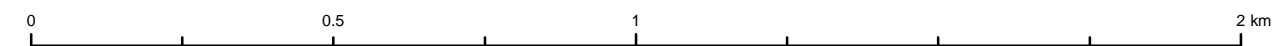


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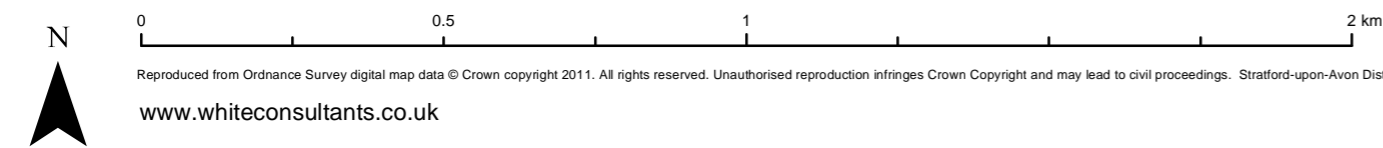
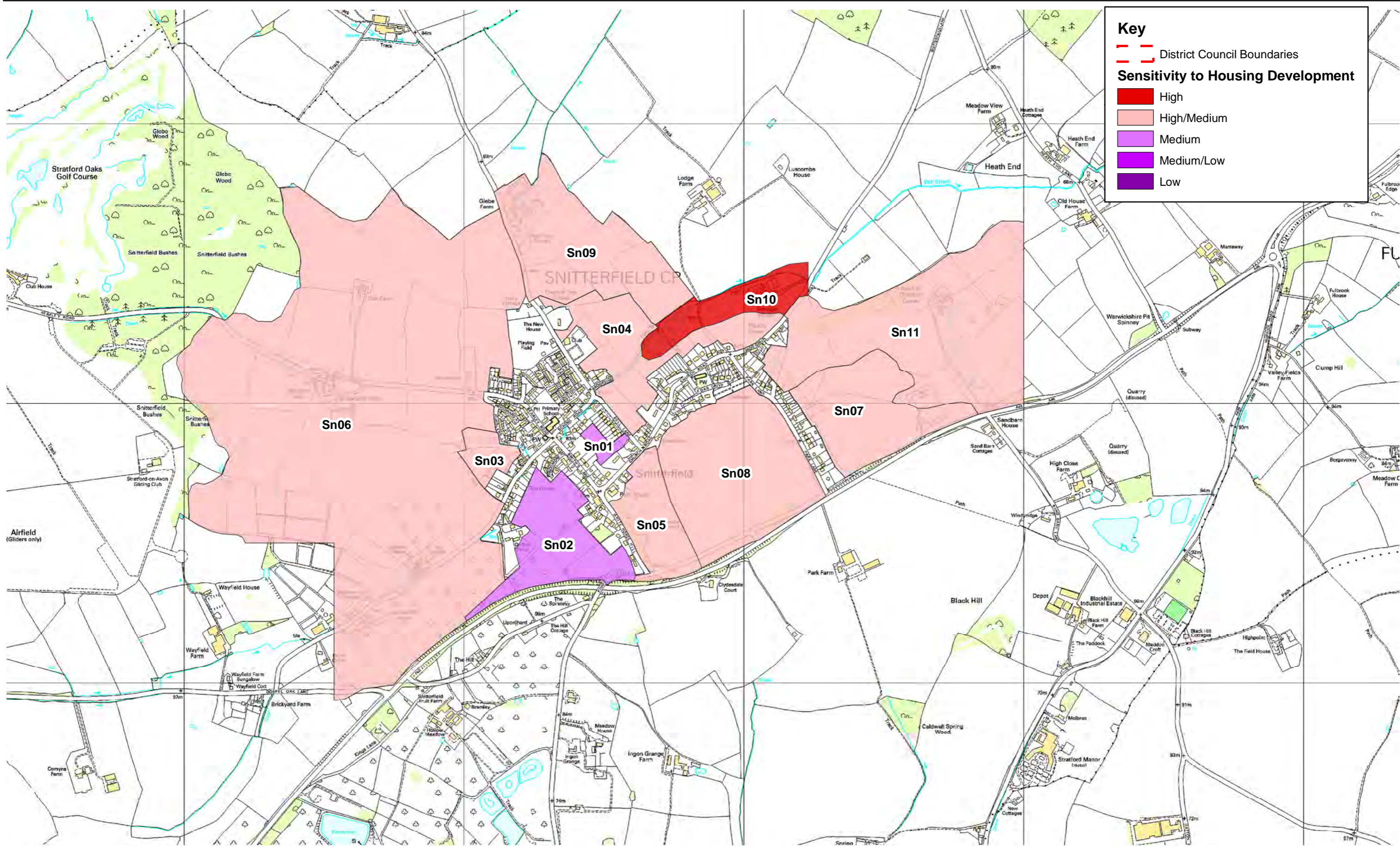
- Land Description Units
- Land Cover Parcels/Zones
- District Council Boundaries
- Areas of Outstanding Natural Beauty
- Green Belt
- Parks, Gardens and Amenity Greenspaces
- Country Parks
- Ancient Woodland
- TPOs
- Registered Parks and Gardens
- Conservation Areas
- Listed Buildings
- Scheduled Ancient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



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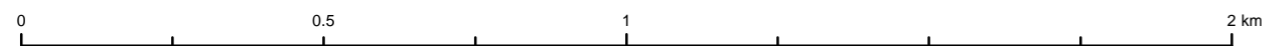
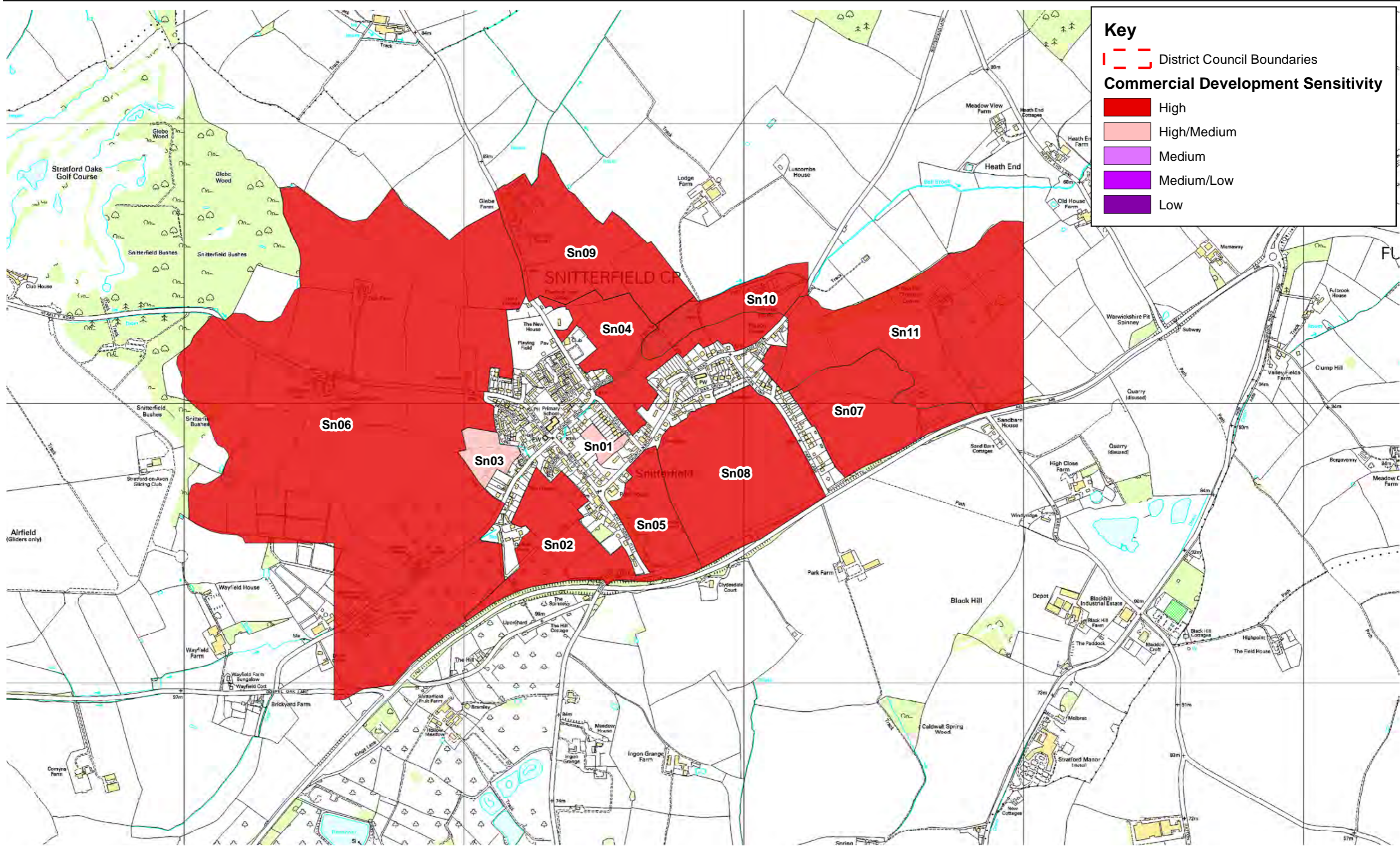
**Snitterfield
Designations and Constraints**



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Snitterfield
Landscape Sensitivity to Housing Development



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Snitterfield
Landscape Sensitivity to Commercial Development

Landscape sensitivity to housing development medium

Snitterfield is a small settlement on both sides of a valley, with a small stream and floodplain running down the middle. The historic settlement is to the south side, with several listed buildings and a Conservation Area which covers most of the centre of the settlement, as well as being in Green Belt. Newer housing estates have developed on the north side, and other larger dwellings to the south, in a more organic form. This zone is land locked at the back of existing dwellings on four sides. It comprises a little used area of pasture with mature trees and outgrown hedging, linking with mature back garden planting on many boundaries. Some of the mature trees on the site are visible from other areas of the settlement and help create a semi-rural character. This zone could only accommodate low density development- around 4 new dwellings. If housing development was to be considered for this site it should be oriented so that backs of new dwellings face those adjacent, with existing mature trees protected by TPOs or a planning condition.

Landscape sensitivity to commercial development high/medium

Snitterfield is a small settlement on both sides of a valley, with a small stream and floodplain running down the middle. The historic settlement is to the south side, with several listed buildings and a Conservation Area which covers most of the centre of the settlement, as well as being in Green Belt. Newer housing estates have developed on the north side, and other larger dwellings to the south, in a more organic form. This zone is land locked at the back of existing dwellings on four sides. It comprises a little used area of pasture with mature trees and outgrown hedging, linking with mature back garden planting on many boundaries. Some of the mature trees on the site are visible from other areas of the settlement and help create a semi-rural character. Due to its small scale and enclosure in a residential area it is not considered suitable for commercial development.

Landscape characteristics**LDU level****Physiographic** Soft rock uplands**Ground type** Loamy Brown soils**Land cover** Ancient wooded farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** F3**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Pastoral**Pattern** Small_regular**Origin** Cultivated**Designations****Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood **Characteristics**

Landform gentle gradient

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

Settlement pattern enclosed by dwellings

Other built features -

Presence of water -

Scale small **Sense of enclosure** confined

Diversity simple

Skyline

Prominence/ importance

Complexity

Comments mature trees form a skyline feature for some views of settlement, especially for dwellings adjacent and some views across the valley such as from the recreation ground

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments this site is visually enclosed behind existing development

Tranquillity

Noise sources people people

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

Summary medium

Comments numerous views to back gardens of adjacent properties

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

Comments pasture little used and isolated from wider countryside

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

Setting?

Comments little visual interaction other than views of trees on the edges of the site

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 -

Receptors

Receptors

urban residents

Sensitivity

high/medium

high/medium

Comments views to the site from adjacent residents will be softened by back garden and site vegetation

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

maintain tree screen

Landscape sensitivity to housing development medium

This zone consists of medium sized pasture fields, an area of orchard and three small paddocks on the south western edge of Snitterfield. It lies on sloping ground which falls northwards towards Bell Brook, so that the southern edge and its boundary vegetation forms a local skyline. The zone is bordered to the north and east by the gardens and rear facades of mixed age housing (including a listed building and part of the Conservation Area's western boundary), while to the west there is a small area of more recent houses set in large gardens with paddocks along their southern edge (these paddocks lie within the zone). Although the site is overlooked by several properties, most of them have significant vegetation along their boundaries and views to and from the wider landscape are limited by dense boundary vegetation. Given that the site is well screened from view and that existing development forms the settlement edge to the west of the site, the northern field is considered to have potential for development as long as the area contiguous with the Conservation Area boundary (and the grounds of a listed building) and the line of the PROW (and its adjacent hedgerow) is protected. To this end the indented area on the eastern edge could be retained as community open space, with the eastern side of any new development facing towards it. Development of the three paddocks, the orchard area, and the two fields towards the southern boundary of the zone is not considered appropriate. The zone is in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of medium sized pasture fields, an area of orchard and three small paddocks on the south western edge of Snitterfield. They lie on sloping ground which falls northwards towards Bell Brook, so that the southern edge of the zone and its boundary vegetation forms a local skyline. It is bordered to the north and east by the gardens and rear facades of mixed age housing (including a listed building and the western boundary of the settlement's Conservation Area), while to the west there is a small area of more recent houses set in large gardens with paddocks along their southern edge (these paddocks lie within the zone). The zone is overlooked by several properties, most of them with significant vegetation along their boundaries, and views to and from the wider landscape are limited by dense boundary vegetation. However, given the site's proximity to a listed building and the Conservation Area boundary, its Green Belt designation, and the small scale of development on this edge of the settlement, the site is not considered appropriate for commercial development. The zone is in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock uplands
Ground type	Loamy Brown soils
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	F3
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Mixed farming
Pattern	Medium/large_regular
Origin	Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform undulating locally within slope down from south towards watercourse

Landcover pasture and orchard

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features one shed

Presence of water -

Scale small to medium **Sense of enclosure** enclosed by hedgerow vegetation and partly by landform

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments skyline is formed by vegetation along roadside on southern boundary and by extensive Ancient Woodland to the north.

Key views

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

Intervisibility

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

Comments screened on all sides by tall deciduous or coniferous vegetation. Within zone

dense thorn hedges with trees prevent intervisibility

Tranquillity

Noise sources roads people

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

Summary high/medium

Comments traffic on the old Snitterfield Road is light but there is constant noise from traffic on the A46, despite it being in a densely planted cutting. There is a PROW through the centre of the zone and along part of its western boundary (two sections), and Monarch's Way long distance footpath is contiguous along a small part of the southern boundary. There is settlement on three sides. Despite these constraints the densely vegetated boundaries protect it from some of these influences and raise its apparent tranquillity.

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

Corridor?

Comments the orchard area is part of extensive orchards to west (SN06). PROWs link settlement to wider landscape.

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

Setting?

Comments boundary vegetation contributes to the screening of the settlement from wider view.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments development of south eastern part of adjoining SN06 would affect orchard cultivation and possibly management of pastures.

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments to the east and north are gardens and rear facades of mixed age housing, including an extensive tall conifer hedge. On the western boundary there is a small group of recent houses that appear to have small paddocks extending out from their rear boundaries.

Receptors

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

Comments the only rural residents are at The Wolds and Avoncroft Farm to the west, and they have no views in due to screening boundary vegetation. Urban residents may have filtered views from their gardens and rear facades, again filtered by vegetation, which in some cases is impermeable. PROW users have clear or filtered views of the site, varying with the density of field boundary vegetation. Users of the A46 have no views of the zone, while users of the old road have only a glimpsed view in through a gateway.

Other

Other factors landform

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

retention, protection and enhancement of existing hedgerow along line of PROW and other boundaries.

Landscape sensitivity to housing development high/medium

This zone comprises a small valley with number of small spaces and pasture fields and an allotment site on the western edge of the settlement, adjacent to an area of recent housing development. It has mature or outgrown hedgerows and mature trees including streamside willows which screen the settlement edge, in particular the new dwellings on Hurdlers Lane. It is visible from footpaths and some adjacent dwellings, and the allotments appear to be in use. This zone's sensitivities include its small scale rural character and landscape pattern, stream course and allotment use. It is considered inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high/medium

This zone comprises a small valley with number of small spaces and pasture fields and an allotment site on the western edge of the settlement, adjacent to an area of recent housing development. It has mature or outgrown hedgerows and mature trees including streamside willows which screen the settlement edge, in particular the new dwellings on Hurdlers Lane. It is visible from footpaths and some adjacent dwellings, and the allotments appear to be in use. This zone's sensitivities include its small scale rural character and landscape pattern, stream course and allotment use. It is considered inappropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics**LDU level****Physiographic** Soft rock uplands**Ground type** Loamy Brown soils**Land cover** Ancient wooded farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** F3**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Pastoral**Pattern** Small/medium_regular**Origin** Cultivated**Designations****Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood **Characteristics****Landform** gently undulating**Landcover** pasture, allotments**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
 Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features allotments, tennis court

Presence of water small stream feeding into Sherborn Brook

Scale small Sense of enclosure enclosed

Diversity diverse

Skyline

Prominence/ importance Complexity

Comments -

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments -

Tranquillity

Noise sources people

Views of development one side 180 Presence of people frequent

Summary medium

Comments whilst some parts of the site retain a pastoral character and there are some mature willows along the stream, there are people at the allotment site and on adjacent footpaths, and filtered views to development on Hurdlers Lane

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

Comments pasture appears to link with management of wider agricultural unit. Footpaths link settlement to wider rural area.

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

Setting?

Comments mature trees and hedgerows create screen and transition between settlement edge and wider rural landscape

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments dependent on management of SN06

Settlement edge

Pre C20 edge C20-21 edge

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

Comments backs of dwellings on The Green and fronts of dwellings on Hurdlers lane

Receptors

Receptors	Sensitivity
urban residents	high
long distance/public footpaths	high

Comments views from adjacent dwellings and footpath

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 three areas:

1) The first area is a linear stretch of streamside comprising natural vegetation and one small pasture field, in the eastern section of the area. This zone is quite tranquil and little overlooked by development, and an important element in the continuity of the landscape of the stream and floodplain. A public footpath runs through it. It is therefore considered unsuitable for housing development.

2) The second area comprises the pasture fields the north of the stream, on a medium gradient between the stream and the recreation area. These fields are largely unimproved pasture and in part have an intact ridge and furrow pattern and are noted to be relic semi-natural unimproved pasture. A public footpath runs through it. This area also links visually with the wider rural landscape to the north and with the streamside creates a swathe of rural landscape in the heart of the settlement. It is therefore considered unsuitable for housing development.

3) The third area comprises the two sloping valley fields in the south west of the zone, which are used for pasture and form gaps in the settlement. They are located between the stream and PROW on the north side and the backs of dwellings to the south. Trees and tall hedges help enclose the fields but they form a pleasant setting to the watercourse and bridge to the north allowing views to the church, listed cottage to the east and complementing adjacent traditional dwellings. They are also overlooked by properties up the slope on the skyline. These fields therefore contribute to the positive character of this part of the village and are considered to be inappropriate for housing development at least in the short term. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone comprises three areas with regard to sensitivity and the opportunity for new development. All of the settlement is within Green Belt.

1) The first area is a linear stretch of streamside comprising natural vegetation and one small pasture field, in the eastern section of the area. This zone is quite tranquil and little overlooked by development, and an important element in the continuity of the landscape of the stream and floodplain. A public footpath runs through it. It is therefore considered unsuitable for any development.

2) The second area comprises the pasture fields the north of the stream, on a medium gradient between the stream and the recreation area. These fields are largely unimproved pasture and in part have an intact ridge and furrow pattern and are noted to be relic semi-natural unimproved pasture. A public footpath runs through it. This area also links visually with the wider rural landscape to the north and with the streamside creates a swathe of rural landscape in the heart of the settlement. It is therefore considered unsuitable for any development.

3) The third area comprises the two sloping valley fields in the south west of the zone, which are used for pasture and form gaps in the settlement. They are located between the stream and PROW on the north side and the backs of dwellings to the south. Trees and tall hedges help enclose the fields but they form a pleasant setting to the watercourse and bridge to the north allowing views to the church, listed cottage to the east and complementing adjacent traditional dwellings. They are also overlooked by properties up the slope on the skyline. These fields therefore contribute to the positive character of this part of the village and are considered to be inappropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

LDU level

Physiographic Soft rock uplands

Ground type Loamy Brown soils

Land cover Ancient wooded farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity H2

Ecological sensitivity F3

Visual sensitivity R1

Land Cover Parcel data

Land Use Pastoral

Pattern Small/medium_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform moderate gradients on either side of river valley with flat stream corridor between

Landcover pasture, some unimproved; streamside natural vegetation

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features -

Presence of water stream and floodplain

Scale small to medium Sense of enclosure enclosed

Diversity simple

Skyline

Prominence/ importance

Complexity

Comments some of the mature hedgerow trees will form a skyline for receptors in settlement, such as the trees at south western edge

Key views

To settlement False

From settlement False

Landmarks -

Detractors -

Intervisibility

Site observation medium

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

Comments due to gradients much of the western part of the site both north and south of the stream is visible from across the valley; streamside area to north east is more contained and less visible from other locations

Tranquillity

Noise sources roads

people

Views of development many 270

Presence of people infrequent

Summary medium

Comments whilst some parts of the site retain an essential pastoral character and the streamside areas are quite screened from views from the settlement, there are frequent movement of people or cars along Bell Lane and in the western areas of the site numerous views to development

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

Comments the stream forms a continuous feature with floodplain which runs through the settlement. Pasture in north western fields appears to be managed as part of a wider agricultural unit. The two fields south of the stream and closeset to Bell Lane are less evidently managed as part of a wider agricultural unit and one corner is used as a horse paddock. Footpath along northern edge of stream links settlement to wider countryside.

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

Comments the streamside areas contribute to the rural character of the settlement.

The north western fields link visually with the wider farmed landscape to their north. The two fields south of the stream are perceived as being more integrated with the settlement but provide green gaps in the built frontage.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments streamside areas to north east are closely associated with floodplain in SN10

Settlement edge

Pre C20 edge C20-21 edge

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

Comments immediate edges of settlement to south of south west fields are back gardens; whilst the dwelling on Bell Lane face, but are well screened from, the site

Receptors

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

Comments main receptors are adjacent dwellings, users of the valley floor PROW and Bell Lane

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

see notes on screening and layout

Landscape sensitivity to housing development high/medium

This zone consists of open pasture fields and garden on gently undulating, slightly sloping ground on the southern edge of Snitterfield. The south western part is unimproved neutral grassland and of biodiversity significance. The north western area is part of the grounds of Park House, a listed building, and lies within Snitterfield Conservation Area, whose boundary continues along the remaining northern boundary. A low ridge means that the western field slopes slightly to the west, while the eastern field slopes slightly to the east, but all, except the garden area, are relic parkland associated with site SN08 adjoining to the east, as attested by the presence of several mature or over mature parkland trees and the dense tree belt along the site's western boundary. The southern boundary has occasional young to mature trees in a low to medium height thorn hedgerow, but the main screening here is from the young tree belt between Snitterfield Road and the A46, which masks views of the wider landscape. Given the zone's historic significance, its relationship to the settlement edge, in particular to the Conservation Area and a listed building and the presence of TPO relic parkland trees and unimproved neutral grassland, it is not considered appropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of open pasture fields and garden on gently undulating, slightly sloping ground on the southern edge of Snitterfield. The south western part is unimproved neutral grassland of biodiversity significance. The north western area is part of the grounds of Park House, a listed building, and lies within Snitterfield Conservation Area, whose boundary continues along the remaining northern boundary. The zone, with the exclusion of the garden area, is relic parkland associated with SN08 adjoining to the east, as attested by the presence of several mature or over mature parkland trees and the dense tree belt along the western boundary. The southern boundary has occasional young to mature trees in a low to medium height thorn hedgerow, but the main screening here is from the young tree belt between Snitterfield Road and the A46, which masks views of the wider landscape. Given the zone's historic significance, its relationship to the settlement edge, in particular to the Conservation Area and a listed building and the presence of TPO relic parkland trees and unimproved neutral grassland, it is not considered appropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics**LDU level****Physiographic** Soft rock uplands**Ground type** Loamy Brown soils**Land cover** Ancient wooded farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** F3**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Mixed farming**Pattern** Small/medium_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 undulating with slight slope down to north**Landcover** pasture, including unimproved neutral grassland (wildlife site, south western field)**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

Extent	Prominent <input checked="" type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input 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 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** none**Presence of water** -**Scale** medium**Sense of enclosure** mainly open, enclosed on western boundary by dense vegetation**Diversity** simple**Skyline****Prominence/ importance** apparent**Complexity** simple**Comments** vegetation between Snitterfield Road and A46 forms local skyline to south**Key views**

To settlement	False	From settlement	False
Landmarks	parish church	Detractors	noise from A46

Intervisibility**Site observation** high **...to key features** **...from key place** **Comments** the zone is open so there are clear views, filtered by boundary vegetation, from parts of the southern settlement boundary

Tranquillity

Noise sources roads people

Views of development many 270 Presence of people occasional

Summary medium

Comments constant noise from traffic on the A46 significantly reduces tranquillity. The Monarch's Way long distance footpath passes along White Horse Hill on the western boundary.

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

Corridor?

Comments part of zone is garden of listed building. Zone is part of relic parkland of adjoining site SN08. It is cut off from the wider landscape by the A46

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

Setting?

Comments southern boundary vegetation separates zone, and southern edge of settlement, from the wider landscape. Visual relationship with adjoining relic parkland reduced by arable cultivation of latter.

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 settlement along the northern boundary is older, within the Conservation Area and contains several listed buildings. Settlement along the western boundary is more mixed, generally more recent, and faces into zone across White Horse Hill.

Receptors

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

Comments there are no rural receptors; rear façade and gardens of listed buildings form northern boundary; front facades of houses on White Horse Hill have only glimpsed views through dense boundary vegetation. Users of Snitterfield Road have glimpsed views over hedge with trees but users of A46 have no view in as road is on cutting.

Other

Other factors biodiversity value of neutral grassland; TPO trees

Potential for landscape enhancement

protection/conservation of neutral grassland

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone consists of open farmland in mixed use - pasture farmland with well managed thorn hedges with many hedgerow oaks in the northern half; mixed arable and pasture fields and several orchard fields to the south. There is a farm along the central road (Bearley Road, which separates the two main land uses) and linear mixed development along the one to the south, including two listed buildings. The zone is gently undulating, dropping to the stream valley of Bell Brook and a tributary stream within the site and rising to the Ancient Woodland on the north western boundary. It lies to the west of Snitterfield; properties along that western edge will have views out, filtered by boundary vegetation, which is dense adjacent to the two streams. Although these streams lie at right angles to the settlement edge, vegetation along them will channel and prevent views of the whole zone. The zone lies partly adjacent to Snitterfield Conservation Area and contains two listed buildings, Ancient Woodland (SSSI) and several Warwickshire Wildlife Trust Reserves. The northern part is a good example of pastoral farmland with well managed hedges containing many fine hedgerow oaks. The zone is therefore considered inappropriate for housing development, for these reasons and because it is open countryside. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of open farmland in mixed use - pasture farmland with well managed thorn hedges with many hedgerow oaks in the northern half; mixed arable and pasture fields and several orchard fields to the south. There is a farm along the central road (Bearley Road, which separates the two main land uses) and linear mixed development along the one to the south, including two listed buildings. The zone is gently undulating, dropping to the stream valley of Bell Brook and a tributary stream within the zone and rising to the Ancient Woodland on the north western boundary. It lies to the west of Snitterfield and properties along that western edge will have views out, filtered by boundary vegetation, which is dense adjacent to the two streams. The zone lies partly adjacent to Snitterfield Conservation Area and contains two listed buildings, Ancient Woodland (SSSI) and several Warwickshire Wildlife Trust Reserves. The northern part is a good example of pastoral farmland with well managed hedgerows containing many fine hedgerow oaks. The zone is therefore considered inappropriate for commercial development, for these reasons and because it is open countryside. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics**LDU level****Physiographic** Soft rock uplands**Ground type** Loamy Brown soils**Land cover** Ancient wooded farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** F3**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Mixed farming**Pattern** Medium/large_regular**Origin** Assarting**Designations**

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform gently undulating, sloping down to Bell Brook stream corridor in centre (east/west

Landcover pasture to north of Bearley Road; mix of arable, pasture and orchards to the south

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern farm along Bearley Road and mixed linear development
along road between settlement and Gospel Oak Lane

Other built features farm buildings

Presence of water tributary of Bell Brook

Scale medium **Sense of enclosure** open

Diversity diverse

Skyline

Prominence/ importance prominent **Complexity** simple

Comments formed to north west by Ancient Woodland, to north and south by upper
edge of valley slopes at a distance

Key views

To settlement False **From settlement** False

Landmarks Ancient Woodland very prominent on the hill top **Detractors** -

Intervisibility

Site observation high

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

Comments high to Ancient Woodland

Tranquillity

Noise sources roads people

Views of development many 270 Presence of people infrequent

Summary high/medium

Comments much of the zone is of high/medium tranquillity. Areas where this is reduced include: part of southern boundary, where contiguous with A46; areas adjacent to Bearley Road and Road leading to Gospel Oak Lane; areas adjacent to PROW in northern part of zone; areas adjacent to western edge of settlement

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 especially Monarch's Way near northern boundary

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

Setting?

Comments part of wider landscape

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments SN03 may be functionally reliant on SN06 and would be affected visually by development along eastern edge of SN06

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge negative Form of edge moderately indented

Comments dense modern housing abuts part of eastern boundary, with less dense modern housing to south and beyond SN03.

Receptors

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

Comments several rural residences within the zone and some to the south west might also be affected by development, although lying within the Bell Brook stream corridor. Urban residents may have some views, but filtered by boundary vegetation. Footpath users would have quite open views, screened by low to medium thorn hedges and many hedgerow trees. Users of the two roads in the zone would be affected by change but users of the A46 along the southern boundary have all views screened by dense boundary vegetation.

Other

Other factors marginally abuts Flood Zone 3 area

Potential for landscape enhancement

actively promote good hedgerow and hedgerow tree management, with additional young tree planting where appropriate

Potential mitigation if area potentially suitable for development

LCP/Zone Sn07

Settlement: Snitterfield

Landscape sensitivity to housing development high/medium

This zone consists of grassland and a variety of amenity planting, much of it designed to provide shelter for religious events (Babe Ka Foundation). Some of the planting is mature (rows of poplars) and some young (orchard trees, and shrubs, rows of mixed conifers and deciduous species). The northern part is a young mixed plantation which also provides screening for SN11. There is modern housing along the western boundary, with some boundary vegetation. The zone lies outside the settlement, is of increasing biodiversity interest and is not considered appropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of grassland and a variety of amenity planting, much of it designed to provide shelter for religious events (Babe Ka Foundation). Some of the planting is mature (rows of poplars) and some young (orchard trees, and shrubs, rows of mixed conifers and deciduous species). The northern part is a young mixed plantation which also provides screening for SN11. There is modern housing along the western boundary, with some boundary vegetation. The zone lies outside the settlement, is of increasing biodiversity interest and is not considered appropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

LDU level

Physiographic Soft rock uplands

Ground type Loamy Brown soils

Land cover Ancient wooded farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity H2

Ecological sensitivity F3

Visual sensitivity R1

Land Cover Parcel data

Land Use Plantn woodland

Pattern Large_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform flat

Landcover amenity trees, woodland and grassland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features none

Presence of water -

Scale medium **Sense of enclosure** enclosed by boundary and internal vegetation

Diversity diverse

Skyline

Prominence/ importance apparent **Complexity** simple

Comments low-lying and adjacent to stream valley; skyline to north and south is formed by landform and vegetation on adjoining tops of slope

Key views

To settlement False **From settlement** False
Landmarks - **Detractors** noise from A46

Intervisibility

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

Comments well screened internally and externally by vegetation

Tranquillity

Noise sources roads

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

Summary high/medium

Comments Tranquillity reduced by noise from traffic on the A46.

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

Comments isolated function for religious events

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

Comments the young plantation along the northern site boundary is equally significant to site SN11. Zone is cut off from the wider landscape by the valley landform and vegetation along the A46.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments see above

Settlement edge

Pre C20 edge C20-21 edge

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

Comments backs of houses with boundary vegetation, partly screened by line of poplars within zone

Receptors

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

Comments Sandbarn House and Cottages to the south and Red Hill Christian Centre to the north east are the only rural receptors and both have views densely screened by vegetation. Urban residents have rear views partly screened by vegetation. Users of the A46 might have fleeting glimpsed, again screened by vegetation.

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone consists of a single large field in arable cultivation, with a strip of unimproved neutral grassland along its eastern edge and a significant number of relic parkland trees dotted throughout. (The former avenue within the zone is no longer discernible.) It lies on the southern edge of Snitterfield, which is visible from Snitterfield Road across it, and therefore forms part of the setting of the settlement. It is overlooked by recent development along its eastern boundary, across Park Lane, while houses, including a listed building, and others within the Snitterfield Conservation Area along the northern boundary, face away from it to the settlement. There are views into the zone along its southern boundary with Snitterfield Road, but not from the A46, which is mainly in cutting here. Nonetheless, noise from the A46 traffic is constant and significantly reduces local tranquillity. Given the zone's historic interest as relic parkland, its location adjacent to a listed building and the Conservation Area boundary, its importance as a setting for the settlement, and the presence of relic parkland trees and unimproved grassland, it is not considered appropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of a single large field in arable cultivation, with a strip of unimproved neutral grassland along its eastern edge and a significant number of relic parkland trees dotted throughout. (The former avenue within the zone is no longer discernible.) It lies on the southern edge of Snitterfield, which is visible from Snitterfield Road across it, and therefore forms part of the setting of the settlement. It is overlooked by recent development along its eastern boundary, across Park Lane, while houses, including a listed building, and others within the Snitterfield Conservation Area along the northern boundary, face away from it to the settlement. There are views in along its southern boundary with Snitterfield Road, but not from the A46, which is mainly in cutting here. Nonetheless, noise from the A46 traffic is constant and significantly reduces local tranquillity. Given the zone's historic interest as relic parkland, its location adjacent to a listed building and the Conservation Area boundary, its importance as a setting for the settlement, and the presence of relic parkland trees and unimproved grassland, it is not considered appropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics**LDU level****Physiographic** Soft rock uplands**Ground type** Loamy Brown soils**Land cover** Ancient wooded farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** F3**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Parkland**Pattern** Med/large_geometric**Origin** Cultivated**Designations**

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform gently sloping down to north

Landcover arable with relic parkland trees

Field boundaries

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

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input 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 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 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 apparent **Complexity** simple

Comments local skyline is zone boundary and A46 vegetation to south; long views to hills to north

Key views

To settlement	False	From settlement	False
Landmarks	parish church and adjacent mature evergreen trees	Detractors	noise from A46 traffic

Intervisibility

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

Comments views from zone to parish church and listed building, but views from them limited by vegetation and landform. No views to/from A46.

Tranquillity

Noise sources roads people

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

Summary medium

Comments noise from traffic on the A46 is constant and significantly affects the tranquillity of this site, which has no PROWs and one local road along its eastern boundary. Development to north and east is partly screened by zone and garden boundary vegetation.

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

Corridor?

Comments apparently managed as part of wider farmed unit. Severed from wider landscape by the A46, mainly in cutting along southern boundary.

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

Setting?

Comments foreground to recent housing on eastern boundary; houses on northern boundary front onto Church Road. Visually distinct from adjoining relic parkland (SN08) as in different cultivation. Severed from wider landscape by A46 and its boundary vegetation.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments older housing along northern edge, with listed building and Conservation Area; more recent housing across Park Lane on eastern boundary, facing into zone

Receptors

Receptors	Sensitivity
urban residents	high
roads/rail/cycleways	high

Comments urban residents on eastern boundary would be significantly affected by development, unlike those on northern boundary, where impact would be less. Impact on users of Park Road but none on users of A46.

Other

Other factors presence of relic parkland trees and unimproved neutral grassland

Potential for landscape enhancement

improved protection of parkland trees; strengthening of boundary vegetation in places

Potential mitigation if area potentially suitable for development

n/a

LCP/Zone Sn09

Settlement: Snitterfield

Landscape sensitivity to housing development high/medium

This zone comprises a pastoral and arable landscape overlooking and containing the valley in which the settlement lies. It is gently hilly, forming a skyline of arable fields and mature hedgerows from views from the south. The field pattern is medium to large and quite regular, with well formed hedgerows and some mature hedgerow trees. The zone is generally tranquil and not closely associated with the developed part of the settlement, so it is considered unsuitable for housing development. It also lies in the Green Belt which is a further constraint on development.

Landscape sensitivity to commercial development high

This zone comprises a pastoral and arable landscape overlooking and containing the valley in which the settlement lies. It is gently hilly, forming a skyline of arable fields and mature hedgerows from views from the south. The field pattern is medium to large and quite regular, with well formed hedgerows and some mature hedgerow trees. The zone is generally tranquil and not closely associated with the developed part of the settlement, so it is considered unsuitable for any commercial development. It also lies in the Green Belt which is a further constraint on development.

Landscape characteristics

LDU level

Physiographic Soft rock uplands

Ground type Loamy Brown soils

Land cover Ancient wooded farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity H2

Ecological sensitivity F3

Visual sensitivity R1

Land Cover Parcel data

Land Use Mixed farming

Pattern Medium/large_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform rolling hills rising to high point near Pear Tree Cottage

Landcover arable, pasture

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern farmstead and one dwelling

Other built features -

Presence of water -

Scale medium Sense of enclosure framed

Diversity simple

Skyline

Prominence/ importance apparent Complexity simple

Comments broad ridge of hills containing valley and settlement

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments -

Tranquillity

Noise sources roads people

Views of development some Presence of people infrequent

Summary high/medium

Comments a quiet rural area in largely arable management, with some view to the settlement south of the stream

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

Comments appears to be managed as part of a wider farmed unit

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

Comments contiguous with 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 highly indented

Comments very little close association with the developed edge of the settlement

Receptors

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments receptors include users of minor roads and residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

This zone lies at the eastern edge of the settlement, occupying the floodplain of the stream which runs through the centre of the settlement. The gardens of some larger dwellings on the south side, with mature trees such as willows, run down to this area, whilst it is open to the rural landscape to the north. It contains relic semi-natural unimproved pasture. At the western edge of the zone a small sewage works is located, bordered by coniferous planting. A footpath runs through the area linking with the core of the settlement. Due to its role as floodplain, tranquil character, visibility from footpaths biodiversity value and integration with the undeveloped and semi-natural streamside corridor, this area is considered inappropriate for any housing development.

Landscape sensitivity to commercial development high

This zone lies at the eastern edge of the settlement, occupying the floodplain of the stream which runs through the centre of the settlement. The gardens of some larger dwellings on the south side, with mature trees such as willows, run down to this area, whilst it is open to the rural landscape to the north. It contains relic semi-natural unimproved pasture. At the western edge of the zone a small sewage works is located, bordered by coniferous planting. A footpath runs through the area linking with the core of the settlement. Due to its role as floodplain, tranquil character, visibility from footpaths biodiversity value and integration with the undeveloped and semi-natural streamside corridor, this area is considered inappropriate for any commercial development.

Landscape characteristics

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

Land Cover Parcel data

Land Use	Mixed farming
Pattern	Large_regular
Origin	Cultivated

Designations**Landscape/planning**

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform flat

Landcover vegetation associated with streamside; unimproved pasture

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features sewage works

Presence of water Sherborne Brook and ponds

Scale intimate to small **Sense of enclosure** confined or enclosed

Diversity simple

Skyline

Prominence/ importance **Complexity**

Comments -

Key views

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

Intervisibility

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

Comments most of the stream corridor is hidden from view

Tranquillity

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

Summary high/medium

Comments the streamside areas are quite screened from views from the settlement, and tranquillity is only affected by limited views to development and road noise

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

Comments stream corridor and floodplain managed as part of wider farmed units

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

Comments integrity of stream corridor, natural landscape at core of settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments closely associated with SN04

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge neutral

Form of edge moderately indented

Comments back gardens of adjacent dwellings to south merge with landscape of floodplain

Receptors

Receptors

Sensitivity

urban residents

high

long distance/public footpaths

high

Comments footpath runs along north side of stream

Other

Other factors floodplain

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone consists of an extensive area of almost flat grassland and young amenity planting, plus some riparian trees along the boundary with the floodplain to the north. The whole site has a slightly bowled, contained effect due to the valley landform. The focus of the zone is the small group of traditional red brick farm buildings towards its northern boundary, approached by a track from the A46. This is a tranquil zone away from the A46, with a very significant amount of recent tree planting which already provides dense screening in most directions. There is a long view parallel to the river valley to the settlement and the parish church, funnelled by landform and vegetation, and some views into the zone from the settlement, largely screened by boundary vegetation. There are PROWs through the zone, linking it to the settlement. The A46 lies along the southern boundary, well screened by vegetation, and there are glimpsed views in from the much quieter and less used Jago Green road which crosses the floodplain. Given the zone's site's location adjacent to a Flood Zone, its relative separation from the settlement and its current land use for extensive tree planting, it is not considered appropriate for housing development. The only part that might be considered is the north western corner, which lies adjacent to the settlement and the floodplain; however development here would mark an extension of the settlement into open countryside and is undesirable. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of an extensive area of almost flat grassland and young amenity planting, plus some riparian trees along the boundary with the floodplain to the north. The whole zone has a slightly bowled, contained, effect due to the stream valley landform. The focus of the zone is the small group of traditional red brick farm buildings towards its northern boundary, approached by a track from the A46. This is a tranquil zone, with a very significant amount of recent tree planting which already provides dense screening in most directions. There is a long view parallel to the river valley to the settlement and the parish church, funnelled by landform and vegetation, and some views into the zone from the settlement, largely screened by boundary vegetation. There are PROWs within the zone, linking it the settlement and the wider landscape. The A46 lies along the southern boundary, well screened by vegetation, and there are glimpsed views in from the much quieter and less used Jago Green road which crosses the floodplain. Given the zone's location adjacent to a Flood Zone, its relative separation from the settlement and its current land use for extensive tree planting, it is not considered appropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics**LDU level****Physiographic** Soft rock uplands**Ground type** Loamy Brown soils**Land cover** Ancient wooded farmlands**Settlement pattern** Villages and estate farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** F3**Visual sensitivity** R1Land Cover Parcel data**Land Use** Pastoral**Pattern** Medium/large_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform very slight bowl on low lying land adjacent to Bell Brook

Landcover grassland and amenity trees and woodland

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern traditional farmhouse and associated buildings, now religious centre

Other built features -

Presence of water Bell Brook lies on the further edge of the adjacent narrow floodplain to ~~Sense of enclosure~~ enclosed by a mix of landform and vegetation although open internally

Scale medium

Diversity simple

Skyline

Prominence/ importance not applicable

Complexity

Comments river valley

Key views

To settlement False

From settlement False

Landmarks parish church

Detractors noise from A46

Intervisibility

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

Comments church tower as focus for views of settlement

Tranquillity

Noise sources roads

Views of development some Presence of people rare

Summary high/medium

Comments a short length of the southern boundary borders the A46, which is here at grade. It is well screened by vegetation but noise from traffic using it is constant near the southern boundary, although less obtrusive within the zone.

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

Corridor?

Comments apparently managed as part of wider farmed units

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

Setting?

Comments screened from adjacent SN12 by young plantation

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments no

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge highly indented

Comments mix of recent housing and listed buildings around northern and north western corner of zone

Receptors

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

Comments rural residents are users of farm buildings within zone, with views in from Old House Farm to east blocked by vegetation. Urban residents on the north eastern edge of Snitterfield may have partial views, filtered by vegetation, with clearer views from garden and paddock areas. There is a glimpsed view into the zone ite from and gateway on Jago Green near the water treatment plant; views from the A46 area screened fby vegetation. The site is crossed by several PROWs but does not appear to be well used.

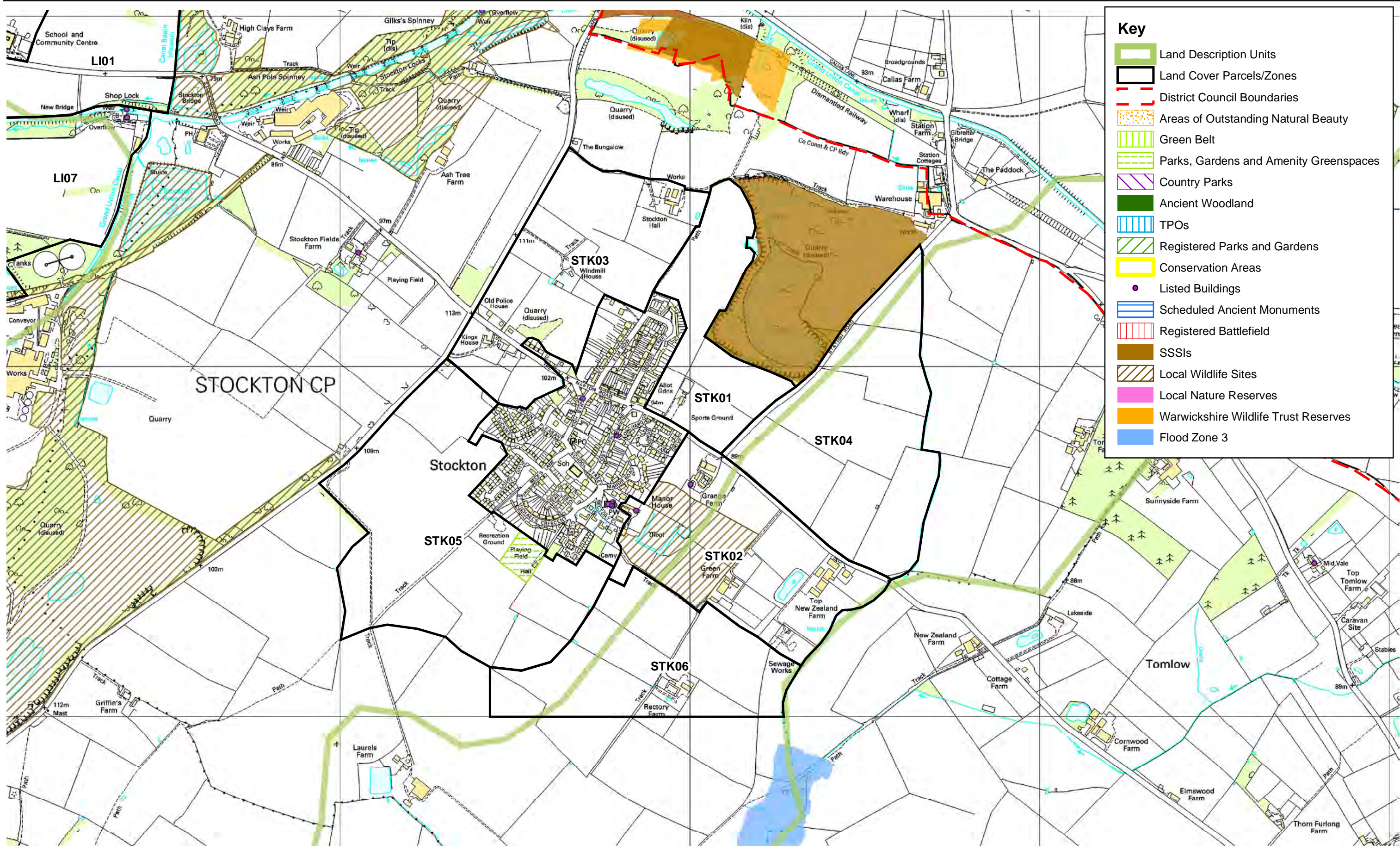
Other

Other factors -

Potential for landscape enhancement

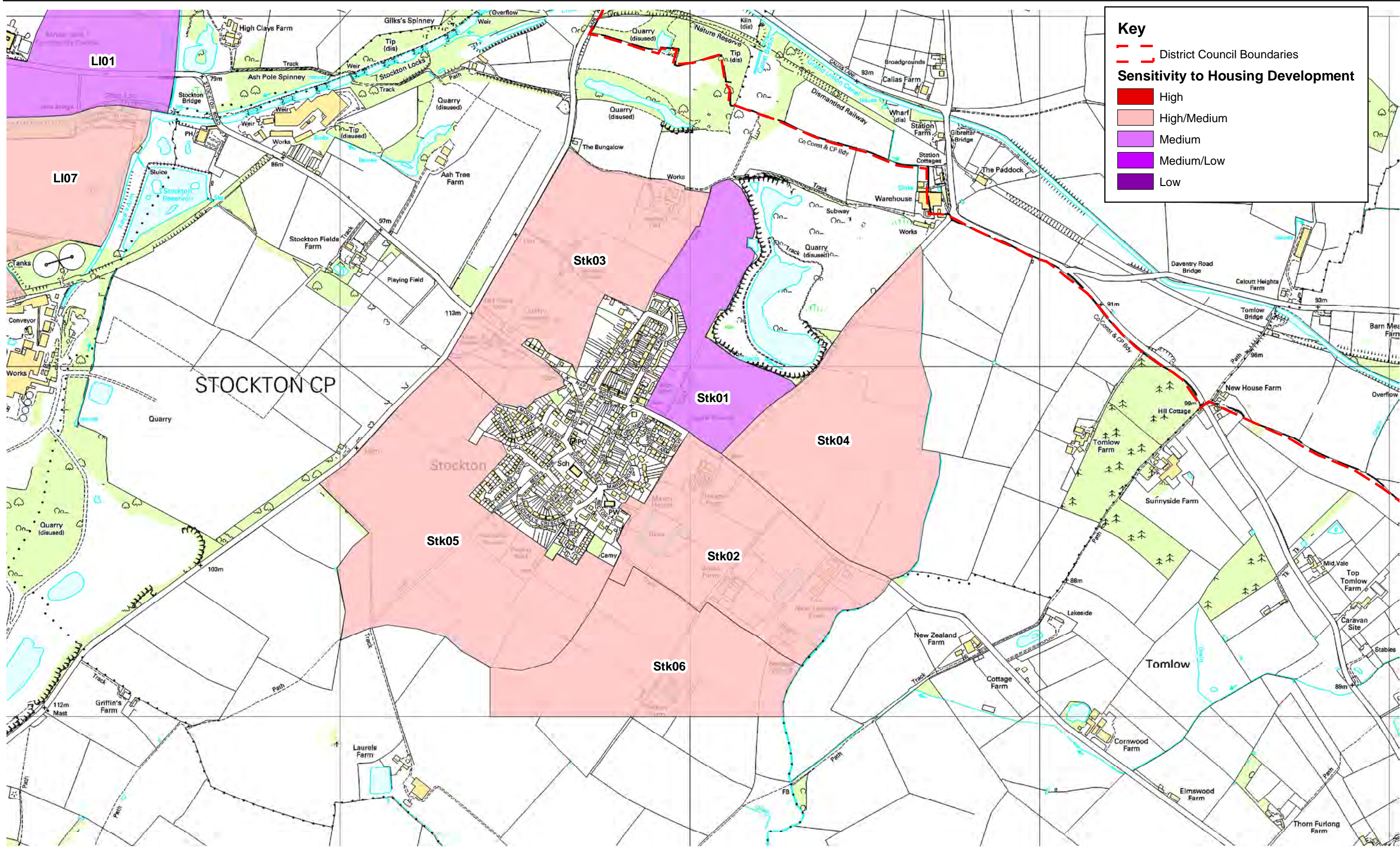
-

Potential mitigation if area potentially suitable for development



Key

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

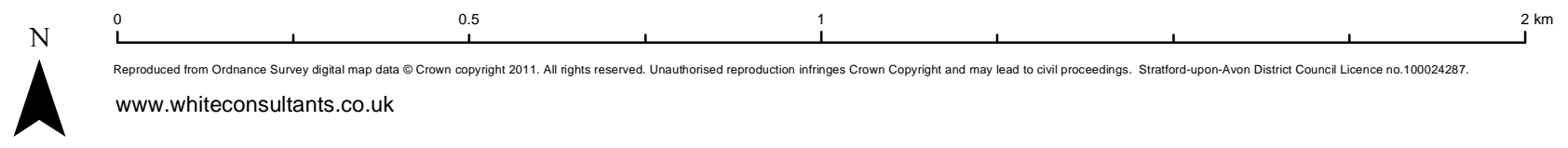
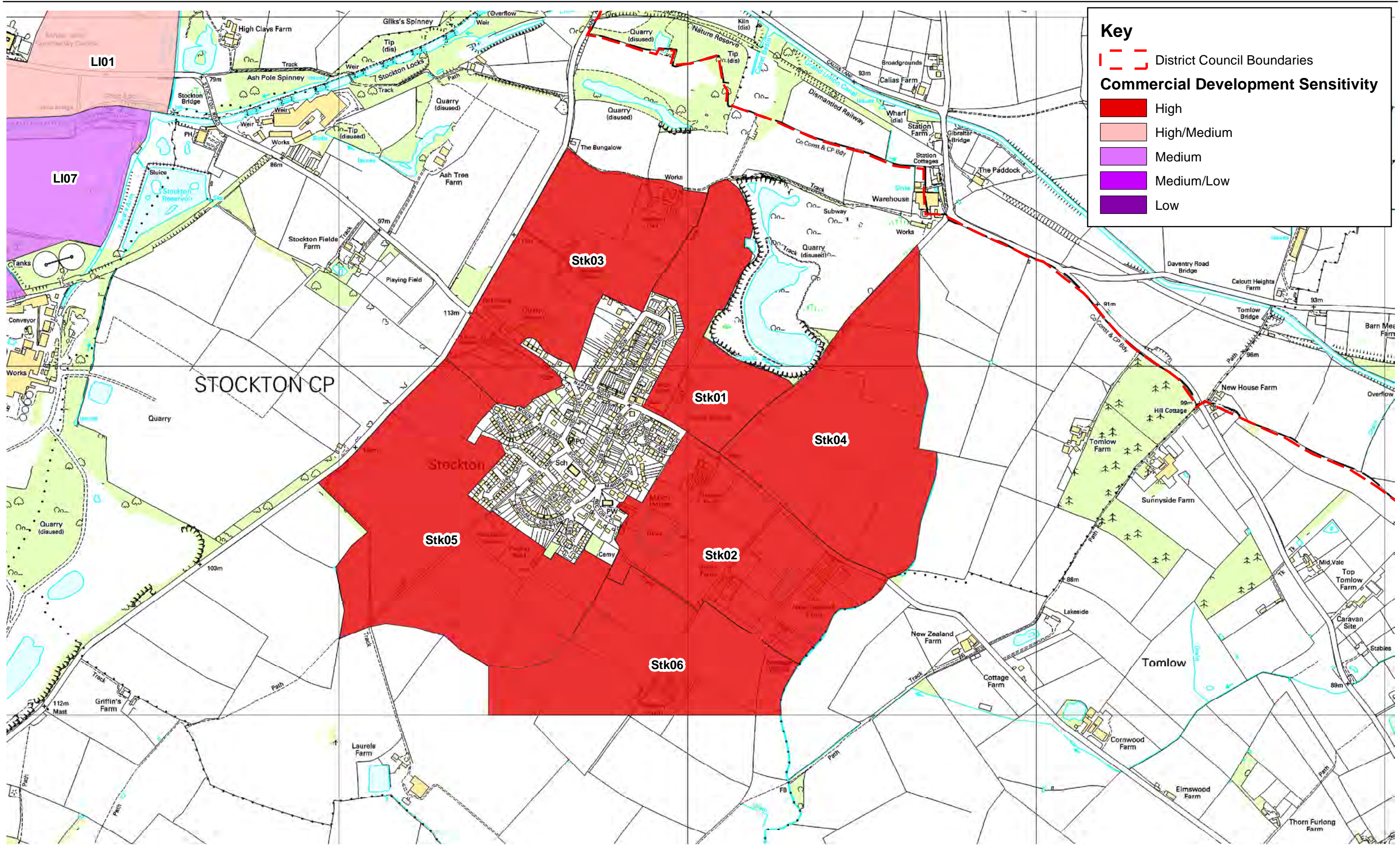


Key

- - - District Council Boundaries

Sensitivity to Housing Development

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



Stockton
Landscape Sensitivity to Commercial Development

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Landscape sensitivity to housing development medium

The zone comprises a sports ground in two flat fields to the south with low hedges, abandoned allotments and an abandoned field on gently rising land to the north, both of which are scrubbing over. The latter two areas are used informally for dog walking. The adjacent housing edge is harsh and highly visible from the south east and the area presents a poor gateway to the village, although the playing fields are neutral in this respect. The overgrown disused quarry to the east is an SSSI and its pool used for fishing. Trees on this site help screen the field to the north from wider view but the spoil tip is apparent. The sensitivity of the zone is its potential visibility from the south east and location on the southern approach road close to the apparent village centre. The SSSI adjacent is also sensitive. Housing development would be appropriate but would need to be subject to a design brief considering the zone and its context. The opportunity should be taken to provide a village green next to an improved parking area, improve the south eastern edge of the settlement, preferably with significant tree planting to screen housing and to ensure that the settlement does not obviously extend along the slope. The opportunity to convert the quarry into a publicly accessible community/recreation resource should also be explored.

Landscape sensitivity to commercial development high

The zone comprises a sports ground in two flat fields to the south with low hedges, abandoned allotments and an abandoned field on gently rising land to the north, both of which are scrubbing over. The latter two areas are used informally for dog walking. The adjacent housing edge is harsh and highly visible from the south east and the area presents a poor gateway to the village, although the playing fields are neutral in this respect. The overgrown disused quarry to the east is an SSSI and its pool used for fishing. Trees on this site help screen the field to the north from wider view but the spoil tip is apparent. The sensitivity of the zone is its potential visibility from the south east and location on the southern approach road close to the apparent village centre. The SSSI adjacent is also sensitive. Commercial development would not be appropriate as the space around the allotments would be too constrained and the northern field could only accommodate low level development more suitable for housing.

Landscape characteristics**LDU level****Physiographic** Soft rock lowlands**Ground type** Claylands**Land cover** Pastoral farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C3**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Mixed farming**Pattern** Large_geometric**Origin** Cultivated**Designations****Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform land rising gently towards the north west

Landcover derelict semi-natural grassland, sports ground and abandoned allotment gardens

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 type="checkbox"/>	Redundant <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

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

Other built features sports pavillion

Presence of water -

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

Diversity simple

Skyline

Prominence/ importance not applicable

Complexity

Comments -

Key views

To settlement False	From settlement False
Landmarks -	Detractors disused spoil heaps by adjoining disused quarry are apparent

Intervisibility

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

Comments the zone to the north is generally screened from wider view by vegetation but the lower area to the south east is visible from adjacent minor roads and more of the settlement

Tranquillity

Noise sources roads industry

Views of development one side 180

Presence of people frequent

Summary medium/low

Comments rural tranquillity is reduced by feelings of a degraded landscape, views of the settlement edge, the presence of multiple sports grounds, traffic to the south and the presence of the adjoining disused quarry

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

Corridor?

Comments the zone appears either disused for agriculture and allotments but used informally for dog walking and is used for sports to the south

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

Setting?

Comments the zone is positive in respect of the sports fields which are a community asset. However, the disused allotments form a poor introduction to the village. The field to the north is abandoned and scrubbing up and therefore appears visually associated with the disused quarry to the east.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge negative

Form of edge smooth/linear

Comments 20C housing forms a hard, linear edge, mitigated only by patches of scrub within the zone

Receptors

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

long distance/public footpaths

high/medium

Comments receptors include adjacent residents, PROW and sports field users and minor road users approaching the settlement

Other

Other factors there is potential to link any new development with making safe and opening access to the wildlife resource in the adjoining disused quarry

Potential for landscape enhancement

encourage trees in the hedgerows by the sports fields

Potential mitigation if area potentially suitable for development

positive gateway space to settlement eg village green with houses, screening of housing from the south east with strong tree belt

LCP/Zone Stk02

Settlement: Stockton

Landscape sensitivity to housing development high/medium

This zone is part of the gently rolling vale that lies to the east of the settlement. It has a small scale, pastoral character with a number of older species rich pastures that adjoin the listed manor house and church on the edge of the village. The pastures are set within a pattern of small to medium sized fields defined by tall, elm hedgerows and together with the scattering of hedgerow trees, this strong field pattern effectively screens most views of the adjoining settlement edge. This is an ecologically and culturally sensitive zone which provides an historic setting for the church, manor house and another listed farmhouse on the south eastern edge of the village. Housing development would be inappropriate.

Landscape sensitivity to commercial development high

This zone is part of the gently rolling vale that lies to the east of the settlement. It has a small scale, pastoral character with a number of older species rich pastures that adjoin the listed manor house and church on the edge of the village. The pastures are set within a pattern of small to medium sized fields defined by tall, elm hedgerows and together with the scattering of hedgerow trees, this strong field pattern effectively screens most views of the adjoining settlement edge. This is an ecologically and culturally sensitive zone which provides an historic setting for the church, manor house and another listed farmhouse on the south eastern edge of the village. Any 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 small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Pastoral

Pattern Small/medium_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform gently rolling vale

Landcover pastoral farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern scattered farmsteads

Other built features

Presence of water historic moat & large pond

Scale small Sense of enclosure enclosed

Diversity diverse

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement False From settlement False
Landmarks - Detractors -

Intervisibility

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

Comments the zone is generally well enclosed by high hedges to the north but the southern area is more visible to the wider countryside

Tranquillity

Noise sources roads

Views of development one side 180 Presence of people infrequent

Summary high/medium

Comments the zone is essentially rural with working farms, though on the edge of the village with a road adjacent, which tend to reduce tranquillity

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

Comments the zone appears to be managed as part of wider farmed units and as a garden. PROWs cross and abut the area.

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

Setting?

Comments the zone contributes to the setting of the Manor House, church, listed Grange Farm and the cemetery and acts as an unspoilt rural southern approach to the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

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

Comments the varied settlement edge is generally screened from view by vegetation

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

long distance/public footpaths

high/medium

roads/rail/cycleways

medium/low

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

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Stk03

Settlement: Stockton

Landscape sensitivity to housing development high/medium

This zone forms a low ridge with slopes that provides a natural backdrop along the north western edge of the settlement. It also has a strong pastoral character in part, with some older pastures still retaining ridge and furrow, set within a pattern of small to medium sized fields, often defined by fenced, outgrown hedgerows. The zone is crossed by a number of footpaths, which provide a series of distant views over the settlement. The A425 is separated from the settlement by the topography and reduces tranquillity to the north west. The zone's sensitivities lie in the prominence of the slopes and ridgeline, its role as backcloth to the settlement, its tree cover and landscape features such as ridge and furrow and the abandoned quarry. As such housing development is considered inappropriate.

Landscape sensitivity to commercial development high

This zone forms a low ridge with slopes that provides a natural backdrop along the north western edge of the settlement. It also has a strong pastoral character in part, with some older pastures still retaining ridge and furrow, set within a pattern of small to medium sized fields, often defined by fenced, outgrown hedgerows. The zone is crossed by a number of footpaths, which provide a series of distant views over the settlement. The A425 is separated from the settlement by the topography and reduces tranquillity to the north west. The zone's sensitivities lie in the prominence of the slopes and ridgeline, its role as backcloth to the settlement, its tree cover and landscape features such as ridge and furrow and the abandoned quarry. As such housing development is considered inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Claylands

Land cover Pastoral farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity 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 low ridge and slopes

Landcover mixed farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern scattered farms and roadside dwellings

Other built features -

Presence of water -

Scale small/medium Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance prominent Complexity simple

Comments low ridgeline to the north of the settlement forms backcloth to the village

Key views

To settlement False From settlement False
Landmarks - Detractors -

Intervisibility

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

Comments the slopes and rdigeleine are exposed to view from the wider countryside to the south and from the north, including from the A426

Tranquillity

Noise sources roads

Views of development one side 180 Presence of people infrequent

Summary medium

Comments the A426 reduces the tranquillity to the north, as do views of the settlement to the south, although the zone feels rural

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

Comments the zone appears to be managed as part of wider farmed units and as curtilages. PROWs cross and abut the area.

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

Setting?

Comments the ridge and slopes act as a positive backcloth containing the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments visually STK05 continues the ridge from the south west

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral

Form of edge moderately indented

Comments the linear estate development nestles into the slope, while maturing vegetation mitigates the impact of both this and the ribbon development along Napton Road

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

long distance/public footpaths

high/medium

roads/rail/cycleways

medium/low

Comments receptors include residents, users of the PROWs and the A426 and minor road

Other

Other factors -

Potential for landscape enhancement

improve management of hedges and encourage regeneration of hedgerows trees

Potential mitigation if area potentially suitable for development

-

LCP/Zone Stk04

Settlement: Stockton

Landscape sensitivity to housing development high/medium

This zone is part of the gently rolling vale that lies to the east of the settlement and comprises mixed farmland with a well defined pattern of medium sized, regular fields bounded by thick elm hedgerows. Although the field pattern is well defined, hedges are generally low cut and there are few hedgerow trees, allowing open views to the settlement edge. This zone is also physically separate from the settlement edge and provides an important unspoilt rural setting to the village. New housing development is therefore inappropriate within this zone.

Open countryside away from the settlement edge

Landscape sensitivity to commercial development high

This zone is part of the gently rolling vale that lies to the east of the settlement and comprises mixed farmland with a well defined pattern of medium sized, regular fields bounded by thick elm hedgerows. Although the field pattern is well defined, hedges are generally low cut and there are few hedgerow trees, allowing open views to the settlement edge. This zone is also physically separate from the settlement edge and provides an important unspoilt rural setting to the village. Commercial development is therefore 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 small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Cropping

Pattern Medium/large_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform gently rolling vale

Landcover mixed farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
 Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features large field barn

Presence of water -

Scale medium Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance not applicable Complexity simple

Comments -

Key views

To settlement False From settlement False
 Landmarks - Detractors new field barn visually intrusive, quarry tip apparent to the north

Intervisibility

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

Comments the zone has low hedges and is open to view from adjacent roads

Tranquillity

Noise sources roads

Views of development some Presence of people infrequent

Summary medium

Comments the adjacent minor road and open views of the settlement and tip to the north reduce tranquillity although the zone feels rural

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

Comments the zone appears to be managed as part of wider farmed units and no PROWs cross the area.

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

Setting?

Comments the zone contributes as part of an unspoilt rural southern approach to the settlement and does not abut the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge

Form of edge

Comments n/a

Receptors

Receptors

Sensitivity

rural residents

high

roads/rail/cycleways

high

Comments receptors include residents and users of the minor roads

Other

Other factors -

Potential for landscape enhancement

encourage regeneration of hedgerow trees, especially around new barn

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

The zone comprises arable land in medium/large fields rising to the north west to a low ridge and falling towards the A426. This landform effectively screens the settlement from the A426, which reduces tranquillity to an extent but is clearly within a rural corridor. The hedgerows are trimmed and gappy and wide views are possible to the south east across the vale. A low key managed recreation ground/playing field is enclosed by high hedgerows and trees and helps to soften the settlement edge which is otherwise linear and somewhat abrupt. The cemetery to the south east is a sensitive receptor bounding the zone. A PROW links the settlement and playing fields to the surrounding countryside. The zone's sensitivities are its openness on rising ground, subject to wide views, its role of separating the settlement from the A426 and rural landscape to the north, the community use of the recreation ground and the setting of the cemetery. Housing development in this area would adversely affect these sensitivities and would be inappropriate.

Landscape sensitivity to commercial development high

The zone comprises arable land in medium/large fields rising to the north west to a low ridge and falling towards the A426. This landform effectively screens the settlement from the A426, which reduces tranquillity to an extent but is clearly within a rural corridor. The hedgerows are trimmed and gappy and wide views are possible to the south east across the vale. A low key managed recreation ground/playing field is enclosed by high hedgerows and trees and helps to soften the settlement edge which is otherwise linear and somewhat abrupt. The cemetery to the south east is a sensitive receptor bounding the zone. A PROW links the settlement and playing fields to the surrounding countryside. The zone's sensitivities are its openness on rising ground, subject to wide views, its role of separating the settlement from the A426 and rural landscape to the north, the community use of the recreation ground and the setting of the cemetery. Commercial development in this area would adversely affect these sensitivities and would be inappropriate.

Landscape characteristics**LDU level****Physiographic** Soft rock lowlands**Ground type** Claylands**Land cover** Pastoral farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C3**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Cropping**Pattern** Medium/large_regular**Origin** Cultivated**Designations****Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

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

Landform a low rolling ridge to the north west sloping to the south east**Landcover** arable farmland and recreation ground**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 none**Other built features** playground**Presence of water** -**Scale** medium/large **Sense of enclosure** open**Diversity** simple**Skyline**

Prominence/ importance prominent**Complexity****Comments** the land in this zone rises gently to a low skyline ridge south east of the A426 Southam Road**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

Site observation high **...to key features** **...from key place** **Comments** the ridge and slopes are intervisible from the south east and also from the north west to an extent**Tranquillity**

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

Summary medium

Comments although an open rural landscape this zone is bordered by the A426 and there are views of the settlement edge, which together reduce the overall tranquillity

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

Corridor?

Comments the zone appears to be managed as part of wider farm units, with very low key municipal management of the recreation ground. A PROW links the settlement with the wider countryside.

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

Setting?

Comments the zone forms part of the rising backcloth of open countryside and skyline behind the settlement to the north west and open landscape to the south west. The recreation ground is more enclosed with hedges and trees and helps soften the edge of the settlement.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments in places the settlement forms a hard, linear settlement edge with limited vegetation, although some hedgerows and trees screen the settlement in part by the recreation ground especially

Receptors

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

Comments receptors include adjacent residents, PROW and recreation ground users, and users of the A426

Other

Other factors -

Potential for landscape enhancement

repair degraded field pattern around settlement and encourage trees in hedgerows

Potential mitigation if area potentially suitable for development

-

LCP/Zone Stk06

Settlement: Stockton

Landscape sensitivity to housing development high/medium

This zone is part of the gently rolling vale that lies to the east of the settlement and comprises arable farmland set within a pattern of medium sized regular fields bounded by elm hedgerows. The field pattern is often poorly defined by low cut and gappy hedges with few hedgerow trees, allowing open views to the settlement. This zone is also physically separate from the settlement edge and provides an important relatively unspoilt rural setting to the village. New housing development is therefore inappropriate within this zone.

Landscape sensitivity to commercial development high

This zone is part of the gently rolling vale that lies to the east of the settlement and comprises arable farmland set within a pattern of medium sized regular fields bounded by elm hedgerows. The field pattern is often poorly defined by low cut and gappy hedges with few hedgerow trees, allowing open views towards the settlement. This zone is also physically separate from the settlement edge and provides an important relatively unspoilt rural setting to the village. New commercial development is therefore 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 small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Cropping

Pattern Medium/large_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform gently rolling vale

Landcover arable farmland

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern scattered farmsteads

Other built features -

Presence of water -

Scale 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 zone has low hedges and is open to view from adjacent footpaths

Tranquillity

Noise sources

Views of development some Presence of people infrequent

Summary high/medium

Comments the zone lies away from roads with only filtered views of the settlement so feel tranquil

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

Comments the zone appears to be managed as part of wider farmed units and a PROW crosses the area.

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

Comments the zone contributes as part of an unspoilt rural southern hinterland to the settlement close to the cemetery and old core

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge Form of edge

Comments n/a

Receptors

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

Comments receptors include residents and users of the PROWs

Other

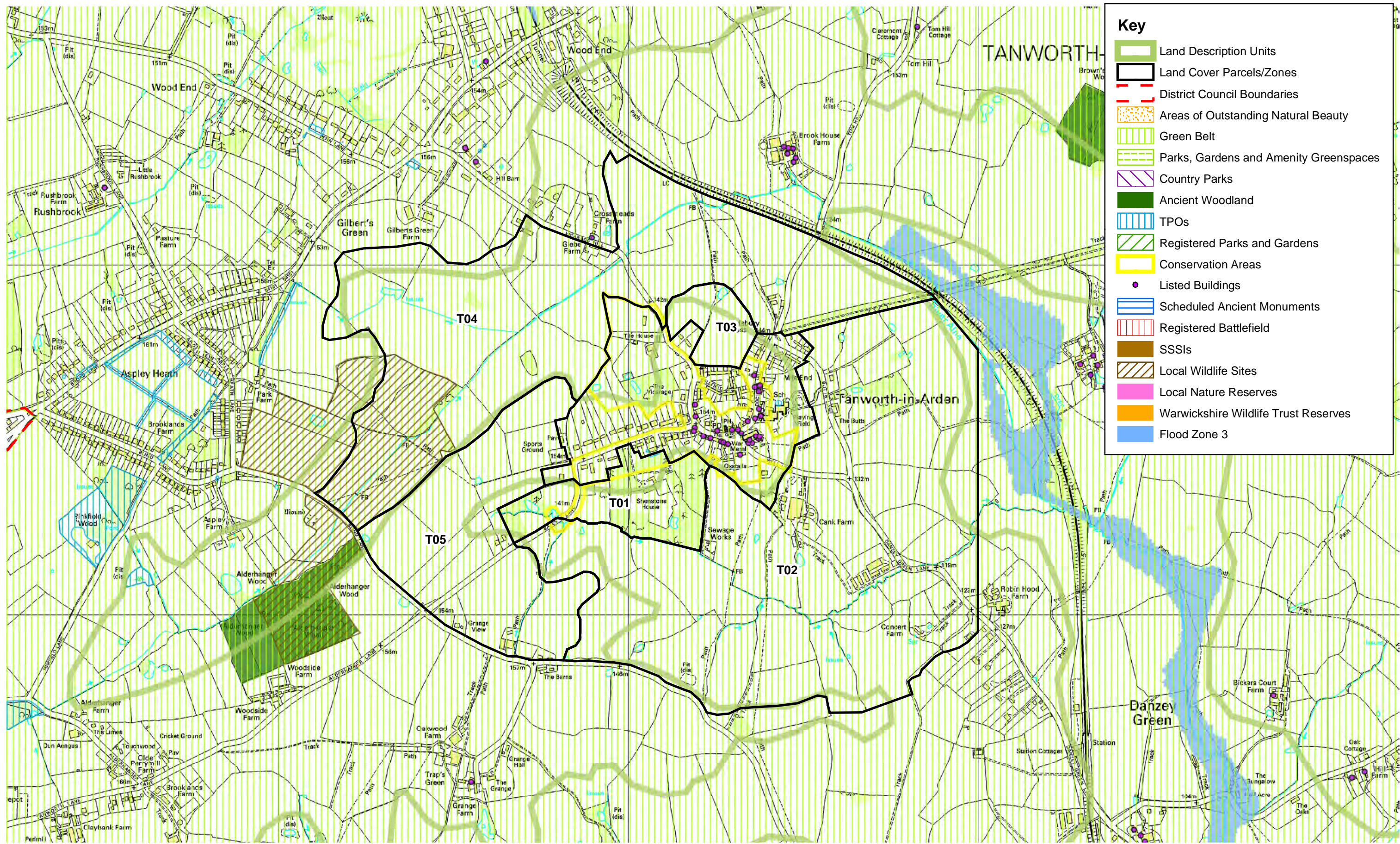
Other factors -

Potential for landscape enhancement

improve management of hedgerows and encourage regeneration of trees to replace elm

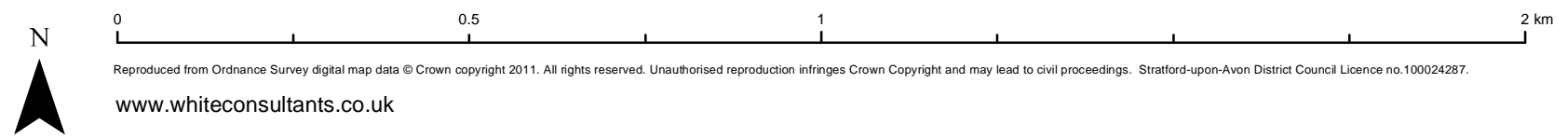
Potential mitigation if area potentially suitable for development

-



Key

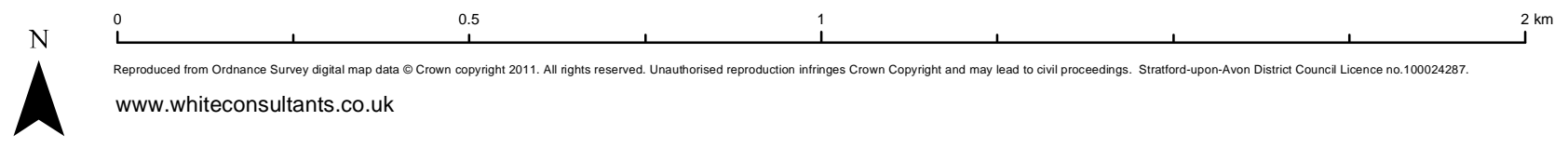
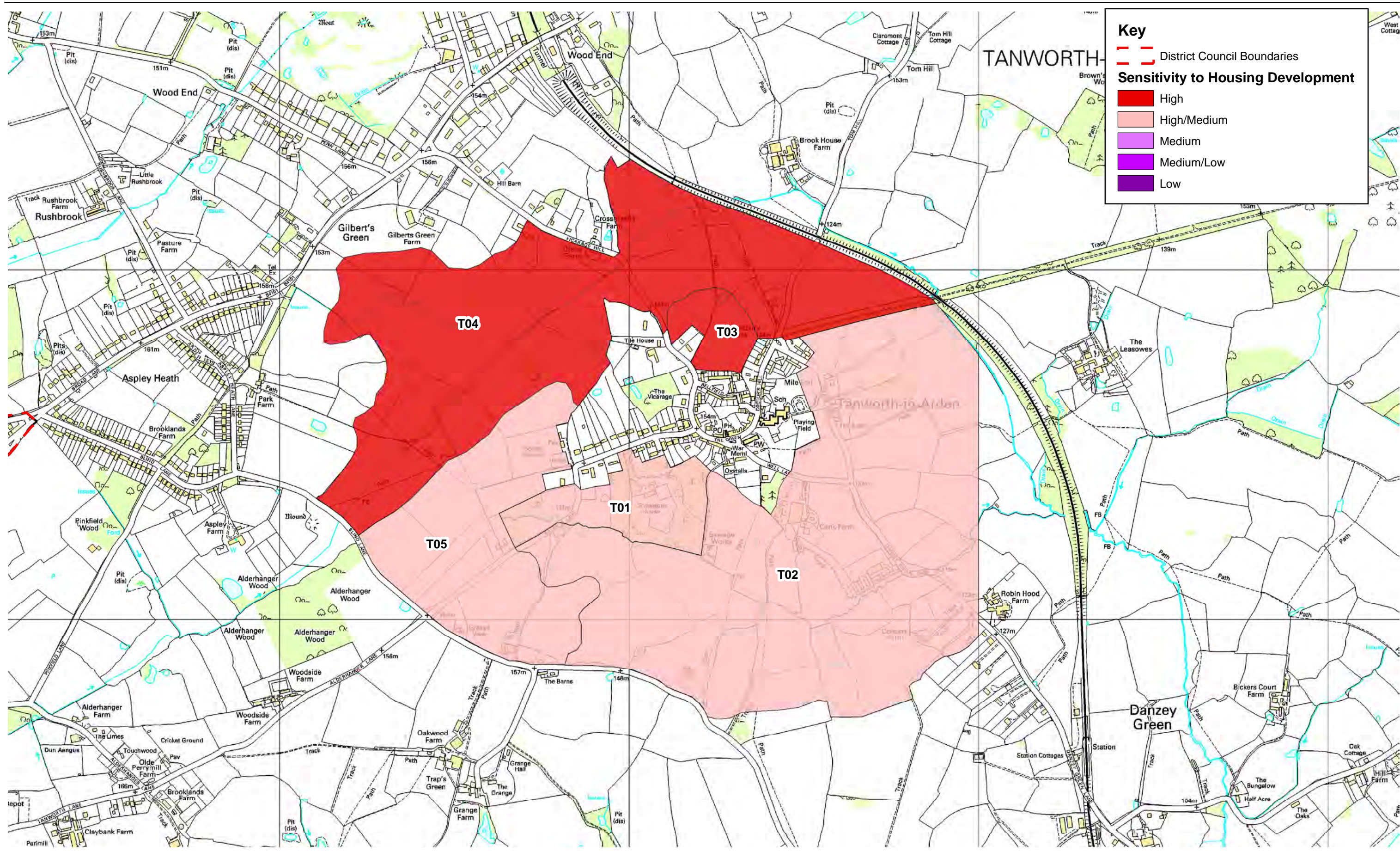
- Land Description Units
- Land Cover Parcels/Zones
- District Council Boundaries
- Areas of Outstanding Natural Beauty
- Green Belt
- Parks, Gardens and Amenity Greenspaces
- Country Parks
- Ancient Woodland
- TPOs
- Registered Parks and Gardens
- Conservation Areas
- Listed Buildings
- Scheduled Ancient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



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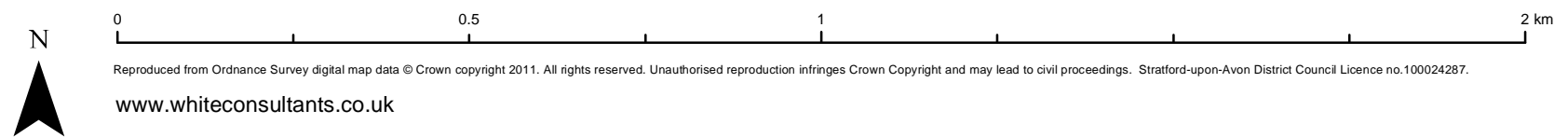
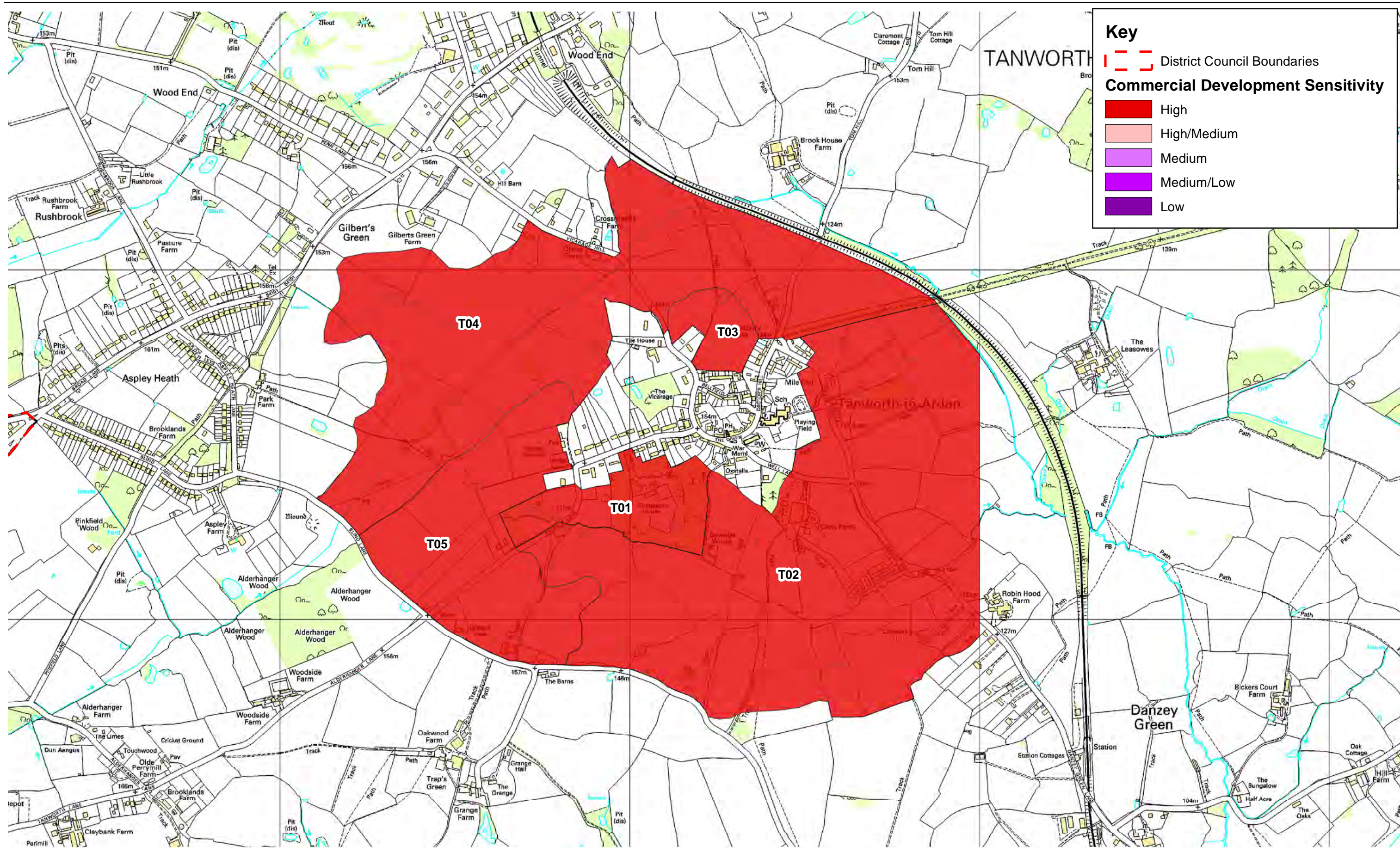
www.whiteconsultants.co.uk

Tanworth-in-Arden Designations and Constraints



**Tanworth-in-Arden
Landscape Sensitivity to Housing Development**

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LCP/Zone T01

Settlement: Tanworth-in-Arden

Landscape sensitivity to housing development high/medium

The zone comprises the top and sides of a low crowned ridge divided into a series of curtilages and paddocks associated with dwellings including the wooded parkland of Shenstone House. The zone feels very confined by tree cover and strong outgrown hedgerows and views in are very limited- only being possible in the area west of the lane. The woodland in the zone is prominent when viewed from the south along with the church spire to the north east and the zone's character complements and acts as an important setting to the hilltop village and Conservation Area. It also forms the skyline when viewed from the south. The zone's sensitivity lies in its relationship to the Conservation Area and village centre, its wooded character on the skyline and its rural pastoral character to the west. It is also within an area of high cultural landscape sensitivity. Housing development is generally highly inappropriate. The only possibly appropriate site is for a single house in the plot just east of the lane provided that all the existing planted boundaries are retained.

Landscape sensitivity to commercial development high

The zone comprises the top and sides of a low crowned ridge divided into a series of curtilages and paddocks associated with dwellings including the wooded parkland of Shenstone House. The zone feels very confined by tree cover and strong outgrown hedgerows and views in are very limited- only being possible in the area west of the lane. The woodland in the zone is prominent when viewed from the south along with the church spire to the north east and the zone's character complements and acts as an important setting to the hilltop village and Conservation Area. It also forms the skyline when viewed from the south. The zone's sensitivity lies in its relationship to the Conservation Area and village centre, its wooded character on the skyline and its rural pastoral character to the west. It is also within an area of high cultural landscape sensitivity. Commercial development is highly inappropriate.

Landscape characteristics

LDU level

Physiographic Scarp slopes & ridges

Ground type Loamy gleys

Land cover Ancient wooded pastures

Settlement pattern Clustered with small farms

LDU level

Cultural sensitivity A2

Ecological sensitivity F1

Visual sensitivity R1

Land Cover Parcel data

Land Use Pastoral

Pattern Med/large_irregular

Origin Assarting

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

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

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

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

Setting?

Comments the woodland in the zone complements and acts as an important setting to the hilltop village and Conservation Area especially to the north 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 settlement edge hidden by tree cover

Receptors

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

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

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

The zone comprises undulating valley and hillsides of mixed farming rising to the hilltop village of Tanworth in Arden. The medium-large irregular field pattern dominates but there are a few smaller enclosures. Fields are mainly bounded by trimmed hedges with scattered hedgerow trees dominated by oaks. The main tree cover is riparian along the small watercourses and there are a few copses. The poplar avenue to the north forms a strong northern boundary. There are wide views from the hilltop out and positive views towards the hilltop village with its church spire. However, Cank Farm poultry houses and factory are apparent detractors especially when viewed from the PROWs to the south. The zones sensitivities lie in its prominent hillslopes, strong field pattern and trees, its role as rural setting to the village Conservation Area and listed buildings. It is also within an area of high cultural landscape sensitivity. Housing development would be inappropriate in the area apart possibly from some well designed houses along Butts Lane, north of the school access. These would need to follow the contours and reflect the vernacular to provide a positive edge to the village.

Landscape sensitivity to commercial development high

The zone comprises undulating valley and hillsides of mixed farming rising to the hilltop village of Tanworth in Arden. The medium-large irregular field pattern dominates but there are a few smaller enclosures. Fields are mainly bounded by trimmed hedges with scattered hedgerow trees dominated by oaks. The main tree cover is riparian along the small watercourses and there are a few copses. The poplar avenue to the north forms a strong northern boundary. There are wide views from the hilltop out and positive views towards the hilltop village with its church spire. However, Cank Farm poultry houses and factory are apparent detractors especially when viewed from the PROWs to the south. The zones sensitivities lie in its prominent hillslopes, strong field pattern and trees, its role as rural setting to the village Conservation Area and listed buildings. It is also within an area of high cultural landscape sensitivity. Commercial development would be inappropriate in the area due to these sensitivities and the steep slopes.

Landscape characteristics**LDU level****Physiographic** Scarp slopes & ridges**Ground type** Loamy gleys**Land cover** Ancient wooded pastures**Settlement pattern** Clustered with small farms**LDU level****Cultural sensitivity** A1**Ecological sensitivity** C2**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Mixed farming**Pattern** Med/large_irregular**Origin** Assarting**Designations****Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform undulating valley and hillsides

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern scattered farmsteads

Other built features poultry farm/factory

Presence of water minor streams & field ponds

Scale medium **Sense of enclosure** enclosed

Diversity diverse

Skyline

Prominence/ importance apparent **Complexity** complex

Comments the undulating topography forms a series of localised skylines which are visible from both within and around this zone

Key views

To settlement False	From settlement False
Landmarks church spire is apparent	Detractors Cank Farm factory and poultry units

Intervisibility

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

Comments the hill slopes in places are widely visible although on lower slopes the area feels secluded

Tranquillity

Noise sources roads view of the

Views of development some

Presence of people occasional

Summary high/medium

Comments this is a relatively quiet and secluded zone, but the tranquillity is reduced by the activities and noises associated with Cank Farm poultry farm/factory

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

Corridor?

Comments the zone appears to be managed as part of wider farmed units and has PROWs running across it linking into the settlement. The poultry unit and factory are linked.

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

Setting?

Comments the zone complements and acts as an important rural setting to the hilltop village and Conservation Area

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive

Form of edge moderately indented

Comments views to hilltop church and listed dwellings

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments receptors include users of PROWs, minor roads and residents

Other

Other factors -

Potential for landscape enhancement

screen the poultry factory and units with large scale planting infrastructure and restore internal hedgerow boundaries

Potential mitigation if area potentially suitable for development

-

LCP/Zone T03

Settlement: Tanworth-in-Arden

Landscape sensitivity to housing development high

This zone comprises a prominent rounded hill top that forms an important edge to the north of the settlement. The land is mainly used for permanent pasture in medium sized, irregular fields bounded by thick, mixed species hedgerows, which are generally well maintained. A PROW runs through this area and scattered hedgerow trees provide filtered views to the surrounding countryside. This zone's sensitivities are its prominence in views from the north, its openness and it lies within an area of high natural and cultural landscape sensitivity. Housing development is therefore considered to be inappropriate. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone comprises a prominent rounded hill top that forms an important edge to the north of the settlement. The land is mainly used for permanent pasture in medium sized, irregular fields bounded by thick, mixed species hedgerows, which are generally well maintained. A PROW runs through this area and scattered hedgerow trees provide filtered views to the surrounding countryside. This zone's sensitivities are its prominence in views from the north, its openness and it lies within an area of high natural and cultural landscape sensitivity. Commercial development is therefore considered to be highly inappropriate. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

LDU level

Physiographic Periglacial plateau

Ground type Loamy gleys

Land cover Ancient wooded land

Settlement pattern Dispersed with large estates

LDU level

Cultural sensitivity A2

Ecological sensitivity F1

Visual sensitivity L2

Land Cover Parcel data

Land Use Pastoral

Pattern Med/large_irregular

Origin Assarting

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform gently rolling ridge

Landcover pastoral farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
 Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features -

Presence of water field pond

Scale medium

Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance prominent Complexity simple

Comments minor rounded hilltop above River Alne valley on approach to settlement

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments hilltop visible from north across valley

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people infrequent

Summary medium

Comments the zone feels part of the wider quiet, rural countryside, but the settlement edge is apparent and the railway runs nearby reducing tranquillity

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

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

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

Comments the hilltop forms an elegant rounded topographic landform defining the northern edge of the settlement and is highly visible on the north western approach

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

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

Comments the settlement edge is generally not widely visible as it is set back from the hilltop with some vegetation in gardens

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

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

This zone, which provides a rural setting to the settlement, is part of a medium scale, agricultural landscape with a varied sloping/undulating topography. It also has a strong pastoral character, with some older pastures set within a well maintained, irregular pattern of medium sized fields, bounded by thick, trimmed mixed species hedgerows. An avenue of poplars to Umberlade Park forms a strong line in the landscape on the south eastern boundary. As this zone is crossed by a number of footpaths, the rolling/ undulating topography and scattered hedgerow tree cover mean that many parts are open to view including on the northern approaches to the settlement. It serves to separate the village from the more dispersed settlements to the north. The zone's sensitivities are primarily its slopes, openness, local wildlife site and stream and it is also within an area of high cultural landscape sensitivity. As a result, the zone is considered inappropriate for housing development. It is also in Green Belt which is an additional constraint on development and is particularly relevant in separating settlements.

Landscape sensitivity to commercial development high

This zone, which provides a rural setting to the settlement, is part of a medium scale, agricultural landscape with a varied sloping/undulating topography. It also has a strong pastoral character, with some older pastures set within a well maintained, irregular pattern of medium sized fields, bounded by thick, trimmed mixed species hedgerows. An avenue of poplars to Umberlade Park forms a strong line in the landscape on the south eastern boundary. As this zone is crossed by a number of footpaths, the rolling/ undulating topography and scattered hedgerow tree cover mean that many parts are open to view including on the northern approaches to the settlement. It serves to separate the village from the more dispersed settlements to the north. The zone's sensitivities are primarily its slopes, openness, local wildlife site and stream and it is also within an area of high cultural landscape sensitivity. As a result, the zone is considered particularly inappropriate for commercial development. It is also in Green Belt which is an additional constraint on development and is particularly relevant in separating settlements.

Landscape characteristics**LDU level****Physiographic** Scarp slopes & ridges**Ground type** Loamy gleys**Land cover** Ancient wooded pastures**Settlement pattern** Clustered with small farms**LDU level****Cultural sensitivity** A1**Ecological sensitivity** C2**Visual sensitivity** R1**Land Cover Parcel data****Land Use** Mixed farming**Pattern** Large_irregular**Origin** Assarting**Designations****Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform undulating valley sides

Landcover pastoral farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input 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 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 minor streams

Scale medium **Sense of enclosure** enclosed

Diversity diverse

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments the relatively open valley sides are intervisible

Tranquillity

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

Summary medium

Comments the zone feels as if it is in the wider rural countryside, but the area is open and the settlement edge is apparent to the north, while the railway runs nearby reducing tranquillity

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

Corridor?

Comments the zone is a valley with watercourse [the River Alne] and appears to be managed as part of wider farmed units and has PROWs running across it linking into the settlement

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

Setting?

Comments the zone, as the open valley of the River Alne, defines the northern treed edge of the settlement, separating it clearly from Gilbert's Green to the north

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments the settlement edge is largely screened by mature trees and other vegetation

Receptors

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

Comments receptors include users of PROWs, minor roads [on the northern approaches] and residents

Other

Other factors -

Potential for landscape enhancement

replace poplar avenue on a phased basis with longer lived avenue trees eg limes and replace ranch fencing with hedges, or estate fencing

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone is associated with a gently sloping ridge line, which adjoins the settlement to the west. The land is mainly used for permanent pasture in medium sized, regular fields bounded by thick, mixed species hedgerows, which are generally well maintained. Hedgerow trees are scattered throughout the area, providing filtered views to the surrounding countryside. There are also tennis courts and a sports pitch. There is a particularly strong sense of enclosure to the west of the settlement, however, where this area adjoins a heavily wooded zone to the south. PROWs run through this area and it forms part of the rural approach to the settlement from the west. The zone's sensitivities are its intrinsic field pattern and trees, its visibility on the ridge and it is also within an area of high natural and cultural landscape sensitivity. Generally housing development is considered inappropriate, but there could be a limited opportunity for low density housing in the field that lies between the wooded zone to the south and the sports ground.

Landscape sensitivity to commercial development high

This zone is associated with a gently sloping ridge line, which adjoins the settlement to the west. The land is mainly used for permanent pasture in medium sized, regular fields bounded by thick, mixed species hedgerows, which are generally well maintained. Hedgerow trees are scattered throughout the area, providing filtered views to the surrounding countryside. There are also tennis courts and a sports pitch. There is a particularly strong sense of enclosure to the west of the settlement, however, where this area adjoins a heavily wooded zone to the south. PROWs run through this area and it forms part of the rural approach to the settlement from the west. The zone's sensitivities are its intrinsic field pattern and trees, its visibility on the ridge and it is also within an area of high natural and cultural landscape sensitivity. Commercial development is considered inappropriate and out of scale with the zone.

Landscape characteristics**LDU level****Physiographic** Periglacial plateau**Ground type** Loamy gleys**Land cover** Ancient wooded land**Settlement pattern** Dispersed with large estates**LDU level****Cultural sensitivity** A2**Ecological sensitivity** F1**Visual sensitivity** L2**Land Cover Parcel data****Land Use** Pastoral**Pattern** Medium/large_regular**Origin** Assarting**Designations****Landscape/planning**Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood **Characteristics**

Landform gently rolling ridge

Landcover pastoral farmland & sports ground

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

Condition	Intact <input 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 farmsteads and roadside dwellings

Other built features

Presence of water -

Scale medium **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments forms the top of a low ridge which forms the skyline above the Alne valley to the north and also to the south east

Key views

To settlement False	From settlement False
Landmarks -	Detractors -

Intervisibility

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

Comments the landform is crowned but the tree and hedge pattern reduce intervisibility

Tranquillity

Noise sources roads people

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

Summary high/medium

Comments the zone feels relatively tranquil, with quiet minor roads and limited views of settlement

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

Comments the zone appears to be managed as part of wider farmed units and sports

ground 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 lies on a low crowned ridge, of which the village is a part, extending to the south allowing elevated views in places, but not of the settlement, which is substantially obscured by trees

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge neutral

Form of edge highly indented

Comments the settlement edge is substantially obscured by trees

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments receptors include users of PROWs, minor roads and mainly rural residents

Other

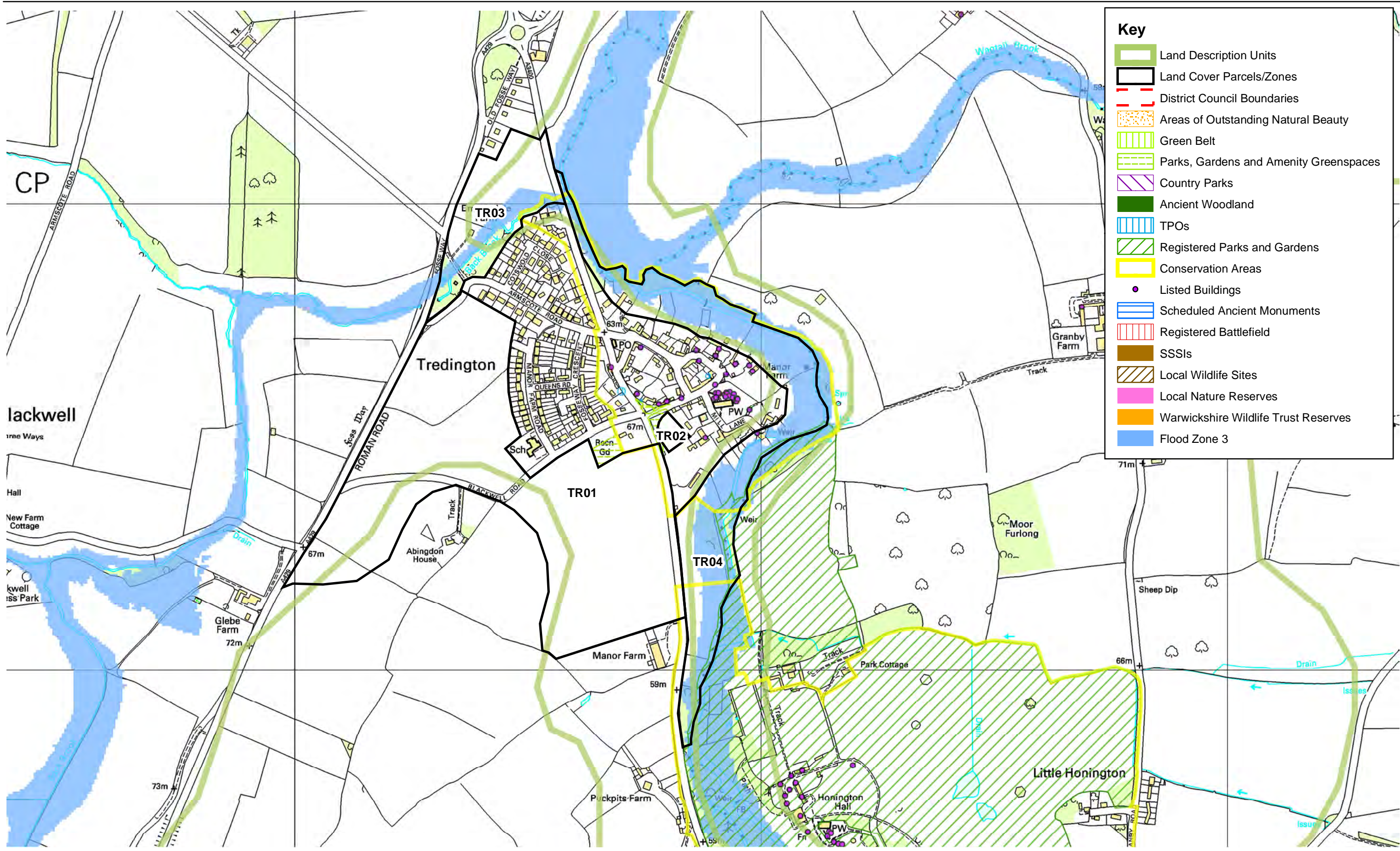
Other factors -

Potential for landscape enhancement

-

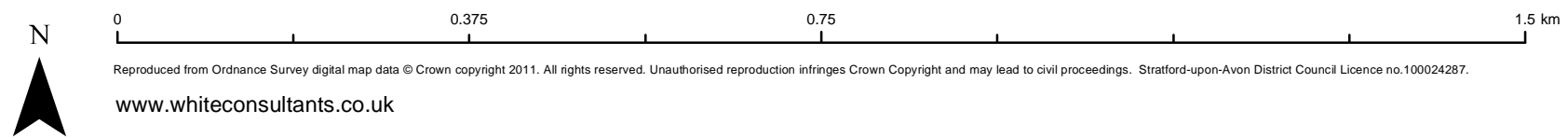
Potential mitigation if area potentially suitable for development

-



Key

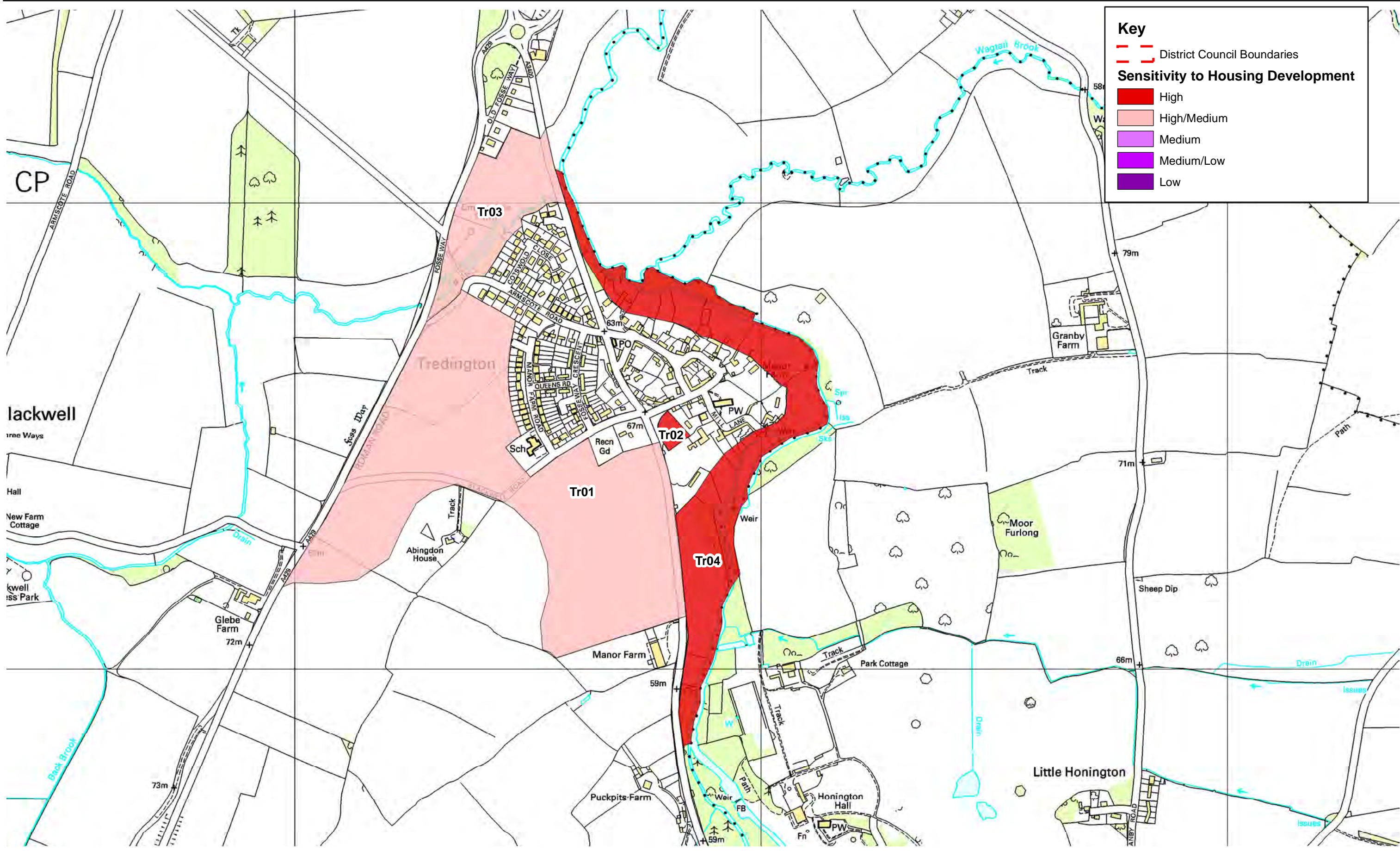
- Land Description Units
- Land Cover Parcels/Zones
- District Council Boundaries
- Areas of Outstanding Natural Beauty
- Green Belt
- Parks, Gardens and Amenity Greenspaces
- Country Parks
- Ancient Woodland
- TPOs
- Registered Parks and Gardens
- Conservation Areas
- Listed Buildings
- Scheduled Ancient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



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Tredington Designations and Constraints

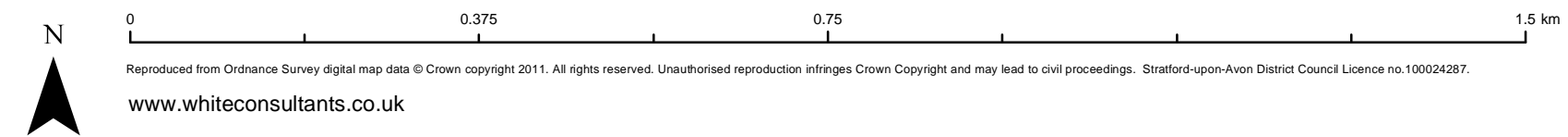


Key

- District Council Boundaries

Sensitivity to Housing Development

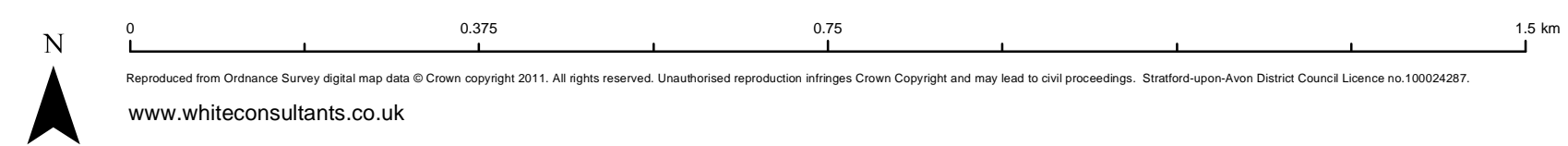
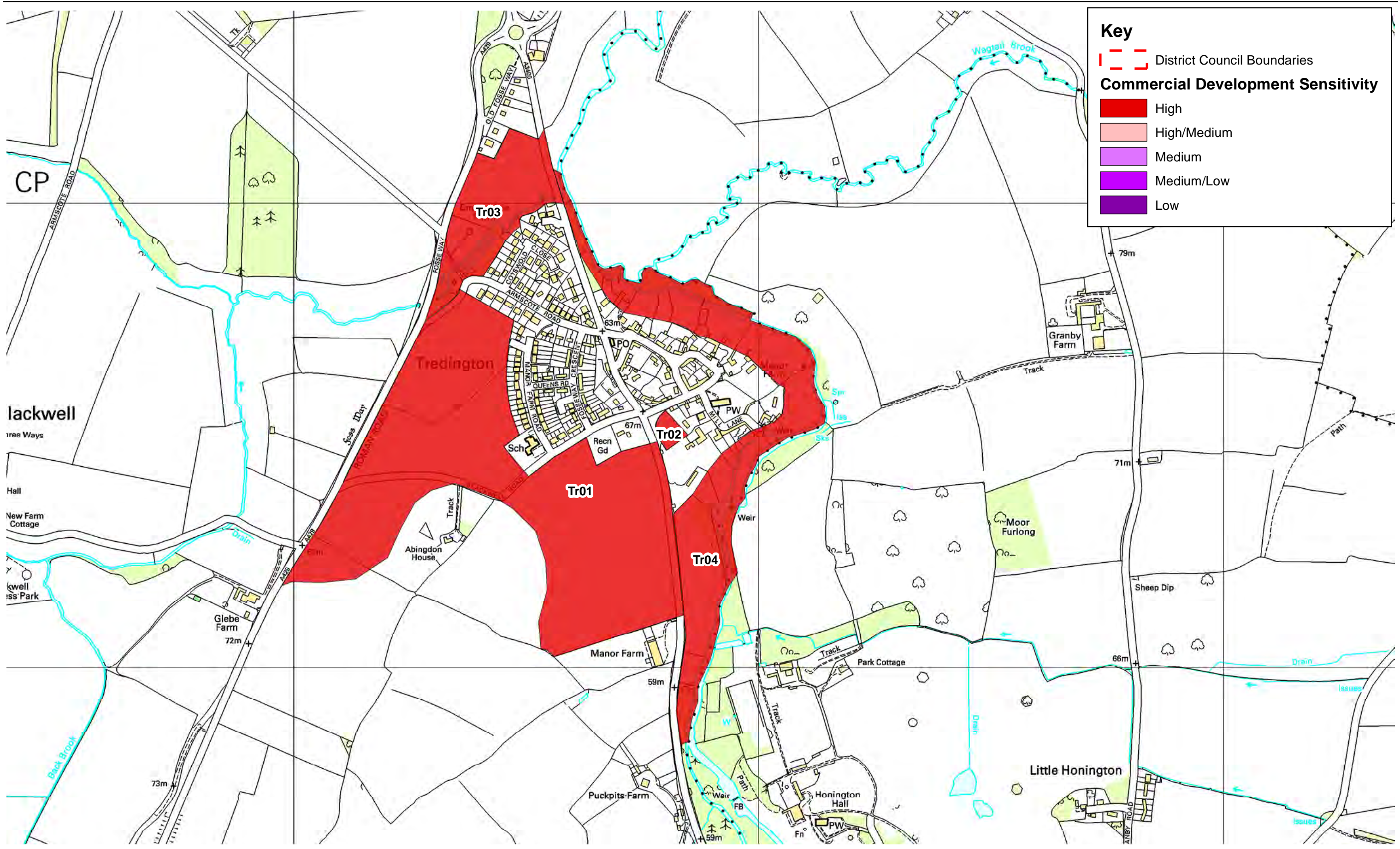
- High
- High/Medium
- Medium
- Medium/Low
- Low



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**Tredington
Landscape Sensitivity to Housing Development**



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Landscape sensitivity to housing development high/medium

This zone consists of two areas on the south western edge of Tredington, linked by a 'wasp waist' division on Blackwell Road adjacent to the primary school. The zone forms part of a rolling crowned ridge falling north to the river, meaning that the western part falls north and west and the eastern part falls east.

The south eastern part slopes from Blackwell Road, along which Centenary Way runs, eastwards towards the stream valley and there are views from within the zone and along its eastern boundary of settlement roofs along the northern boundary near the primary school, as well as of the church spire. The latter is a prominent local feature and lies within the Conservation Area that forms much of the eastern boundary of this part of the zone. Although this part of the zone is contained by landform to the west it is very open to view from the south and east, especially from the A3400, and any development here would be highly visible as a new settlement edge. This part is therefore considered inappropriate for housing development.

In the western part the land slopes down to the stream along its small north western boundary, which is well screened by tall poplars, and it is bordered along part of its eastern boundary by modern housing which, although linear in form, does not present a uniform roofscape and has varied vegetation, including trees, along it. The area forms the skyline when viewed from the Fosse Way. The settlement edge is apparent but slightly mitigated by vegetation. Any development would be prominent from the road and the wider landscape and so housing development is considered inappropriate. In addition there is a smaller area to the south of Blackwell Road which is screened from the remainder of the site by landform and vegetation. This part is visible when travelling north along the A429 Fosse Way Roman road which forms the western boundary, but is quite contained by landform. This area is also not suitable for housing development as it lies on higher ground, is therefore even more visible in the wider landscape, and has no relationship to the settlement.

Landscape sensitivity to commercial development high

This zone consists of two areas on the south western edge of Tredington, linked by a 'wasp waist' division on Blackwell Road adjacent to the primary school. The zone forms part of a rolling crowned ridge falling north to the river, meaning that the western part falls north and west and the eastern part falls east.

The south eastern part slopes from Blackwell Road, along which Centenary Way runs, eastwards towards the stream valley and there are views from within the zone and along its eastern boundary of settlement roofs along the northern boundary near the primary school, as well as of the church spire. The latter is a prominent local feature and lies within the Conservation Area that forms much of the eastern boundary of this part of the zone. Although this part of the zone is contained by landform to the west it is very open to view from the south and east, especially from the A3400, and any development here would be highly visible as a new settlement edge.

In the western part the land slopes down to the stream along its small north western boundary, which is well screened by tall poplars, and it is bordered along part of its eastern boundary by modern housing which, although linear in form, does not present a uniform roofscape and has varied vegetation, including trees, along it. The area forms the skyline when viewed from the Fosse Way. The settlement edge is apparent but slightly mitigated by vegetation. In addition there is a smaller area to the south of Blackwell Road which is screened from the remainder of the site by landform and vegetation. This part is visible when travelling north along the A429 Fosse Way Roman road which forms the western boundary, but is quite contained by landform.

Commercial development of any part of this zone would be visible within the wider landscape and from the settlement and A roads, would not relate well to the existing settlement edge in scale or form and is considered inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P1

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use 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 ground rises from river valley to east towards south western corner

Landcover arable

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features none. Primary school abuts centre pinch point

Presence of water -

Scale medium Sense of enclosure open

Diversity uniform

Skyline

Prominence/ importance prominent Complexity simple

Comments high ground in the central part of the zone forms local skyline and blocks views between the north western and south eastern parts.

Key views

To settlement False From settlement False

Landmarks parish church spire Detractors 11kV line across site

Intervisibility

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

Comments partly blocked by landform and filtered by vegetation. The fields at the south western extreme of the zone are cut off visually from the remainder by landform and vegetation.

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people frequent

Summary medium

Comments busy A roads along western and eastern boundaries and views of modern housing in settlement along northern boundary. Use of recreation ground on part of northern boundary assumed to be frequent and PROW crosses western part of zone.

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

Comments part of wider farmed landscape, with PROW link between settlement and wider landscape

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

Setting?

Comments contributes to the rural setting of the settlement when viewed from approach roads from the south (two A roads)

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments no

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments much of the settlement edge is linear but overall effect is moderately indented and housing does not present uniform roofscape

Receptors

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

Comments Abingdon House has no views of zone due to landform; Manor Farm may have views of southern half and across to part of western part Glebe Farm may have some views into western part of site and of settlement edge.

Other

Other factors -

Potential for landscape enhancement

tree and tall hedgerow planting to filter views of development from southern approaches

Potential mitigation if area potentially suitable for development

-

LCP/Zone Tr02

Settlement: Tredington

Landscape sensitivity to housing development high

The zone consists of the former Glebe Paddock, associated with the parish church and part of the historic fabric of the settlement. Its visual significance is enhanced by its boundary, which is a tall cob wall with angled roof tiles protecting its top. Adjacent to the north eastern boundary is a fine line of horse chestnut trees. The zone is an unusual and decorative feature within the traditional (Conservation Area) part of the settlement. It is used as a temporary car park for village events and possibly for the events themselves. Housing development here would be highly inappropriate.

Landscape sensitivity to commercial development high

The zone consists of the former Glebe Paddock, associated with the parish church and part of the historic fabric of the settlement. Its visual significance is enhanced by its boundary, which is a tall cob wall with angled roof tiles protecting its top. Adjacent to the north eastern boundary is a fine line of horse chestnut trees. The zone is an unusual and decorative feature within the traditional (Conservation Area) part of the settlement. It is used as a temporary car park for village events and possibly for the events themselves. Commercial development here would be highly inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Claylands

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P1

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Pastoral

Pattern Small_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform flat

Landcover amenity grassland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features cob wall around boundary

Presence of water -

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

Diversity uniform

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False **From settlement** False
Landmarks church spire, listed buildings **Detractors** proximity of A3400

Intervisibility

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

Comments church spire and associated buildings, and other listed buildings, all visible

Tranquillity

Noise sources roads people

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

Summary medium

Comments tranquillity would be high but for the presence of the A3400 adjacent to the eastern side. Some use of adjacent amenity greenspace assumed and presence of people on Church Lane observed.

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

Corridor?

Comments part of the historic fabric of the settlement and green space for village activities.

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

Setting?

Comments significant part of the entrance to the older part of the settlement from the main thoroughfare (A3400).

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments no

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge positive

Form of edge moderately indented

Comments part of entrance to older part of village at crossroads

Receptors

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

Comments residences around the zone are highly sensitive receptors; users of the Centenary Way are likely to view this zone as the centre of or entrance to the settlement. Road users have clear views as they slow for the crossroads within a 30mph zone.

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone consists of a sloping area with Back Brook (Flood Zone 3) along its south eastern edge, with the north western edge of Tredington beyond. It is in arable cultivation, with a small area at the south western end in use as small paddocks. It is bound to the west by the A429 and to the east by the A3400, with a small number of houses associated with a roundabout forming the northern apex of the roughly triangular site. Boundaries are well managed low to medium thorn hedges and riparian trees associated with Back Brook, including mature willow and poplar. The zone functions as a green corridor between the northern end of Tredington and the small area of development around the roundabout to the north and is an important deterrent to coalescence. Such coalescence would have a detrimental impact on the northern approaches to Tredington by implying a very different character to that currently experienced and for this reason, as well as the presence of a flood zone within, housing development is not considered appropriate.

Landscape sensitivity to commercial development high

This zone consists of a sloping area with Back Brook (Flood Zone 3) along its south eastern edge, with the north western edge of Tredington beyond. It is in arable cultivation, with a small area at the south western end in use as small paddocks. It is bound to the west by the A429 and to the east by the A3400, with a small number of houses associated with a roundabout forming the northern apex of the roughly triangular site. Boundaries are well managed low to medium thorn hedges and riparian trees associated with Back Brook, including mature willow and poplar. The zone functions as a green corridor between the northern end of Tredington and the small area of development around the roundabout to the north and is an important deterrent to coalescence. Such coalescence would have a detrimental impact on the northern approaches to Tredington by implying a very different character to that currently experienced, and for this reason, as well as the presence of a flood zone within, commercial development is not considered appropriate.

Landscape characteristics**LDU level****Physiographic** River Valleys**Ground type** Wet meadowland**Land cover** Pastoral farmlands**Settlement pattern** Meadowland on large estates**LDU level****Cultural sensitivity** P1**Ecological sensitivity** C3**Visual sensitivity** L0**Land Cover Parcel data****Land Use** Mixed farming**Pattern** 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/archaeologyCons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood **Characteristics**

Landform sloping to south east towards stream valley**Landcover** arable and some small paddocks**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input 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** small shed associated with paddock use**Presence of water** stream is one of several watercourses around the settlement**Sense of enclosure** open**Scale** small**Diversity** simple**Skyline**

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

To settlement	False	From settlement	False
Landmarks	church spire	Detractors	A429 along western boundary

Intervisibility

Site observation low ...to key features ...from key place **Comments** landform and vegetation limit views except from north western settlement edge**Tranquillity**

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

Summary medium

Comments tranquillity would be high but for presence of A429.

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

Comments landscape corridor with stream and floodplain separating Tredington from small developed area around roundabout to north; is part of wider farmed landscape

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

Comments people travelling south from the A429/A3400 roundabout to the north of Tredington are likely to be aware of the stream valley as a setting for the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments part of TR03 is stream corridor associated with TR04, which is more significant river corridor

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive

Form of edge moderately indented

Comments modern settlement edge is well vegetated and views are filtered and not of uniform development

Receptors

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

Comments both rural and urban residents would be significantly visually impacted by development in this zone

Other

Other factors partly Flood Zone 3; biodiversity of stream corridor

Potential for landscape enhancement

management of arable and pasture areas with reference to biodiversity value of stream corridor

Potential mitigation if area potentially suitable for development

-

LCP/Zone Tr04

Settlement: Tredington

Landscape sensitivity to housing development high

This zone consists of the pastoral corridor and floodplain of the River Stour around the eastern edge of Tredington. Most of it lies within either Tredington or Honington Hall Conservation Areas. Many of the houses along this eastern edge have gardens with river frontage. The river is also bordered by riparian pasture and many riparian trees, including pollard willows and poplars. It is flat, with a near imperceptible rise from the flood plain to the settlement and the farmland on the opposite bank. It is of high functional, visual and biodiversity value and housing development would be highly inappropriate.

Landscape sensitivity to commercial development high

This zone consists of the pastoral corridor and floodplain of the River Stour around the eastern edge of Tredington. Most of it lies within either Tredington or Honington Hall Conservation Areas. Many of the houses along this eastern edge have gardens with river frontage. The river is bordered by riparian pasture and many riparian trees, including pollard willows and poplars. It is flat, with a near imperceptible rise from the flood plain to the settlement and the farmland on the opposite bank. It is of high functional, visual and biodiversity value and commercial development would be highly inappropriate.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Wet meadowland

Land cover Pastoral farmlands

Settlement pattern Meadowland on large estates

LDU level

Cultural sensitivity P1

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Pastoral

Pattern Small_semi-regular

Origin Meadow

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform level

Landcover watercourse and riparian pasture and trees, including parkland and garden use

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
 Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern one house (listed building), another at northern end and some garden structures

Other built features weir

Presence of water river Stour

Scale intimate Sense of enclosure contained by vegetation and, to a limited extent, landform

Diversity simple

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement False From settlement False
 Landmarks church spire Detractors -

Intervisibility

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

Comments Tredington church spire; other elements filtered by vegetation

Tranquillity

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

Summary high/medium

Comments this zone is inherently of high tranquillity but the presence of the A3400 along part of its western boundary reduces this. Many houses on the eastern edge of the settlement have gardens fronting onto the river.

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

Comments river corridor and floodplain forms a strong eastern boundary to the settlement and separates it from the wider landscape

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

Setting?

Comments the river corridor is a very significant visual factor in the setting of Tredington and its relationship to the parkland of Honington Hall, which also contributes to the setting of the settlement when approached from the south.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments no. [Parkland of Nonington Hall partly reliant on river corridor]

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments well vegetated edge to settlement with TR02 first impression of built environment.

Receptors

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

Comments development here would have a very high impact on views from and the setting of Honington Hall as well as all houses on the eastern side of Tredington, especially those with river frontage.

Other

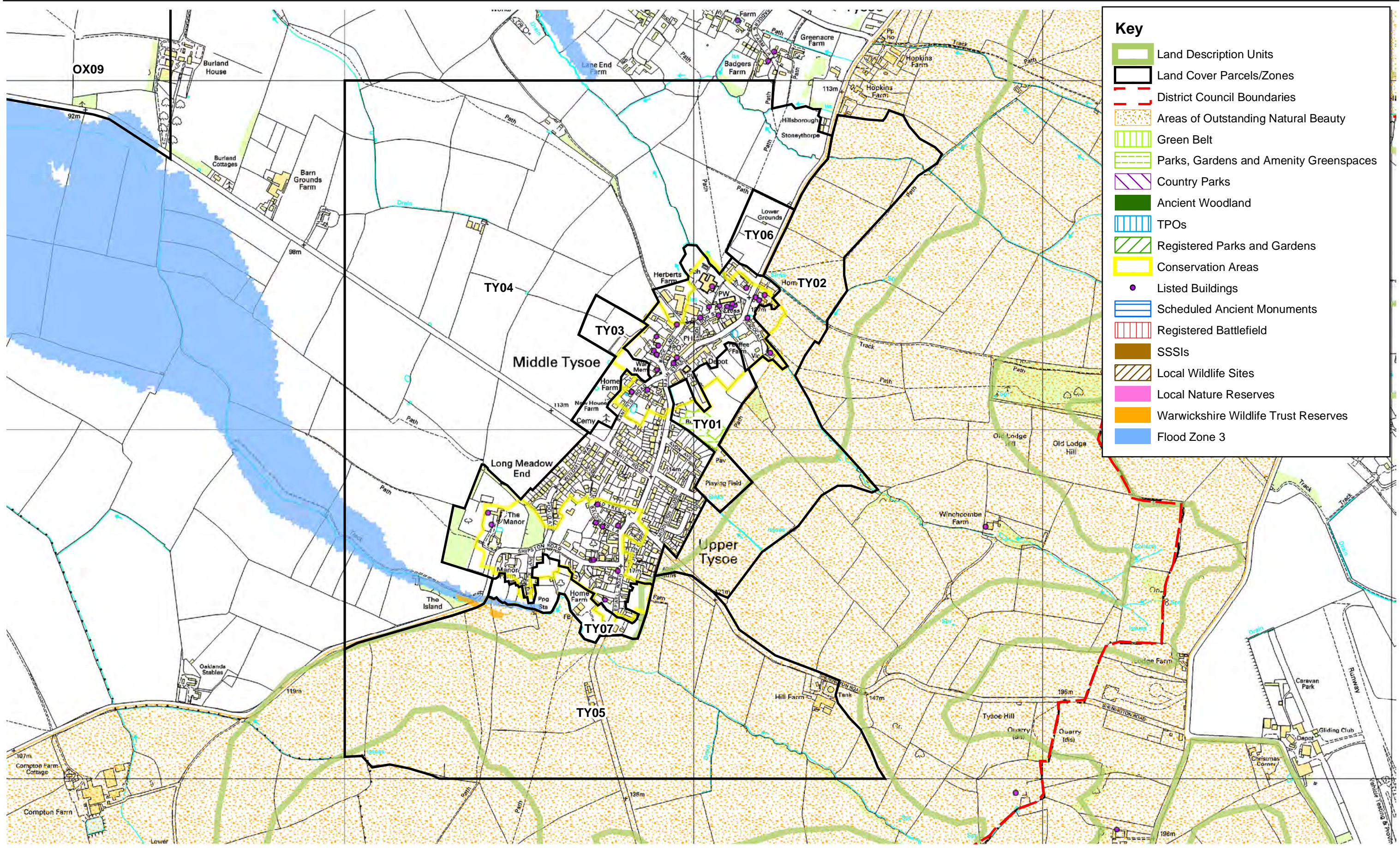
Other factors biodiversity value of the site. Consider linking two Conservation Areas.

Potential for landscape enhancement

-

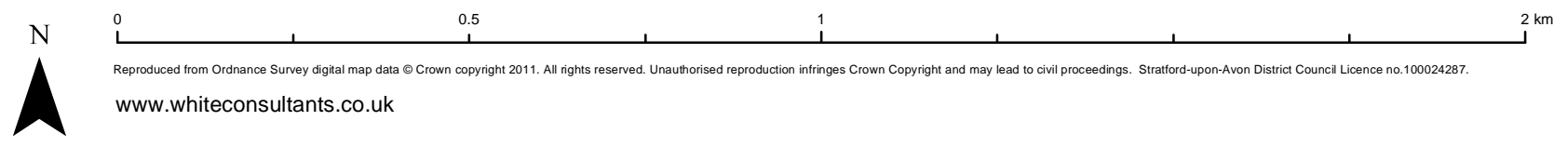
Potential mitigation if area potentially suitable for development

-



Key

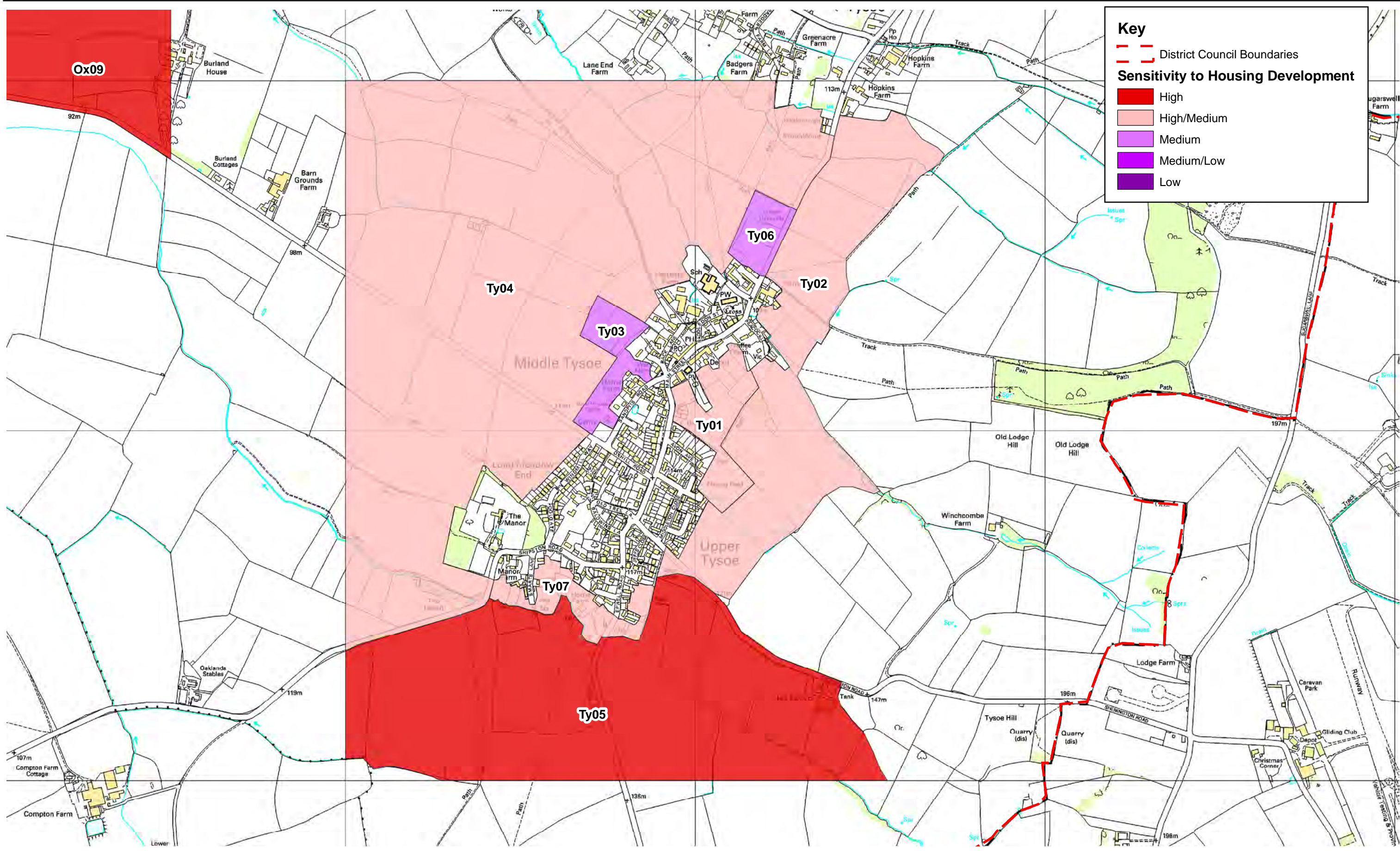
- Land Description Units
- Land Cover Parcels/Zones
- District Council Boundaries
- Areas of Outstanding Natural Beauty
- Green Belt
- Parks, Gardens and Amenity Greenspaces
- Country Parks
- Ancient Woodland
- TPOs
- Registered Parks and Gardens
- Conservation Areas
- Listed Buildings
- Scheduled Ancient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



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Tysoe (Upper & Middle) Designations and Constraints

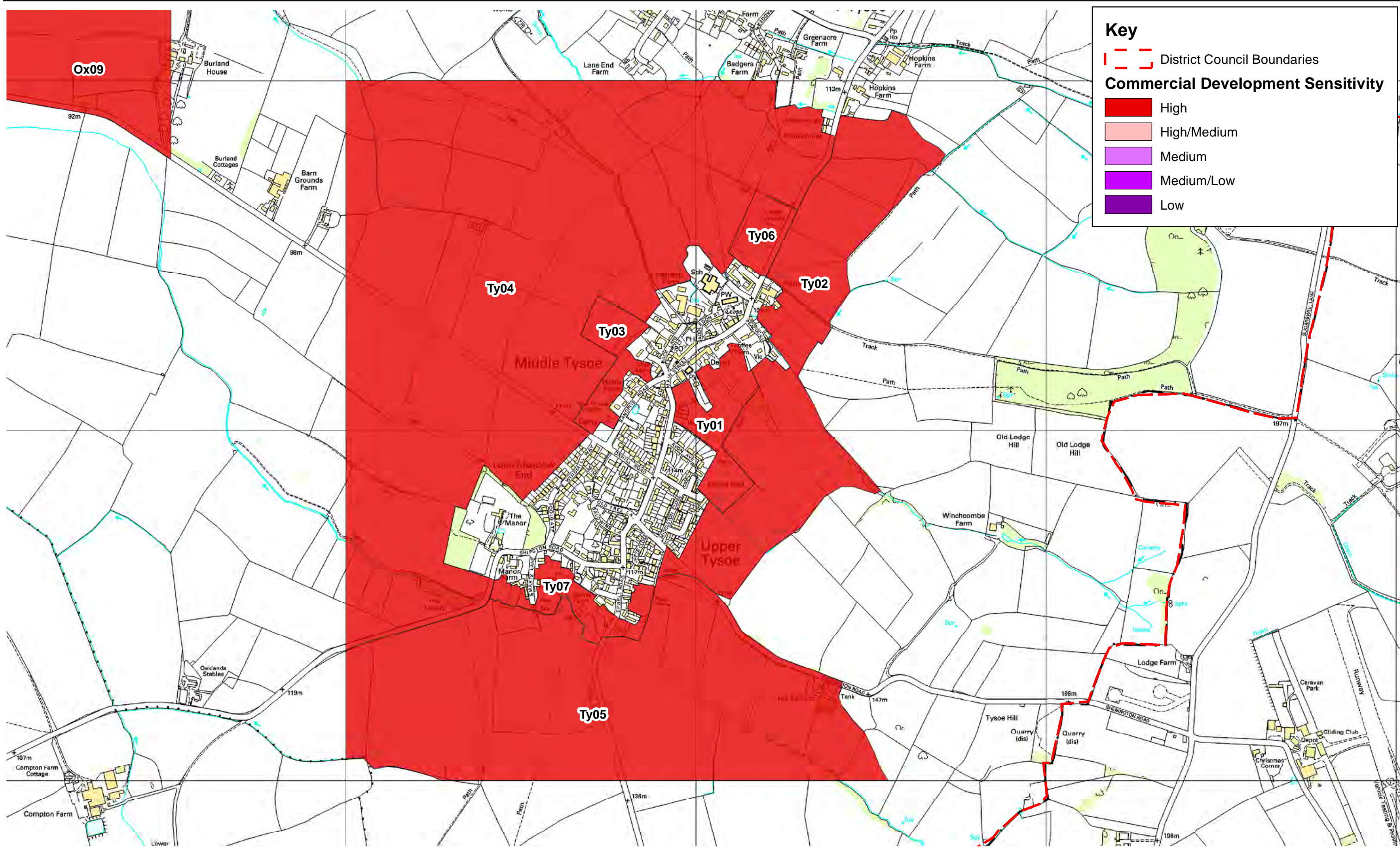


Key

- District Council Boundaries

Sensitivity to Housing Development

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



Tysoe (Upper & Middle)
Landscape Sensitivity to Commercial Development

LCP/Zone Ty01

Settlement: Upper/middle Tysoe

Landscape sensitivity to housing development high/medium

This zone consists of low-lying parcels of land behind properties fronting on to Main Street in the centre of Tysoe. It is mainly in use as pasture for a variety of animals, with an open space area at the southern end that includes amenity grass, a well-equipped children's play area and a tennis court. The amenity grass area is visible from Main Street and the whole of the zone is visible from the PROW along its southern boundary. It is a small-scale area of typical settlement edge land use and abuts the AONB along its southern boundary. Any housing development here would have a detrimental impact on the edge of Tysoe, the PROW and on the AONB and views from it and would therefore be inappropriate.

Any potential development would be reliant on change of use of properties with a frontage on to Main Street, such as the depot, would have to be small scale, tightly linked to the fabric of the settlement and make a positive contribution to the setting of the AONB and views from it along their rear boundaries.

Landscape sensitivity to commercial development high

This zone consists of low-lying parcels of land behind properties fronting on to Main Street in the centre of Tysoe. It is mainly in use as pasture for a variety of animals, with an open space area at the southern end that includes amenity grass, a well-equipped children's play area and a tennis court. The amenity grass area is visible from Main Street and the whole of the zone is visible from the PROW along its southern boundary. It is a small scale area of typical settlement edge land use and abuts the AONB along its southern boundary. Any commercial development here would be entirely out of scale with the settlement and would have a detrimental impact on the AONB and views from it, as well as on the PROW, and would therefore 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 C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Pastoral/amenity

Pattern Small_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

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 playing fields into the settlement

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

Setting?

Comments contributes to the setting of the settlement by continuing the land use of the wider landscape but reducing it in scale to a size appropriate to a small settlement. Within the wider landscape it acts as a 'soft', indented edge to the settlement.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments TY01 shares land use with adjacent site TY02 (the latter lies entirely within the AONB), but at a smaller scale.

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge neutral

Form of edge highly indented

Comments the settlement edge is very varied in form and content, including a farm, depot and converted fire station.

Receptors

Receptors

urban residents

long distance/public footpaths

roads/rail/cycleways

Sensitivity

high/medium

high/medium

medium/low

Comments a PROW follows the southern boundary of this site and there is a short section of road (Main Street) on its western boundary. Most properties front on to Main Street.

Other

Other factors -

Potential for landscape enhancement

consistent improved management of pasture, including fencing/hedging.

Potential mitigation if area potentially suitable for development

-

LCP/Zone Ty02

Settlement: Upper/middle Tysoe

Landscape sensitivity to housing development high/medium

This zone comprises a pastoral landscape at the foot of the steep well treed slopes within the Cotswolds AONB, forming a transition between the settlement and the hillsides. It is gently undulating, and managed for arable and pasture. The field pattern is medium and somewhat geometric, with trimmed hedgerows and some hedgerow trees, and patches of woodland or mature linear tree lines. It forms a tranquil rural eastern edge to the settlement and northern approach, and contains footpaths including the Centenary Way. The settlement pattern on the eastern side varies, between an area high density C20 housing in the south and the lower density, more mature edge in the north which is along Main Street, with a series of adjoining paddocks. The housing to the south is highly visible and its roof solar panels obtrusive from the AONB and the footpaths. The zone is generally tranquil, and is open to views from the AONB. It is therefore inappropriate for any new housing development.

Landscape sensitivity to commercial development high

This zone comprises a pastoral landscape at the foot of the steep well treed slopes within the Cotswolds AONB, forming a transition between the settlement and the hillsides. It is gently undulating, and managed for arable and pasture. The field pattern is medium and somewhat geometric, with trimmed hedgerows and some hedgerow trees, and patches of woodland or mature linear tree lines. It forms a tranquil rural eastern edge to the settlement and northern approach, and contains footpaths including the Centenary Way. The settlement pattern on the eastern side varies, between an area high density C20 housing in the south and the lower density, more mature edge in the north which is along Main Street, with a series of adjoining paddocks. The housing to the south is highly visible and its roof solar panels obtrusive from the AONB and the footpaths. The zone is generally tranquil, and is open to views from the AONB. It is therefore 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 Med/large_geometric

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

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

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

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

Comments views provide strong rural setting to east side of village

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments C20 edge prominent in places at southern end of zone

Receptors

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

Comments areas includes Centenary Way long distance footpath and other footpaths in AONB.

Other

Other factors -

Potential for landscape enhancement

tree screening of C20 settlement edge at Middleton Close

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

This area comprises two distinct parts. The southerly part is a linear zone adjacent to the indented western edge of the settlement, which includes some large farm or commercial buildings and improved grassland; whilst the northern part comprises 3 small fields used for grazing and a horse paddock contained with native hedgerows. Both are gently sloping, with the northern part on slightly higher ground.

The northern area is closely associated with the indented edge of the settlement with a mix of older dwellings and historic buildings, and adjoins the Tysoe Conservation Area, and is integrated with the adjacent farmed landscape. This area is considered unsuitable for housing development due to its contribution to the settlement's and Conservation Area's character, including gaps in the road frontage.

The southern part of the area, up to the Conservation Area boundary, is more integrated into the developed part of the settlement and is visible from the Oxhill Road at the gateway to the settlement and wraps around the cemetery. It is considered to be of lower sensitivity as it is already accommodating mixed development types, and could therefore accommodate up to 6 new dwellings. If developed it is suggested that a 10m buffer zone is planted on the Oxhill Road edge and that the existing hedge on the northern edge is improved by replacing conifers with native planting 5m wide, and both planting strips should be outside the curtilage of private dwellings and protected by a planning condition to allow them to mature.

Landscape sensitivity to commercial development high

This area comprises two distinct parts. The southerly part is a linear zone adjacent to the indented western edge of the settlement, which includes some large farm or commercial buildings and improved grassland; whilst the northern part comprises 3 small fields used for grazing and a horse paddock contained with native hedgerows. Both are gently sloping, with the northern part on slightly higher ground.

The northern area is closely associated with the indented edge of the settlement with a mix of older dwellings and historic buildings, and adjoins the Tysoe Conservation Area, and is integrated with the adjacent farmed landscape. This area is considered unsuitable for housing development due to its contribution to the settlement's and Conservation Area's character, including gaps in the road frontage.

The southern part of the area, up to the Conservation Area boundary, is more integrated into the developed part of the settlement and is visible from the Oxhill Road at the gateway to the settlement and wraps around the cemetery. Due to this gateway function and the setting of the cemetery, 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_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 gentle gradient

Landcover pasture, grass ley and paddock

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern some new barns which appear to be light industrial or for farm use

Other built features -

Presence of water -

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

Diversity diverse

Skyline

Prominence/ importance apparent **Complexity** simple

Comments possible views to the northern fields

Key views

To settlement False

Landmarks -

From settlement False

Detractors

existing and recent commercial buildings are a minor detractor

Intervisibility

Site observation low

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

Comments some visibility of southern edge of area from Oxhill road near junction with Sandpits Road

Tranquillity

Noise sources roads

Views of development some

Presence of people frequent

Summary medium

Comments area contains farm/commercial uses and horse paddocks

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

Comments series of paddocks and fields with commercial uses and no public access

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

Comments creates a semi-rural edge for adjacent properties. Northerly fields are largely contiguous with TY04.

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 several pockets of development create indentations into this area

Receptors

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

Comments only in southern part of the area, from roads at westerly entry to settlement, and adjacent properties

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

care would be needed to design new development in relation to rear of existig properties and visibility from the Oxhill road

LCP/Zone Ty04

Settlement: Upper/middle Tysoe

Landscape sensitivity to housing development high/medium

This zone comprises a largely arable landscape containing the north and western edges of the settlement. It is gently undulating, rising to slightly higher ground to the central western edge of the settlement. The field pattern is medium to large and somewhat geometric, with trimmed hedgerows and some hedgerow trees, and some linear tree lines along streams. It contains the long distance footpath Centenary Way and other footpaths, connecting to and through the settlement. It abuts the Cotswolds AONB at the north and south eastern edges, and in the south includes an area of floodplain and a wild life site. The zone is generally tranquil, and is open to views from the high point of Windmill Hill to the south. Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent. It is therefore considered that the zone is inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone comprises a largely arable landscape containing the north and western edges of the settlement. It is gently undulating, rising to slightly higher ground to the central western edge of the settlement. The field pattern is medium to large and somewhat geometric, with trimmed hedgerows and some hedgerow trees, and some linear tree lines along streams. It contains the long distance footpath Centenary Way and other footpaths, connecting to and through the settlement. It abuts the Cotswolds AONB at the north and south eastern edges, and in the south includes an area of floodplain and a wild life site. The zone is generally tranquil, and is open to views from the high point of Windmill Hill to the south. Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent. It is therefore considered that the zone is 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 gently undulating, rising to the south east before falling again close to 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 checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
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Intensity of Use

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

Settlement pattern none

Other built features farm buildings

Presence of water streams and floodplain

Scale medium **Sense of enclosure** framed

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments higher ground to the west of central section of settlement

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments view from Windmill Hill

Tranquillity

Noise sources roads

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

Summary high/medium

Comments minor roads are only source of noise. Limited or screened views of settlement from most parts. A quiet rural area managed for agricultural use.

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

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

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

Setting?

Comments creates a rural edge to north and west of settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral

Form of edge moderately indented

Comments the western adegge of the settlement has a mix of land uses including housing, farms, a school, and manor house

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments receptors include users of PROWs, minor roads and residents

Other

Other factors

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Ty05

Settlement: Upper/middle Tysoe

Landscape sensitivity to housing development high

This zone comprises a largely arable landscape containing the north and western edges of the settlement. It is gently undulating, rising to slightly higher ground to the central western edge of the settlement. The field pattern is medium to large and somewhat geometric, with trimmed hedgerows and some hedgerow trees, and a mature linear tree line along the stream. It contains a number of footpaths connecting to and through the settlement. It is entirely within the Cotswolds AONB and adjoins the Tysoe Conservation Area. The zone is generally tranquil despite some road noise and views to the settlement, and is open to views from the high point of Windmill Hill and approach roads to the south. It is therefore highly inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone comprises a largely arable landscape containing the north and western edges of the settlement. It is gently undulating, rising to slightly higher ground to the central western edge of the settlement. The field pattern is medium to large and somewhat geometric, with trimmed hedgerows and some hedgerow trees, and a mature linear tree line along the stream. It contains a number of footpaths connecting to and through the settlement. It is entirely within the Cotswolds AONB and adjoins the Tysoe Conservation Area. The zone is generally tranquil despite some road noise and views to the settlement, and is open to views from the high point of Windmill Hill and approach roads to the south. It is therefore highly inappropriate for commercial development.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity R0

Land Cover Parcel data

Land Use Mixed farming

Pattern Medium/large_regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform moderately undulating, a transitional zone before hills of AONB

Landcover pasture and arable

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

Extent Widespread Localised Relic
 Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern one isolated farmstead and two residential units

Other built features power lines

Presence of water streams and floodplain

Scale medium to large Sense of enclosure framed

Diversity simple

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

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

Intervisibility

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

Comments Windmill Hill. 3 approach roads from south west, south and south east

Tranquillity

Noise sources roads

Views of development one side 180 Presence of people infrequent

Summary high/medium

Comments minor roads are only source of noise. Most of settlement is screened or low residential. A quiet rural area dominated by the hills of the AONB.

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

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

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

Setting?

Comments creates a rural edge to south of settlement. Transitional zone between settlement and AONB.

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 mixed land uses and low density, with some mature vegetation

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high/medium

viewpoints

high/medium

Comments the area is overlooked by properties in the settlement and outside, and highly visible from higher ground such as Windmill Hill and road down Tysoe Hill

Other

Other factors

Potential for landscape enhancement

improved hedgerow management and hedgerow trees

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

This area comprises three distinct parts. The southerly part is a field adjacent to new development on the north edge of the settlement, and comprises improved but over-grazed grassland and has patchy or poorly managed hedgerows; the central part comprises a large housing plot with mature gardens; and the northern field is used for grazing and as a horse paddock contained by hedges except for its western edge which has no hedge and is contiguous with the agricultural use to the west, and also has a defined ridge and furrow pattern contiguous with the land to the west. All areas are relatively flat. The southern field is closely associated with the indented edge of the settlement and all are visible from the road on the northern approach to the settlement. The southern part of the area is considered to be of lower sensitivity as it is of lower landscape value and sandwiched between housing land uses, whilst the northern part would be more sensitive due to its link to the wider landscape and intact ridge and furrow pattern. On balance this area is therefore of medium sensitivity to any new housing development. The proximity of the AONB however would suggest that any new development addresses visual impact on the AONB with sensitivity.

Landscape sensitivity to commercial development high

This area comprises three distinct parts. The southerly part is a field adjacent to new development on the north edge of the settlement, and comprises improved but over-grazed grassland and has patchy or poorly managed hedgerows; the central part comprises a large residential plot with mature gardens; and the northern field is used for grazing and as a horse paddock contained by hedges except for its western edge which has no hedge and is contiguous with the agricultural use to the west, and also has a defined ridge and furrow pattern contiguous with the land to the west. All areas are relatively flat. The southern field is closely associated with the indented edge of the settlement and all are visible from the road on the northern approach to the settlement. The southern part of the area is considered to be of lower sensitivity as it is of lower landscape value and sandwiched between residential land uses, whilst the northern part would be more sensitive due to its link to the wider landscape and intact ridge and furrow pattern. Due to its location on the approach to the settlement, its open countryside context and the proximity and intervisibility with the AONB and housing 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_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** flat**Landcover** improved pasture in two fields either side of residential unit and large garden with mature garden vegetation**Field boundaries****Type** Hedgerows Hedgebanks Stone walls Wet ditches **Species** Thorn Elm Mixed Ancient **Condition** Good Poor Redundant Relic **Management** Trimmed Outgrown Mixed **Hedge/Stream Trees****Extent** Dense Scattered Insignificant None **Age of mixture** Mixed Age Overmature Immature **Other Trees****Extent** Prominent Apparent Insignificant None **Age of mixture** Mixed Age Overmature Immature **Patch Survival****Extent** Widespread Localised Relic **Management** Intense Traditional Neglected **Ecological corridors****Condition** Intact Declining Fragmented **Intensity of Use****Impact** High Moderate Low **Pattern****Settlement pattern** dwelling in central field of three**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** medium **...to key features** **...from key place** **Comments** from road leading into north end of village

Tranquillity

Noise sources roads

Views of development one side 180

Presence of people frequent

Summary medium

Comments area is adjacent to road and central area contains dwelling

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

Corridor?

Comments paddocks possibly managed as part of wider units plus dwelling curtilage-footpaths about the area linking to the wider landscape

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

Setting?

Comments pasture has an association with the wider agricultural landscape of TY04 but is intensively used as pasture or paddocks

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments relates closely to context of TY02 and TY04

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive

Form of edge moderately indented

Comments abuts area of residential development in Church Farm Court

Receptors

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

rural residents

high

long distance/public footpaths

high/medium

Comments forms part of the gateway into the settlement from the northern approaches

Other

Other factors

Potential for landscape enhancement

improved hedgerow management

Potential mitigation if area potentially suitable for development

new hedgerow and edge planting

LCP/Zone Ty07

Settlement: Upper/middle Tysoe

Landscape sensitivity to housing development high/medium

This zone comprises a low density and mature part of the settlement forming a transition between the more densely developed areas and the rural landscape. It is gently undulating and often slopes gently towards the stream. The open areas are in a series of small paddocks, sandwiched between the houses and farms, creating a highly indented pattern, with mature trees and mixed boundary types. Part of the area is within the Tysoe Conservation Area and on its southern edge is the Cotswolds AONB. It forms a soft, well vegetated edge to the settlement which merges with the streamside and wider rural landscape and has a feeling of tranquillity despite its partly-developed nature. The area could accommodate some sensitive, low density housing development, especially where closer to the settlement and away from the stream such as close to Home Farm and off Smarts Lane, where one or two large dwellings in large gardens could be considered. It is therefore considered to be of high-medium sensitivity to any new housing development. The proximity of the AONB however would suggest that any new development addresses visual impact on the AONB with great care.

Landscape sensitivity to commercial development high

This zone comprises a low density and mature part of the settlement forming a transition between the more densely developed areas and the rural landscape. It is gently undulating and often slopes gently towards the stream. The open areas are in a series of small paddocks, sandwiched between the houses and farms, creating a highly indented pattern, with mature trees and mixed boundary types. Part of the area is within the Tysoe Conservation Area and on its southern edge is the Cotswolds AONB. It forms a soft, well vegetated edge to the settlement which merges with the streamside and wider rural landscape and has a feeling of tranquillity despite its partly-developed nature. It is therefore not considered suitable for commercial development.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity P2

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Pastoral

Pattern Small_semi-regular

Origin Cultivated

Designations

Landscape/planning

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

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

Landform gently undulating and sloping to stream

Landcover mixed residential, garden areas, farmstead and paddocks

Field boundaries

Type	Hedgerows <input type="checkbox"/>	Hedgebanks <input checked="" type="checkbox"/>	Stone walls <input checked="" 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 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 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 diverse residential and farm buildings at low density

Other built features pumping station

Presence of water streamside character affects much of the area

Scale small or intimate **Sense of enclosure** confined

Diversity complex

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	barns at Home Farm are minor detractor

Intervisibility

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

Comments from approaches to the settlement from the south

Tranquillity

Noise sources roads other

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

Summary medium

Comments whilst highly integrated with the settlement, the low density and mature vegetation creates a medium sense of tranquillity

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

Comments includes gardens and farmsteads, and stream links to wider landscape

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

Setting?

Comments creates a mature and indented edge to the settlement which integrates with rural character of TY05

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments TY05 creates rural context for this small area

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive

Form of edge highly indented

Comments -

Receptors

Receptors

Sensitivity

urban residents

high

roads/rail/cycleways

high

Comments the undeveloped areas are closely associated with existing properties

Other

Other factors

Potential for landscape enhancement

improvement to landscape of Home Farm

Potential mitigation if area potentially suitable for development

development only likely in very small pockets which would need to be carefully designed to reflect the low density and maturity of this part of the settlement