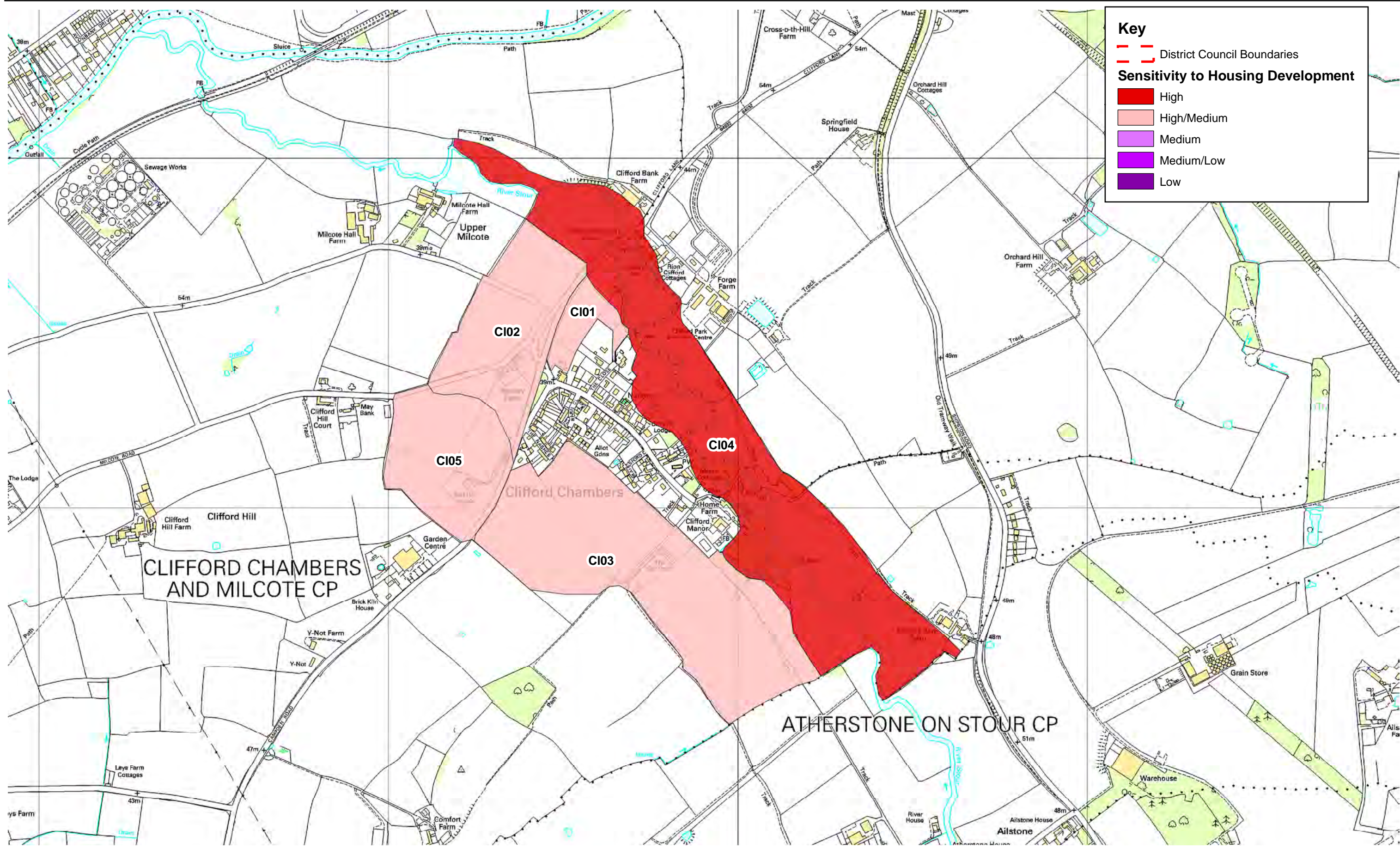


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**Key**

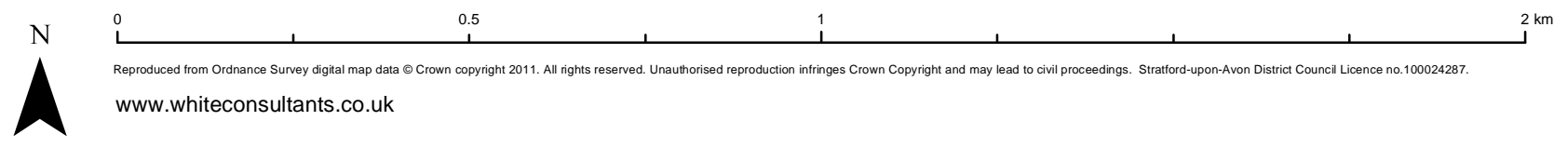
- District Council Boundaries

**Sensitivity to Housing Development**

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

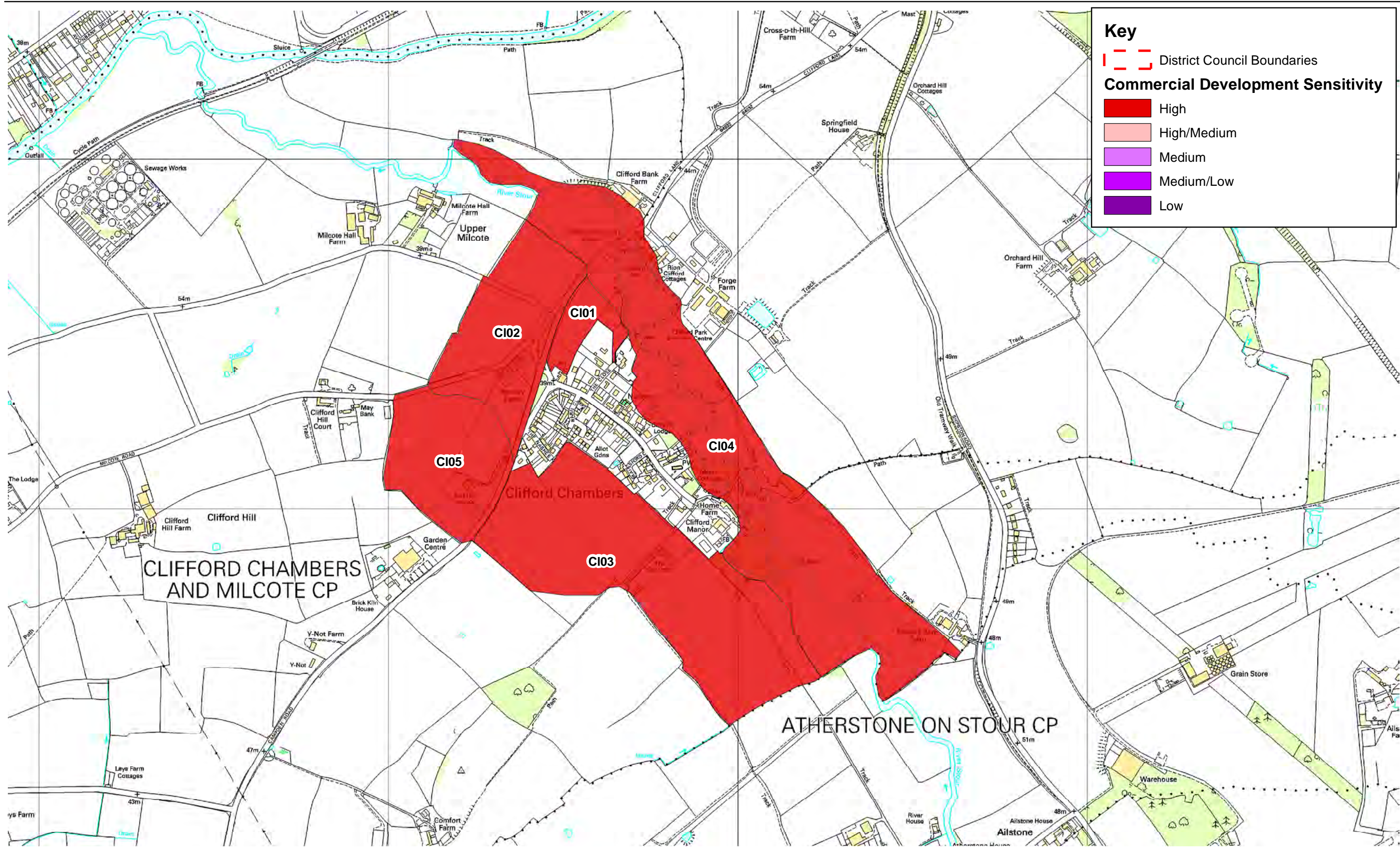
**CLIFFORD CHAMBERS AND MILCOTE CP**

**ATHERSTONE ON STOUR CP**



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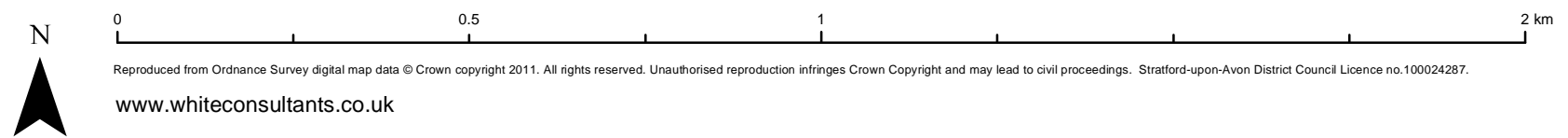


**Key**

- District Council Boundaries
- Commercial Development Sensitivity**
- High
- High/Medium
- Medium
- Medium/Low
- Low

**CLIFFORD CHAMBERS AND MILCOTE CP**

**ATHERSTONE ON STOUR CP**



**Clifford Chambers  
Landscape Sensitivity to Commercial Development**

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LCP/Zone CL01

Settlement: Clifford Chambers

Landscape sensitivity to housing development high/medium

This zone consists of a small number of small flat pasture fields on the northern edge of Clifford Chambers. It abuts CL04, which is the floodplain of the river Stour, and shares its pastoral character. Both serve as a foreground to the approach to the settlement from the north and as part of the main entrance to the settlement. It also abuts CL02 along its western boundary, which has an open farmed landscape character. However, two small fields on the north eastern part of the site are well screened from any wider view and from views from within the settlement (except from two immediately adjacent houses) and, if satisfactory access could be created, small scale housing development here would have no impact on the wider landscape and very little on the settlement, if it were kept away from the edge of the Conservation Area. Development in the western half of the zone would be visible (although partly filtered by field boundary vegetation) when approaching the settlement from the north and entering it and is therefore considered inappropriate.

Landscape sensitivity to commercial development high

This zone consists of a small number of small flat pasture fields on the northern edge of Clifford Chambers. It abuts CL04, which is the floodplain of the river Stour, and shares its pastoral character. Both serve as a foreground to the approach to the settlement from the north and as part of the main entrance to the settlement. It also abuts CL02 along its western boundary, which has an open farmed landscape character. Any development here would be highly visible when approaching the settlement from the north and entering it, and commercial development would be of a scale inappropriate to the relatively small scale and flat nature of the river valley and is therefore considered inappropriate.

#### Landscape characteristics

---

##### LDU level

Physiographic River Valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and small farms

##### LDU level

Cultural sensitivity H3

Ecological sensitivity C3

Visual sensitivity L0

#### Land Cover Parcel data

---

Land Use Cropping

Pattern Small/medium\_regular

Origin Cultivated

#### Designations

---

##### Landscape/planning

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

##### Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

##### Historic/archaeology

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

##### Other

Flood

#### Characteristics

---



eastern boundary.

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

Corridor?

**Comments** the zone abuts a river valley corridor and appears to be managed as part of a wider farmed unit with PROW access to settlement

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

Setting?

**Comments** the zone contributes to the setting of the settlement when viewed from the north and crossing the river Stour. It is cut off from the wider landscape by the B4362 and vegetation limits views in from the west. There is some intervisibility with a few houses on the northern edge of the settlement.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** no, although the zone is similar in landform and land use to the river corridor (CL04) and shares part of its western boundary with CL02, which is part of the wider landscape.

Settlement edge

Pre C20 edge  C20-21 edge

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

**Comments** mainly screened by vegetation along the side of the B4632.

Receptors

**Receptors** **Sensitivity**

rural residents high

urban residents high

long distance/public footpaths medium

roads/rail/cycleways medium

**Comments** Rectory Farm is on slightly higher ground and may have views into the site, as may Milcote Hall Farm, but from a distance. Urban residents in The Close may have rear views into the site (4 properties). A PROW abuts only the extreme north eastern part of the site; there are glimpsed views of the site from the bridge on the B4362.

Other

**Other factors** biodiversity interest of flood zone areas may extend beyond boundaries depending on land use

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

continuing good and consistent management of existing hedgerows and conservation of hedgerow trees.

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

This zone consists of mixed farmland on the north western edge of Clifford Chambers on very flat ground. Around Rectory Farm there are small fenced pasture fields while elsewhere fields are medium in size and in arable cultivation. There are many roads within this site, the B4632 carrying the most traffic and presenting a view of the approach to the settlement beyond the crossing of the river Stour when approaching from the north. The zone also contains the only entrance to the settlement, to which there is no access from the north, south or east. A PROW crosses the western part. Although adjacent to the settlement and containing several roads, this zone is in agricultural use and has a functional and visual relationship to the wider farmed landscape rather than the settlement. Although any development immediately adjacent to Rectory Farm would be screened by landform from the south, it would be highly visible from the north and would mark an extension of the settlement across the defining B4632. Elsewhere any development would be visible within the wider farmed landscape and would appear to be isolated from the settlement. Housing development is therefore considered inappropriate in this zone.

**Landscape sensitivity to commercial development** high

This zone consists of mixed farmland on the north western edge of Clifford Chambers. Around Rectory Farm there are small fenced pasture fields while elsewhere fields are medium in size and in arable cultivation. There are many roads within this site, the B4632 carrying the most traffic and presenting a view of the approach to the settlement beyond the crossing of the river Stour when approaching from the north. The zone also contains the only entrance to the settlement, to which there is no access from the north, south or east. A PROW crosses the western part. Although adjacent to the settlement and containing several roads, this zone is in agricultural use and relates in function and visually to the wider farmed landscape rather than the settlement. Commercial development immediately adjacent to Rectory Farm would not be screened by landform from the south and would be highly visible from the north. It would also mark an extension of built form across the B4632 into open countryside. Elsewhere commercial development would be visible within the wider farmed landscape and would appear to be isolated from the settlement. Commercial development would also be out of scale with the existing buildings within the settlement; for these reasons it is considered inappropriate in this zone.

**Landscape characteristics****LDU level****Physiographic** River Valleys**Ground type** Sandy Brown soils**Land cover** Arable farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H3**Ecological sensitivity** C3**Visual sensitivity** L0**Land Cover Parcel data****Land Use** Cropping**Pattern** Small/medium\_regular**Origin** Cultivated**Designations**

**Landscape/planning**Green Belt  Parks, Gardens and Amenity Green Spaces  Ancient woodland  TPO **Biodiversity**SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area  SAMs  Historic Parks/Gardens  Listed Buildings  Registered Battlefield **Other**Flood **Characteristics**

---

**Landform** flat**Landcover** grass ley and arable fields, small pasture fields**Field boundaries**

---

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

**Hedge/Stream Trees**

---

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

**Other Trees**

---

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

**Patch Survival**

---

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

---

**Settlement pattern** one farm (Rectory Farm)**Other built features** none**Presence of water**  adjacent to flood plain along northern boundary**Scale** small/medium **Sense of enclosure** open**Diversity** simple**Skyline**

---

**Prominence/ importance** apparent **Complexity** simple**Comments** rising ground within Rectory Farm (LCP boundary) blocks views to the south**Key views**

---

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

**Intervisibility**

---

**Site observation** medium **...to key features**  **...from key place** **Comments** intervisibility between Rectory Farm and western settlement edge



## Tranquillity

---

Noise sources roads people

Views of development one side 180 Presence of people infrequent

Summary high/medium

Comments B4632 follows zone's eastern boundary, Milcote Road lies within it; it also contains the only entrance to the settlement. A PROW bisects the western part of the zone and is used by farm vehicles as well. The southern part of the zone is overlooked from the western edge of the settlement.

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

Comments part of wider farmed landscape outside settlement with PROW linking into the settlement, but separated from settlement by main road

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

Comments a recently constructed (C20) section of the B4632 separates this site from the settlement visually. There is no visual or functional boundary between the southern edge of this zone and the northern edge of CL05.

## Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments if CL02 were to be developed then CL01 would be landlocked. CL05 is also farmland associated with Rectory Farm.

## Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments settlement edge is set back from eastern site boundary beyond previous alignment of B4632.

## Receptors

---

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

Comments rural receptors are Rectory Farm, within the zone; Red Hill House, in adjacent CL05, and Milcote Hall Farm, to the west. The settlement edge only abuts the southern half of the zone's eastern boundary. The experience of road users and walkers would be very different if CL02 were to be developed.

## Other

---

Other factors northern boundary of zone abuts Flood Zone 3 area

## Potential for landscape enhancement

---

good management of hedges throughout the site

## Potential mitigation if area potentially suitable for development

---

-

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

This zone consists of three medium/large flat arable fields abutting the southern edge of Clifford Chambers and the historic setting and parkland of Clifford Manor, and extending south eastwards into open countryside. It is bound to the west by the B 4632, with a good medium-height thorn hedge; to the north by the settlement edge and the registered parkland and woodland of Clifford Manor, and to east and south by mixed hedges (overgrown tree rows, mainly thorn, and low to medium thorn hedges with occasional trees). In its central section a PROW along an avenue of (part TPOd) lime trees extends from the frontage of Clifford Manor, an imposing historic mansion and estate at the south eastern end of the settlement. The main features of the zone are proximity to Clifford Manor parkland edge and the presence of mature trees, many of them TPOd, which form a strong boundary along the north western and northern edges. [The trees that are not TPOd are young mature oaks and it is not clear why they have not been included.] Along the western edge of the site, beneath a line of oaks there is a dense elm hedge which is currently being managed. The zone lies on the southern edge of the settlement and is overlooked only by a relatively small number of houses within in. Its western end is not clearly visible from the wider landscape, although there may be filtered views from Red Hill House, near the western boundary, and Cold Comfort Farm, to the south, due to their elevation. The eastern end of the zone is more open. Although it is considered that development of the whole zone would be (a) excessive in relation to the current size of the settlement; (b) an intrusion into the wider landscape, with rooflines potentially visible above existing hedges; (c) potentially affecting the setting of historic parkland, and (d) partly adjacent to the sensitive river corridor (CL04), it is nonetheless considered that development of part of the zone may be acceptable and the most suitable location for development associated with the settlement, possibly in the longer term. The north western quadrant of the zone [ie half a field] bound to north west and north east by TPO trees and to the south by a thorn hedge (albeit gappy) is well screened and relates well to the layout of the settlement. Development of this part of the zone, eastwards to the point where it abuts the Conservation Area, could be appropriate, but only if considerable care and attention were paid to fully protecting the setting of the TPOd trees to create an internal greenspace around which housing development could take place. Extension of an area south eastwards towards the PROW would not be appropriate due to its boundary with the Conservation Area, proximity to the boundary of the Registered Park and the much less dense form of settlement at this end. Extension beyond The Old Dairy would be inappropriate as within the wider open farmed landscape and adjacent to a river valley (CL04) and Registered Park. Access to the potential site would have to be carefully considered, preferably not off the Campden Road, as this would separate the development from the village and create further impact..

**Landscape sensitivity to commercial development** high

This zone consists of three medium/large flat arable fields abutting the southern edge of Clifford Chambers. It is bound to the west by the B 4632, with a good medium-height thorn hedge. In its central section a PROW along an avenue of (part TPOd) lime trees extends from the frontage of Clifford Manor, an imposing mansion and estate at the south eastern end of the settlement. The arable field to the south east is edged by PROWs. To the south zone boundaries consist of an overgrown tree row, mainly thorn, and low to medium thorn hedges with an occasional hedgerow tree. The main feature of the site is the presence of mature trees, many of them TPOd, which form a strong boundary along the north western and northern edges. [The trees that are not TPOd are young mature oaks and it is not clear why they have not been included.] Along the western edge of the zone, beneath a line of oaks, there is a dense elm hedge which is currently being managed to help its retention. The zone lies on the southern edge of the settlement and is overlooked only by a relatively small number of houses within in. Part of this boundary abuts the Conservation Area and part the



Registered Park surrounding Clifford Manor. At its western end it is not clearly visible from the wider landscape, although there may be filtered views from Red Hill House, near the western boundary, due to its elevation above the site. Its eastern end is visible within the wider landscape, especially from PROWs and is likely to be partly visible from the PROW along the northern edge of site CL04 and possibly from Cold Comfort Farm to the south. The zone is not considered suitable for commercial development due to proximity to the Registered Park, the Conservation Area and other housing within the settlement, proximity to the sensitive river corridor (CL04) and the potential for visual intrusion into the wider landscape when viewed from the south and along the B4632, where it would mask the existing soft edge of the settlement.

#### Landscape characteristics

---

##### LDU level

**Physiographic** River Valleys  
**Ground type** Sandy Brown soils  
**Land cover** Arable farmlands  
**Settlement pattern** Villages and small farms

##### LDU level

**Cultural sensitivity** H3  
**Ecological sensitivity** C3  
**Visual sensitivity** L0

#### Land Cover Parcel data

---

**Land Use** Cropping  
**Pattern** Large\_regular  
**Origin** Cultivated

#### Designations

---

##### Landscape/planning

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

##### Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

##### Historic/archaeology

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

##### Other

Flood

#### Characteristics

---

**Landform** flat

**Landcover** arable; small area of 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** the Old Dairy extends out from Clifford manor at the eastern end of the settlement; abuts settlement boundary to north east and north west

**Other built features** farm building associated with The Old Dairy

**Presence of water**  small pond in central area near northern boundary

**Scale** medium **Sense of enclosure** open over low hedges with a few trees to south, enclosed by tree rows to north west and much of northern boundary, with some woodland

**Diversity** simple

**Skyline**

---

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

**Comments** from the south the line of TPO trees along the northern and north eastern edge of the zone form the local skyline and filter views of the settlement

**Key views**

---

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

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

**Intervisibility**

---

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

**Comments** the line of TPO trees along the northern and north western site boundary considerably reduces intervisibility of zone and settlement

**Tranquillity**

---

**Noise sources** roads people

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

**Summary** high/medium

**Comments** Although the B4632 is contiguous with part of the western edge of the site, it is partly screened by a medium height thorn hedge in good condition, so only tall vehicles are visible. An overgrown tree row on the south western edge of the zone screens views of traffic further south on this road. There are parallel PROWs in the south eastern part of the zone and one leading out from Clifford Manor at the eastern end of the settlement, between an avenue of trees that is partly TPOd but which continues and changes into a mixed tree row to the south. The zone is intrinsically of high tranquillity as it is partly in a very quiet part of the settlement, to the rear of houses, and partly within open countryside away from roads. Only the presence of the B4632 along part of the western boundary reduces this slightly.



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

**Comments** part of wider farmed landscape outside settlement with PROWs linking into the settlement

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

**Comments** none, as screened from approach road to south west. Eastern end of zone may be visible from Cold Comfort Farm to the south, on higher ground. Views possible from Red Hill Farm to west, on higher ground.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** no. C105 and zone mutually screened by roadside vegetation.

Settlement edge

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

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

**Comments** the settlement edge is mixed, being partly the boundary with the Conservation Area (pre C20) and partly more recent development. Its partial permeability via The Nashes, the allotments and the grounds of a large house adjoining the PROW along its eastern boundary is considerably masked by the presence of the TPO trees, which create a clear boundary, presumably very dense for at least six months of the year.

Receptors

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

**Comments** Red Hill House occupies a prominent position near the western site boundary and overlooks the zone. It is partly screened by vegetation along the roadside and within its own grounds. Views from the Garden Centre to the south west are screened by landform and vegetation. The Old Dairy is part of the Clifford Manor estate, although set just outside the settlement. Comfort Farm, to the south, has no views of the site due to landform and woodland. Clifford Manor Registered Park and Garden abuts part of the site's northern boundary and is a key receptor. Residences along the western and southern edges of Clifford Chambers may have glimpsed or direct views into the zone, dependent on boundary vegetation and aspect; all will have any such views filtered by the TPO and other trees along the southern and western edges of the settlement. Users of the PROW have clear views of the site between the avenue trees. Road users have only glimpsed views, largely obscured by roadside vegetation.

Other

**Other factors** -

Potential for landscape enhancement

protection of boundary trees not included within TPO.

Potential mitigation if area potentially suitable for development

creation of green space sufficient to protect root systems and setting of TPOd and other boundary trees and link to existing green space area near southern boundary of settlement.

LCP/Zone Cl04

Settlement: Clifford Chambers

**Landscape sensitivity to housing development** high

This zone consists of a section of the valley of the river Stour to the north of Clifford Chambers. The meandering river is surrounded by flat pasture fields with many pollard willows and some other riparian vegetation. It is highly sensitive for its biodiversity (neutral grassland) and flood prevention significance and acts as a foreground to the setting of the settlement of Clifford Chambers (mainly Conservation Area) and the Registered Parkland of Clifford Manor. Housing development of this zone is considered highly inappropriate.

**Landscape sensitivity to commercial development** high

This zone consists of a section of the valley of the river Stour to the north of Clifford Chambers. The meandering river is surrounded by flat pasture fields with many pollard willows and some other riparian vegetation. It is highly sensitive for its biodiversity and flood prevention significance and acts as a foreground to the setting of the settlement of Clifford Chambers (mainly Conservation Area) and the Registered Parkland of Clifford Manor. Commercial development of this zone is considered highly inappropriate.

Landscape characteristics

**LDU level**

**Physiographic** River Valleys

**Ground type** Wet meadowland

**Land cover** Pastoral farmlands

**Settlement pattern** Meadowland on small farms

**LDU level**

**Cultural sensitivity** H3

**Ecological sensitivity** C3

**Visual sensitivity** L0

Land Cover Parcel data

**Land Use** Pastoral

**Pattern** Medium/large\_regular

**Origin** Meadow

Designations

**Landscape/planning**

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

**Biodiversity**

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

**Historic/archaeology**

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

**Other**

Flood

Characteristics

**Landform** flat

**Landcover** pastoral floodplain

Field boundaries

**Type** Hedgerows  Hedgebanks  Stone walls  Wet ditches

**Species** Thorn  Elm  Mixed  Ancient

**Condition** Good  Poor  Redundant  Relic

**Management** Trimmed  Outgrown  Mixed

Hedge/Stream Trees



**Extent**                      Dense       Scattered       Insignificant                       None

**Age of mixture**      Mixed Age       Overmature                       Immature

Other Trees

**Extent**                      Prominent                       Apparent                       Insignificant                       None

**Age of mixture**      Mixed Age       Overmature                       Immature

Patch Survival

**Extent**                      Widespread                       Localised                       Relic

**Management**                      Intense                       Traditional                       Neglected

Ecological corridors

**Condition**                      Intact                       Declining                       Fragmented

Intensity of Use

**Impact**                      High                       Moderate                       Low

Pattern

**Settlement pattern**      one listed building associated with Clifford Manor Home Farm, within Conservation Area but outside Registered Parkland.

**Other built features**      -

**Presence of water**       river Stour

**Scale**      small laterally, extensive                      **Sense of enclosure**      open  
linear element.

**Diversity**      simple

Skyline

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

**Comments**      very shallow, open river valley

Key views

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

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

Intervisibility

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

**Comments**      pollard willows and boundary vegetation mask or filter views

Tranquillity

**Noise sources**      roads                      people

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

**Summary**      high

**Comments**      the zone is crossed laterally by one road, the B4632; there is a PROW along much of and within a small part of its northern boundary and laterally near the eastern end of the settlement.

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

**Corridor?**

**Comments**      river corridor and floodplain, managed as part of wider farmed units

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

**Setting?**

**Comments**      this zone forms the foreground and setting to the settlement viewed from the north and to the northern boundary of the Registered Parkland. There are extensive views north west and south east along it of the river corridor and the wider landscape to either side.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** zone CL01 shares land use and is surrounded elsewhere by roads or settlement.

Settlement edge

Pre C20 edge

C20-21 edge

**Nature of edge** positive

**Form of edge** moderately indented

**Comments** the form of the settlement edge is dictated by the floodplain edge, so is curved rather than indented. Garden areas have been extended out from the settlement along its southern edge. To the east of Clifford Manor, woodland [part of the Registered Park and Garden] covers a small part of the zone.

Receptors

**Receptors**

**Sensitivity**

rural residents

high

urban residents

high

long distance/public footpaths

high

roads/rail/cycleways

medium/low

**Comments** most significant receptors are houses along northern edge of settlement and Clifford Manor. Rural receptors to north include a listed building at Monk's Barn Farm, at eastern end of zone. There are many PROWs abutting the zone. Users of the B4632 where it crosses the flood plain have a glimpsed view along the river corridor but landform and vegetation prevent views from the A3400 to the north east.

Other

**Other factors** Flood Zone 3; biodiversity (neutral grassland)

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-



LCP/Zone CL05

Settlement: Clifford Chambers

Landscape sensitivity to housing development high/medium

This zone consists of several small to medium pasture fields associated with Rectory Farm (CL02) but lying around Red Hill House, which has an elevated position to the south west of Clifford Chambers. Red Hill House has few views out, being well screened by vegetation, but the house itself is visible from within site CL03 (not from the settlement, which scarcely abuts it). There is a garden centre immediately to the south of the zone, and housing along its western boundary - a few houses outside the settlement on Milcote Road. Milcote Road and the B4632 form the western and eastern zone boundaries. To the north there is no boundary with CL02, as the mapped boundary marks a break of slope within a field. To the south the hedges that separate this zone from the wider landscape are in varied condition, partly relic only, and the adjoining fields are also in use as pasture. Despite the proximity of development on two sides, this zone lies completely outside the settlement of Clifford Chambers, separated from it by the B4632, and is very much part of the wider farmed landscape. For this reason it is considered inappropriate for housing development.

Landscape sensitivity to commercial development high

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#### Landscape characteristics

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##### LDU level

Physiographic Soft rock lowlands

Ground type Claylands

Land cover Pastoral farmlands

Settlement pattern Villages and small farms

##### LDU level

Cultural sensitivity H3

Ecological sensitivity C3

Visual sensitivity R0

#### Land Cover Parcel data

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Land Use Mixed farming

Pattern Med/large\_semi-regul

Origin Cultivated

#### Designations

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##### Landscape/planning

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

##### Biodiversity

SSSI  Local Wildlife Sites  Local Nature Reserves  Warks Wildlife Trust Reserves

**Historic/archaeology**Cons. Area  SAMs  Historic Parks/Gardens  Listed Buildings  Registered Battlefield **Other**Flood **Characteristics****Landform** rising from settlement to low ridge near southern boundary**Landcover** pasture**Field boundaries**

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

**Hedge/Stream Trees**

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

**Other Trees**

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

**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 type="checkbox"/>	Low <input checked="" type="checkbox"/>
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**Pattern****Settlement pattern** Red Hill House**Other built features** -**Presence of water**  very small pond in centre of zone**Scale** small **Sense of enclosure** partly enclosed by hedgerows but overall fairly open**Diversity** uniform**Skyline****Prominence/ importance** prominent **Complexity** simple**Comments** landform creates ridge towards southern edge; pasture field, so very simple.**Key views**

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

**Intervisibility****Site observation** low **...to key features**  **...from key place** **Comments** vegetation screening**Tranquillity****Noise sources** roads other**Views of development** one side 180 **Presence of people** occasional**Summary** high/medium

**Comments** the B4632 lies along the south eastern and Milcote Road along its north western boundary.

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

**Comments** the farmland of CL05 is part of Rectory Farm, in CL02, and part of the wider pastoral landscape.

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

**Comments** contributes to the setting of Clifford Chambers approaching from the south along B4632 and is part of wider pastoral landscape.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** Rectory Farm land holding is not known but CL05 is part of pastoral farmland near the farm buildings, which are in CL02.

Settlement edge

Pre C20 edge  C20-21 edge

**Nature of edge**

**Form of edge**

**Comments** this zone does not lie adjacent to the settlement and abuts it very marginally at a single point at its north eastern corner

Receptors

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

**Comments** rural receptors are houses along Milcote Road and the Garden Centre on the south western boundary. One house on the south western edge of Clifford Chambers may have views of the zone, but these are almost entirely filtered by vegetation.

Other

**Other factors** part of farmland of adjoining site CL02

Potential for landscape enhancement

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Potential mitigation if area potentially suitable for development

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