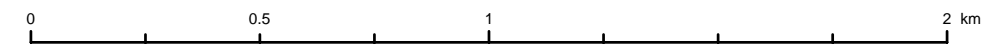


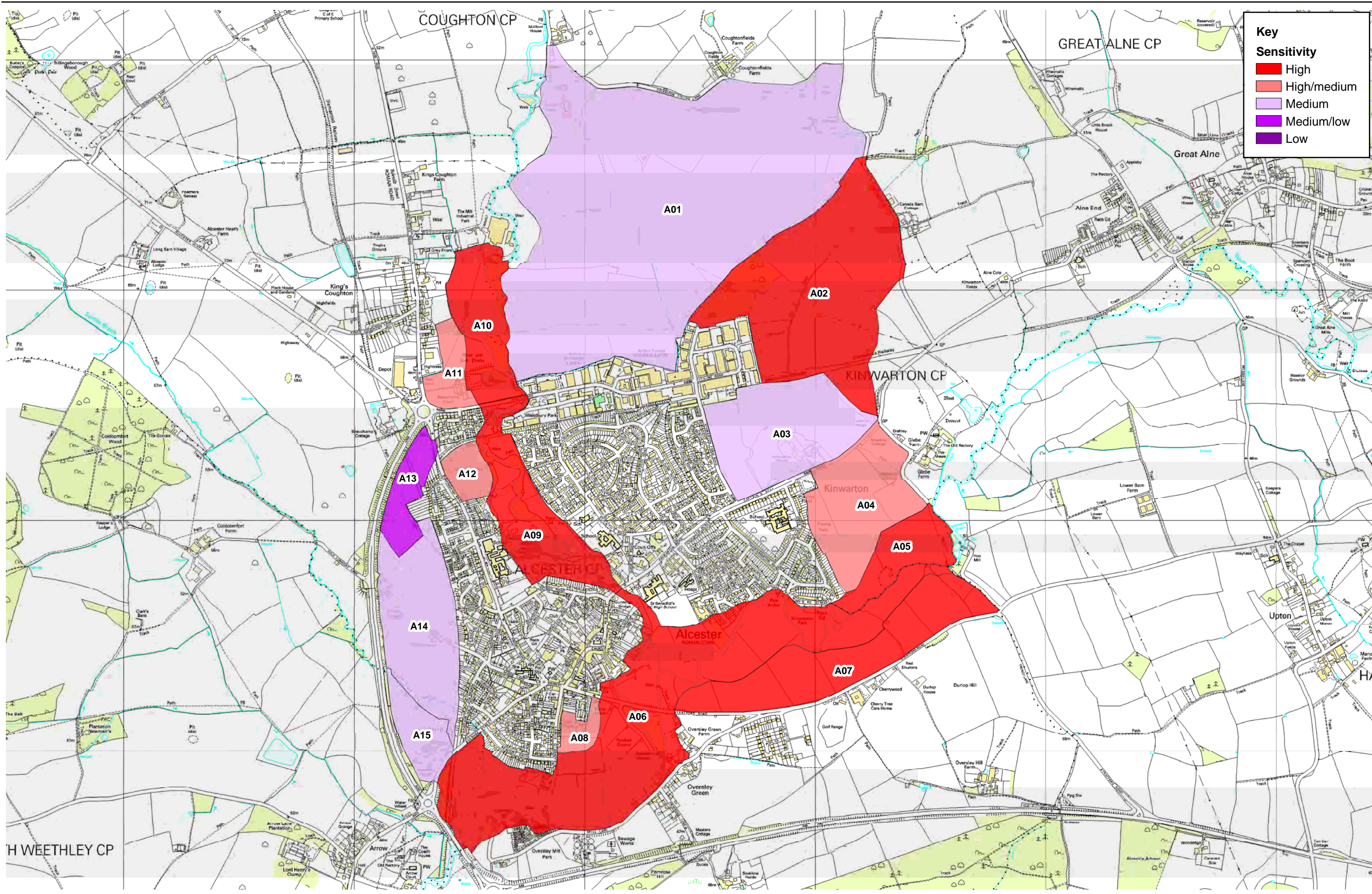
**Key**

- Land Description Units
- Land Cover Parcels/Zones
- Green Belt
- Parks, Gardens and Amenity Greenspaces
- 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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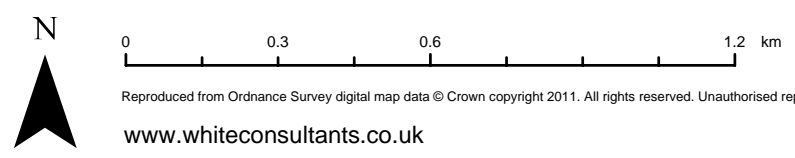
[www.whiteconsultants.co.uk](http://www.whiteconsultants.co.uk)



**Key**

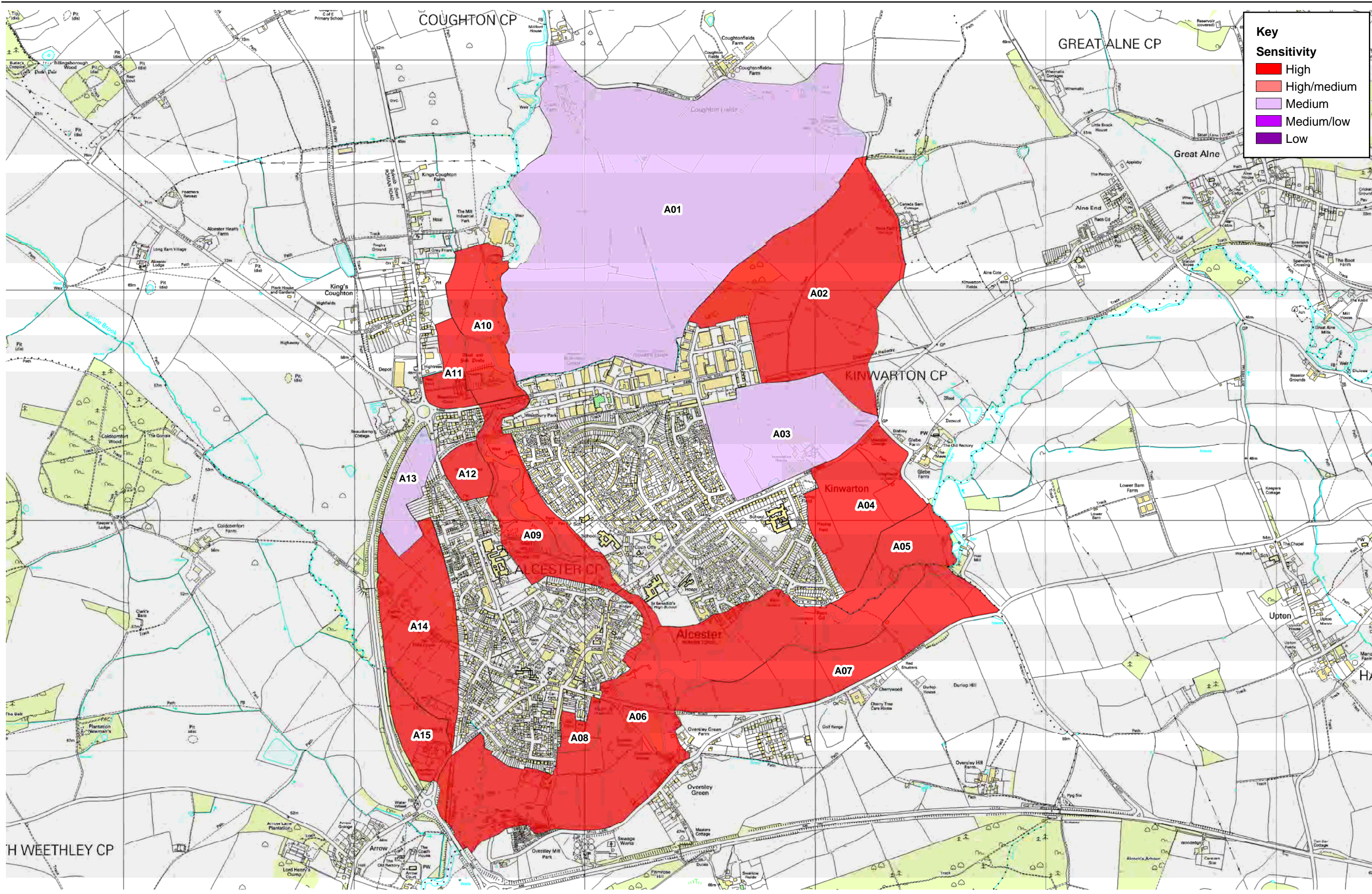
**Sensitivity**

- High
- High/medium
- Medium
- Medium/low
- Low



**Alcester**  
**Landscape Sensitivity to Housing Development**

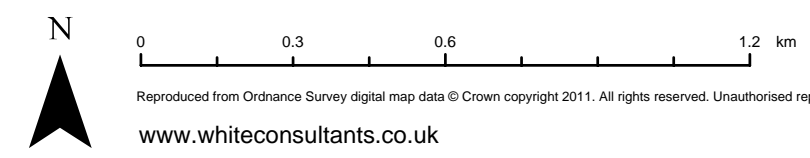
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**Key**

**Sensitivity**

- High
- High/medium
- Medium
- Medium/low
- Low



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LCP/Zone A01

Settlement: Alcester

**Landscape sensitivity to housing development** medium

The zone is gently rolling arable farmland with a well defined network of historic field boundaries and a scattering of hedgerow trees. The area is bounded by the floodplain and tree lined watercourse of the River Arrow to the west and it is intervisible with some low hills to the east. The area has low inherent ecological sensitivity, but there are fairly open views across the area to commercial development (which is a detractor) along the settlement edge to the south. Housing development might be able to be accommodated but would appear isolated adjacent to commercial development.

**Landscape sensitivity to commercial development** medium

The zone is gently rolling arable farmland with a well defined network of historic field boundaries and a scattering of hedgerow trees. The area is bounded by the floodplain and tree lined watercourse of the River Arrow to the west and it is intervisible with some low hills to the east. The area has low inherent ecological sensitivity, but there are fairly open views across the area to commercial development (which is a detractor) along the settlement edge to the south. There is an opportunity for some new commercial development to enhance the existing settlement edge, but this would need to be well designed/sited to mitigate the visual impact of the existing development.

**Landscape characteristics**

---

**LDU level**

**Physiographic** River valleys

**Ground type** Sandy Brown soils

**Land cover** Arable farmlands

**Settlement pattern** Clustered with estate farms

**LDU level**

**Cultural sensitivity** Low

**Ecological sensitivity** Low

**Visual sensitivity** Low

**Land Cover Parcel data**

---

**Land Use** Cropping

**Pattern** Medium/large\_regular

**Origin** Farmland\_planned

**Designations**

---

**Landscape/planning**

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

**Biodiversity**

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

**Historic/archaeology**

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

**Other**

Flood

## Characteristics

**Landform** gently rolling lowland 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** farmstead and roadside dwellings

**Other built features** -

**Presence of water**  River Arrow along part of western edge

**Scale** medium **Sense of enclosure** enclosed

**Diversity** simple

### Skyline

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

**Comments** -

### Key views

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

**Landmarks** - **Detractors** industrial estate

### Intervisibility

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

**Comments** flat land, low hedges and intermittent trees allow moderate intervisibility across the area towards distant hills

### Tranquillity

**Noise sources** industry

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

**Summary** medium

**Comments** visibility of industrial estate impacts on an otherwise tranquil area

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

Corridor?

Comments area apparently managed as part of a wider farmed unit, with PROW linking settlement to wider countryside through industrial estate; area also fringed by floodplain to west

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

Setting?

Comments part of a wider Arrow Valley landscape to north of 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 industrial units are detractors , although these are framed by a wooded skyline when viewed from the north

Receptors

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

Comments main receptors are walkers on PROWs and users of minor road

Other

Other factors

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

provision of space for tree planting (individual and groups of trees) in the development plan

LCP/Zone A02

Settlement: Alcester

**Landscape sensitivity to housing development** high

The zone is rolling mixed farmland with a well defined network of historic field boundaries and scattered hedgerow trees, with a low hill defining the edge of development. This area is prominent in a range of views from lower lying ground to the north and west, as well as from important footpaths such as the Arden/Heart of England Ways, which run along the crest of the hill. Any new housing development would be highly visible and would have an adverse visual impact on the area.

**Landscape sensitivity to commercial development** high

The zone is rolling mixed farmland with a well defined network of historic field boundaries and scattered hedgerow trees, with a low hill defining the edge of development. This area is prominent in a range of views from lower lying ground to the north and west, as well as from important footpaths such as the Arden/Heart of England Ways, which run along the crest of the hill. Large buildings associated with any new commercial development would be difficult to accommodate on the slopes and would be highly visible and would have an adverse visual impact on the area.

**Landscape characteristics**

---

**LDU level**

**Physiographic** Soft rock lowlands

**Ground type** Loamy Brown soils

**Land cover** Arable farmlands

**Settlement pattern** Clustered with small farms

**LDU level**

**Cultural sensitivity** Moderate

**Ecological sensitivity** Low

**Visual sensitivity** Moderate

**Land Cover Parcel data**

---

**Land Use** Cropping

**Pattern** Medium/large\_regular

**Origin** Farmland\_planned

**Designations**

---

**Landscape/planning**

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

**Biodiversity**

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

**Historic/archaeology**

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

**Other**

Flood

## Characteristics

**Landform** low rolling hill

**Landcover** mixed farmland

### Field boundaries

**Type** Hedgerows  Hedgebanks  Stone walls  Wet ditches

**Species** Thorn  Elm  Mixed  Ancient

**Condition** Good  Poor  Redundant  Relic

**Management** Trimmed  Outgrown  Mixed

### Hedge/Stream Trees

**Extent** Dense  Scattered  Insignificant  None

**Age of mixture** Mixed Age  Overmature  Immature

### Other Trees

**Extent** Prominent  Apparent  Insignificant  None

**Age of mixture** Mixed Age  Overmature  Immature

### Patch Survival

**Extent** Widespread  Localised  Relic

**Management** Intense  Traditional  Neglected

### Ecological corridors

**Condition** Intact  Declining  Fragmented

### Intensity of Use

**Impact** High  Moderate  Low

### Pattern

**Settlement pattern** none

**Other built features** -

**Presence of water**  n/a

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

**Diversity** simple

### Skyline

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

**Comments** distinct rounded low hill to the east of industrial estate

### Key views

**To settlement** False

**Landmarks** -

**From settlement** False

**Detractors**

the industrial estate forms an abrupt, unmitigated edge with a large, prominent building

### Intervisibility

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

**Comments** area is widely visible as it rises above surrounding valley floor to north and west

### Tranquillity

**Noise sources** industry

**Views of development** one side 180

**Presence of people** frequent

**Summary** medium

**Comments** the edge of the industrial estate is highly visible to the west and reduces any



sense of tranquillity, although over the hill to the east the area is more tranquil

---

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

**Corridor?**

**Comments** part of a wider farmed unit, with long distance trails linking settlement to wider countryside

---

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

**Setting?**

**Comments** the hill forms an important visual stop and screen to development from wider views to the east

---

**Are adjacent assessed areas mutually reliant...**

... visually?

...functionally?

**Comments** the hill in A03 to the south performs a similar function as a visual stop to development

---

**Settlement edge**

**Pre C20 edge**

**C20-21 edge**

**Nature of edge** negative

**Form of edge** smooth/linear

**Comments** industrial units are visual detractors, especially where they rise onto the lower part of the hill, although they are still beneath the skyline in views from the east

---

**Receptors**

**Receptors**

**Sensitivity**

long distance/public footpaths

high

high

**Comments** main receptors are users of the long distance trails

**Other**

---

**Other factors**

Potential for landscape enhancement

-

---

Potential mitigation if area potentially suitable for development

-

**Landscape sensitivity to housing development** medium

The zone is rolling mixed farmland with a well defined network of historic field boundaries and scattered hedgerow trees, rising to a low hill in the centre of the area. This area retains some semi-improved grassland of moderate ecological sensitivity and there are fairly open views from the summit of the low hill along which runs the Heart of England/Arden Ways. The field at the lower lying western end of the hill, however, is screened from easterly views by the hill. This site, which is enclosed by existing development on three sides, has potential for new housing development. Any such development should make use of the strong hedgerow defining the eastern side of the field and opportunities should be sought to strengthen the existing tree cover along this boundary.

**Landscape sensitivity to commercial development** medium

The zone is rolling mixed farmland with a well defined network of historic field boundaries and scattered hedgerow trees, rising to a low hill in the centre of the area. This area retains some semi-improved grassland of moderate ecological sensitivity and there are fairly open views from the summit of the low hill along which runs the Heart of England/Arden Ways. The field at the lower lying western end of the hill, however, is screened from easterly views by the hill. This site, which is enclosed by existing development on three sides, may have potential for some new commercial development at the northern end of this site, adjacent to the existing industrial park. Any such development should make use of the strong hedgerow defining the eastern side of the field and opportunities should be sought to strengthen the existing tree cover along this boundary.

**Landscape characteristics**


---

	<b>LDU level</b>
<b>Physiographic</b>	Soft rock lowlands
<b>Ground type</b>	Loamy Brown soils
<b>Land cover</b>	Ancient wooded farmlands
<b>Settlement pattern</b>	Clustered with small farms
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Moderate
<b>Ecological sensitivity</b>	Low
<b>Visual sensitivity</b>	Moderate

**Land Cover Parcel data**


---

<b>Land Use</b>	Pastoral
<b>Pattern</b>	Relic parkland
<b>Origin</b>	Farmland_planned

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

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

**Biodiversity**

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

**Historic/archaeology**

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

**Other**

Flood

## Characteristics

**Landform** low rolling hill

**Landcover** mixed farmland

### Field boundaries

**Type** Hedgerows  Hedgebanks  Stone walls  Wet ditches

**Species** Thorn  Elm  Mixed  Ancient

**Condition** Good  Poor  Redundant  Relic

**Management** Trimmed  Outgrown  Mixed

### Hedge/Stream Trees

**Extent** Dense  Scattered  Insignificant  None

**Age of mixture** Mixed Age  Overmature  Immature

### Other Trees

**Extent** Prominent  Apparent  Insignificant  None

**Age of mixture** Mixed Age  Overmature  Immature

### Patch Survival

**Extent** Widespread  Localised  Relic

**Management** Intense  Traditional  Neglected

### Ecological corridors

**Condition** Intact  Declining  Fragmented

### Intensity of Use

**Impact** High  Moderate  Low

### Pattern

**Settlement pattern** large country house

**Other built features** -

**Presence of water**  n/a

**Scale** medium **Sense of enclosure** enclosed

**Diversity** simple

### Skyline

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

**Comments** rounded hill to north and east of settlement edge with trig point

### Key views

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

**Landmarks** Kinwarton House in wooded ground on hilltop **Detractors** -

### Intervisibility

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

**Comments** area is widely visible as it rises above surrounding valley floor to west and lower slopes to south

### Tranquillity

**Noise sources** roads industry

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

**Summary** medium

**Comments** industrial estate and edges to housing are highly visible, while B4089 to south reduces tranquillity further

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

Corridor?

Comments part of a wider farmed unit, with long distance trails linking settlement to wider countryside

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

Setting?

Comments the hill forms an important visual stop and screen to development from wider views to the east

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments the hill in A02 to the north performs a similar function as a visual stop to development

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge moderately indented

Comments industrial units are visual detractors, while the housing to the west is a homogenous estate of limited merit, only slightly softened by vegetation

Receptors

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

Comments main receptors are users of the long distance trails, especially from the trig point which is a natural stopping point, plus users of the B4089 approaching the settlement from the east

Other

Other factors

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone A04

Settlement: Alcester

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

The zone is gently rolling lowland/valley side rising slightly to the north, comprising mixed farmland and school playing fields. The roadside hedgerows are thick, but elsewhere they are thin and gappy and combined with the sparsity of trees the landscape appears relatively open. The area thus has a low inherent ecological and cultural sensitivity, but its openness makes it visually sensitive. The existing residential settlement edge is poor. The area acts as a gap between the settlement and Kinwarton and this should not be eroded. Housing development would tend to close the gap and should be avoided but the settlement edge could be improved by tree planting on its eastern edge.

**Landscape sensitivity to commercial development** high

The zone is gently rolling lowland/valley side rising slightly to the north, comprising mixed farmland and school playing fields. The roadside hedgerows are thick, but elsewhere they are thin and gappy and combined with the sparsity of trees the landscape appears relatively open. The area thus has a low inherent ecological and cultural sensitivity, but its openness makes it visually sensitive. The existing residential settlement edge is poor. The area acts as a gap between the settlement and Kinwarton and this should not be eroded. Commercial development would be inappropriate in this rural location close to housing.

**Landscape characteristics**

---

**LDU level**

**Physiographic** Soft rock vales & valleys

**Ground type** Loamy Brown soils

**Land cover** Pastoral farmlands

**Settlement pattern** Clustered with small farms

**LDU level**

**Cultural sensitivity** Moderate

**Ecological sensitivity** Low

**Visual sensitivity** Low

**Land Cover Parcel data**

---

**Land Use** Cropping

**Pattern** Large\_semi-regular

**Origin** Farmland\_piecemeal

**Designations**

---

**Landscape/planning**

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

**Biodiversity**

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

**Historic/archaeology**

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

**Other**

Flood

## Characteristics

**Landform** gently rolling lowland

**Landcover** mixed farmland

### Field boundaries

**Type** Hedgerows  Hedgebanks  Stone walls  Wet ditches

**Species** Thorn  Elm  Mixed  Ancient

**Condition** Good  Poor  Redundant  Relic

**Management** Trimmed  Outgrown  Mixed

### Hedge/Stream Trees

**Extent** Dense  Scattered  Insignificant  None

**Age of mixture** Mixed Age  Overmature  Immature

### Other Trees

**Extent** Prominent  Apparent  Insignificant  None

**Age of mixture** Mixed Age  Overmature  Immature

### Patch Survival

**Extent** Widespread  Localised  Relic

**Management** Intense  Traditional  Neglected

### Ecological corridors

**Condition** Intact  Declining  Fragmented

### Intensity of Use

**Impact** High  Moderate  Low

### Pattern

**Settlement pattern** roadside dwellings

**Other built features** -

**Presence of water**  n/a

**Scale** medium **Sense of enclosure** enclosed

**Diversity** simple

### Skyline

**Prominence/ importance** n/a

**Complexity**

**Comments** -

### Key views

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

**Landmarks** - **Detractors** -

### Intervisibility

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

**Comments** valley side intervisible with valley floor and opposite side of valley to the south

### Tranquillity

**Noise sources** roads

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

**Summary** medium

**Comments** essentially a rural area, but affected by views of housing, playing fields and presence of B road

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

Corridor?

Comments mostly part of a wider farmed unit, but small area used as school playing fields

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

Setting?

Comments rural countryside to east of settlement separating Alcester from Kinwarton

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 limited vegetation to mitigate impact of residential estate edge

Receptors

Receptors

Sensitivity

roads/rail/cycleways

medium

urban residents

medium

long distance/public footpaths

high

rural residents

high

Comments main receptors are users of the B4089 approaching from the east, PROW users and residents to east and west

Other

Other factors

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

provision of space for tree planting (individual and groups of trees) along the new settlement edge

LCP/Zone A05

Settlement: Alcester

**Landscape sensitivity to housing development** high

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

**Landscape sensitivity to commercial development** high

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

**Landscape characteristics**

---

**LDU level**

**Physiographic** River valleys

**Ground type** Wet meadowland

**Land cover** Pastoral farmlands

**Settlement pattern** Meadowland on large estates

**LDU level**

**Cultural sensitivity** Low

**Ecological sensitivity** High

**Visual sensitivity** Moderate

**Land Cover Parcel data**

---

**Land Use** Pastoral

**Pattern** Large\_semi-regular

**Origin** Meadowland

**Designations**

---

**Landscape/planning**

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

**Biodiversity**

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

**Historic/archaeology**

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

**Other**

Flood



## Characteristics

**Landform** river floodplain

**Landcover** permanent pasture

### Field boundaries

**Type** Hedgerows  Hedgebanks  Stone walls  Wet ditches

**Species** Thorn  Elm  Mixed  Ancient

**Condition** Good  Poor  Redundant  Relic

**Management** Trimmed  Outgrown  Mixed

### Hedge/Stream Trees

**Extent** Dense  Scattered  Insignificant  None

**Age of mixture** Mixed Age  Overmature  Immature

### Other Trees

**Extent** Prominent  Apparent  Insignificant  None

**Age of mixture** Mixed Age  Overmature  Immature

### Patch Survival

**Extent** Widespread  Localised  Relic

**Management** Intense  Traditional  Neglected

### Ecological corridors

**Condition** Intact  Declining  Fragmented

### Intensity of Use

**Impact** High  Moderate  Low

### Pattern

**Settlement pattern** none

**Other built features** -

**Presence of water**  River Alne

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

**Comments** intervisible with valley sides

### Tranquillity

**Noise sources** -

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

**Summary** high/medium

**Comments** the presence of the river and a rural character away from busy roads, makes this a tranquil landscape, marred only by occasional views of the settlement edge

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

Corridor?

Comments floodplain managed as part of a wider farmed unit with PROW passing through area, while river acts as an ecological corridor

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

Setting?

Comments part of a green rural corridor, associated with the river valley floor, passing to the south of the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments part of the river valley floodplain and green rural corridor

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments only one house, with a well vegetated garden on the edge the settlement, abuts the area

Receptors

Receptors	Sensitivity
long distance/public footpaths	high
urban residents	high

Comments main receptors are PROW users and adjacent urban residents

Other

Other factors

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone A06

Settlement: Alcester

**Landscape sensitivity to housing development** high

This zone forms part of a pastoral, river valley landscape, associated with the flat, alluvial floodplains of the River Arrow and the River Alne. Although only patches of unimproved wet grassland vegetation now remain, the river Alne still retains a diverse profile, with many meanders, gravel shallows and steep river banks, which contribute to a biologically rich riverside habitat. Both rivers are prone to flooding after prolonged periods of heavy rainfall, when much of the valley floor can be inundated by water. The area acts as a very positive southern limit to the town, helping to define its character and providing a very positive introduction on the southern and western approaches. Alcester Roman Town SAM lies partly on the valley floor. The zone is thus highly sensitive to any new residential development.

**Landscape sensitivity to commercial development** high

This zone forms part of a pastoral, river valley landscape, associated with the flat, alluvial floodplains of the River Arrow and the River Alne. Although only patches of unimproved wet grassland vegetation now remain, the river Alne still retains a diverse profile, with many meanders, gravel shallows and steep river banks, which contribute to a biologically rich riverside habitat. Both rivers are prone to flooding after prolonged periods of heavy rainfall, when much of the valley floor can be inundated by water. The area acts as a very positive southern limit to the town, helping to define its character and providing a very positive introduction on the southern and western approaches. Alcester Roman Town SAM lies partly on the valley floor. The zone is thus highly sensitive to any new commercial development.

**Landscape characteristics**

---

**LDU level**

**Physiographic** River valleys

**Ground type** Wet meadowland

**Land cover** Pastoral farmlands

**Settlement pattern** Meadowland on large estates

**LDU level**

**Cultural sensitivity** Low

**Ecological sensitivity** High

**Visual sensitivity** Moderate

**Land Cover Parcel data**

---

**Land Use** Pastoral

**Pattern** Large\_regular

**Origin** Meadowland

**Designations**

---

**Landscape/planning**

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

**Biodiversity**

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

**Historic/archaeology**

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

**Other**

Flood

## Characteristics

---

**Landform** river floodplain

**Landcover** permanent pasture, open spaces

### 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** historic dwellings and settlement edges along fringe of area

**Other built features** old mill

**Presence of water**  Rivers Alne and Arrow

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

**Diversity** diverse

### Skyline

---

**Prominence/ importance** n/a

**Complexity**

**Comments** -

### Key views

---

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

**Landmarks** St. Nicholas church tower in views across valley floor **Detractors** mobile home park to south of river

### Intervisibility

---

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

**Comments** though low lying and enclosed in parts, the valley floor is visible from the Stratford road, from housing on the settlement edge and from PROWs

### Tranquillity

---

**Noise sources** roads

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

**Summary** medium

**Comments** although an intrinsically tranquil landscape, the proximity of the settlement edge and presence of the Stratford Road, along with the extensive public access in places, all reduce the overall tranquillity of the area

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

Corridor?

Comments the river acts as an ecological corridor; the floodplain is managed both for farming and in places for informal access and sport; a number of PROWs link the settlement with the countryside

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

Setting?

Comments this area provides a river valley setting to the older part of the settlement, as well as forming a green corridor separating Alcester from Oversley Green. It forms a positive introduction to the settlement from the south and west.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments part of the river valley floodplain and green rural corridor

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments the settlement edge varies in character, working best where it is softened by trees, or where it faces the valley floor. Some recent estate housing to the west is more detractive

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

urban residents

high

rural residents

high

roads/rail/cycleways

medium

Comments main receptors are users of the PROWs and open spaces within the valley floor, along with adjacent residents and users of the Stratford Road approaching the town from the east

Other

Other factors

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone A07

Settlement: Alcester

**Landscape sensitivity to housing development** high

The zone is a gently rolling arable landscape with a strong regular hedgerow network forming the lower valley sides of River Alne. It forms part of the separation between the Alcester and Oversley Green. The zone has a strong rural character which is very apparent when approaching Alcester along the Stratford Road, which runs along the southern edge of the area. This impression is reinforced by the fact that Alcester is situated entirely to the north of the river Alne and any expansion of the town to the south of the river would strongly detract from this rural character. Housing development is therefore inappropriate.

**Landscape sensitivity to commercial development** high

The zone is a gently rolling arable landscape with a strong regular hedgerow network forming the lower valley sides of River Alne. It forms part of the separation between the Alcester and Oversley Green. The zone has a strong rural character which is very apparent when approaching Alcester along the Stratford Road, which runs along the southern edge of the area. This impression is reinforced by the fact that Alcester is situated entirely to the north of the river Alne and any expansion of the town to the south of the river would strongly detract from this rural character. Commercial development is therefore inappropriate.

**Landscape characteristics**

---

**LDU level**

**Physiographic** River valleys

**Ground type** Sandy Brown soils

**Land cover** Arable farmlands

**Settlement pattern** Villages and estate farms

**LDU level**

**Cultural sensitivity** Moderate

**Ecological sensitivity** Low

**Visual sensitivity** Low

**Land Cover Parcel data**

---

**Land Use** Cropping

**Pattern** Medium/large\_regular

**Origin** Farmland\_planned

**Designations**

---

**Landscape/planning**

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

**Biodiversity**

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

**Historic/archaeology**

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

**Other**

Flood

## Characteristics

**Landform** gently rolling lowland

**Landcover** arable farmland

### Field boundaries

**Type** Hedgerows  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**  River Alne along part of northern edge

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

**Diversity** simple

### Skyline

**Prominence/ importance** n/a

**Complexity**

**Comments** -

### Key views

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

**Landmarks** St. Nicholas church tower in views across valley floor **Detractors** old garage adjacent to Stratford Road

### Intervisibility

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

**Comments** area intervisible with other valley side and adjoining hills to south

### Tranquillity

**Noise sources** roads

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

**Summary** medium

**Comments** Stratford Road along the southern edge reduces the tranquillity of this otherwise rural area

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

Corridor?

Comments managed as part of a wider farmed units

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

Setting?

Comments acts as part of rural valley setting with a strong east/west visual axis

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments A06 valley floor is reliant on this area remaining open and uncluttered to maintain its visual character

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge

Form of edge

Comments n/a

Receptors

Receptors

roads/rail/cycleways

Sensitivity

medium

medium

Comments main receptors are users of the Stratford Road, although this area is also glimpsed by users of open spaces within the valley floor and by urban residents

Other

Other factors

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-



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

This gently sloping zone is on the edge of the valley floor, partly in floodplain and accommodates well used allotments, permanent pasture and the grounds of new flats. Strong outgrown hedges and trees abut the area to the north along Stratford Road and east. These contribute, with the easterly pasture, to a pleasant rural valley floor approach into the town core from the east. The zone is open to views from the south and the flats appear prominent from the PROW here. The area is entirely within the Alcester Roman settlement SAM and the allotments and flats lie within the Conservation Area. Its location partly on floodplain, on the fringes of the settlement core and key road approach, prominence from the valley floor, part community use and designations means that further housing development is inappropriate.

**Landscape sensitivity to commercial development** high

This gently sloping zone is on the edge of the valley floor, partly in floodplain and accommodates well used allotments, permanent pasture and the grounds of new flats. Strong outgrown hedges and trees abut the area to the north along Stratford Road and east. These contribute, with the easterly pasture, to a pleasant rural valley floor approach into the town core from the east. The zone is open to views from the south and the flats appear prominent from the PROW here. The area is entirely within the Alcester Roman settlement SAM and the allotments and flats lie within the Conservation Area. Its location partly on floodplain, on the fringes of the settlement core and key road approach, prominence from the valley floor, part community use and designations means that commercial development would be highly disruptive and out of character.

**Landscape characteristics**


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	<b>LDU level</b>
<b>Physiographic</b>	River valleys
<b>Ground type</b>	Sandy Brown soils
<b>Land cover</b>	Urban
<b>Settlement pattern</b>	Urban
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Urban
<b>Ecological sensitivity</b>	Urban
<b>Visual sensitivity</b>	Urban

**Land Cover Parcel data**


---

<b>Land Use</b>	Mixed farming
<b>Pattern</b>	Small_regular
<b>Origin</b>	Farmland_piecemeal

**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 valley edge

**Landcover** permanent pasture, allotments and grounds of flat development

### Field boundaries

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

### Hedge/Stream Trees

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

### Other Trees

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

### Patch Survival

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

### Ecological corridors

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

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

**Settlement pattern** none

**Other built features** allotment sheds and fencing

**Presence of water**  n/a

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

**Diversity** diverse

### Skyline

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

**Comments** trees and hedges in area act as local skyline when viewed from valley floor to the south

### Key views

<b>To settlement</b> False	<b>From settlement</b> False
<b>Landmarks</b> -	<b>Detractors</b> new flats are strong high features for settlement edge

### Intervisibility

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

**Comments** while enclosed the zone is on the Stratford Road and visible from the valley floor to the south

### Tranquillity

**Noise sources** roads

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

**Summary** medium/low

**Comments** the area is well used directly adjacent to the settlement edge mitigated only by some trees and a feeling that it is related to the green valley floor

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

Corridor?

Comments eastern part in floodplain; allotments form a well used community resource; pasture apparently managed as part of wider farm unit

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

Setting?

Comments part of green valley visual corridor visually which contributes to attractive approach to settlement from 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 moderately indented

Comments the settlement edge is slightly hard edged in parts without sufficient mitigation from vegetation

Receptors

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

Comments the main receptors are users of the road approaches on Stratford Road and PROW /open space users in the valley floor

Other

Other factors in Green Belt

Potential for landscape enhancement

plant trees to help screen /filter new flats from valley floor views and look to replace poplars on eastern boundary with native species trees over time

Potential mitigation if area potentially suitable for development

-

LCP/Zone A09

Settlement: Alcester

**Landscape sensitivity to housing development** high

This flat valley floor zone, mostly in the floodplain of the River Arrow, runs through the centre of the settlement separating the older part of the town to the west from the new to the east. It comprises well used and managed amenity space to the east and north west and permanent grazed pasture to the west, part of which is a scheduled ancient monument [Alcester Abbey- with no visible remains] and part of which is the River Arrow local nature reserve. The river has a winding natural course and strong riparian tree cover and with other trees and hedgerows on boundaries strongly enclose the area screening the settlement edge and acting as a setting for the town including Gunners Bridge to the south. Overall the area is either a valuable community resource or provides a rural setting for a SAM. It is therefore highly sensitive and unsuitable for housing development.

**Landscape sensitivity to commercial development** high

This flat valley floor zone, mostly in the floodplain of the River Arrow, runs through the centre of the settlement separating the older part of the town to the west from the new to the east. It comprises well used and managed amenity space to the east and north west and permanent grazed pasture to the west, part of which is a scheduled ancient monument [Alcester Abbey- with no visible remains] and part of which is the River Arrow local nature reserve. The river has a winding natural course and strong riparian tree cover and with other trees and hedgerows on boundaries strongly enclose the area screening the settlement edge and acting as a setting for the town including Gunners Bridge to the south. Overall the area is either a valuable community resource or provides a rural setting for a SAM. It is therefore highly sensitive and unsuitable for commercial development.

**Landscape characteristics**

---

**LDU level**

**Physiographic** River valleys

**Ground type** Wet meadowland

**Land cover** Pastoral farmlands

**Settlement pattern** Meadowland on large estates

**LDU level**

**Cultural sensitivity** Urban

**Ecological sensitivity** High

**Visual sensitivity** Urban

**Land Cover Parcel data**

---

**Land Use** Urban-resident

**Pattern** Medium/large\_regular

**Origin** Meadowland

**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 valley floor

**Landcover** permanent pasture and amenity space

### 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** play area equipment

**Presence of water**  River Arrow and pond to the west

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

**Diversity** diverse

### Skyline

**Prominence/ importance** not applicable

**Complexity**

**Comments** -

### Key views

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

**Landmarks** - **Detractors** -

### Intervisibility

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

**Comments** the area is highly enclosed by trees

### Tranquillity

**Noise sources** people

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

**Summary** medium/low

**Comments** the area is relatively tranquil and well screened from development but is also well used by walkers and users of the amenity spaces

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

---

Corridor?

Comments floodplain; PROW links the core of the settlement with the wider countryside; western area managed as part of wider farm unit/s; area used for informal recreation and as amenity space which is an essential community resource;

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

---

Setting?

Comments strong green corridor into settlement and setting for SAM

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments floodplain and river ecological corridor continues north and south and PROW continues north to open countryside

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge highly indented

Comments the settlement is well screened on both sides and not widely visible

Receptors

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

Comments main receptors are users of the amenity space and footpaths

Other

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Other factors -

Potential for landscape enhancement

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-

Potential mitigation if area potentially suitable for development

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-

LCP/Zone A10

Settlement: Alcester

**Landscape sensitivity to housing development** high

The zone comprises the flat River Arrow valley floor, mostly floodplain, which is permanent pasture to the south, arable land to the north and a strong riparian woodland along the natural winding river course to the east. The area is generally well screened by trees and outgrown hedge cover. The listed Beauchamp Court lies to the west and its associated SAM including pond runs into the zone. PROWs run up the valley floor to the east and west and the commercial estate access road runs to the south. The area's sensitivity lies in its role as floodplain, its ecological and recreational value along the river corridor, its visual interest and its role as part of the setting for the SAM. Housing development is therefore considered inappropriate in this area.

**Landscape sensitivity to commercial development** high

The zone comprises the flat River Arrow valley floor, mostly floodplain, which is permanent pasture to the south, arable land to the north and a strong riparian woodland along the natural winding river course to the east. The area is generally well screened by trees and outgrown hedge cover. The listed Beauchamp Court lies to the west and its associated SAM including pond runs into the zone. PROWs run up the valley floor to the east and west and the commercial estate access road runs to the south. The area's sensitivity lies in its role as floodplain, its ecological and recreational value along the river corridor, its visual interest and its role as part of the setting for the SAM. Commercial development is therefore considered inappropriate in this area.

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** Low

**Ecological sensitivity** High

**Visual sensitivity** Moderate

Land Cover Parcel data

---

**Land Use** Cropping

**Pattern** Med/large\_semi-regul

**Origin** Meadowland

Designations

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**Landscape/planning**

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

**Biodiversity**

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

**Historic/archaeology**

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

**Other**

Flood

Characteristics

---

**Landform** flat valley floor

**Landcover** permanent pasture [some with ridge and furrow], arable land and riparian woodland

Field boundaries

<b>Type</b>	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
<b>Species</b>	Thorn <input type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
<b>Condition</b>	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	
<b>Hedge/Stream Trees</b>				
<b>Extent</b>	Dense <input checked="" type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	
<b>Other Trees</b>				
<b>Extent</b>	Prominent <input checked="" type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	
<b>Patch Survival</b>				
<b>Extent</b>	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>	
<b>Management</b>	Intense <input type="checkbox"/>	Traditional <input checked="" type="checkbox"/>	Neglected <input type="checkbox"/>	
<b>Ecological corridors</b>				
<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>	
<b>Intensity of Use</b>				
<b>Impact</b>	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>	
<b>Pattern</b>				
<b>Settlement pattern</b>	none			
<b>Other built features</b>	timber pole power lines			
<b>Presence of water</b>	<input type="checkbox"/> River Arrow and pond to west			
<b>Scale</b>	small/medium	<b>Sense of enclosure</b>	enclosed	
<b>Diversity</b>	simple			
<b>Skyline</b>				
<b>Prominence/ importance</b>	not applicable		<b>Complexity</b>	
<b>Comments</b> -				
<b>Key views</b>				
<b>To settlement</b>	False		<b>From settlement</b>	False
<b>Landmarks</b>			<b>Detractors</b>	commercial edge to the east
<b>Intervisibility</b>				
<b>Site observation</b>	low	<b>...to key features</b>	<input checked="" type="checkbox"/>	<b>...from key place</b> <input checked="" type="checkbox"/>
<b>Comments</b> the area is generally well enclosed with limited views in and out				
<b>Tranquillity</b>				
<b>Noise sources</b>	roads			
<b>Views of development</b>	some		<b>Presence of people</b>	infrequent
<b>Summary</b> medium				
<b>Comments</b> the area lies close to the urban edge and so there is the sound of roads as well as glimpses of development which reduce its otherwise tranquil feeling				
<b>Functional relationship of area with settlement, wider landscape or adjacent assessed area</b>				
<b>Corridor?</b> <input checked="" type="checkbox"/>				
<b>Comments</b> floodplain; PROW link the settlement with wider countryside; managed as part of wider farm unit/s				
<b>Visual relationship of area with settlement, wider landscape or adjacent assessed area</b>				
<b>Setting?</b> <input checked="" type="checkbox"/>				



**Comments** part of green corridor running out of the urban area; contributes to setting of Beauchamp Court

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** floodplain and river ecological corridor continues north and south and PROW continues south into settlement

Settlement edge

---

Pre C20 edge  C20-21 edge

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

**Comments** commercial development screened by riparian corridor vegetation

Receptors

---

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

**Comments** the main receptors are users of PROW up the valley and nearby residents

Other

---

**Other factors**

Potential for landscape enhancement

---

reinstate pastoral farmland to the north if possible

Potential mitigation if area potentially suitable for development

---

-

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

The zone comprises of flat, edge of valley floor land used for permanent pasture and grassland and visually focussed on the listed farm house at Beauchamp Court which also is a SAM. This fine red brick building is set back from the road, facing the A435 [Ryknild Street] with a straight access drive through grassland. The pasture to the north is ridge and furrow and a PROW crosses it to link into the wider countryside to the north. Though close to development and roads the area is relatively well screened from it although it is noisy towards the south. The zone acts as a green buffer between Alcester to the south and ribbon development in Kings Coughton to the north. This combined with its intrinsic sensitivities make the area unsuitable for housing development.

**Landscape sensitivity to commercial development** high

The zone comprises of flat, edge of valley floor land used for permanent pasture and grassland and visually focussed on the listed farm house at Beauchamp Court which also is a SAM. This fine red brick building is set back from the road, facing the A435 [Ryknild Street] with a straight access drive through grassland. The pasture to the north is ridge and furrow and a PROW crosses it to link into the wider countryside to the north. Though close to development and roads the area is relatively well screened from it although it is noisy towards the south. The zone acts as a green buffer between Alcester to the south and ribbon development in Kings Coughton to the north. This combined with its intrinsic sensitivities make the area unsuitable for commercial development.

**Landscape characteristics****LDU level****Physiographic** Soft rock lowlands**Ground type** Loamy Brown soils**Land cover** Ancient wooded farmlands**Settlement pattern** Dispersed with large estates**LDU level****Cultural sensitivity** Moderate**Ecological sensitivity** Moderate**Visual sensitivity** Low**Land Cover Parcel data****Land Use** Pastoral**Pattern** Small/medium\_regular**Origin** Farmland\_piecemeal**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 valley floor

**Landcover** permanent pasture- some ridge and furrow, grassland and listed building

### Field boundaries

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

### Hedge/Stream Trees

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

### Other Trees

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

### Patch Survival

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

### Ecological corridors

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

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

**Settlement pattern** Beauchamp Court

**Other built features** associated traditional farm buildings

**Presence of water**  pond

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

**Diversity** diverse

### Skyline

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

**Comments** -

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	Beauchamp Court farmhouse	<b>Detractors</b>	roundabout to the south west

### Intervisibility

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

**Comments** the area is generally well enclosed with limited views in and out

### Tranquillity

**Noise sources** roads

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

**Summary** medium/low

**Comments** the area lies close to the urban edge and bounded by roads to the south/south west which reduce its otherwise tranquil feeling although this increases to the north east

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

---

Corridor?

Comments PROW link the settlement with wider countryside; managed as part of wider farm unit/s

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

---

Setting?

Comments part of green corridor running out of the urban area; contributes to setting of Beauchamp Court; forms part of the green gap between Alcester and King's Coughton

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments linked closely to A10, the valley floor to the east

Settlement edge

---

Pre C20 edge

C20-21 edge

Nature of edge neutral

Form of edge smooth/linear

Comments the settlement edge is generally well screened by vegetation

Receptors

---

Receptors

Sensitivity

long distance/public footpaths

high

rural residents

high

roads/rail/cycleways

medium/low

urban residents

high/medium

Comments the main receptors are users of the PROW, residents of Beauchamp Court, adjacent residents and road users

Other

---

Other factors

Potential for landscape enhancement

---

grazing of all pastures/grassland; hedge management

Potential mitigation if area potentially suitable for development

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-

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

The zone consists of school playing fields set within the settlement, abutting Birmingham Road and running to the River Arrow corridor. Mature trees and vegetation line the PROW on the dismantled railway line to the north and these along with the riparian vegetation form strong green boundaries and enclosure to the area. The playing fields perform a valuable community function complementing the green river corridor and the main northern road approach to the town. Housing development would be inappropriate.

**Landscape sensitivity to commercial development** high

The zone consists of school playing fields set within the settlement, abutting Birmingham Road and running to the River Arrow corridor. Mature trees and vegetation line the PROW on the dismantled railway line to the north and these along with the riparian vegetation form strong green boundaries and enclosure to the area. The playing fields perform a valuable community function complementing the green river corridor and the main northern road approach to the town. Commercial development would be inappropriate.

**Landscape characteristics**


---

	<b>LDU level</b>
<b>Physiographic</b>	River valleys
<b>Ground type</b>	Sandy Brown soils
<b>Land cover</b>	Urban
<b>Settlement pattern</b>	Urban
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Urban
<b>Ecological sensitivity</b>	Urban
<b>Visual sensitivity</b>	Urban

---

<b>Land Cover Parcel data</b>	
<b>Land Use</b>	Urban-amenity
<b>Pattern</b>	n/a
<b>Origin</b>	Farmland_piecemeal

**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 valley floor

**Landcover** playing fields and tree belts

### Field boundaries

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

### Hedge/Stream Trees

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

### Other Trees

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

### Patch Survival

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

### Ecological corridors

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

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

**Settlement pattern** none

**Other built features** pavilion, high ball stop fencing

**Presence of water**  River Arrow adjacent

**Scale** medium                      **Sense of enclosure** framed

**Diversity** simple

### Skyline

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

### Key views

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

### Intervisibility

<b>Site observation</b>	medium	<b>...to key features</b>	<input type="checkbox"/>	<b>...from key place</b>	<input type="checkbox"/>
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**Comments** though enclosed on three sides the area is visible from/abuts the Birmingham Road - the northern settlement approach

### Tranquillity

<b>Noise sources</b>	roads	<b>people</b>	
<b>Views of development</b>	many 270	<b>Presence of people</b>	frequent

**Summary** medium/low

**Comments** with housing adjacent and visible and used as playing fields the area lacks significant tranquillity

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

Comments PROW link along old railway line across the settlement; area used for school playing fields which are a useful community resource

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

Setting?

Comments contributes to green valley corridor and brings this out to Birmingham Road

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 estate housing edge mitigated by vegetation

Receptors

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

Comments main receptors are users of PROW on the northern edge of the zone and in the amenity space to the east; also users of Birmingham Road and adjacent residents

Other

Other factors -

Potential for landscape enhancement

avenue trees eg limes on Birmingham Road frontage

Potential mitigation if area potentially suitable for development

-

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

The zone comprises relatively flat arable fields bordered by gappy outgrown hedgerows and scrub on a dismantled railway line. The area is bordered to the west/north by the A435 bypass in a shallow vegetated cutting, hiding vehicles from view in summer. The residential edge to the west is mitigated by vegetated long gardens. A little used PROW crosses the area theoretically linking to the countryside over the bypass. The Roebuck Inn, a listed building faces the zone across the Birmingham Road. This area, enclosed by the bypass and housing and lacking tranquillity and intrinsic sensitivity has potential for housing development providing a high quality entrance/frontage, complementing the Roebuck Inn, is designed off the Birmingham Road. If the area is to be developed as part of a wider area to the south a comprehensive development and design brief would be needed to ensure that the best and most sensitive areas are maintained in a strong landscape infrastructure.

**Landscape sensitivity to commercial development** medium

The zone comprises relatively flat arable fields bordered by gappy outgrown hedgerows and scrub on a dismantled railway line. The area is bordered to the west/north by the A435 bypass in a shallow vegetated cutting, hiding vehicles from view in summer. The residential edge to the west is mitigated by vegetated long gardens. A little used PROW crosses the area theoretically linking to the countryside over the bypass. The Roebuck Inn, a listed building faces the zone across the Birmingham Road. This area, enclosed by the bypass and housing and lacking tranquillity and intrinsic sensitivity has potential for high quality/low office or hotel development providing a high quality entrance/frontage, complementing the Roebuck Inn, is designed off the Birmingham Road. Other commercial uses would be detrimental to the adjacent housing.

**Landscape characteristics**


---

	<b>LDU level</b>
<b>Physiographic</b>	Soft rock lowlands
<b>Ground type</b>	Loamy gleys
<b>Land cover</b>	Ancient wooded farmlands
<b>Settlement pattern</b>	Dispersed with large estates
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Moderate
<b>Ecological sensitivity</b>	Moderate
<b>Visual sensitivity</b>	Low

**Land Cover Parcel data**


---

<b>Land Use</b>	Cropping
<b>Pattern</b>	Large_regular
<b>Origin</b>	Farmland_piecemeal

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

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

**Biodiversity**

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

**Historic/archaeology**

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

**Other**

Flood



## Characteristics

**Landform** very gently rolling/flat

**Landcover** arable

### Field boundaries

**Type** Hedgerows  Hedgebanks  Stone walls  Wet ditches

**Species** Thorn  Elm  Mixed  Ancient

**Condition** Good  Poor  Redundant  Relic

**Management** Trimmed  Outgrown  Mixed

### Hedge/Stream Trees

**Extent** Dense  Scattered  Insignificant  None

**Age of mixture** Mixed Age  Overmature  Immature

### Other Trees

**Extent** Prominent  Apparent  Insignificant  None

**Age of mixture** Mixed Age  Overmature  Immature

### Patch Survival

**Extent** Widespread  Localised  Relic

**Management** Intense  Traditional  Neglected

### Ecological corridors

**Condition** Intact  Declining  Fragmented

### Intensity of Use

**Impact** High  Moderate  Low

### Pattern

**Settlement pattern** none

**Other built features** none

**Presence of water**  n/a

**Scale** medium **Sense of enclosure** framed

**Diversity** simple

### Skyline

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

**Comments** -

### Key views

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

**Landmarks** - **Detractors** -

### Intervisibility

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

**Comments** the zone is generally very enclosed although visible from Birmingham Road

### Tranquillity

**Noise sources** roads

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

**Summary** medium/low

**Comments** the enclosing adjacent bypass and Birmingham Road reduce the tranquillity

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

**Comments** PROW runs through the area theoretically linking to wider landscape

across the bypass though apparently very little used; managed as part of a wider farmed unit

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

---

Setting?

Comments provides a green buffer between the bypass and settlement edge

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 long vegetated gardens soften settlement edge

Receptors

---

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

Comments main receptors would be Roebuck Inn, users of Birmingham Road, adjacent residents and occasional PROW users

Other

---

Other factors -

Potential for landscape enhancement

---

manage hedges and encourage hedgerow trees

Potential mitigation if area potentially suitable for development

---

accommodate PROW in green corridor to better link through to housing and countryside; enhance hedgerows and incorporate into green infrastructure

**Landscape sensitivity to housing development** medium

The zone consists of very gently rolling land falling to the south to the Spittle Brook with its floodplain. The landcover is pastures and abandoned orchard bordered by gappy outgrown hedgerows and scrub and trees on a dismantled railway line. Settlement is limited to scattered roadside dwellings, with The Field House an impressive residence. The area to the south of this house has more mature hedgerow trees than to the north and west and appears well managed as permanent pasture, running down to the river which together create an attractive landscape on the edge of the settlement. The zone is bordered to the west by the busy and noisy A435 bypass mainly in a shallow vegetated cutting, hiding vehicles from view in summer, but still reducing tranquillity. The residential edge to the east is mitigated in parts by the railway line vegetation. Monarch's Way bisects the area and a well used PROW crosses the area to the south both linking the settlement to the countryside across the bypass. The sensitivity of the zone is in the stream corridor and floodplain, the fields between this and Field House with their mature trees and the overgrown orchard which may have some ecological value. Housing development may be acceptable elsewhere in the zone as it is enclosed by the bypass and therefore not widely visible with poorly managed pasture and lacking tranquillity. The sensitive components should be retained as open space, with the fields preferably managed as permanent pasture.

**Landscape sensitivity to commercial development** high

The zone consists of very gently rolling land falling to the south to the Spittle Brook with its floodplain. The landcover is pastures and abandoned orchard bordered by gappy outgrown hedgerows and scrub and trees on a dismantled railway line. Settlement is limited to scattered roadside dwellings, with The Field House an impressive residence. The area to the south of this house has more mature hedgerow trees than to the north and west and appears well managed as permanent pasture, running down to the river which together create an attractive landscape on the edge of the settlement. The zone is bordered to the west by the busy and noisy A435 bypass mainly in a shallow vegetated cutting, hiding vehicles from view in summer, but still reducing tranquillity. The residential edge to the east is mitigated in parts by the railway line vegetation. Monarch's Way bisects the area and a well used PROW crosses the area to the south both linking the settlement to the countryside across the bypass. The sensitivity of the zone is in the stream corridor and floodplain, the fields between this and Field House with their mature trees and the overgrown orchard which may have some ecological value. Commercial development is considered inappropriate here due to its height which might make it more visible and the zone's relationship with existing housing and access.

**Landscape characteristics**


---

	<b>LDU level</b>
<b>Physiographic</b>	Soft rock lowlands
<b>Ground type</b>	Loamy gleys
<b>Land cover</b>	Ancient wooded farmlands
<b>Settlement pattern</b>	Dispersed with large estates
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Moderate
<b>Ecological sensitivity</b>	Moderate
<b>Visual sensitivity</b>	Low
<b>Land Cover Parcel data</b>	
<b>Land Use</b>	Pastoral
<b>Pattern</b>	Small_regular

---

Origin Farmland\_piecemeal

Designations

---

Landscape/planning

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

Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

Historic/archaeology

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

Other

Flood

Characteristics

---

**Landform** very gently rolling valley landform with some floodplain

**Landcover** pasture with some abandoned land- possibly an 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** incremental rural and suburban ribbon development

**Other built features** -

**Presence of water**  Spittle Brook

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

**Diversity** simple

Skyline

---

**Prominence/ importance** not applicable

**Complexity**

**Comments** -

Key views

---

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

**Landmarks** - **Detractors** -

Intervisibility

---

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

Comments the area is generally well enclosed by vegetation along bypass, dismantled railway and hedges

### Tranquillity

---

Noise sources roads

Views of development some Presence of people infrequent

Summary medium/low

Comments the bypass adjacent is busy and noisy and reduces tranquillity as does the adjacent housing and poor management of the area

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

---

Corridor?

Comments

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

---

Setting?

Comments provides a green buffer between the bypass and settlement edge

### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments River Arrow floodplain

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments housing partly screened by dismantled railway vegetation and elsewhere not widely visible

### Receptors

---

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

Comments main receptors are users of PROW and adjacent residents

### Other

---

Other factors -

### Potential for landscape enhancement

---

improve hedgerow management, bring all areas into beneficial use

### Potential mitigation if area potentially suitable for development

---

maintain stream corridor/floodplain as core of green space; maintain the Field House and well managed pastures with trees to the south to link to river Arrow corridor, maintaining use and management regime

LCP/Zone A15

Settlement: Alcester

Landscape sensitivity to housing development medium

The zone consists of very gently sloping land falling to the north to the River Arrow with its floodplain. The landcover is arable with large residential gardens. The zone is bordered by the southern approach road to the south east and to the west by the busy and noisy A435 bypass mainly in a shallow vegetated cutting, hiding vehicles from view in summer, but still reducing tranquillity. The residential edge to the east is mitigated by vegetation. A well used PROW crosses the area linking the settlement to the countryside across the bypass. The sensitivity of the zone is in the stream corridor and floodplain, PROW corridor and role as part of the green approach to the settlement from the south. Housing development is generally undesirable but may be acceptable in the zone providing the sensitive components are retained with their character intact.

Landscape sensitivity to commercial development high

The zone consists of very gently sloping land falling to the north to the River Arrow with its floodplain. The landcover is arable with large residential gardens. The zone is bordered by the southern approach road to the south east and to the west by the busy and noisy A435 bypass mainly in a shallow vegetated cutting, hiding vehicles from view in summer, but still reducing tranquillity. The residential edge to the east is mitigated by vegetation. A well used PROW crosses the area linking the settlement to the countryside across the bypass. The sensitivity of the zone is in the stream corridor and floodplain, PROW corridor and role as part of the green approach to the settlement from the south. Commercial development is considered inappropriate here due to its height which might make it more visible and its relationship with existing housing and access.

#### Landscape characteristics

---

##### LDU level

Physiographic Soft rock lowlands

Ground type Loamy gleys

Land cover Ancient wooded farmlands

Settlement pattern Dispersed with large estates

##### LDU level

Cultural sensitivity Moderate

Ecological sensitivity Moderate

Visual sensitivity Low

#### Land Cover Parcel data

---

Land Use Cropping

Pattern Large\_regular

Origin Farmland\_planned

#### Designations

---

##### Landscape/planning

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

##### Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

##### Historic/archaeology

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

##### Other

Flood

## Characteristics

**Landform** very gently rolling valley side and floor

**Landcover** arable and large residential properties

### Field boundaries

**Type** Hedgerows  Hedgebanks  Stone walls  Wet ditches

**Species** Thorn  Elm  Mixed  Ancient

**Condition** Good  Poor  Redundant  Relic

**Management** Trimmed  Outgrown  Mixed

### Hedge/Stream Trees

**Extent** Dense  Scattered  Insignificant  None

**Age of mixture** Mixed Age  Overmature  Immature

### Other Trees

**Extent** Prominent  Apparent  Insignificant  None

**Age of mixture** Mixed Age  Overmature  Immature

### Patch Survival

**Extent** Widespread  Localised  Relic

**Management** Intense  Traditional  Neglected

### Ecological corridors

**Condition** Intact  Declining  Fragmented

### Intensity of Use

**Impact** High  Moderate  Low

### Pattern

**Settlement pattern** large detached properties in large, well vegetated gardens

**Other built features** -

**Presence of water**  Spittle Brook to the north

**Scale** medium **Sense of enclosure** enclosed

**Diversity** simple

### Skyline

**Prominence/ importance** not applicable

**Complexity**

**Comments** -

### Key views

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

**Landmarks** - **Detractors** -

### Intervisibility

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

**Comments** area enclosed by trees on all sides

### Tranquillity

**Noise sources** roads

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

**Summary** medium

**Comments** the A435 is a constant noise source close by but, like nearby housing, is screened and the watercourse evokes tranquillity

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

Corridor?

Comments floodplain on northern edge; PROW link the settlement with wider countryside; managed as part of wider farm unit

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

Setting?

Comments provides a green buffer between the bypass and settlement edge and is a well treed approach to the settlement from the south

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments River Arrow floodplain

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge highly indented

Comments large vegetated gardens soften/screen settlement edge

Receptors

Receptors	Sensitivity
long distance/public footpaths	high
urban residents	high

Comments main receptors are users of PROW and adjacent residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

maintain stream corridor/floodplain as core of green space; minimise effect on trees along southern approach road into town