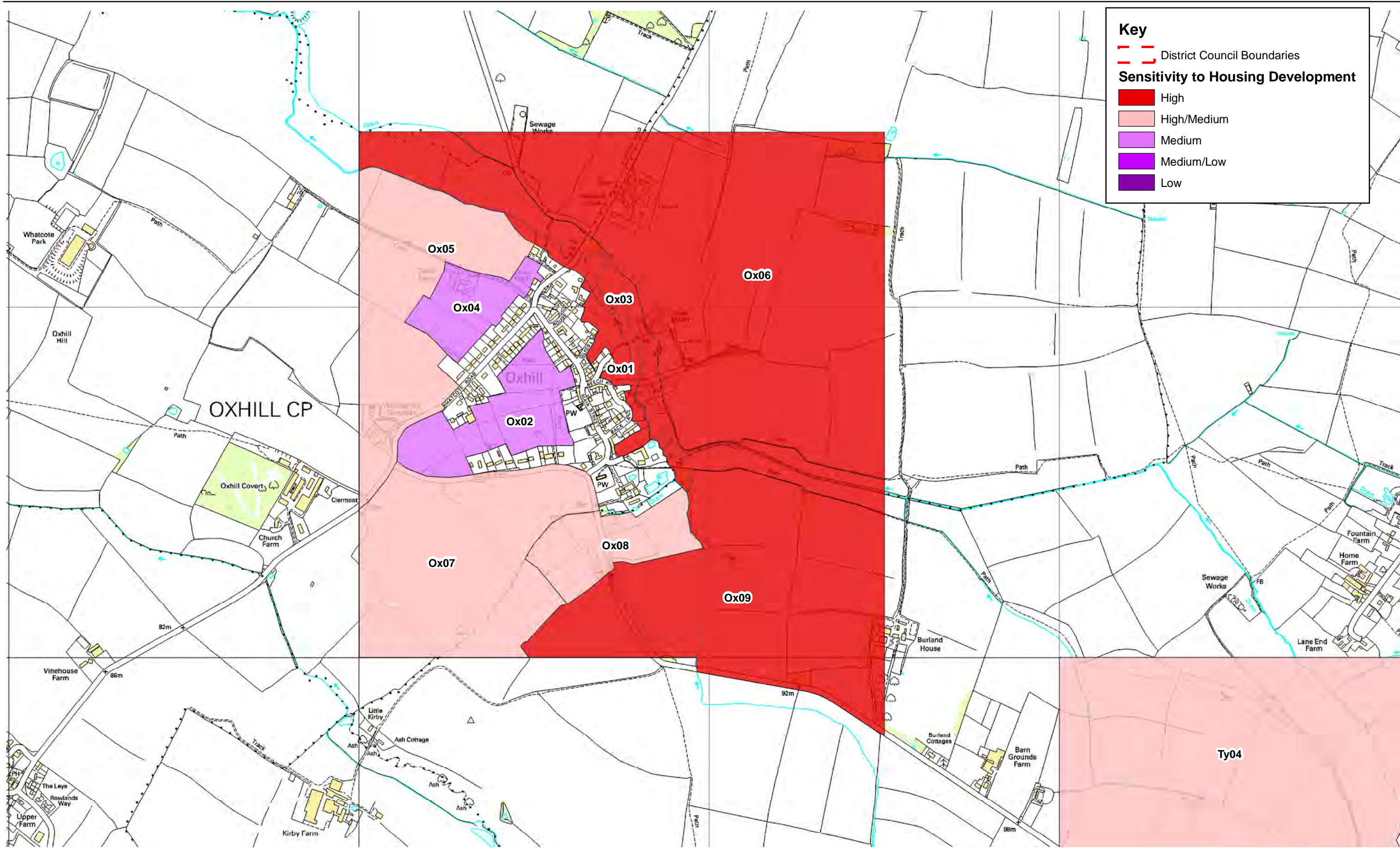


0 0.4 0.8 1.6 km

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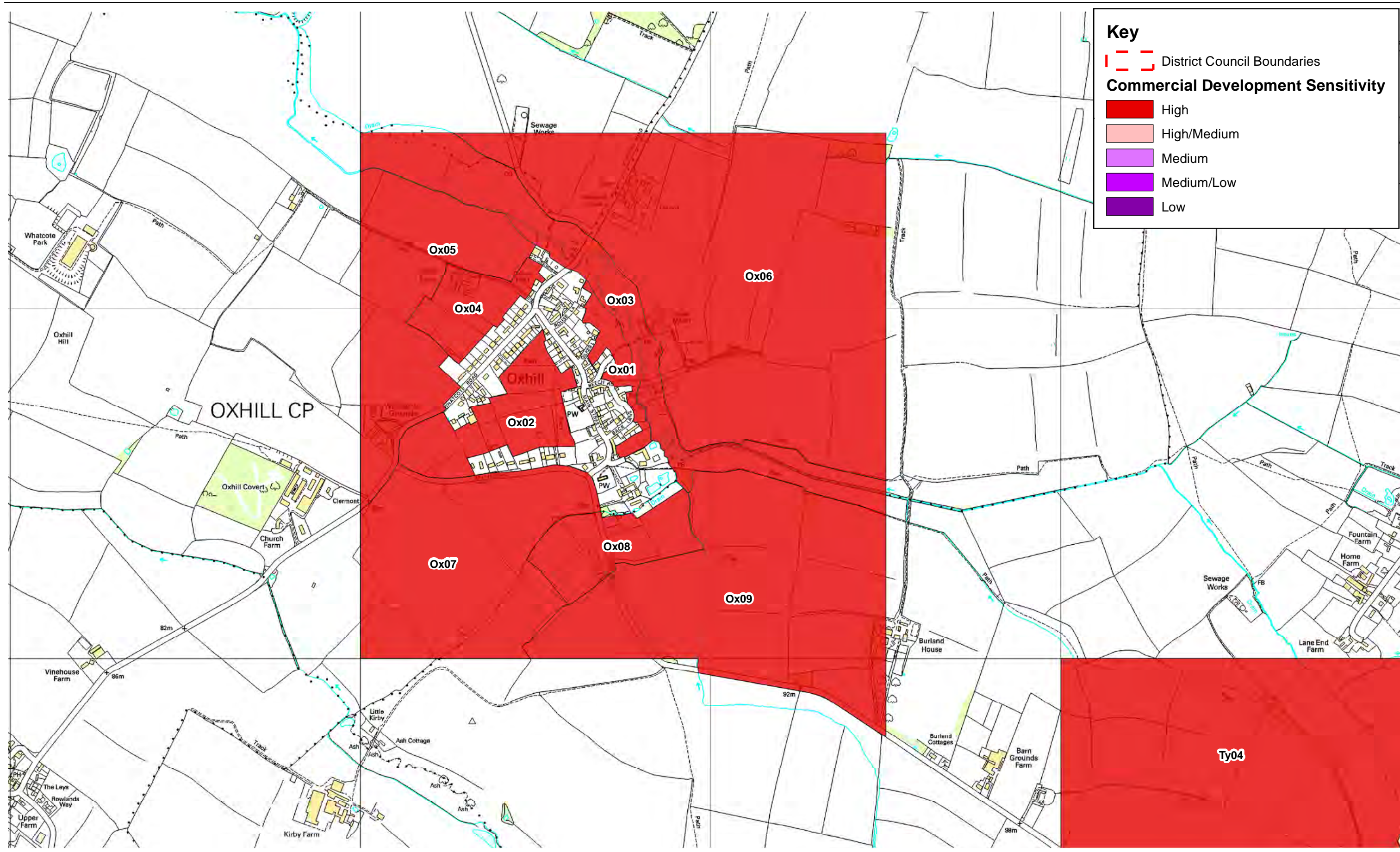
www.whiteconsultants.co.uk



0 0.4 0.8 1.6 km

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0 0.4 0.8 1.6 km

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LCP/Zone Ox01

Settlement: Oxhill

Landscape sensitivity to housing development high

The low-lying zone lies adjacent to a watercourse/floodplain with which it shares landuse and land cover of pasture (generally improved but with some neutral (unimproved) grassland) with riparian trees, including many pollard willows. It also shares a high degree of intervisibility in some parts, due to the presence of fences rather than hedges, typical of such landuse. It appears to be in good condition and serves as an important setting for the edge of the settlement along the latter's north eastern edge. It also provides a pleasingly indented settlement edge when viewed from the wider landscape to the north east and from adjoining sites. The space allows glimpse views out to the wider landscape from Main Street contributing to village character. The contribution the zone makes to the settlement character and the setting of the valley floor and Conservation Area means that housing is considered inappropriate.

Landscape sensitivity to commercial development high

The low-lying zone lies adjacent to a watercourse/floodplain with which it shares landuse and land cover of pasture (generally improved but with some neutral (unimproved) grassland) with riparian trees, including many pollard willows. It also shares a high degree of intervisibility in some parts, due to the presence of fences rather than hedges, typical of such landuse. It appears to be in good condition and serves as an important setting for the edge of the settlement along the latter's north eastern edge. It also provides a pleasingly indented settlement edge when viewed from the wider landscape to the north east and from adjoining sites. The space allows glimpse views out to the wider landscape from Main Street contributing to village character. The contribution the zone makes to the settlement character, the setting of the valley floor and Conservation Area and the small scale of the fields means that commercial development is considered inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Pastoral

Pattern Small/med_semi-regul

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeology

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

Other

Flood ☒

Characteristics

Landform flat to undulating floodplain edge

Landcover pastoral

Field boundaries

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

Hedge/Stream Trees

Extent	Dense <input 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 none

Other built features Oxhill Manor prominent in nearby OX06

Presence of water ☒ small stream

Scale small **Sense of enclosure** enclosed by settlement along south western boundary; open along north eastern boundary

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity** simple

Comments views out from site are bound to north east by higher ground at a distance

Key views

To settlement	False	From settlement	False
Landmarks	Oxhill Manor in OX06	Detractors	-

Intervisibility

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

Comments key feature is Oxhill Manor (LB) (OX06)

Tranquillity

Noise sources roads people

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

Summary medium

Comments fundamentally a quiet area, but local PROWs appear to be well used and two metalled roads cross the site (light traffic only)

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

Corridor? ☒

Comments 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 significant as setting of settlement along its north eastern edge and contributes visually to character of adjacent watercourse site OX03 and continuity of nearby site OX06

Are adjacent assessed areas mutually reliant...

... visually? ☒...functionally? ☒

Comments zones to either side of watercourse are mutually reliant visually and functionally

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒

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

Comments mixed development, mainly pre C20

Receptors

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

Comments site contributes to setting of listed building (Oxhill Manor)

Other

Other factors neutral grassland; adjacent to Flood Zone 3 area; continuity of land use and ecological corridor

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

This zone consists of a group of small pasture fields (improved pasture) surrounded on three sides by housing development within Oxhill and on the fourth side by Green Lane and Whatcote Road. Each field has hedge, tree or fenced boundaries, of varying management, which prevent any intervisibility across the zone or between individual fields. There is a filtered view into the western end of the zone when approaching Oxhill - this is the initial sighting of the village when approaching from the south west - and there may be views from two rural properties to the west. The zone is low-lying but very slightly domed. Within it there is one PROW across the northern end and a permissive path near the eastern boundary, which does not appear to be well used. Oxhill Conservation Area abuts along part of the eastern boundary; one Listed Building is located adjacent to the northern boundary. There is some potential for housing development within part of the zone, excluding the western end (visibility within the wider landscape, potential impact on rural residents, effect on approach to settlement) and the eastern edge (adjacent to Oxhill Conservation Area). Development within existing field pattern, retaining where possible existing field boundaries, would maintain the landscape scale and pattern and reduce intervisibility within the zone and from the adjacent parts of the settlement.

Landscape sensitivity to commercial development high

This zone consists of a group of small pasture fields (improved pasture) surrounded on three sides by housing development within Oxhill and on the fourth side by Green Lane and Whatcote Road. Each field has hedge, tree or fenced boundaries, of varying management, which prevent any intervisibility across the zone or between individual fields. There is a filtered view into the western end of the zone when approaching Oxhill - this is the initial sighting of the village when approaching from the south west - and there may be views from two rural properties to the west. The zone is low-lying but very slightly domed. Within it there is one PROW across the northern end and a permissive path near the eastern boundary, which does not appear to be well used. Oxhill Conservation Area abuts along part of the eastern boundary; one Listed Building is located adjacent to the northern boundary. Given the small scale pattern of this site and its location almost entirely within the settlement, with its small scale development, partly adjacent to the Conservation Area and a Listed Building, commercial development would be out of scale and entirely inappropriate.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Pastoral farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P2
Ecological sensitivity	C3
Visual sensitivity	L0

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small_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-lying flat to very slightly domed

Landcover pastoral (improved pasture), with some evidence of ridge and furrow, in small parcels with some strong hedge/tree boundaries

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent	Widespread <input 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 checked="" type="checkbox"/>	Low <input type="checkbox"/>
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Pattern

Settlement pattern none

Other built features settlement on three sides; roads on remaining side

Presence of water ☐ none

Scale small	Sense of enclosure enclosed by settlement or vegetation except on western edge (hedges against roads)
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Diversity simple

Skyline

Prominence/ importance not applicable	Complexity
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Comments -

Key views

To settlement False	From settlement False
Landmarks -	Detractors 11kV line crosses part of zone

Intervisibility

Site observation low	...to key features <input type="checkbox"/>	...from key place <input type="checkbox"/>
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Comments only a small part of this zone is intervisible with OX07, from which it is separated by roads. It is marginally visible from parts of Oxhill Conservation Area, filtered by vegetation

Tranquillity

Noise sources roads people

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

Summary medium/low

Comments where the site is surrounded by settlement it is medium to medium/low tranquil; where individual fields are crossed by footpaths and in the western area edged by roads, tranquillity is low.

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 contributes to the approach to the settlement from the west; western part contributes to flow of pastoral land use on western side of settlement.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments western end only; beyond immediately adjacent area, parts of OX07 are in arable rather than pastoral use, but still open farmland.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

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

Comments sections of settlement edge are linear, impacting on parts of zone. Overall effect is moderately indented.

Receptors

Receptors **Sensitivity**

urban residents high/medium

rural residents high/medium

long distance/public footpaths high/medium

roads/rail/cycleways medium

Comments rural residents (Clermont, Willoughby Grounds) may have views of western end; PROW crosses northern part; roads surround western end. Some urban residents will have views into part of zone.

Other

Other factors

Potential for landscape enhancement

consistent good management of all hedgerows

Potential mitigation if area potentially suitable for development

development on a land parcel by land parcel basis, as existing hedgerows limit intervisibility between parcels and across site

LCP/Zone Ox03 **Settlement:** Oxhill

Landscape sensitivity to housing development high

The zone is a stream corridor and floodplain. Land cover is semi improved pasture with many well-managed pollard willows, forming an attractive firm boundary to the eastern edge of Oxhill. There is no settlement within the zone, although Oxhill Manor abuts it to the east and the eastern edge of Oxhill (Conservation Area) is clearly visible across OX01. Parts of the zone have PROWs along both sides and elsewhere PROWs cross it, indicating its high visual and amenity value. Given the high landscape sensitivity of this zone including function as floodplain, housing development would be entirely inappropriate.

Landscape sensitivity to commercial development high

The zone is a small-scale stream corridor and floodplain. Land cover is semi improved pasture and many well-managed pollard willows, forming an attractive firm boundary to the eastern edge of Oxhill. There is no settlement within the zone, although Oxhill Manor abuts it to the east and the eastern edge of Oxhill (Conservation Area) is clearly visible across OX01. Parts of it have PROWs along both sides and elsewhere PROWs cross it, indicating its high visual and amenity value. Given the high landscape sensitivity of this zone including function as floodplain, commercial development would be entirely inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Pastoral

Pattern Med/large_semi-regul

Origin Meadow

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeology

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

Other

Flood ☐

Characteristics

Landform flat

Landcover pasture

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input 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 none

Other built features Oxhill Manor on eastern boundary

Presence of water ☒ stream itself visually insignificant but major factor in riparian character
Sense of enclosure enclosed by riparian vegetation

Scale extensive linear, narrow laterally

Diversity uniform

Skyline

Prominence/ importance	not applicable	Complexity
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Comments valley floor

Key views

To settlement	False	From settlement	False
Landmarks	Oxhill Manor	Detractors	roads crossing laterally (minor detractors)

Intervisibility

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

Comments views from and to the zone may be obtainable from many houses along the eastern edge of Oxhill, from the two roads that cross it laterally and from the PROWs that run either across it or along both linear boundaries

Tranquillity

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

Summary medium

Comments although this appears to be a very tranquil area, tranquillity is modified by proximity to the settlement and presence of roads and 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; functions as river corridor and floodplain.

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

Setting? ☒

Comments significant contribution to setting and character of Oxhill; reinforces character of OX01, which is more intimately linked to the settlement edge and acts as visual boundary to settlement within the wider landscape.

Are adjacent assessed areas mutually reliant...

... visually? ☒...functionally? ☒

Comments intervisibility with zones OX01 and OX06; mutual land use with OX01 and reflects agricultural land use of OX06.

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☐**Nature of edge** positive **Form of edge** highly indented

Comments where OX03 abuts the settlement there is a strong distinction between them. Elsewhere OX03 abuts OX01, which has a similar character; together they appear to flow into the settlement

Receptors

Receptors	Sensitivity
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rural residents	high
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urban residents	high
-----------------	------

long distance/public footpaths	high
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roads/rail/cycleways	medium
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Comments Oxhill Manor (LB) is a key receptor on the zone boundary. Whitehill House may have views down to part or all of the zone. Many urban residences, including several listed buildings, will have views across OX01 of OX03.

Other

Other factors almost entirely Flood Zone 3 area; OX03 is an unfragmented ecological corridor

Potential for landscape enhancement

ensure protection of TPO trees

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

Zone OX04 lies on the north-western edge of Oxhill and consists of a single modern farmhouse and associated buildings and several small-medium pasture fields, mainly fenced but with a hedge/ditchline along the farm track - one of the three PROWs that border the zone. The land is flat to very gently undulating, with some evidence of former ridge and furrow cultivation, and relates visually and functionally to the wider farmed landscape, which is contained to the west by Oxhill Hill. Urban residents have clear views into the zone from its south eastern edge but rural residents nearby have potential views blocked by changes in local topography. The zone is low lying, near but not immediately adjacent to a stream corridor and is fairly discreet, although open to the north west. Most views would be for users of the three PROWs that bound the zone. The existing settlement edge is modern, linear and unsympathetic and the farmhouse provides a definite stop point to any potential development. There is some scope for housing development within this zone, especially adjacent to the existing settlement edge and where advance screen planting would be possible and desirable. There might be a local topographical argument for restricting development to the three northern fields to reduce visibility within the wider landscape.

Landscape sensitivity to commercial development high

Zone OX04 lies on the north-western edge of Oxhill and consists of a single modern farmhouse and associated buildings and several small-medium pasture fields, mainly fenced but with a hedge/ditchline along the farm track - one of the three PROWs that border the zone. The land is flat to very gently undulating, with some evidence of former ridge and furrow cultivation, and relates visually and functionally to the wider farmed landscape, which is contained to the west by Oxhill Hill. Urban residents have clear views into the zone from its south eastern edge but rural residents nearby have potential views blocked by changes in local topography. The zone is low lying, near but not immediately adjacent to a stream corridor and is fairly discreet, although open to the north west. Most views would be for users of the three PROWs that bound the zone. The existing settlement edge is modern, linear and unsympathetic. There is no potential for commercial development of this zone, as its scale would be inappropriate and its potential height would make it visible within the wider landscape, particularly from Willoughby Grounds, the PROW to the south west of this house, a short section of Whatcote Road and when approaching the settlement from the south west.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Pastoral farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P2
Ecological sensitivity	C3
Visual sensitivity	L0

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small_regular
Origin	Cultivated

Designations

Landscape/planningGreen Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐**Biodiversity**SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐**Historic/archaeology**Cons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐**Other**Flood ☒**Characteristics****Landform** very gently undulating**Landcover** improved pasture with some ridge and furrow**Field boundaries**

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input checked="" type="checkbox"/>
Species	Thorn <input checked="" type="checkbox"/>	Elm <input 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 checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Impact	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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Pattern**Settlement pattern** one farmhouse within pastoral farmland**Other built features** one low agricultural building**Presence of water** ☐ -**Scale** small-medium **Sense of enclosure** open**Diversity** uniform**Skyline****Prominence/ importance** not applicable **Complexity****Comments** Oxhill Hill to west forms local skyline**Key views**

To settlement	False	From settlement	False
Landmarks	Oxhill Hill visible to west	Detractors	-

Intervisibility**Site observation** medium **...to key features** ☐ **...from key place** ☐**Comments** intervisibility with part of settlement edge, and possibly from one rural dwelling (Willoughby Grounds)

Tranquillity

Noise sources people other

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

Summary medium

Comments PROWs border zone on two sides, and another borders north western edge of northern part.. Zone accessed via farm track/PROW and subject to movement/noise of farm vehicles

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

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

Setting? ☐

Comments presence of Oxhill Farm within the szone ties it into the settlement edge. There is intervisibility between the zone and housing along the NW edge of the settlement, between the zone and the wider landscape and with adjacent OX05. Visibility within the wider landscape contained by rising ground leading up to Oxhill Hill to the west and settlement to east.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☒

Comments similar agricultural land use. Partial visual reliance mitigated by hedgerow vegetation and slight change of landform (OX05 slopes slightly towards watercourse)

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

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

Comments slightly indented at northern end

Receptors

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

Comments slight ridge likely to protect rural residents (Willoughby Grounds) but not unnamed structure at end of track to north west of Oxhill Farm; Whatcote Park is on other side of Oxhill Hill so unlikely to have any view of site. Urban residents have clear views into zone, as do users of PROWs.

Other

Other factors current neglected appearance of setting of farmhouse and farm buildings is a detractor

Potential for landscape enhancement

improved management of hedges and reduced intensity of grazing

Potential mitigation if area potentially suitable for development

advance tree and hedge planting along boundaries, especially to south west and west/north west; screen planting or careful design to mitigate impact on existing settlement edge.

LCP/Zone OX05

Settlement: Oxhill

Landscape sensitivity to housing development high/medium

This zone consists of open pastoral farmland on flat to gently rising ground on the north western edge of Oxhill. Its unsettled agricultural character is challenged by the presence of one rural dwelling (Willoughby Grounds) within it and Oxhill Farm in adjoining OX04 and clearly visible. However, as functionally and visually part of the wider landscape, outside the settlement, housing development would be inappropriate due to the absence of any obvious boundaries to development and the gentle rise towards Oxhill Hill. Housing development within the arable field adjacent to OX03 would be inappropriate due to openness and proximity to the floodplain.

Landscape sensitivity to commercial development high

This zone consists of open pastoral farmland on flat to gently rising ground on the north western edge of Oxhill. Its unsettled agricultural character is challenged by the presence of one rural dwelling within it (Willoughby Grounds) and Oxhill Farm in adjoining OX04 and clearly visible. However, the zone is functionally and visually part of the wider landscape, and it would not be possible to accommodate commercial development due to the absence of any obvious boundaries to development and the gentle rise towards Oxhill Hill, which would emphasize the height of any such development and hinder any potential mitigation of such development. The scale of commercial development would also be inappropriate within this medium-scale landscape. This zone is therefore considered inappropriate for commercial development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Pastoral farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P2
Ecological sensitivity	C3
Visual sensitivity	L0

Land Cover Parcel data

Land Use	Mixed farming
Pattern	Medium/large_regular
Origin	Cultivated

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeology

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

Other

Flood ☐

Characteristics

Landform flat to north, rising gently to south west towards Oxhill Hill

Landcover grass ley and improved pasture; one rural dwelling

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input checked="" type="checkbox"/>
Species	Thorn <input type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input 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 type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

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

Patch Survival

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

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
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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 one rural dwelling (Willoughby Grounds)

Presence of water ☐ -

Scale medium

Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments local skyline dominated by Oxhill Hill. Zone is low-lying, rising gently to the south west and with a low ridge roughly parallel to Whatcote Road between Willoughby Grounds and ribbon housing to north east, which may provide a very local low skyline.

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	farmyard around Oxhill Farm currently neglected

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
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Comments some intervisibility with the north western edge of the settlement and with a rural dwelling (Clermont) (including Oxhill Farm within the settlement).

Tranquillity

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

Comments Whatcote Road borders part of this zone and the track from Oxhill Farm is well used by farm vehicles as well as walkers. There are two more PROWs in the zone.

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

Comments 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 does not contribute visually to the setting of the settlement but is part of the wider landscape. Relates visually to adjacent areas OX04

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments Oxhill Farm interrupts what would be a visually and functionally seamless interreliance.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral

Form of edge smooth/linear

Comments neutral to negative settlement edge when viewed from wider landscape (ie PROWs)

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments potential views from Clermont not known. Views from settlement only along north western edge

Other

Other factors northern boundary adjacent to Flood Plain 3 zone (OX03); presence of Willoughby Grounds and Oxhill Farm (in adjoining OX04) are intrusion from settlement into open farmland.

Potential for landscape enhancement

improved hedgerow management and hedgerow tree planting

Potential mitigation if area potentially suitable for development

-

LCP/Zone OX06

Settlement: Oxhill

Landscape sensitivity to housing development high

This zone consists of open pastoral and arable land rising gently from the stream corridor and settlement of Oxhill. It is mainly unsettled land in agricultural use, with one farmhouse and depot (Whitehill House) towards its north western edge and the prominent listed building Oxhill Manor on its south western boundary with the stream corridor and the settlement. The lightly settled OX01, the pastoral stream corridor OX03 and the south western part of this zone read as a single unit, with Oxhill Manor as an outlier from the settlement. A road crosses the north western edge of the site and a PROW crosses it centrally in a N/S axis, with another PROW along the boundary site with the eastern arm of OX03. The zone is very open, highly visible from the settlement and within the wider landscape, is separated from the settlement by the floodplain and so is not appropriate for housing development which would also adversely affect the setting of a listed building in a Conservation Area.

Landscape sensitivity to commercial development high

This zone consists of open pastoral and arable land rising gently from the stream corridor and settlement of Oxhill. It is mainly unsettled land in agricultural use, with one farmhouse and depot (Whitehill House) towards its north western edge and the prominent listed building Oxhill Manor on its south western boundary with the stream corridor and the settlement. The lightly settled OX01, the pastoral stream corridor OX03 and the south western part of this zone read as a single unit, with Oxhill Manor as an outlier from the settlement. A road crosses the north western edge of the site and a PROW crosses it centrally in a N/S axis, with another PROW along the boundary site with the eastern arm of OX03. The zone is very open, highly visible from the settlement and within the wider landscape, is separated from the settlement by the floodplain and so is not appropriate for commercial development which would also adversely affect the setting of a listed building in a Conservation Area and which would be intrusive and out of scale with the existing settlement.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Mixed farming

Pattern Medium/large_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeology

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

Other

Flood ☐

Characteristics

Landform gently sloping ground rising to ridge at Whitehill House, but flat adjacent to settlement
Landcover settled with pasture around rural dwellings (Whitehill House and Oxhill Manor) and two copses

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern two rural houses (one listed building)
Other built features outbuildings and farm buildings/depot
Presence of water ☒ stream on northern edge; stream corridor to south and west
Sense of enclosure open

Scale medium large due to large field sizes and very low hedges, except around dwellings

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity	
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Comments land rises to high point east of site

Key views

To settlement	False	From settlement	False
Landmarks	Oxhill Manor	Detractors	

Intervisibility

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

Comments Oxhill Manor is a key feature within this zone and from OX03, OX01 and the settlement and is clearly intervisible, filtered by vegetation, from/to them all. The vegetation that screens Whitehill House is prominent.

Tranquillity

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

Summary medium

Comments intrinsically rural, with one PROW through it and with views/some sounds of rural settlement. Road near north western boundary and short track within southern part .

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

Comments 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 lower, south western part of this zone is visually part of the settlement edge, forming a near seamless flow from OX01 through OX03 into this site, especially around Oxhill Manor. Beyond the surroundings of the manor, land use changes to arable from pasture and the land rises, forming more of a backdrop to the settlement.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments south western edge of this site visually and functionally relates to both OX01 and OX03. NB Survey undertaken in mid April, so possible that pollard willows and other vegetation along stream filter views as other times of year.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

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

Comments NB zone not immediately adjacent to settlement edge but closely linked to OX01 and OX03.

Receptors

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

Comments Oxhill Manor is a key receptor because of its visual relationship to the settlement. Whitehill House lies outside the settlement. The hedge alongside the N/S PROW is low and gappy, with extensive views from it.

Other

Other factors adjacent to Flood Zone 3 along western and southern boundaries

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Ox07

Settlement: Oxhill

Landscape sensitivity to housing development high/medium

This zone lies against the southern edge of Oxhill and consists of mainly large arable fields within a flat to very gently undulating landform, with a variety of hedgerow management and chiefly low hedges with no hedgerow trees. These factors give the zone a very open visual character and Green Lane acts as a defined boundary to the settlement which, along its southern edge abuts Green Lane and consists of bungalows with variable boundary vegetation. On the north west corner, across Green Lane, there is a group of listed buildings including the parish church, which is a prominent feature and gateway to the village, and from which there are extensive unfiltered views across the zone. Within such an open, large scale farmed landscape housing development would be highly visible and would be prejudicial to the setting of the listed buildings around and including the parish church, within the Conservation Area. This zone is therefore considered inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone lies against the southern edge of Oxhill and consists of mainly large arable fields within a flat to very gently undulating landform, with a variety of hedgerow management and chiefly low hedges with no hedgerow trees. These factors give the zone a very open visual character and Green Lane acts as a defined boundary to the settlement which, along its southern edge abuts Green Lane and consists of bungalows with variable boundary vegetation. On the north west corner, across Green Lane, there is a group of listed buildings including the parish church, which is a prominent feature and gateway to the village, and from which there are extensive unfiltered views across the zone. Within such an open, large scale farmed landscape commercial development would be highly visible and would be highly prejudicial to the setting of the listed buildings around and including the parish church, within the Conservation Area.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Cropping

Pattern Large_semi-regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeology

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

Other

Flood ☐

Characteristics

Landform very gently undulating, rising gradually to south west

Landcover pastoral near settlement edge, arable further away

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern none

Other built features none

Presence of water ☐

Scale large **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments although the skyline is very low, it is prominent by virtue of the simplicity of the topography, insignificance of field boundaries and the extent of views. This is less apparent in the southern part of the zone, where there are more hedges, trees and a more enclosed character.

Key views

To settlement	False	From settlement	False
Landmarks	Oxhill church, adjacent to north eastern boundary	Detractors	agricultural buildings in OX08; 11kV line in E/W axis across site.

Intervisibility

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

Comments Oxhill church. Field boundaries generally low, with views over throughout zone. Extensive views from the zone over the wider landscape.

Tranquillity

Noise sources roads

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

Summary medium

Comments vehicles on road which bounds zone on two sides significantly reduces tranquillity.

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

Comments apparently managed as part of wider farmed units with no PROW linking into the settlement

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

Comments does not contribute to the setting of the settlement or to the wider landscape. Intervisible with western half of adjacent site OX08.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments western half of site OX08 visually similar to OX07, despite smaller field size and pastoral land use.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative

Form of edge smooth/linear

Comments modern bungalows with some boundary vegetation, all overlooking Green Lane and zone along its northern boundary. Oxhill Church and associated listed buildings adjacent across Green Lane to north east.

Receptors

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

Comments possible views from Clermont, near the western boundary. Long views from the church across open farmland. Residents in housing along the northern boundary have clear long views across the zone, lightly filtered by boundary vegetation and some hedges.

Other

Other factors -

Potential for landscape enhancement

improved and consistent hedgerow management. Many hedges in this site are young but there are also many poor, gappy or overgrown hedges (may be a land ownership issue).

Potential mitigation if area potentially suitable for development

protection of view out from church to south west, possibly with creation of small village green; advance planting to reinforce hedgerow on south western boundary of northern field and hedgerow along north western boundary of OX08.

LCP/Zone Ox08

Settlement: Oxhill

Landscape sensitivity to housing development high/medium

This zone consists of two parcels of farmland bisected by Green Lane, on the southern edge of Oxhill. Both are flat and in pastoral use, although the eastern half has been subdivided into small paddocks and is partly screened by tall roadside and ditch line vegetation. The western half contains two agricultural buildings and is divided by fences into pasture fields of a smaller scale than the surrounding fields (which are mainly in arable cultivation (OX07)). To the north of the eastern half there are several listed buildings, including Church Farm and the parish church. To the north of the western half the C20 settlement edge is clearly visible across open farmland. Green Lane and a PROW bisect the zone on a N/S axis. The sensitivity of the zone derives from its high visibility, proximity to listed buildings and Conservation Area and location outside the settlement edge (which location is somewhat jeopardised visually by the farm buildings in the western half), rather than to its inherent characteristics. The western half is more directly associated with the wider farmed landscape and has a very open aspect. The zone is therefore considered inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone consists of two parcels of farmland bisected by Green Lane, on the southern edge of Oxhill. Both are flat and in pastoral use, although the area to the east has been subdivided into small paddocks and is partly screened by tall roadside and ditch line vegetation. The western half contains two agricultural buildings and is divided by fences into overgrazed pasture fields of a smaller scale than the surrounding fields (which are mainly in arable cultivation (OX07)). To the north of the eastern half there are several listed buildings, including Church Farm and the parish church. To the north of the western half the C20 settlement edge is clearly visible across open farmland. Green Lane and a PROW bisect the zone on a N/S axis. The sensitivity of the zone derives from its high visibility and proximity to listed buildings rather than to its inherent characteristics, but its small scale and size, in proximity to the settlement edge and sensitive buildings, or within the wider landscape, make it inappropriate for commercial development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Pastoral farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P2
Ecological sensitivity	C3
Visual sensitivity	L0

Land Cover Parcel data

Land Use	Cropping
Pattern	Small/medium_regular
Origin	Cultivated

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeologyCons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐**Other**Flood ☒**Characteristics****Landform** flat**Landcover** pasture**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

Condition	Intact <input 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** none**Other built features** agricultural buildings in western half**Presence of water** ☒ wet ditch with trees along eastern boundary

Scale very small to small	Sense of enclosure eastern half enclosed by tall hedge and tree-lined ditch to west and east. Western half very low hedges or fences, with open character.
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Diversity simple**Skyline****Prominence/ importance** not applicable **Complexity****Comments****Key views**

To settlement False	From settlement False
Landmarks parish church	Detractors agricultural buildings in western half

Intervisibility**Site observation** high **...to key features** ☒ **...from key place** ☒**Comments** from/to parish church and associated buildings, including southernmost building within settlement (Church Farm)

Tranquillity

Noise sources roads people

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

Summary medium/low

Comments Green Lane bisects the zone. A PROW runs roughly parallel to Green Lane near the western edge and just beyond the southern edge of the eastern half of the zone.

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 does not contribute to the setting of the settlement and contributes little to the wider landscape, consisting of overgrazed pasture fields of a different (reduced) scale to surrounding farmland, with fences rather than hedges.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments the western half consistent visually and functionally with OX07. Eastern half subdivided into smaller pasture parcels of characteristic settlement edge appearance.

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☐

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

Comments Church Farm, on the northern edge of the eastern half, is a listed building.

Receptors

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

Comments residents on southern edge of Oxhill have views of the western half, mitigated by their boundary vegetation; there may be some views from Church Farm, filtered by boundary vegetation.

Other

Other factors Flood Zone 3 on eastern boundary

Potential for landscape enhancement

improved management of boundary hedges, replacement of fences with hedges and some tree planting along southern boundary would enhance the southern approach to the settlement and help screen agricultural buildings within the site.

Potential mitigation if area potentially suitable for development

screen planting along the southern boundary of Church Farm

LCP/Zone OX09

Settlement: Oxhill

Landscape sensitivity to housing development high

This zone consists of several medium sized flat fields in arable cultivation, part of the farmland around Burland House, which lies outside the settlement of Oxhill. The site is low-lying, bordered to north and south by two Flood Zone 3 areas (one of which is site OX03) which are connected by a well-vegetated ditchline (also Flood Zone) along Green Lane, across which are two further open flat arable fields. The zone is completely open to view from the PROW on the southern boundary of OX03. Other mapped PROWs do not appear to be available for use. As the zone lies in open countryside, outside the settlement but contributing to its approach from the south, and is part of the farmland around Burland House, it is highly inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone consists of several medium sized flat fields in arable cultivation, part of the farmland around Burland House, which lies outside the settlement of Oxhill. The zone is low-lying, bordered to north and south by two Flood Zone 3 areas (one of which is site OX03) with a well-vegetated ditchline along Green Lane across which lies two further flat arable fields. The zone is completely open to view from the PROW on the southern boundary of OX03. Other mapped PROWs do not appear to be available for use. As the zone lies in open countryside, outside the settlement but contributing to the approach from the south, and is part of the farmland around Burland House, it is highly inappropriate for commercial development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Pastoral farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P2
Ecological sensitivity	C3
Visual sensitivity	L0

Land Cover Parcel data

Land Use	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 to very slightly domed

Landcover arable with a little pasture near Burland House

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern none. Farmland associated with Burland House

Other built features none

Presence of water ☒ riparian vegetation a strong feature on most boundaries

Scale medium **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments low ridge blocks views to north.

Key views

To settlement	False	From settlement	False
Landmarks	Burland House	Detractors	none

Intervisibility

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

Comments dense riparian vegetation and absence of settlement; Burland House is key feature. Views out from Burland House are not known.

Tranquillity

Noise sources roads people

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

Summary high/medium

Comments the road along the southern boundary is quite well screened by ditchline vegetation. The PROWs shown diagonally across the site do not appear to be available but that on the boundary with OX03 is well used. The only visible development is Burland House, and the farm sheds in the western half of OX08.

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

Corridor? ☐

Comments 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 contributes to the setting of Burland House and also makes attractive approach to Oxhill, which is then marred by western half of OX08. Somewhat separated from the wider landscape by dense riparian vegetation except in south western corner. The boundary between this site and OX03 varies between fences and young hedgerow with the occasional tree.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments adjacent OX03 is not functionally reliant, but development of this site would have a severely detrimental effect on the high tranquillity of OX03. Their different landcover reduces any mutual functional reliance.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☐

Nature of edge

Form of edge

Comments tangentially abuts Conservation Area and grounds of listed building across watercourse in north western corner

Receptors

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

Comments the setting of Burland House, and potentially views out from it, would be affected by any change to this area, as would users of the PROW.

Other

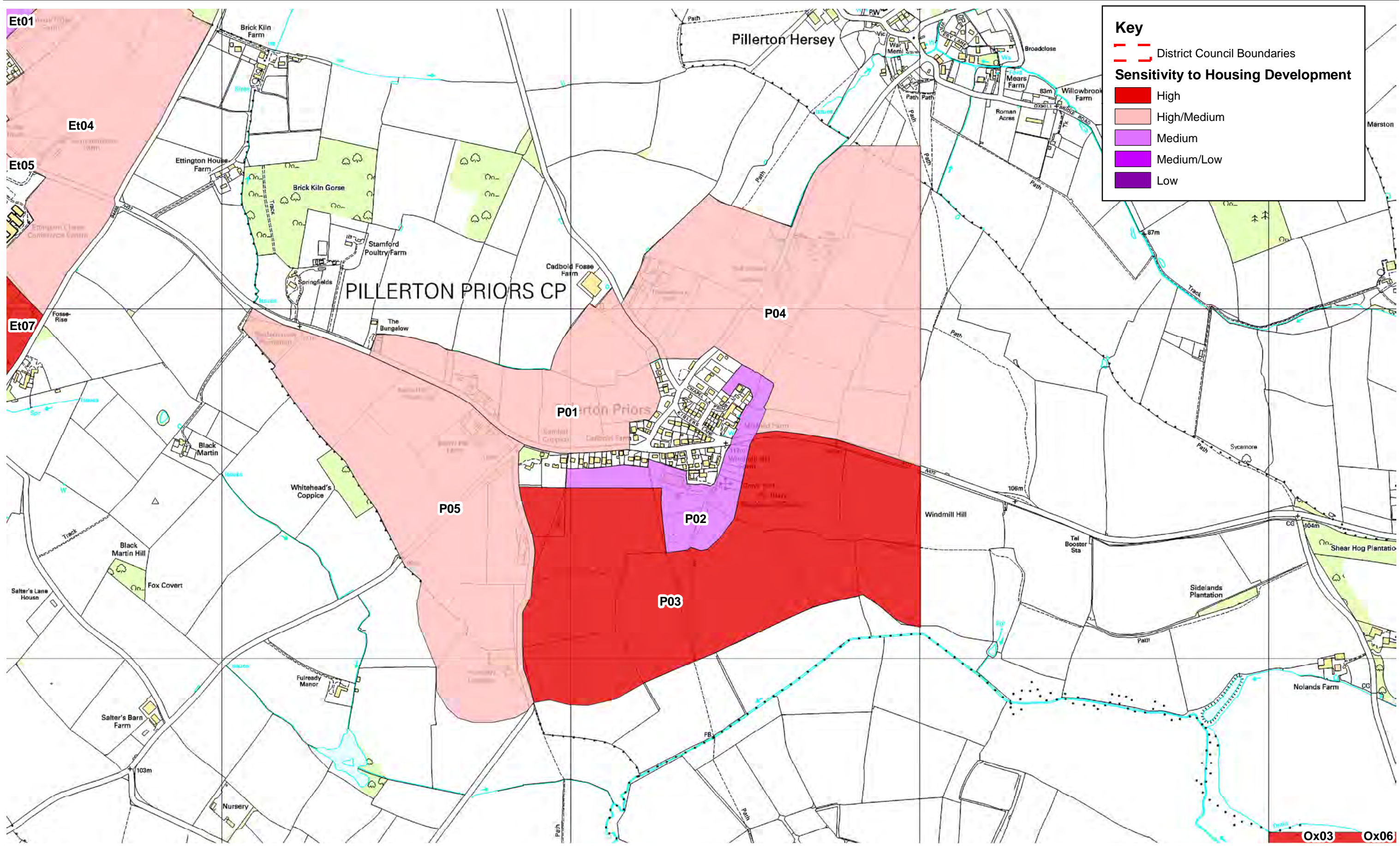
Other factors -

Potential for landscape enhancement

improved hedge and riparian vegetation management and repair/replacement of fences

Potential mitigation if area potentially suitable for development

-



LCP/Zone P01

Settlement: Pillerton Priors

Landscape sensitivity to housing development high/medium

This zone comprises a pastoral landscape at the western edges of the settlement, which is typical of the wider landscape of the Lias Village farmlands. It is moderately undulating, rising from the village to higher ground close to Cadbold Fosse Farm. The field pattern is small or medium and quite regular, with hedgerows in various stages of maturity and a linear tree line along the stream. There is a mature and often visible spinney in the west of the area. The zone is generally tranquil and has no footpaths, and is visible only from glimpses through the hedgerows on the approach roads to the settlement from the west and north west. It contains some rural dwellings along the main road into the settlement. The settlement has detached houses in a linear pattern along the roads backing onto the area with mature back gardens. Due to its quiet pastoral character on the approaches to the settlement and rising topography this area is considered inappropriate for any housing development.

Landscape sensitivity to commercial development high

This zone comprises a pastoral landscape at the western edges of the settlement, which is typical of the wider landscape of the Lias Village farmlands. It is moderately undulating, rising from the village to higher ground close to Cadbold Fosse Farm. The field pattern is small or medium and quite regular, with hedgerows in various stages of maturity and a linear tree line along the stream. There is a mature and often visible spinney in the west of the area. The zone is generally tranquil and has no footpaths, and is visible only from glimpses through the hedgerows on the approach roads to the settlement from the west and north west. It contains some rural dwellings along the main road into the settlement. The settlement has detached houses in a linear pattern along the roads backing onto the area with mature back gardens. Due to its quiet pastoral character on the approaches to the settlement and rising topography this area is considered inappropriate for any commercial development.

Landscape characteristics

LDU level

Physiographic Soft rock uplands

Ground type Claylands

Land cover Ancient wooded farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C3

Visual sensitivity R1

Land Cover Parcel data

Land Use Cropping

Pattern 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 moderately undulating

Landcover pasture and arable

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern farmstead and a few residential units

Other built features -

Presence of water ☒ small stream

Scale medium **Sense of enclosure** framed

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** complex

Comments the northernmost parts of the fields close to Cadbold Fosse Farm are on high ground overlooking the settlement

Key views

To settlement	False	From settlement	False
Landmarks	mature trees in spinney opposite Barrell Hill House	Detractors	-

Intervisibility

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

Comments filtered views of properties to immediate east and on approach road to settlement from the west and from higher ground. Limited views into area from roads due to mature hedgerows in most places, with exceptions such as from western approach road to settlement at Barrell Hill farm.

Tranquillity

Noise sources roads

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

Summary high/medium

Comments proximity to main road to settlement. No footpaths.

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

Comments appears to be part of a larger farmed unit. Stream links to landscape to the north.

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

Comments the undulating pasture and arable with, in parts, mature hedgerows, links visually with wider rural landscape character

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral

Form of edge moderately indented

Comments dwellings on the eastern edge of the area comprise detached properties with a mix of scales and development styles. The back gardens contain some maturing vegetation with hedges or and fences forming a smooth curved edge

Receptors

Receptors

Sensitivity

roads/rail/cycleways

medium

urban residents

medium

Comments views from main road and dwellings on the edge of the settlement

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

This area is situated to the immediate south and south-east of the settlement, on ground overlooking the valley which falls away to the south beyond it. The settlement edge lies at the top of the slope, partly mitigated by gardens, especially to the east. The zone comprises three distinct parts. The southerly part is open pasture connected with the wider rural landscape to the south and forming a rural edge to the southern edge of the settlement and includes some large farm buildings and farm yard; the middle part comprises contained paddocks and an historic graveyard and SAM and overlooked by some listed buildings; whilst the part north of the A422 and Millfield Farm comprises a pastoral edge to the settlement. All areas occupy high ground and are generally flat, with the southern, western and northern parts quite visually prominent from the rural hinterland. The middle section in the field around and incorporating the farm buildings could, with careful site planning, accommodate 4 to 6 small housing dwellings if set back close to the existing edge of settlement and with a screening belt of native hedgerow of at least 5m to screen views from the rural area to the south which should be outside the curtilage of private dwellings and protected by a planning condition to allow it to mature. The remaining areas are not considered appropriate for housing development due to their potential visibility on the hilltop from the eastern approach to the settlement and historic features, or visibility from the south.

Landscape sensitivity to commercial development high

This area is situated to the immediate south and south-east of the settlement, on higher ground overlooking the land of which falls away to the south beyond it. It comprises three distinct parts. The southerly part is open pasture connected with the wider rural landscape to the south and forming a rural edge to the southern edge of the settlement, which includes some large farm buildings and farm yard; the middle part comprises contained paddocks and an historic graveyard and SAM and overlooked by some listed buildings; whilst the part north of Millfield Farm comprises a pastoral edge to the adjacent rural areas. All occupy high ground and are generally flat, are small scale, with the southern and northern parts quite visually prominent from the rural hinterland. For these reasons the areas are not considered appropriate for any commercial development.

Landscape characteristics**LDU level****Physiographic** Soft rock uplands**Ground type** Claylands**Land cover** Ancient wooded farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C3**Visual sensitivity** R1**Land Cover Parcel data****Land Use** 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/archaeologyCons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☒ Registered Battlefield ☐**Other**Flood ☐**Characteristics****Landform** gently undulating. The settlement occupies higher ground in relation to most of its**Landcover** garden, orchard, paddock and pasture**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
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Pattern**Settlement pattern** edge of settlement. Area to north of road close to Millfield Farm is pasture; central area south of the eastern approach road to the settlement there are a number of small paddocks or orchards; whilst the larger area south and west of the large farm buildings are pasture**Other built features** large agricultural barns**Presence of water** ☐

Scale small in central section; medium in areas of pasture to south and north	Sense of enclosure enclosed in central section; framed in areas of pasture to south and north
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Diversity complex**Skyline****Prominence/ importance** prominent **Complexity** complex**Comments** the area occupies land which is noticeably higher than that to the south and east**Key views**

To settlement False	From settlement False
Landmarks -	Detractors farm buildings to the south are a minor detractor

Intervisibility

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

Comments the southern and northern parts of the site are open to views from the wider rural landscape to the south and east. The central section comprising small paddocks is less visible and contained within a boundary hedgerow of medium maturity and height

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people frequent

Summary medium

Comments proximity to the road approaching from the east, farm activity and presence of people in adjacent dwellings

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

Corridor? ☐

Comments areas of pasture to north and south appear to be managed as part of larger farm units and PROWs link into settlement

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

Setting? ☒

Comments areas of pasture to north and south are integrated with the wider rural landscape. The central section is more self-contained and screened by hedgerows.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☐

Nature of edge neutral Form of edge moderately indented

Comments -

Receptors

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

Comments views from the backs of the settlement, and from the paths which cross this zone

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

hedgerow to east of central section should be strengthened and trees allowed to grow to maturity. Any development in this central section should be set back by at least 15m from the eastern boundary and allow for the footpath access to the west

LCP/Zone P03

Settlement: Pillerton Priors

Landscape sensitivity to housing development high

This zone comprises a pastoral landscape at the south of the settlement, which is typical of the wider landscape of the Lias Village farmlands. It is moderately undulating, rising to higher ground close at the settlement edge. The field pattern is medium and quite regular, with hedgerows in various stages of maturity. A band of large protected mature oaks lies beside the road leading eastwards from the settlement, on Windmill Hill. There are wide views from the higher ground over the landscape towards the south and the area feels open. The area is generally tranquil and several footpaths cross it, and is visible only from glimpses through the hedgerows on the approach road to the settlement from the east but also from a number of rural dwellings. Its quiet pastoral, rural character, prominent hill slopes and disconnection with the settlement makes this area inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone comprises a pastoral landscape at the south of the settlement, which is typical of the wider landscape of the Lias Village farmlands. It is moderately undulating, rising to higher ground close at the settlement edge. The field pattern is medium and quite regular, with hedgerows in various stages of maturity. A band of large protected mature oaks lies beside the road leading eastwards from the settlement, on Windmill Hill. There are wide views from the higher ground over the landscape towards the south and the area feels open. The area is generally tranquil and several footpaths cross it, and is visible only from glimpses through the hedgerows on the approach road to the settlement from the east but also from a number of rural dwellings. Its quiet pastoral, rural character, prominent hill slopes and disconnection with the settlement makes this area inappropriate for commercial development.

Landscape characteristics

LDU level

Physiographic Soft rock uplands

Ground type Claylands

Land cover Ancient wooded farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity R1

Land Cover Parcel data

Land Use Cropping

Pattern Med/large_semi-regul

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeology

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

Other

Flood ☒

Characteristics

Landform moderately undulating rising to edge of settlement

Landcover pasture and arable

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern none

Other built features -

Presence of water ☐

Scale medium **Sense of enclosure** framed

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments rising ground to south of settlement creates a containing feature to the rural area to the south

Key views

To settlement False	From settlement False
Landmarks -	Detractors -

Intervisibility

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

Comments the medium sized fields and undulating landform allows views from many parts of the area towards the settlement

Tranquillity

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

Summary high/medium

Comments a quiet rural landscape with some footpaths and views to settlement and a limited number of other dwellings

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

Comments appears to be part of a wider farmed unit. Footpaths link settlement to rural area.

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

Comments contiguous with the character of the wider rural landscape

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

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

Comments views to settlement edge are mostly filtered with hedgerows

Receptors

Receptors	Sensitivity
rural residents	high
urban residents	high
long distance/public footpaths	high/medium
roads/rail/cycleways	medium
Comments views from public roads are limited to glimpses at field gates	

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone comprises a pastoral landscape at the southern edges of the settlement, which is typical of the wider landscape of the Lias Village farmlands. It is moderately undulating, rising to higher ground close at the settlement edge and to the west of the area by Dickensbury Farm. The field pattern is medium and quite regular, with trimmed hedgerows in various stages of maturity and few hedgerow trees. The lane leading north through this area to the hamlet at The Rowans and Pillerton Hersey contains a belt of protected trees, and there is also a band of large protected mature oaks lies beside the road leading eastwards from the settlement, on Windmill Hill. Some small drains run along the road towards Pillerton Hersey and within the farmed areas. There are several rural dwellings in this area along the road, and it includes Dickensbury Farm which is on higher ground. It joins the northern edge of the settlement, where several large dwellings sit well back from the road leading north out of the settlement. The area is generally tranquil and several footpaths cross it, and is visible only from glimpses through the hedgerows on the approach road to the settlement from the east but also from the rural dwellings. It's quiet pastoral, rural character, hill slopes and openness makes this area inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone comprises a pastoral landscape at the southern edges of the settlement, which is typical of the wider landscape of the Lias Village farmlands. It is moderately undulating, rising to higher ground close at the settlement edge and to the west of the area by Dickensbury Farm. The field pattern is medium and quite regular, with trimmed hedgerows in various stages of maturity and few hedgerow trees. The lane leading north through this area to the hamlet at The Rowans and Pillerton Hersey contains a belt of protected trees, and there is also a band of large protected mature oaks lies beside the road leading eastwards from the settlement, on Windmill Hill. Some small drains run along the road towards Pillerton Hersey and within the farmed areas. There are several rural dwellings in this area along the road, and it includes Dickensbury Farm which is on higher ground. It joins the northern edge of the settlement, where several large dwellings sit well back from the road leading north out of the settlement. The area is generally tranquil and several footpaths cross it, and is visible only from glimpses through the hedgerows on the approach road to the settlement from the east but also from the rural dwellings. It's quiet pastoral, rural character, hill slopes and openness makes this area inappropriate for commercial development.

Landscape characteristics

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

Land Cover Parcel data

Land Use	Mixed farming
Pattern	Small/medium_regular
Origin	Cultivated

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeology

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

Other

Flood ☒

Characteristics

Landform moderately undulating - extensive ridge and furrow

Landcover pasture and some arable

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern farmsteads and a few dwellings

Other built features -

Presence of water ☒ small streams

Scale medium **Sense of enclosure** framed

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments area around Dickensbury Farm is on higher ground; area close to road on eastern edge of area rising to Windmill Hill is on higher ground; land also rises close to the northern edge of settlement

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	power lines are minor detractor

Intervisibility

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

Comments the medium sized fields and undulating landform allow views from many parts of the area towards the settlement. Views from the road approaching the settlement from the north east are quite open in many places where one can see over hedges or at gateways.

Tranquillity

Noise sources roads people

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

Summary high/medium

Comments a quiet rural landscape with some footpaths and views to settlement and a limited number of rural dwellings

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

Corridor? ☐

Comments appears to be part of a wider farmed unit. Footpaths link settlement to rural area.

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

Setting? ☐

Comments contiguous with the character of the wider rural 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 limited to two dwellings on edge of settlement

Receptors

Receptors	Sensitivity
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rural residents	high
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urban residents	high
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long distance/public footpaths	high/medium
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roads/rail/cycleways	medium
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Comments views from the northern edge of the settlement, for paths and rural dwellings

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone P05

Settlement: Pillerton Priors

Landscape sensitivity to housing development high/medium

This zone comprises an area of pasture and arable to the west of the settlement, which is typical of the wider landscape of the Lias Village farmlands. It is gently hilly, rising to higher ground on the A422 western approach road to the settlement. The field pattern is medium to large and quite regular, with trimmed hedgerows and some mature hedgerow oaks and ash, and prominent mature stands of woodland or coppice such as Rattleburrow Plantation which is a prominent woodland block from many viewpoints, and Fullready Coppice on the southern edge of the zone. It includes several rural dwellings and the farmstead at Barrel Hill Farm. The area is generally tranquil and no footpaths cross it, and is highly visible from the southern and south western approach roads to the settlement and from one rural dwelling and two farmsteads. It's quiet rural character, rising hill slopes and disconnection from the main settlement makes this area inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone comprises an area of pasture and arable to the west of the settlement, which is typical of the wider landscape of the Lias Village farmlands. It is gently hilly, rising to higher ground on the A422 western approach road to the settlement. The field pattern is medium to large and quite regular, with trimmed hedgerows and some mature hedgerow oaks and ash, and prominent mature stands of woodland or coppice such as Rattleburrow Plantation which is a prominent woodland block from many viewpoints, and Fullready Coppice on the southern edge of the zone. It includes several rural dwellings and the farmstead at Barrel Hill Farm. The area is generally tranquil and no footpaths cross it, and is highly visible from the southern and south western approach roads to the settlement and from one rural dwelling and two farmsteads. It's quiet rural character, rising hill slopes and disconnection from the main settlement makes this area inappropriate for commercial development.

Landscape characteristics

LDU level

Physiographic Soft rock uplands

Ground type Claylands

Land cover Ancient wooded farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C3

Visual sensitivity R1

Land Cover Parcel data

Land Use 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 rolling hills

Landcover arable and pasture

Field boundaries

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

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input checked="" 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 type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
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Intensity of Use

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

Settlement pattern two farmsteads and one dwelling

Other built features -

Presence of water ☐

Scale medium **Sense of enclosure** framed

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments higher ground along western approach road to settlement. Woodland blocks, especially Rattleburrow Plantation and copse to south east of Barrell Hill Farm, are visible on the skyline from many locations within and from wider landscape.

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments open views over this area from roads leading south west and south from settlement

Tranquillity

Noise sources roads

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

Summary high/medium

Comments a quiet rural area with no footpaths and arable or pasture

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

Comments appears to be part of a wider farmed unit

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

Comments contiguous with the character of the wider rural landscape

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☐

Nature of edge

Form of edge

Comments does not abut main area of settlement. Some perception of linear development along western approach to settlement around Barrell Hill Farm.

Receptors

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments receptors include the A422, one rural dwelling and two farmsteads

Other

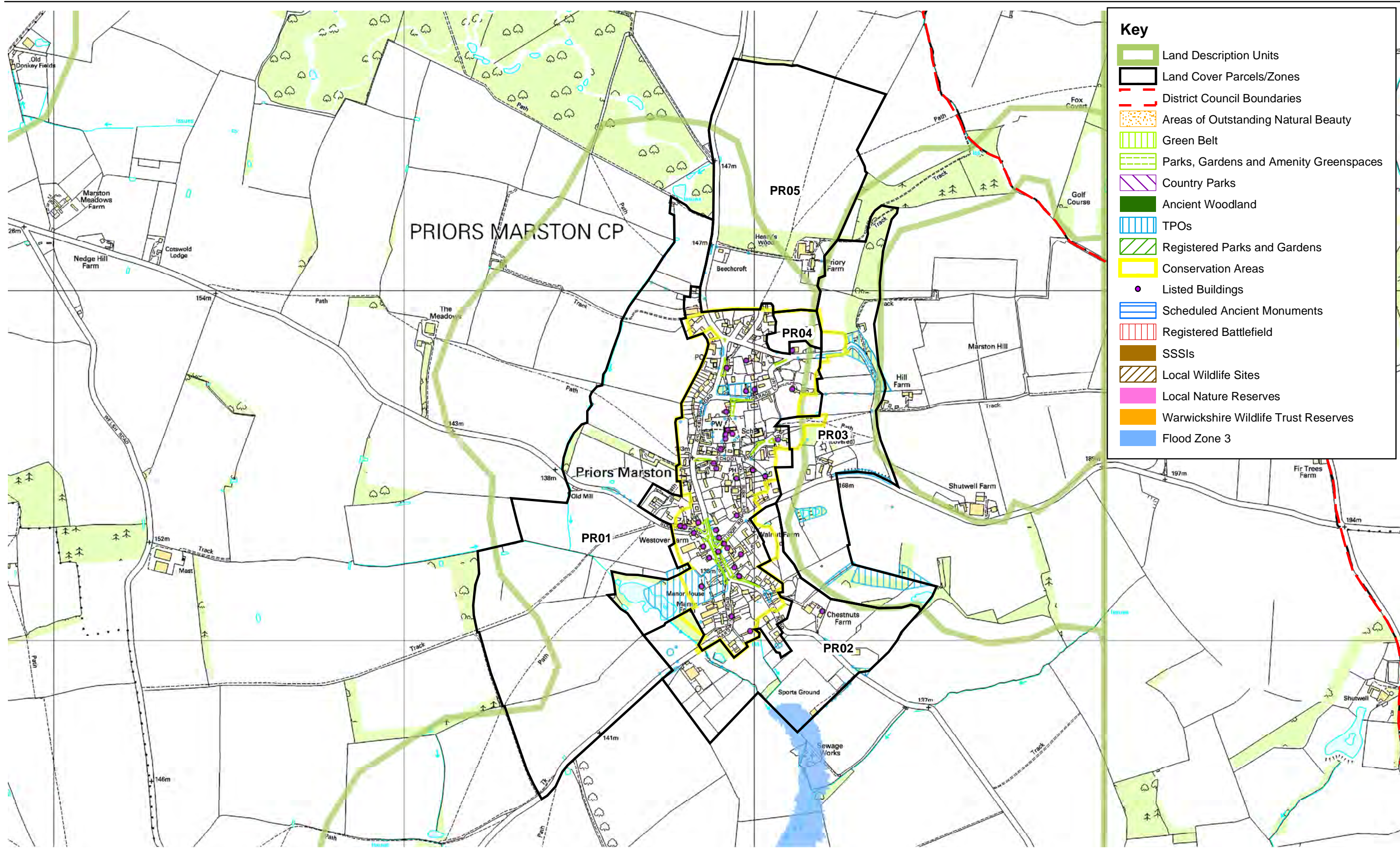
Other factors -

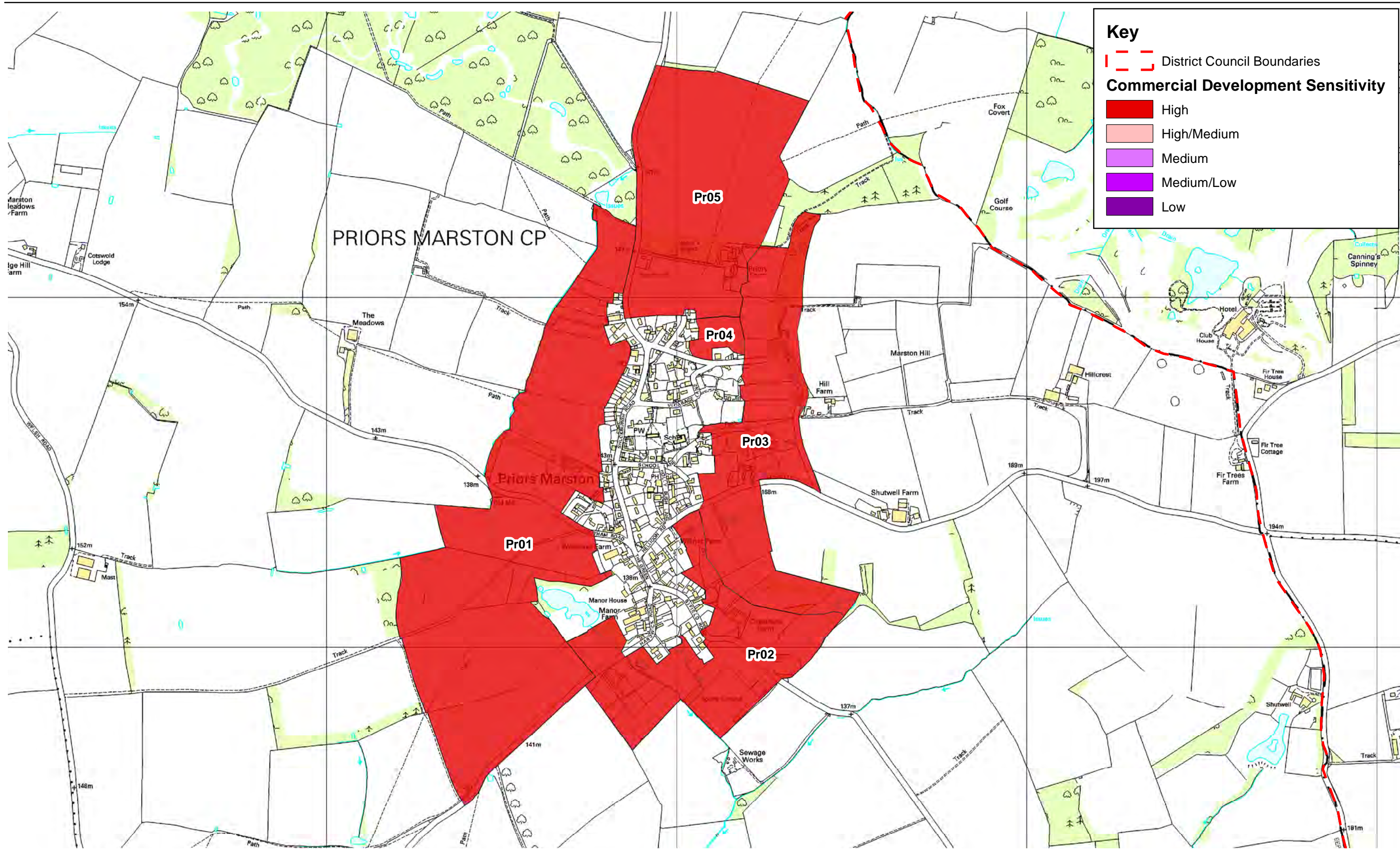
Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-





Landscape sensitivity to housing development high/medium

The zone is a gently undulating landscape of mixed farming rolling over to a minor watercourse to the but rising in the southern part to form the local skyline. Field size is medium to large in places with trimmed and outgrown hedges and few trees apart from limited tree belts allowing views to the landscape to the west. There are also a series of small fields with outgrown hedges to the north . The settlement edge is a mixture of C20 and earlier development often with mature gardens and hedges. Whilst the settlement edge around the Manor House is positive, the edge is slightly raw in other places such as the new developments along the Southam Road and Shuckburgh Road. The Conservation Area includes much of the settlement edge with views of the Manor House possible above trees from the west from PROWs. The zone's sensitivity lies in its openness which makes it very much part of the wider countryside and its relationship with the Conservation Area including the Manor House. Housing development is not considered to be appropriate in the zone with recent interventions unsuccessful in terms of integration into the landscape.

Landscape sensitivity to commercial development high

The zone is a gently undulating landscape of mixed farming rolling over to a minor watercourse to the but rising in the southern part to form the local skyline. Field size is medium to large in places with trimmed hedges and few trees apart from limited tree belts allowing views to the landscape to the west. There are also a small series of fields with outgrown hedges to the north . The settlement edge is a mixture of C20 and earlier development often with mature gardens and hedges. Whilst the settlement edge around the Manor House is positive, the edge is slightly raw in other places such as the new developments along the Southam Road and Shuckburgh Road. The Conservation Area includes much of the settlement edge with views of the Manor House possible above trees from the west from PROWs. The zone's sensitivity lies in its openness which makes it very much part of the wider countryside and its relationship with the Conservation Area including the Manor House. Commercial development is not considered to be appropriate in the zone with recent housing interventions unsuccessful in terms of integration into the landscape.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Pastoral farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P2
Ecological sensitivity	F3
Visual sensitivity	L0

Land Cover Parcel data

Land Use	Mixed farming
Pattern	Medium/large_regular
Origin	Cultivated

Designations**Landscape/planning**

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

Biodiversity

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

Historic/archaeologyCons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐**Other**Flood ☐**Characteristics****Landform** gently rolling lowland falling/rolling over to watercourses to the west for the**Landcover** majority of the zone but gently rising to the south west**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
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Pattern**Settlement pattern** none**Other built features** -**Presence of water** ☒ small field ponds**Scale** medium **Sense of enclosure** open**Diversity** simple**Skyline****Prominence/ importance** apparent **Complexity** simple**Comments** the gently rising landform to the south west of the zone forms the local skyline**Key views**

To settlement	False	From settlement	False
Landmarks	Manor House within village	Detractors	-

Intervisibility**Site observation** medium **...to key features** ☐ **...from key place** ☐**Comments** the landscape is generally open with low hedges with few trees allowing views to the wider landscape to the west**Tranquillity****Noise sources** roads

Views of development one side 180

Presence of people occasional

Summary high/medium

Comments a generally quiet rural area crossed only by minor roads, but the settlement edge is noticeable in places, which slightly reduces tranquillity

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

Corridor? ☐

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

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

Setting? ☐

Comments the zone provides the rising backcloth to the Manor House and is generally visible and part of the wider landscape west 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 there is a mixture of C20 and earlier development often with mature gardens and hedges. Whilst the settlement edge around the Manor House is positive the edge is slightly raw in other places such as the new developments along the Southam Road and Shuckburgh Road

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 Westover Farm is derelict and is at an important approach to the settlement and Conservation Area

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 low lying small scale pastoral fields in a gently sloping valley floor with outgrown hedgerow boundaries and trees. The area feels fairly enclosed and intimate in scale filtering views of the settlement edge. The listed Chestnut Farm house is an exception with glimpse views of its distinctive character from the Byfield Road approaches. The zone's sensitivity lies in its permanent pastures, trees and hedges and the attractive settlement edge and Chestnut Farm house's setting. Housing development would only be appropriate in a very limited cluster of two or three houses in large gardens in the field by the PROW south of houses on Hardwick Road. This would have to be very sensitively undertaken reinforcing hedge and tree boundaries.

Landscape sensitivity to commercial development high

The zone comprises low lying small scale pastoral fields in a gently sloping valley floor with outgrown hedgerow boundaries and trees. The area feels fairly enclosed and intimate in scale filtering views of the settlement edge. The listed Chestnut Farm house is an exception with glimpse views of its distinctive character from the Byfield Road approaches. The zone's sensitivity lies in its small scale, permanent Commercial development would be inappropriate.

Landscape characteristics**LDU level****Physiographic** Soft rock vales & valleys**Ground type** Wet claylands**Land cover** Pastoral farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** P2**Ecological sensitivity** F3**Visual sensitivity** L0Land Cover Parcel data**Land Use** Pastoral**Pattern** Small_regular**Origin** CultivatedDesignations**Landscape/planning**Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐**Biodiversity**SSSI ☐ Local Wildlife Sites ☒ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐**Historic/archaeology**Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☒ Registered Battlefield ☐**Other**Flood ☒Characteristics**Landform** gently rolling lowland falling to small watercourse in valley floor**Landcover** pastoral farmlandField boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

Condition	Intact <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input type="checkbox"/>
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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 outlying farmstead to east- Chestnuts Farm

Other built features sports ground facilities and agricultural sheds

Presence of water ☒ small field ponds and watercourse

Scale small **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments though genetally enclosed the zone is visible from the Byfield Road and PROW

Tranquillity

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

Summary high/medium

Comments a quiet rural area with a minor road, sports ground and filtered views of the settlement reduce tranquillity slightly

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 as a private sports ground 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 to the setting of a listed building and overall forms part of the low lying enclosed rural valley floor filtering views of the settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐...functionally? ☒**Comments**

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒**Nature of edge** positive**Form of edge** moderately indented

Comments there is a mixture of C20 and earlier development, but this zone has a soft settlement edge, comprising many large gardens with significant tree cover

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, minor roads and residents including the rural farmhouse at Chestnut Farm

Other

Other factors -

Potential for landscape enhancement

maintenance/restoration of hedgerow field boundaries

Potential mitigation if area potentially suitable for development

reinforcement of hedgerows with trees

Landscape sensitivity to housing development high

This is a well wooded zone with a steeply sloping topography, which provides a natural backdrop to the settlement. It also has a strong pastoral character with many older pastures set within a pattern of small fields defined by tall, often overgrown hedgerows. The zone is free from development, apart from a group of new roadside dwellings on Hellidon Road which create a localised visual intrusion. Overall, the area is clearly very sensitive to change, forming part of the edge of the Ironstone Wolds and it is inappropriate for further housing development.

Landscape sensitivity to commercial development high

This is a well wooded zone with a steeply sloping topography, which provides a natural backdrop to the settlement. It also has a strong pastoral character with many older pastures set within a pattern of small fields defined by tall, often overgrown hedgerows. The zone is free from development, apart from a group of new roadside dwellings on Hellidon Road which create a localised visual intrusion. Overall, the area is clearly very sensitive to change, forming part of the edge of the Ironstone Wolds and it is inappropriate for further housing development which would also be unfeasible due to the slopes.

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/medium_regular**Origin** Cultivated**Designations****Landscape/planning**Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☒**Biodiversity**SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐**Historic/archaeology**Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐**Other**Flood ☐**Characteristics****Landform** sloping 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 type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

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

Other Trees

Extent	Prominent <input 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 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 occasional roadside dwellings

Other built features -

Presence of water ☒ ponds for water storage

Scale small Sense of enclosure enclosed

Diversity diverse

Skyline

Prominence/ importance prominent Complexity simple

Comments wooded slope/hill forms a prominent skyline and backcloth to the east of the settlement

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments the slopes are visible to the village and wider countryside to the south and west

Tranquillity

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

Summary high/medium

Comments the zone is well treed and views of the settlement are intermittent and highly filtered, so the zone feels very tranquil

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

Corridor? ☐

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

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

Setting? ☒

Comments this zone lies on the transitional slopes between the lower land of the village and the hill top to the east and provides a visual setting and well treed backcloth to the settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐...functionally? ☐**Comments** -

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☐**Nature of edge** positive**Form of edge** highly indented

Comments the settlement edge is indented with many older houses in large mature gardens running onto the slopes, allowing only filtered views of the village

Receptors

Receptors**Sensitivity**

rural residents

high

urban residents

high

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

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

Other

Other factors a recent small development on the hillside creates a localised visual intrusion, which is exacerbated by inexpert lopping of boundary trees

Potential for landscape enhancement

prune the lopped trees next to new development so that the shape can be reinstated as far as possible

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

The zone comprises pasture and a large extended garden on the lower slopes of Marston Hill. Outgrown hedges lie to the north and south but the break in slope only lies to the east. The pasture surrounds a listed dwelling in its garden and lies within the village Conservation Area. The fields are just apparent from the quiet and attractive Keys Lane running out of the village eastwards and the northern boundary hedge is apparent in views from the PROW approaching the settlement from the north. The sensitivity of the zone lies in its contribution to the character of the Conservation Area in providing a small scale rural green setting to the listed and other dwellings and forming a gap in the built frontage which has been lost elsewhere in the settlement, and a green edge to the village when viewed from the north. Housing development is therefore considered inappropriate.

Landscape sensitivity to commercial development high

The zone comprises pasture and a large extended garden on the lower slopes of Marston Hill. Outgrown hedges lie to the north and south but the break in slope only lies to the east. The pasture surrounds a listed dwelling in its garden and lies within the village Conservation Area. The fields are just apparent from the quiet and attractive Keys Lane running out of the village eastwards and the northern boundary hedge is apparent in views from the PROW approaching the settlement from the north. The sensitivity of the zone lies in its contribution to the character of the Conservation Area in providing a small scale rural green setting to the listed and other dwellings and forming a gap in the built frontage which has been lost elsewhere in the settlement, and a green edge to the village when viewed from the north. Commercial development is therefore considered highly inappropriate.

Landscape characteristics**LDU level****Physiographic** Soft rock lowlands**Ground type** Wet claylands**Land cover** Pastoral farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** P2**Ecological sensitivity** F3**Visual sensitivity** L0**Land Cover Parcel data****Land Use** Pastoral**Pattern** Small/med_semi-regul**Origin** Cultivated**Designations****Landscape/planning**Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☒**Biodiversity**SSSI ☐ Local Wildlife Sites ☒ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐**Historic/archaeology**Cons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐**Other**Flood ☐**Characteristics**

Landform gently rolling lowland, rising slightly at its eastern end

Landcover pastoral farmland and extended garden

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern none

Other built features -

Presence of water ☐ -

Scale small **Sense of enclosure** confined

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments the zone is surrounded by high hedges or the settlement with mature gardens. However, it is apparent from Keys Lane and the hedge boundary is apparent from the north

Tranquillity

Noise sources roads

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

Summary high/medium

Comments this is a quiet zone on the edge of the settlement, slightly affected by a minor road and although adjoining settlement on two sides, most of these dwellings are set in large gardens and are not always apparent.

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 an extended garden and has no public access

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

Comments the fields and large garden provide a green edge to the settlement, providing a gap in the built frontage which has been lost elsewhere in the village. The zone provides a more gentle continuation to the slopes of Marston Hill 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 moderately indented

Comments there is a mixture of C20 and earlier development, but this zone has a soft and loose settlement edge with gaps, comprising large gardens with significant tree cover

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high

roads/rail/cycleways

medium/low

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

Other

Other factors -

Potential for landscape enhancement

maintenance/restoration of hedgerow field boundaries

Potential mitigation if area potentially suitable for development

-

LCP/Zone Pr05

Settlement: Priors Marston

Landscape sensitivity to housing development high/medium

This zone comprises part of an area of intensively managed mixed farmland, that has lost most of its historic field pattern enclosed by woodland and landform. Henry's Wood plantation strongly divides the zone, with the field to the south more associated with the settlement and enclosed. This field is open allowing middle distance views from a minor road and PROW to both the settlement edge and Priory Farm, which forms a local landmark on the lower slopes of the adjoining hillside. This is its main sensitivity and makes it a positive approach to the settlement and undesirable for development in the short term. The field to the north is very much part of open countryside and divorced from the settlement and therefore inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone comprises part of an area of intensively managed mixed farmland, that has lost most of its historic field pattern enclosed by woodland and landform. Henry's Wood plantation strongly divides the zone, with the field to the south more associated with the settlement and enclosed. This field is open allowing middle distance views from a minor road and PROW to both the settlement edge and Priory Farm, which forms a local landmark on the lower slopes of the adjoining hillside. This is its main sensitivity and makes it a positive approach to the settlement and undesirable for commercial development, along with relationship with adjacent dwellings. The field to the north is very much part of open countryside and divorced from the settlement and therefore inappropriate for commercial development.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity F3

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 gently rolling lowland

Landcover mixed 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 type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern farmhouse & roadside dwelling

Other built features -

Presence of water ☐ -

Scale large Sense of enclosure framed

Diversity simple

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments the zone is low lying but visible from the adjacent minor road and the fields themselves are open

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people infrequent

Summary medium

Comments the rural tranquillity is slightly reduced by the adjacent minor road and the view to the settlement edge, albeit mitigated 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 a wider farmed unit 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 forms part of the northern approach to the settlement and is fairly well contained by the hill slopes to the east and woodland/hedged farmland to the west

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral

Form of edge moderately indented

Comments only a few dwellings are apparent with well treed gardens creating a diffuse edge to the settlement

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 PROW, minor road and settlement residents and Priory Fram and Beechcroft residents

Other

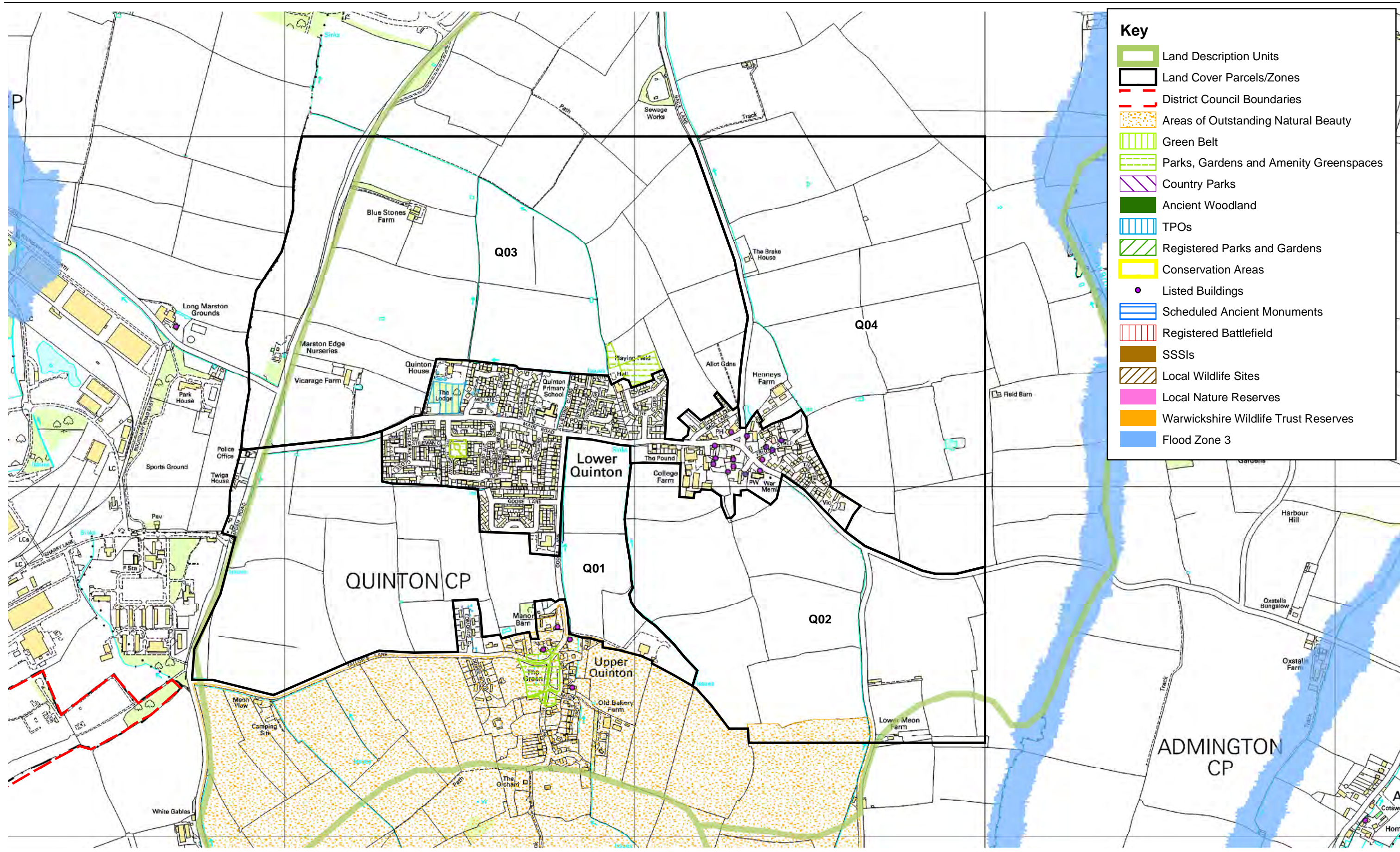
Other factors Henry's Wood strongly divides the zone with the field to the north part of the wider countryside, while the field to the south is more associated with the settlement. However, the southern field provides attractive views to Priory Farm.

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

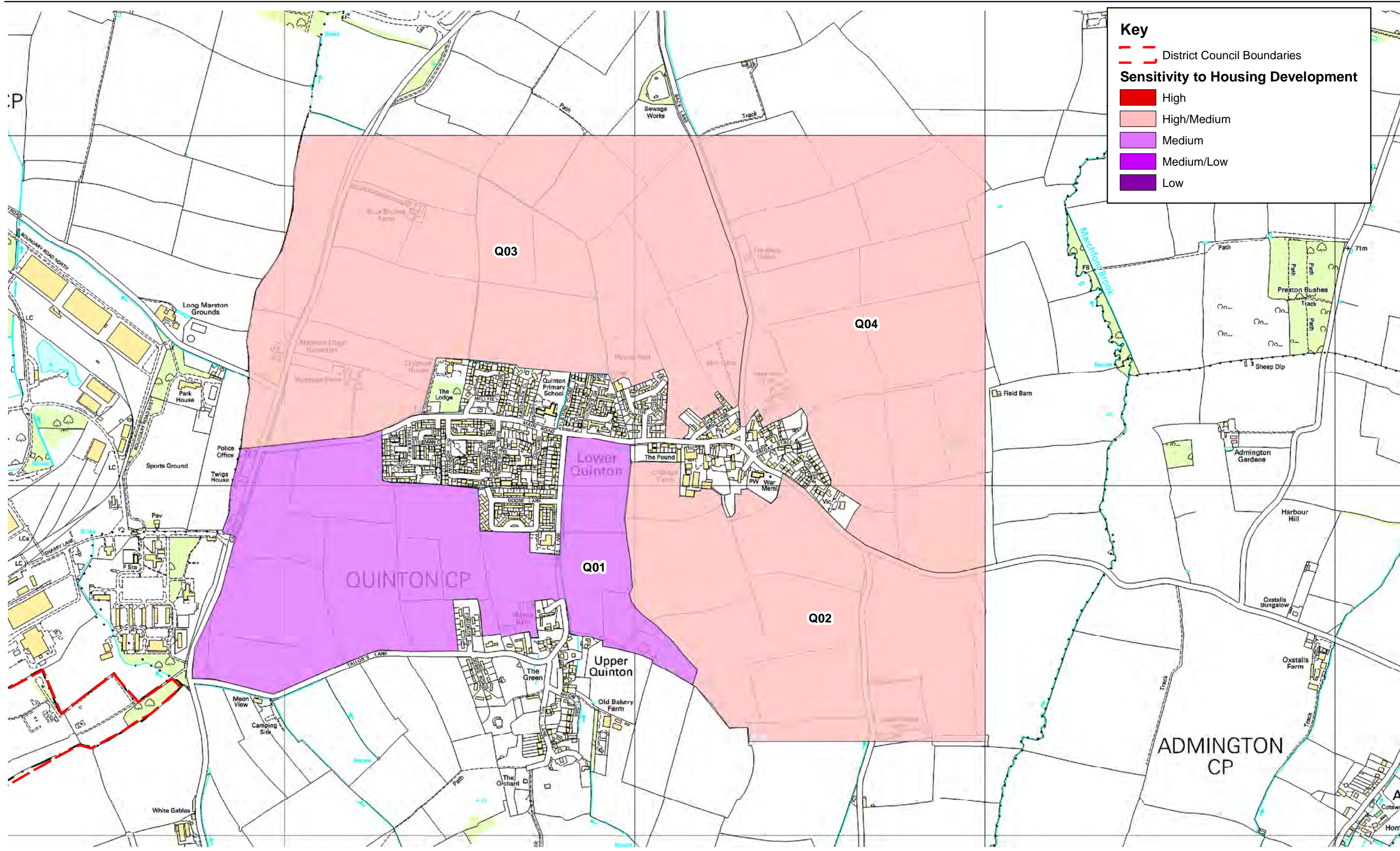


0 0.5 1 2 km

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Quinton (Lower) Designations and Constraints



0 0.5 1 2 km

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Quinton (Lower) Landscape Sensitivity to Housing Development

Landscape sensitivity to housing development medium

The zone comprises fields of arable land and pasture with ridge and furrow on the very gently undulating vale at the foot of Meon Hill which lies to the south. Field boundaries are low cut hedges which allow open views across the area between the settlement and Meon Hill and between the settlements of Lower and Upper Quinton. The area is crossed by the Heart of England Way/Monarch's Way and by a PROW. The B4362/Campden Road lies to the west, beyond which is the Long Marston Depot. The settlement creates a somewhat linear and harsh edge. The main sensitivities of the zone are its function as a gap between the two settlements, its role as setting to listed buildings in Upper Quinton and its relationship with Meon Hill [in the AONB] and the presence of the long distance footpath/s. Separation between the settlement and Long Marston should also be maintained. Housing development may be acceptable in the field east of Goose Lane, no further south than existing housing west of Goose Lane. The edges to the south and east should be indented and well vegetated to ensure that the setting of the AONB is not affected and also so the older settlement pattern to the east is respected. This might be achieved with larger residential plots or a belt of woodland with public access. A further hard semi-urban edge like the rest of the C20 village should be avoided.

Landscape sensitivity to commercial development high/medium

The zone comprises fields of arable land and pasture with ridge and furrow on the very gently undulating vale at the foot of Meon Hill which lies to the south. Field boundaries are low cut hedges which allow open views across the area between the settlement and Meon Hill and between the settlements of Lower and Upper Quinton. The area is crossed by the Heart of England Way/Monarch's Way and by a PROW. The B4362/Campden Road lies to the west, beyond which is the Long Marston Depot. The settlement creates a somewhat linear and harsh edge. The main sensitivities of the zone are its function as a gap between the two settlements, its role as setting to listed buildings in Upper Quinton and its relationship with Meon Hill [in the AONB] and the presence of the long distance footpath/s. Separation between the settlement and Long Marston should also be maintained. Small scale commercial development may be acceptable in the north western corner of the field east of Goose Lane, if associated with housing as described above, as this would reinforce the village centre.

Landscape characteristics**LDU level****Physiographic** Soft rock vales & valleys**Ground type** Wet claylands**Land cover** Pastoral farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** P3**Ecological sensitivity** C3**Visual sensitivity** L0**Land Cover Parcel data****Land Use** Cropping**Pattern** Medium/large_regular**Origin** Cultivated**Designations**

Landscape/planningGreen Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☒**Biodiversity**SSSI ☐ Local Wildlife Sites ☒ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐**Historic/archaeology**Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐**Other**Flood ☒**Characteristics****Landform** gently rolling vale**Landcover** mixed farmland with relic ridge & furrow pastures**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
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Pattern**Settlement pattern** scattered farms and linear development along the B4362
[part of the Long Marston depot complex]**Other built features** -**Presence of water** ☐ -**Scale** medium **Sense of enclosure** open**Diversity** simple**Skyline****Prominence/ importance** not applicable **Complexity****Comments** -**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility**Site observation** medium **...to key features** ☐ **...from key place** ☐**Comments** the open landscape allows views from the adjacent roads

Tranquillity

Noise sources roads

Views of development many 270

Presence of people infrequent

Summary medium

Comments the B4632 and its associated minor roads reduce the tranquillity, as do frequent views of the settlement

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

Corridor? ☐

Comments the zone is managed as part of a wider farmed unit and has PROWs running across it

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

Setting? ☐

Comments the zone separates Lower and Upper Quinton contributing to the setting of the latter.

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 most buildings form a hard, linear settlement edge with limited vegetation. Recent housing on Thackeray Close is noticeable.

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments receptors include users of Monarch's Way/Heart of England Way, a PROW, minor roads and residents in both settlements

Other

Other factors ridge and furrow is apparent

Potential for landscape enhancement

maintain/enhance biodiversity in ridge & furrow pastures

Potential mitigation if area potentially suitable for development

positive boundaries of large gardens with vegetation to the south and east to create an indented/treed edge

LCP/Zone Q02

Settlement: Lower Quinton

Landscape sensitivity to housing development high/medium

This zone is characterised by gently rolling arable farmland with a well defined pattern of medium sized regular fields bounded by thorn/elm hedgerows. There are few hedgerow trees allowing open views across the zone from rising ground within the Cotswolds AONB to the south. The sensitivity of this zone is associated with its open character, which acts as an important unspoilt rural setting to the older part of the settlement around St Swithin's church with its many listed buildings. Housing development is considered inappropriate within this zone.

Setting for church and listed buildings- unspoilt edge of settlement

Landscape sensitivity to commercial development high

This zone is characterised by gently rolling arable farmland with a well defined pattern of medium sized regular fields bounded by thorn/elm hedgerows. There are few hedgerow trees allowing open views across the zone from rising ground within the Cotswolds AONB to the south. The sensitivity of this zone is associated with its open character, which acts as an important unspoilt rural setting to the older part of the settlement around St Swithin's church with its many listed buildings. Commercial development is considered inappropriate within this zone.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P1

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Cropping

Pattern Med/large_semi-regul

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeology

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

Other

Flood ☐

Characteristics

Landform gently rolling vale

Landcover arable 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 type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern scattered farms

Other built features -

Presence of water ☐ -

Scale medium Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

Key views

To settlement	False	From settlement	False
Landmarks	St Swithins church adjacent	Detractors	-

Intervisibility

Site observation	medium	...to key features <input checked="" type="checkbox"/>	...from key place <input checked="" type="checkbox"/>
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Comments the area is generally visible from the north and to and from St Swithin's church

Tranquillity

Noise sources roads

Views of development	one side 180	Presence of people	infrequent
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Summary high/medium

Comments the minor roads and intermittent views of the settlement reduce tranquillity, but overall the area is in open countryside away from detractors and noise sources

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 linking the settlement with the countryside and Upper Quinton to

the south

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

Setting? ☒

Comments the zone contributes to the setting of the church and the older part of the village

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 older, incrementally developed part of the settlement with the church and listed buildings define the edge of the area, whilst the C20 development to the east is generally mitigated by vegetation

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments receptors include users of the PROWs, churchyard and minor roads as well as a few residents

Other

Other factors -

Potential for landscape enhancement

encourage the regeneration of hedgerow trees

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

The zone comprises fields of arable land, grassland and pasture with ridge and furrow on the very gently undulating vale. Field boundaries are a mix of low cut and outgrown hedges which generally allow filtered views across the area to and from the settlement. Some fine mature trees are also apparent to the east. The area is crossed by the Heart of England Way/Monarch's Way and by a PROW. The B4362/Campden Road lies to the west, beyond which is the Long Marston Depot to the south west. The settlement creates a somewhat linear and harsh edge including a 3 storey block of flats. The stone built Quinton House with its associated brick built additions under construction presents a singular corner to the settlement. The main sensitivities of the zone are its function as a gap between the old and new parts of the settlement opposite The Pound, its role as part of the wider countryside hinterland to the settlement separating it from Long Marston, the presence of the long distance footpath/s, and the beneficial uses of the playing fields and allotments. Housing development would be unacceptable to the east around the older part of the settlement and is problematic to the north and west as it would clearly extend the settlement form in this relatively open landscape. Access may also be an issue in the field to the north of the settlement between Quinton House and the playing fields which is the only area which might have potential in the longer term if advanced planting was implemented.

Landscape sensitivity to commercial development high

The zone comprises fields of arable land, grassland and pasture with ridge and furrow on the very gently undulating vale. Field boundaries are a mix of low cut and outgrown hedges which generally allow filtered views across the area to and from the settlement. Some fine mature trees are also apparent to the east. The area is crossed by the Heart of England Way/Monarch's Way and by a PROW. The B4362/Campden Road lies to the west, beyond which is the Long Marston Depot to the south west. The settlement creates a somewhat linear and harsh edge including a 3 storey block of flats. The stone built Quinton House with its associated brick built additions under construction presents a singular corner to the settlement. The main sensitivities of the zone are its function as a gap between the old and new parts of the settlement opposite The Pound, its role as part of the wider countryside hinterland to the settlement separating it from Long Marston, the presence of the long distance footpath/s, and the beneficial uses of the playing fields and allotments. Commercial development would be inappropriate in this area as it would clearly extend the settlement form in this relatively open landscape.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Pastoral farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P3
Ecological sensitivity	C3
Visual sensitivity	L0

Land Cover Parcel data

Land Use	Mixed farming
Pattern	Medium/large_regular
Origin	Cultivated

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeology

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

Other

Flood ☒

Characteristics

Landform gently rolling vale

Landcover mixed farmland with relic ridge & furrow pastures

Field boundaries

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

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input 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 type="checkbox"/>	Neglected <input checked="" type="checkbox"/>

Ecological corridors

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

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

Settlement pattern scattered farms

Other built features -

Presence of water ☒ small field ponds

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	sewage works to the north [lighting] and Quinton House development

Intervisibility

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

Comments the open landscape allows views from the adjacent roads

Tranquillity

Noise sources roads

Views of development one side 180

Presence of people occasional

Summary medium

Comments the B4632 reduces the tranquillity to the west, as do limited views of the settlement, but the area has a strong rural character and increases in tranquillity eastwards

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

Corridor? ☐

Comments the zone is managed as part of wider farmed units, playing fields and allotment gardens and has a PROW running across it

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

Setting? ☐

Comments the zone forms part of the northern rural hinterland of the settlement but the key relationship is with the older part of the settlement to the east penetrating to Main Road

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐

C20-21 edge ☒

Nature of edge negative

Form of edge moderately indented

Comments hard linear settlement edge with a three storey block along western part of settlement, more indented to the east

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments receptors include users of Monarch's Way/Heart of England Way, B4362, minor roads and residents

Other

Other factors -

Potential for landscape enhancement

maintain/enhance biodiversity in ridge & furrow pastures

Potential mitigation if area potentially suitable for development

LCP/Zone Q04

Settlement: Lower Quinton

Landscape sensitivity to housing development high/medium

This zone is characterised by gently rolling mixed farmland with a well defined pattern of medium sized regular fields bounded by thorn/elm hedgerows. There are only a scattering of hedgerow trees allowing open views across the zone from the north and east. The settlement edge is neutral and well vegetated. The sensitivity of this zone is associated with its open character, which acts as an important unspoilt rural setting to the older part of the settlement. New housing development would clearly extend the settlement is therefore considered inappropriate within this zone.

Landscape sensitivity to commercial development high

This zone is characterised by gently rolling mixed farmland with a well defined pattern of medium sized regular fields bounded by thorn/elm hedgerows. There are only a scattering of hedgerow trees allowing open views across the zone from the north and east. The settlement edge is neutral and well vegetated. The sensitivity of this zone is associated with its open character, which acts as an important unspoilt rural setting to the older part of the settlement. Commercial development would clearly extend the settlement and would not relate to any existig development and is therefore considered particularly inappropriate within this zone.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P3

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Mixed farming

Pattern Medium/large_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeology

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

Other

Flood ☐

Characteristics

Landform gently rolling vale

Landcover mixed 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 type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern scattered farms

Other built features -

Presence of water ☒ small field ponds

Scale medium Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

Key views

To settlement	False	From settlement	False
Landmarks	church spire	Detractors	-

Intervisibility

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

Comments the area is generally visible from the north and east due to its open character

Tranquillity

Noise sources roads

Views of development one side 180 Presence of people infrequent

Summary high/medium

Comments the minor roads and intermittent views of the settlement reduce tranquillity, but overall the area is in open countryside away from detractors and noise sources

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 with one PROW

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

Setting? ☐

Comments the zone penetrates into the older part of the village past Henneys Farm and the associated pond, near the pub, so is an important part of the village's character

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 farm buildings are the most noticeable buildings on the edge of the settlement, with the impact of more recent development mitigated by the presence of trees, which are a particularly strong features around the vicarage on the eastern end of the village

Receptors

Receptors

urban residents

roads/rail/cycleways

Sensitivity

high/medium

high/medium

Comments receptors include users of the minor roads as well as a few residents

Other

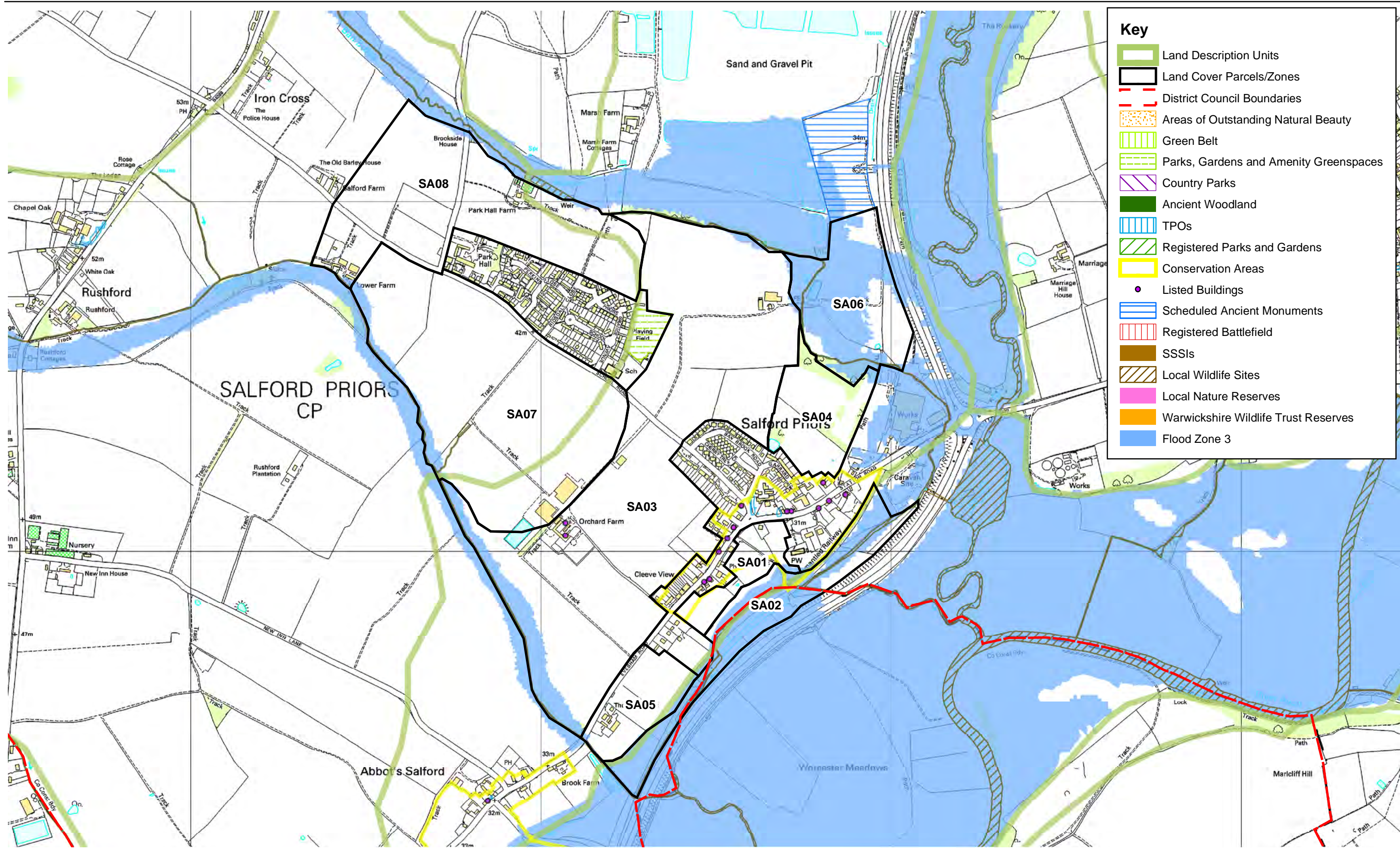
Other factors -

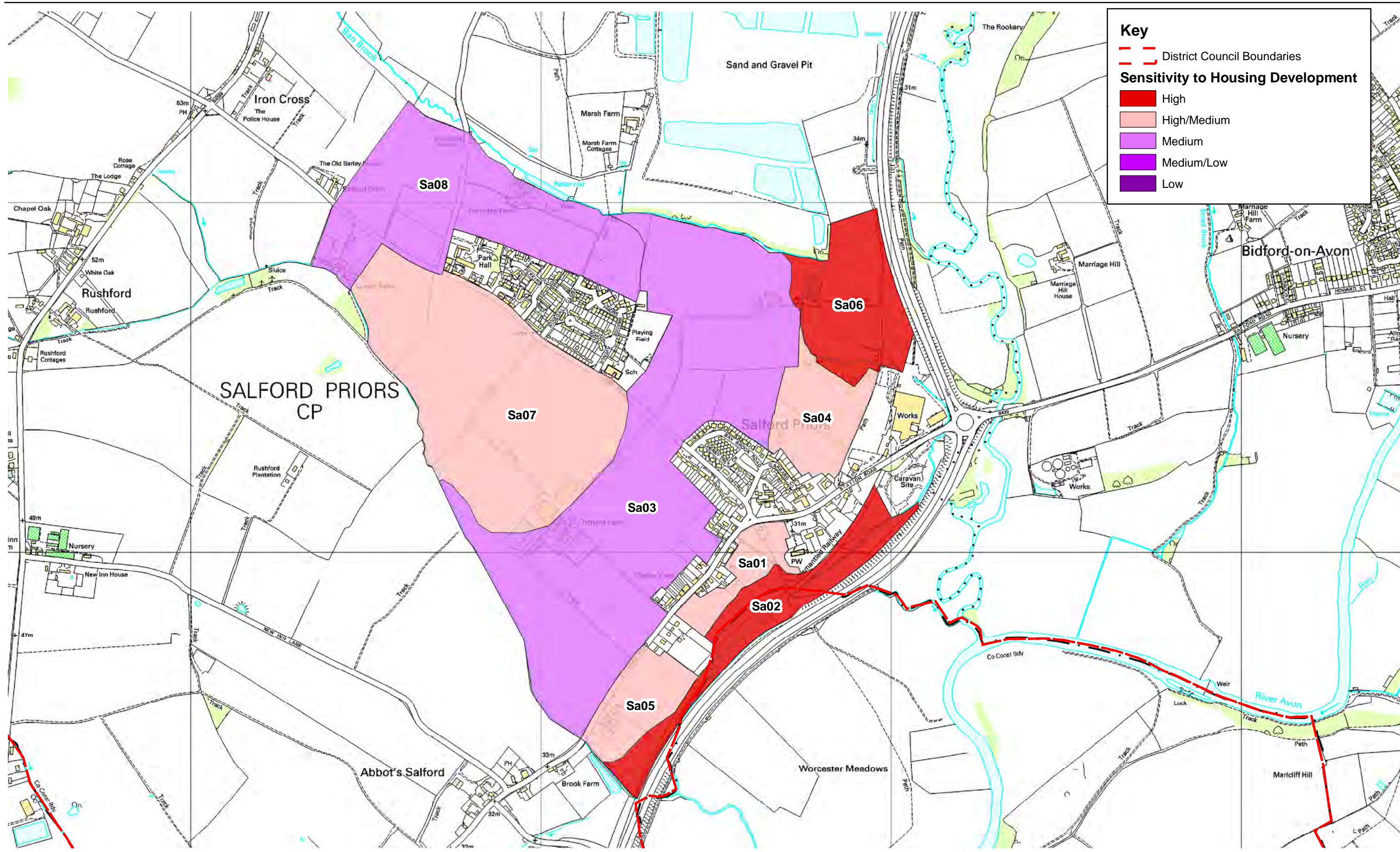
Potential for landscape enhancement

encourage the regeneration of hedgerow trees

Potential mitigation if area potentially suitable for development

-





LCP/Zone Sa01

Settlement: Salford Priors

Landscape sensitivity to housing development high/medium

The zone consists of a series of small pastures and meadows on the river terrace between the settlement, Evesham and Station Roads and the river floodplain. A PROW runs through the area and links the settlement with the lower ground to the south east. The zone provides a green rural and open setting to the church and listed buildings within the core of the Conservation Area. To the west it backs onto listed buildings and provides a green gap in the western settlement frontage along the Evesham Road. The zone is sensitive due to its relationship with listed buildings and the church and its contribution to the character of the Conservation Area. The south western field is less sensitive than other parts due to its distance from the church and village centre. This area may be suitable for carefully designed housing of a high quality retaining public access but the rest of the zone should remain open and free from development in perpetuity.

Landscape sensitivity to commercial development high

The zone consists of a series of small pastures and meadows on the river terrace between the settlement, Evesham and Station Roads and the river floodplain. A PROW runs through the area and links the settlement with the lower ground to the south east. The zone provides a green rural and open setting to the church and listed buildings within the core of the Conservation Area. To the west it backs onto listed buildings and provides a green gap in the western settlement frontage along the Evesham Road. The zone is sensitive due to its relationship with listed buildings and the church and its contribution to the character of the Conservation Area. Commercial development is considered to be inappropriate due to the small scale of the fields and the character/sensitivity of the zone.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P1

Ecological sensitivity F3

Visual sensitivity

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 river terrace abutting floodplain to the south east

Landcover permanent pasture

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input checked="" type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input 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 checked="" type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input checked="" type="checkbox"/>	Immature <input type="checkbox"/>	

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 type="checkbox"/>	Low <input checked="" type="checkbox"/>
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Pattern

Settlement pattern single dwelling in zone

Other built features -

Presence of water ☐ -

Scale small **Sense of enclosure** framed

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

Key views

To settlement	False	From settlement	False
Landmarks	church adjacent	Detractors	-

Intervisibility

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

Comments though enclosed by trees to the south and the settlement on other sides the zone is readily visible from, and abuts, the road through the village

Tranquillity

Noise sources roads

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

Summary medium/low

Comments the zone is affected by the noise of traffic on the busy A46 to the south east and quieter road to the north west and adjoins the settlement on three sides albeit visually a tranquil scene

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

Corridor? ☐

Comments the zone appears to be managed in several parts, partly as horse pasture, and has several PROWs crossing it linking the settlement with the wider countryside

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

Setting? ☒

Comments the zone provides an important green rural and open setting to the church and listed buildings within the Conservation Area. To the west it backs onto listed buildings and provides a green gap in the western settlement frontage.

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 in the eastern part of the zone the settlement core faces onto this green space creating a positive edge including the church and listed buildings in established gardens. To the west the area backs onto a mix of properties with pub and listed building giving a slightly scruffy edge while Cleeve View is established and neutral.

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

viewpoints

high

roads/rail/cycleways

medium

Comments receptors include users of the church, PROWs, road through the settlement and residents

Other

Other factors -

Potential for landscape enhancement

restoration of hedgerow boundaries and regeneration of associated tree cover

Potential mitigation if area potentially suitable for development

-

LCP/Zone Sa02

Settlement: Salford Priors

Landscape sensitivity to housing development high

This wet valley floor zone forms a strip of land that has become detached from the wider Avon Valley floodplain by the construction of the A46 bypass. It comprises a mixture wet neutral pasture, woodland and scrub, the northern part of which is used for informal recreation. The wet woodland and scrub provide an important backcloth to the church and village Conservation Area, as well as creating a buffer/screen to the busy A46 to the east. Overall this is a highly sensitive landscape that is prone to seasonal flooding and is therefore unsuitable for housing development.

Landscape sensitivity to commercial development high

This wet valley floor zone forms a strip of land that has become detached from the wider Avon Valley floodplain by the construction of the A46 bypass. It comprises a mixture wet neutral pasture, woodland and scrub, the northern part of which is used for informal recreation. The wet woodland and scrub provide an important backcloth to the church and village Conservation Area, as well as creating a buffer/screen to the busy A46 to the east. Overall this is a highly sensitive landscape that is prone to seasonal flooding and is therefore unsuitable for commercial development.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Wet meadowland

Land cover Secondary wooded pastures

Settlement pattern Meadowland on small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity F3

Visual sensitivity

Land Cover Parcel data

Land Use Mixed farming

Pattern Small/medium_regular

Origin Meadow

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeology

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

Other

Flood ☒

Characteristics

Landform flat alluvial floodplain

Landcover wet neutral pasture, scrub and wet woodland

Field boundaries

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

Hedge/Stream Trees

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

Patch Survival

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

Ecological corridors

Condition	Intact <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 no settlement in zone

Other built features -

Presence of water ☒ linear water features

Scale intimate Sense of enclosure enclosed

Diversity diverse

Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

Key views

To settlement	False	From settlement	False
Landmarks	church nearby	Detractors	A46 to the east

Intervisibility

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

Comments though the zone is low lying and well treed, these are apparent in views from the east and west

Tranquillity

Noise sources roads

Views of development some Presence of people infrequent

Summary medium/low

Comments the noise from traffic on the nearby A46 is very noticeable even though most of the traffic cannot be seen. Otherwise this is an enclosed zone on the settlement edge with a strong semi-natural character, although it is also used for informal recreation.

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

Corridor? ☒

Comments floodplain with abandoned pastoral fields, dismantled railway corridor and low lying rough ground with linear water features. Apparently well

used PROWs and informal paths run through the zone.

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

Setting? ☒

Comments the zone contributes to the setting of the church and Conservation Area whose boundary runs along the dismantled railway line. The willows and other trees within the zone form a very important backcloth and provide a buffer/screen between the village and the A46 to the east.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒

C20-21 edge ☒

Nature of edge positive

Form of edge moderately indented

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

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments receptors include users of PROWs, church, A46, Snitterfield Road and Station Road, and residents

Other

Other factors -

Potential for landscape enhancement

management for recreation and biodiversity whilst ensuring that the dense tree screen is maintained

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

The zone consists of intensively farmed rectilinear fields [including asparagus] on very gentle valley slopes with fences and limited hedges. Tree cover is concentrated around the listed buildings of Orchard Farm but the area is generally open. The zone separates the older settlement to the south from the large C20 housing estate to the north, although to the south there is a hard modern built edge. There are listed buildings along Evesham Road and the area provides a positive gap in the built frontage here allowing views to the wider countryside. To the north east, there are gravel pits screened by mature trees so there is a degree of enclosure here. PROWs cross the zone. The tranquillity of the zone is reduced by the traffic noise from the A46 and views of the modern settlement edge. Overall the zone's sensitivity lies in its openness, the settings of listed buildings around Orchard Farm and Evesham Road and its agricultural productivity which, though not a landscape factor, should be take into consideration. The landscape sensitivities are concentrated to the west of School Road and this area should be kept open and enhanced. Whilst there is some merit in keeping settlement blocks apart generally the two settlement edges here have limited merit, especially to the south. In landscape terms there could be an opportunity for housing development east of School Lane provided open space corridors and public space/green infrastructure is incorporated into the layout as part of a comprehensive design brief.

Landscape sensitivity to commercial development high/medium

The zone consists of intensively farmed rectilinear fields [including asparagus] on very gentle valley slopes with fences and limited hedges. Tree cover is concentrated around the listed buildings of Orchard Farm but the area is generally open. The zone separates the older settlement to the south from the large C20 housing estate to the north, although to the south there is a hard modern built edge. There are listed buildings along Evesham Road and the area provides a positive gap in the built frontage here allowing views to the wider countryside. To the north east, there are gravel pits screened by mature trees so there is a degree of enclosure here. PROWs cross the zone. The tranquillity of the zone is reduced by the traffic noise from the A46 and views of the modern settlement edge. Overall the zone's sensitivity lies in its openness, the settings of listed buildings around Orchard Farm and Evesham Road and its agricultural productivity which, though not a landscape factor, should be take into consideration. The landscape sensitivities are concentrated to the west of School Road and this area should be kept open and enhanced. Whilst there is some merit in keeping settlement blocks apart generally the two settlement edges here have limited merit, especially to the south. In landscape terms there could be an opportunity for some limited commercial development as part of a wider housing development east of School Lane provided open space corridors and public space/green infrastructure is incorporated into the layout as part of a comprehensive design brief.

Landscape characteristics

	LDU level
Physiographic	River Valleys
Ground type	Sandy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P1
Ecological sensitivity	F3
Visual sensitivity	

Land Cover Parcel data

Land Use	Cropping
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Pattern Large_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeology

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

Other

Flood ☒

Characteristics

Landform gently rolling river terrace

Landcover arable farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern single farmstead at Orchard Farm

Other built features large field barns

Presence of water ☐ -

Scale large Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance not applicable Complexity

Comments trees and hedges within zone form local skylines

Key views

To settlement	False	From settlement	False
Landmarks	large specimen trees around Orchard farm	Detractors	-

Intervisibility

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

Comments gentle valley slopes with hedges and trees allowing some filtered
intervisibility with surrounding landscape although some field boundaries
removed allowing views across from settlement and roads

Tranquillity

Noise sources roads

Views of development one side 180 Presence of people infrequent

Summary medium

Comments rural tranquillity is reduced by traffic noise from A46, roads, intensive
agricultural activities and views of the settlement edge

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
PROWs running across it

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

Setting? ☐

Comments the relatively open rural zone separates the estate to the north with the
older 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 most buildings plots form a linear settlement edge, which is hard in places
due to limited vegetation cover

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 the agricultural land appears to be Grade 1 or 2

Potential for landscape enhancement

tall and trimmed roadside hedges are an important feature in this zone and should be
maintained/restored where necessary

Potential mitigation if area potentially suitable for development

-

LCP/Zone Sa04

Settlement: Salford Priors

Landscape sensitivity to housing development high/medium

The zone consists of gently sloping low lying land north east of the settlement with a small watercourse [a local wildlife site] and the northern pasture field in floodplain. The two southern meadow fields are well treed, with a semi-parkland character including some decorative planting. They are used for informal recreation including dog walking although the area appears privately owned. The zone is well treed with a strong belt to the south screening the industrial estate and a riparian belt to the north, separating off the third field, and other trees in clumps. This gives a very secluded and visually tranquil feel although traffic on the A46 can be heard. Glimpses of the settlement edge including a listed building and Conservation Area are possible in parts. The sensitivity of the zone lies in its secluded, well treed parkland character, its contribution to the setting of the Conservation Area, its use for recreation, the nature conservation value of the watercourse and the area's function as floodplain to the north. Housing development is considered inappropriate.

Landscape sensitivity to commercial development high

The zone consists of gently sloping low lying land north east of the settlement with a small watercourse [a local wildlife site] and the northern pasture field in floodplain. The two southern meadow fields are well treed, with a semi-parkland character including some decorative planting. They are used for informal recreation including dog walking although the area appears privately owned. The zone is well treed with a strong belt to the south screening the industrial estate and a riparian belt to the north, separating off the third field, and other trees in clumps. This gives a very secluded and visually tranquil feel although traffic on the A46 can be heard. Glimpses of the settlement edge including a listed building and Conservation Area are possible in parts. The sensitivity of the zone lies in its secluded, well treed parkland character, its contribution to the setting of the Conservation Area, its use for recreation, the nature conservation value of the watercourse and the area's function as floodplain to the north. Commercial development is considered inappropriate.

Landscape characteristics

	LDU level
Physiographic	River Valleys
Ground type	Sandy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P1
Ecological sensitivity	F3
Visual sensitivity	

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/archaeologyCons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐**Other**Flood ☒**Characteristics****Landform** gently rolling river terrace**Landcover** neutral grassland and patches of woodland**Field boundaries**

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

Hedge/Stream Trees

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

Patch Survival

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

Ecological corridors

Condition	Intact <input 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** no settlement within zone**Other built features** -**Presence of water** ☐ -**Scale** small **Sense of enclosure** enclosed**Diversity** diverse**Skyline****Prominence/ importance** not applicable **Complexity****Comments** -**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility**Site observation** low ...to key features ☐ ...from key place ☐**Comments** the zone is generally well screened by trees and hedgerows on three sides and the settlement to the fourth, away from roads**Tranquillity**

Noise sources	roads	industry
Views of development	some	Presence of people infrequent
Summary	medium	

Comments the zone has a secluded character, but noise from the busy A46 and industrial works to the east reduces the tranquillity, as do limited views of the settlement

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

Corridor? ☐

Comments the zone appears to be managed as an informal recreation area to the south and as part of a wider managed unit to the north

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

Setting? ☐

Comments the zone is very enclosed and secluded with a parklike character to the south, screened from the wider landscape and from the works to the south 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 moderately indented

Comments the older settlement to the south has a soft, positive edge, but the more recent development to the north of this has a harder edge

Receptors

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

Comments receptors include users of the permissive paths through the southern area and along the PROW to the south and adjacent settlement residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Sa05

Settlement: Salford Priors

Landscape sensitivity to housing development high/medium

This zone comprises gently sloping land in arable and pastoral use, falling towards the floodplain of the River Avon along its south eastern edge. It is split into a small arable field to the north east and a pastoral field associated with a smallholding to the south west. This is a fairly open, agricultural zone that lies beyond the settlement edge and which plays an important role in separating Salford Priors from Abbots Salford to the south west. The zone is disturbed by noise from traffic on the A46 but this is generally screened. Its sensitivity lies in its role separating the village from the farmstead and Abbots Salford to the south west ensuring the settlements maintain their characters as well as contributing to the rural approach to Salford Priors. Housing development would therefore be inappropriate in this zone.

Landscape sensitivity to commercial development high

This zone comprises gently sloping land in arable and pastoral use, falling towards the floodplain of the River Avon along its south eastern edge. It is split into a small arable field to the north east and a pastoral field associated with a smallholding to the south west. This is a fairly open, agricultural zone that lies beyond the settlement edge and which plays an important role in separating Salford Priors from Abbots Salford to the south west. The zone is disturbed by noise from traffic on the A46 but this is generally screened. Its sensitivity lies in its role separating the village from the farmstead and Abbots Salford to the south west ensuring the settlements maintain their characters as well as contributing to the rural approach to Salford Priors. Commercial development would therefore be inappropriate in this zone.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P1

Ecological sensitivity F3

Visual sensitivity

Land Cover Parcel data

Land Use Cropping

Pattern Small/medium_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeology

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

Other

Flood ☒

Characteristics

Landform gently rolling river terrace

Landcover mixed 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 checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern single farmstead

Other built features -

Presence of water ☐ -

Scale medium **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	glimpse views of lorries on nearby A46

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
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Comments gently sloping land visible from Evesham Road

Tranquillity

Noise sources roads

Views of development	some	Presence of people	infrequent
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Summary medium/low

Comments the noise from traffic on the nearby A46 is very noticeable even though most traffic cannot be seen. Otherwise the zone feels rural on the settlement edge.

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 zone lies on the approach to the settlement along the Evesham Road separating it from Abbots Salford to the south west

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 adjacent dwellings are C20 ribbon development with established gardens

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

roads/rail/cycleways

medium

Comments receptors include users of Evesham Road, possibly the A46 and residents

Other

Other factors -

Potential for landscape enhancement

replace cypress hedges and belts with native species over time

Potential mitigation if area potentially suitable for development

-

LCP/Zone Sa06

Settlement: Salford Priors

Landscape sensitivity to housing development high

This zone comprises a mix of intensively cultivated land in large hedged fields, a smaller pastoral field and two areas of abandoned farmland, all associated with a flat river terrace/alluvial floodplain. The hedges are well trimmed, with few trees, allowing open views to traffic on the busy A46 that defines the eastern edge of this zone and to the large sheds that lie in the industrial zone to the south. Overall, this is an open, agricultural landscape, prone to flooding, which is divorced from the main residential settlement. It is therefore inappropriate for housing development.

Landscape sensitivity to commercial development high/medium

This zone comprises a mix of intensively cultivated land in large hedged fields, a smaller pastoral field and two areas of abandoned farmland, all associated with a flat river terrace/alluvial floodplain. The hedges are well trimmed, with few trees, allowing open views to traffic on the busy A46 that defines the eastern edge of this zone and to the large sheds that lie in the industrial zone to the south. Overall, this is an open, agricultural landscape, part prone to flooding, which is visible to traffic on the A46. Any potential commercial development on the area above the floodplain would extend the built form significantly and be prominent to passing traffic and would be undesirable. The only potential use could be for low level storage provided that additional trees were planted along the A46 and the floodplain avoided.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P1

Ecological sensitivity P3

Visual sensitivity

Land Cover Parcel data

Land Use Disturbed-derlct

Pattern

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 gently rolling river terrace

Landcover mixed farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern no settlement

Other built features -

Presence of water ☒ large 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 intervisible with A46 to the north of the settlement

Tranquillity

Noise sources roads

Views of development none Presence of people infrequent

Summary medium/low

Comments the noise from traffic on the nearby A46 is very noticeable and lorries are particularly apparent. Otherwise the zone feels rural away the settlement edge with limited access.

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

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

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

Comments the zone is physically and visually separated from the residential settlement and forms part of the wider countryside to the north

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge **Form of edge**

Comments n/a

Receptors

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

Comments receptors include users of the PROW and A46

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Sa07

Settlement: Salford Priors

Landscape sensitivity to housing development high/medium

This zone comprises gently rolling, intensively managed farmland within a well ordered pattern of large hedged fields. The hedges are well trimmed, with few trees, but they are kept fairly tall and help to restrict views from the roadside environment. The western edge of the zone is defined by a well treed streamline, but overall, this is an open, arable landscape allowing wide views to the C20 development adjoining Park Hall. The zone is also agriculturally productive which, though not a landscape constraint, should be carefully considered. School Road acts as an appropriate boundary to the existing development and any extension of housing development into this open zone is considered inappropriate.

Landscape sensitivity to commercial development high

This zone comprises gently rolling, intensively managed farmland within a well ordered pattern of large hedged fields. The hedges are well trimmed, with few trees, but they are kept fairly tall and help to restrict views from the roadside environment. The western edge of the zone is defined by a well treed streamline, but overall, this is an open, arable landscape allowing wide views to the C20 development adjoining Park Hall. The zone is also agriculturally productive which, though not a landscape constraint, should be carefully considered. School Road acts as an appropriate boundary to the existing development and any commercial development in this open zone is considered inappropriate.

Landscape characteristics

LDU level

Physiographic Glacial vales & valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P1

Ecological sensitivity F3

Visual sensitivity

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 rolling lowland

Landcover arable farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern single large farmstead at Orchard Farm

Other built features large field barns

Presence of water ☒ stream along western edge

Scale large **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments gently sloping open land with wide framed views to the south

Tranquillity

Noise sources roads

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

Summary medium

Comments rural landscape with tranquillity reduced by visibility of C20 settlement edge and noise of traffic on road

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 PROWs running across it

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

Setting? ☐

Comments the open sloping landscape forms part of the wider countryside context of the settlement with wide views to the south 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 settlement edge is very straight with limited mitigation in terms of planting as dwellings are set so close to the road edge. The Park Hall development, whilst attempting to reflect the Hall's character is inappropriate in style and execution.

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments receptors include users of PROWs, minor roads and residents

Other

Other factors highly productive arable land

Potential for landscape enhancement

trees in hedgerows especially along School Road to help mitigate settlement edge in views from the wider landscape

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

The zone consists of mainly arable fields on a low gentle ridge with slopes to the south west and north east falling to minor watercourses and their floodplains. There is a fallow field and recent allotments to the east. Hedges are generally trimmed and gappy allowing views to adjacent low ridges and trees are limited, focussing on the riparian corridors. Cypress trees used around Park Hall farm and by the allotments are out of character. The zone forms the rural approach to the settlement from the north and west. The settlement edge is linear and although positive at Park Hall is hard to the east where it faces north. The zone's sensitivities lie in its openness and rural character with Park Hall forming an appropriate northern edge to the settlement. The zone's agricultural productivity which, though not a landscape factor, should also be taken into consideration. Therefore most of the zone is considered inappropriate for housing but there may be an opportunity for housing development on the land north of Perkins Close, extending no further west than the eastern Park Hall boundary and no further east than the hedgerow by the allotments. Also a broad corridor should be left along the valley floor, north of the farm track. Development in this area should not be widely visible to the north and west and structure planting would be needed on its western and northern boundaries.

Landscape sensitivity to commercial development high

The zone consists of mainly arable fields on a low gentle ridge with slopes to the south west and north east falling to minor watercourses and their floodplains. There is a fallow field and recent allotments to the east. Hedges are generally trimmed and gappy allowing views to adjacent low ridges and trees are limited, focussing on the riparian corridors. Cypress trees used around Park Hall farm and by the allotments are out of character. The zone forms the rural approach to the settlement from the north and west. The settlement edge is linear and although positive at Park Hall is hard to the east where it faces north. The zone's sensitivities lie in its openness and rural character with Park Hall forming an appropriate northern edge to the settlement. The zone's agricultural productivity which, though not a landscape factor, should also be taken into consideration. Therefore most of the zone is considered inappropriate for commercial development due to its sensitivities, slope and the proximity of housing.

Landscape characteristics

	LDU level
Physiographic	Glacial vales & valleys
Ground type	Sandy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P1
Ecological sensitivity	F3
Visual sensitivity	

Land Cover Parcel data

Land Use	Cropping
Pattern	Small/medium_regular
Origin	Cultivated

Designations

Landscape/planning

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

Biodiversity

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

Historic/archaeology

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

Other

Flood ☐

Characteristics

Landform gently rolling lowland ridge sloping to the north east and south west

Landcover arable farmland with grassland and allotments to the east

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern scattered farmsteads

Other built features -

Presence of water ☐ -

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

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments the top of the ridge acts as the local skyline from valley bottom views from the north east and south west

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments gentle ridge and valley slopes with hedges and trees allowing some filtered intervisibility with surrounding landscape although some field boundaries

removed allowing views across from settlement and roads

Tranquillity

Noise sources roads

Views of development one side 180

Presence of people infrequent

Summary medium

Comments rural tranquillity is reduced by the noise and movement of traffic along the minor roads and views of the settlement edge

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

Corridor? ☐

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

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

Setting? ☐

Comments the zone forms part of the moderately open rural northern and north western approaches to the settlement although the built edge is apparent on the low ridge top. Riparian trees along the northern boundary contribute to some enclosure.

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 northern estate edge forms a hard, linear edge with limited vegetation although the boundaries of the Park Hall development is softer on the northern and western elevations

Receptors

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

long distance/public footpaths

high/medium

rural residents

high

Comments receptors include users of PROWs to the east, minor roads and residents

Other

Other factors -

Potential for landscape enhancement

tall and trimmed roadside hedges are an important feature in this zone and should be maintained/restored where necessary

Potential mitigation if area potentially suitable for development

structure planting to the north and east of potential development