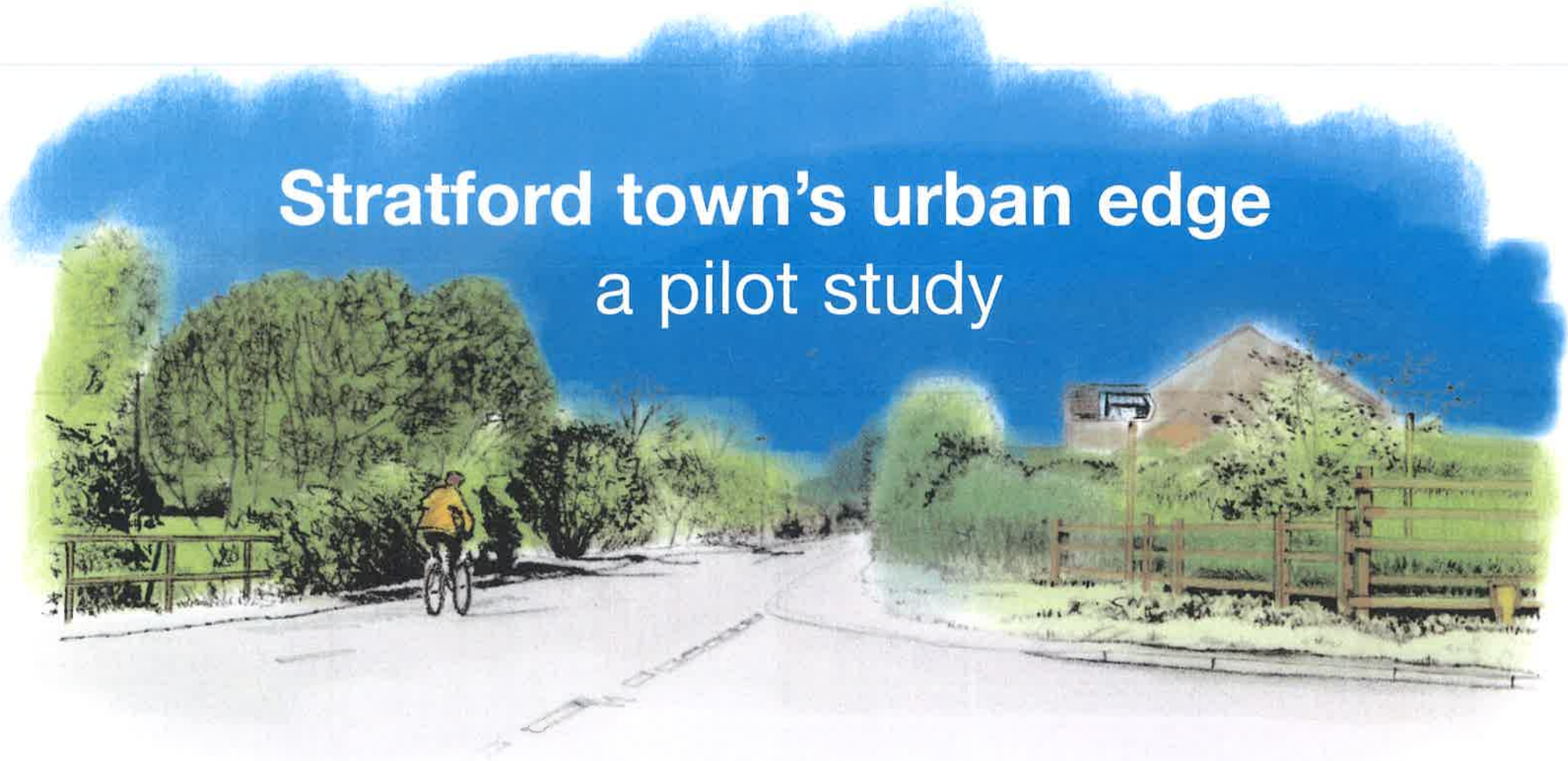
Stratford town's urban edge
a pilot study



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Cover drawing by Carolyn Cox

Contents

Introduction

This report details the work of a pilot study carried out by Warwickshire County Council in conjunction with The Living Landscapes Project. The aim of the study was to assess in more detail the character of the landscape around Stratford-upon-Avon, and to demonstrate how this could be used as a decision support tool in the development planning process.

An interim report was produced in January 2001, which identified landscape character assessment as an important component in the review of the Local Plan. The report covered the basic principles and methods used in the project, interim analysis, and the way in which it would fit into the Local Plan Review process. The inclusion of a policy (Policy SUA.1) in the First Deposit Draft, published January 2002, covering 'character areas' on the fringe of Stratford-upon-Avon took this approach forward.

A key component of the study has been the working relationship that Warwickshire County Council has with The Living Landscapes Project. The Project is a partnership between local authorities, academic institutions and national government agencies, all of whom are seeking to develop an integrated GIS based decision support framework that is capable of linking national/regional policy objectives with county/district wide planning and land management activities. The evaluation methodology used in this study has been developed by The Project and is currently being tested in a range of applications with a number of partners.

The building block of this framework is the Landscape Description Unit (LDU) - a discrete tract of land defined by a distinct pattern of physical, biological and cultural attributes. LDUs can be grouped into Landscape Character Types/Areas and although not referred to explicitly in the Warwickshire Landscapes Guidelines, the existing countywide landscape classification was produced using an earlier version of the characterisation process that is now used for deriving LDUs.

In order to underpin the existing classification and bring Warwickshire up-to-date with the rest of the Midlands, it has been decided to produce a GIS based LDU map for the whole county. As part of this exercise, LDUs have been mapped for the area around Stratford in order to provide a robust spatial framework for evaluating the wider landscape setting of the town.

The pilot has also been working at a more detailed level of assessment beneath the LDU - that of the Land Cover Parcel (LCP). LCPs provide a finer grain of resolution at the sub-landscape level for assessing the 'condition' of the wider landscape. Each of the LDUs that abut the edge of the town have been sub-divided into these smaller units, thus enabling specific parcels of land to be assessed for potential development/enhancement.

Character based decision making

If landscape assessment is to be of any practical use as a decision support tool it needs to go beyond simply describing what can be seen. The assessment process must also be able to provide an informed analysis of the way in which the landscape has evolved as a basis for understanding the dynamics of current and future change. The challenge for planners and land managers is to find new ways of accommodating change, whilst at the same time retaining and, where possible, strengthening regional character and local distinctiveness. This does not mean that things should be kept as they are, but if we are serious about retaining landscape diversity new ways need to be found not only to manage the countryside more effectively but also to guide and control the forces for change.

In order to meet this challenge the process of landscape evaluation needs to do more than identify important, or 'high quality', landscapes. It must also be capable of making reasoned judgements about the relative sensitivity of different types of landscape, their current state or condition, and how vulnerable they are to change. The Warwickshire Landscapes Guidelines go some way to achieving this by highlighting specific conservation and enhancement measures for each landscape type. The Guidelines, however, were designed primarily as a land management tool and they are only of limited use for development planning (i.e. in deciding how best to accommodate change). The focus of this study has been to develop a methodology that 'plugs this gap' and which provides a strong landscape character input into the emerging Stratford-on-Avon District Local Plan Review.

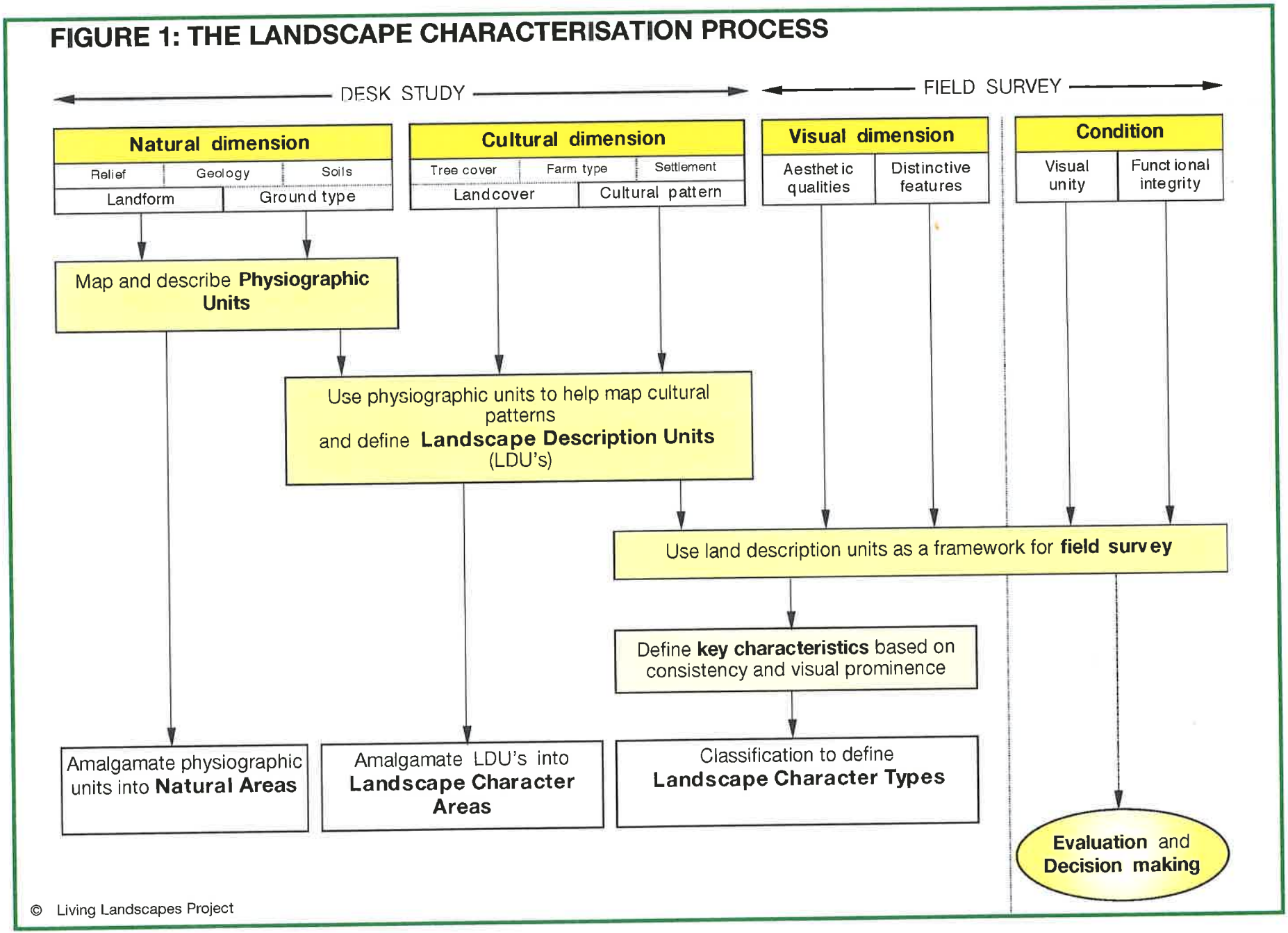
The methodology adopted in this study involves three main components: a character (LDU) analysis to establish what is appropriate in a particular landscape; a sensitivity analysis to define the potential for change; and a condition/function analysis to define the need/opportunities for enhancement. The outputs from each stage of the analysis are presented in the form of maps generated from the underlying Geographical Information System (GIS). All of the information shown on these maps is held on a GIS database that is linked to the LDU and LCP polygons.

1. Character (LDU) analysis

The character analysis (**Figure 1** see opposite) is essentially a desk-based exercise involving the preparation of simplified map overlays, which are used to systematically divide the study area into a series of discrete and relatively homogenous tracts of land, termed landscape description units (LDUs). At the county/district level LDUs are defined by eight definitive attributes, so called because they define the extent of each spatial unit. These include geology (structure & rock type), landform, soils, settlement, farm type, land use and tree cover. The process of LDU mapping involves four phases of analysis starting with the natural dimension of the landscape (physiography and ground type) and then using the results of this work to help understand and map the cultural dimension (land cover and settlement). The natural dimension is mapped first, not only because it provides a context for analysing the historical evolution of the landscape, but also because the baseline attributes of relief, geology and soils have 'real' boundaries, which can be readily extracted from existing published maps. Cultural attributes do not usually have such clearly defined boundaries, but because of the constraints that have historically been imposed on land utilisation by slope, soil fertility and drainage it is often possible to map cultural patterns at the landscape scale using the emerging LDU framework.

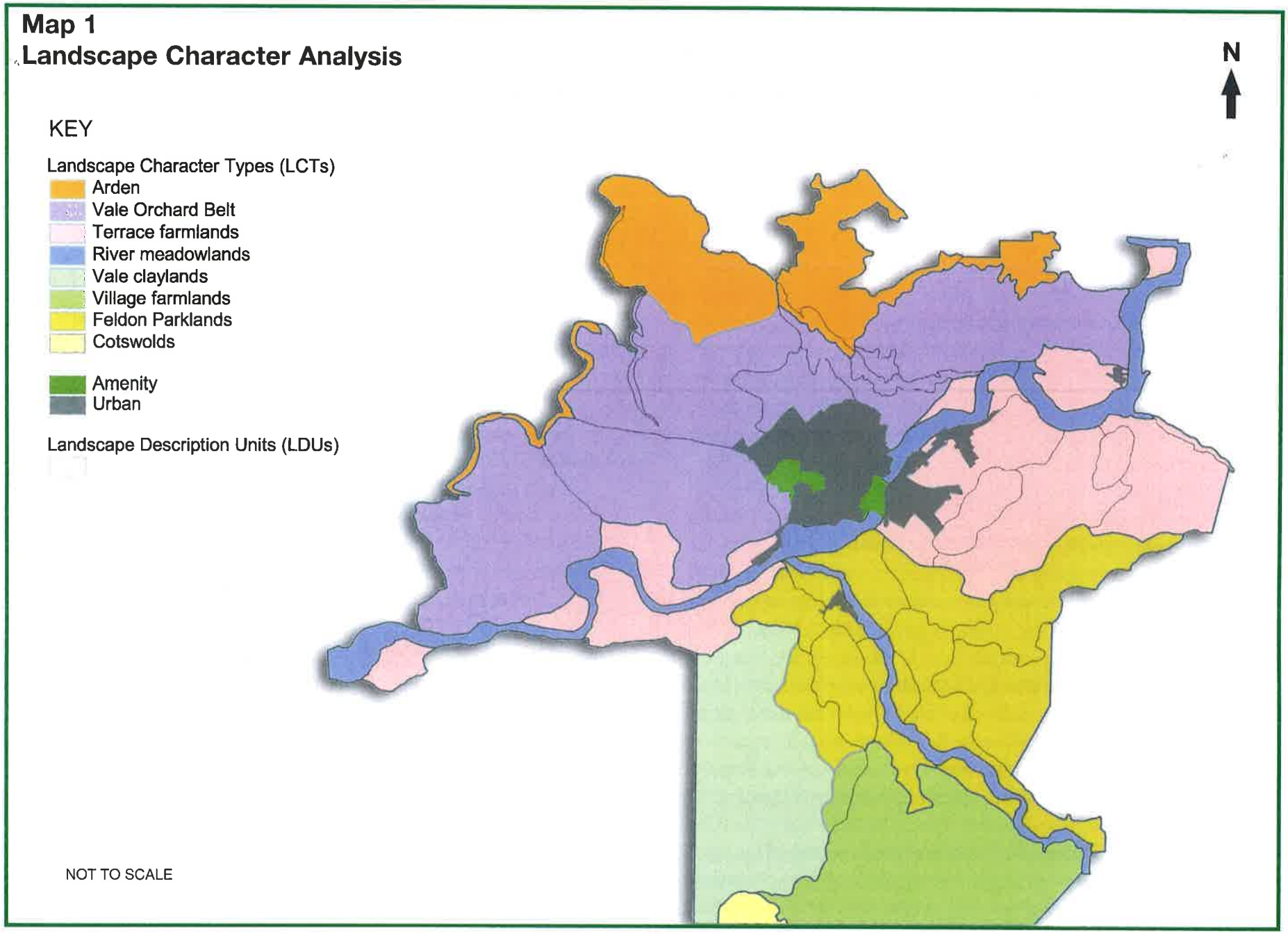
The process of LDU mapping and subsequent characterisation with other descriptive data enables broad patterns to be distinguished, which in turn makes it possible to begin to understand the relationship between the many factors that contribute to landscape character. The iterative nature of this process greatly assists in the understanding of how a particular landscape has developed and is the key to assessing the character of that landscape. Once the inherent character of the land has been described it is then much easier to understand and describe the more intangible aesthetic aspects of the landscape, such as scale, form and enclosure. Although these are the qualities which are most apparent to viewers on the ground, the fact that they are almost invariably controlled by either relief, or the surface pattern of vegetation and land use, explains why the LDUs defined by the process of overlay mapping can be used as a basis for defining Landscape Character Types (LCTs) and/or Character Areas (LCAs).

FIGURE 1: THE LANDSCAPE CHARACTERISATION PROCESS



Map 1 shows the pattern of Landscape Character Types (LCTs) and their component Landscape Description Units (LDUs) for the area on the fringe of Stratford-upon-Avon. This map provides a structured spatial framework for assessing the appropriateness of a particular development proposal/change in land use. It is preferable in the first instance to direct change pro-actively in a way that fits the existing character of a particular landscape. Where this is not possible, then the next step is to consider the relative sensitivity of different landscapes to change.

Map 1
Landscape Character Analysis



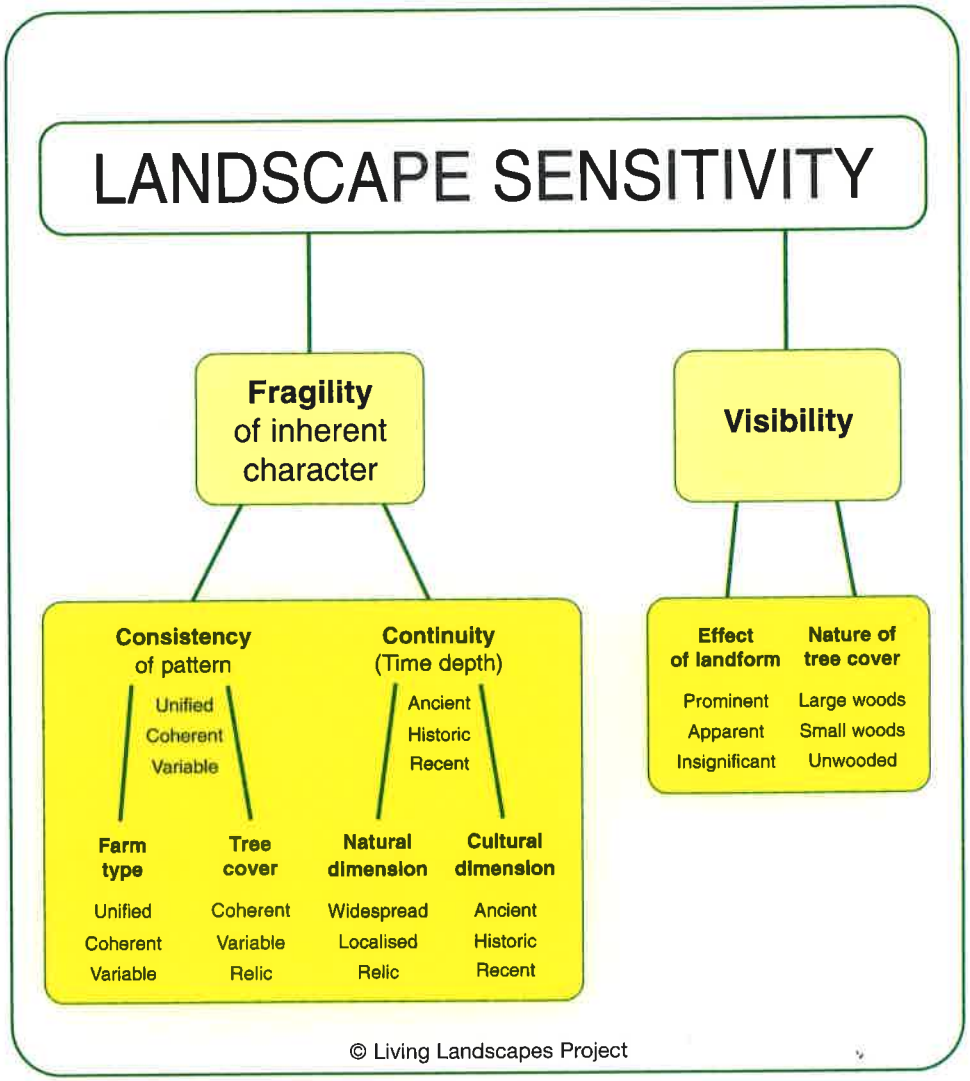
2. Sensitivity analysis

Landscape sensitivity is a measure of the degree to which the countryside can accept change without causing irreparable, long term damage to the essential character and fabric of the landscape - the term 'change' being used in this context to refer both to potentially beneficial change, such as new woodland planting, as well as change brought about by new development. Sensitivity is closely related to the nature and pattern of key elements that define the character of a particular landscape. Landscapes with 'time depth' (i.e. those that display a long and continuous history of evolution), together with those that are characterised by a clear and consistent pattern of key elements, thus tend to be more sensitive to change than landscapes of more recent origin, or those that have fewer distinguishing features. Any analysis of sensitivity needs to look separately at the fragility of the inherent (ecological and cultural) pattern and the degree of visibility (i.e. likelihood of visual impact) within each landscape. The components of this analysis are summarised in **Figure 2**.

Fragility is strongly related to the consistency of the cultural pattern that defines a particular LDU and also to the continuity, or 'time depth' of that pattern - the assumption being that the more deep-seated the pattern, (i.e. the longer it has taken to evolve), the more difficult it will be to restore/replace and therefore the more sensitive it will be to change. There may be some scope to repair 'ancient' landscapes where they have been damaged, but it is not usually possible, nor indeed desirable to try and replicate this type of landscape. However, it is not only 'ancient' landscapes that are sensitive to change. Any landscape that has a clearly defined and strongly unified character (e.g. The Fens) will be more sensitive to change by virtue of the fact that such landscapes are less able to accommodate 'alien' features that do not conform to the existing pattern.

The concept of fragility incorporates both the natural (ecological) and cultural dimensions of the landscape. The oldest, (and by implication most sensitive), landscapes are those that still survive in a semi-natural state (i.e. heathlands, moorlands, etc.). Most landscapes in the lowlands, however, have been settled

Figure 2
Sensitivity analysis



and improved for agricultural production and, as a result, any surviving semi-natural habitat is almost invariably associated with the cultural pattern (i.e. woodlands, field boundaries and other 'man made' features). Since these features are already included in the analysis of cultural sensitivity there is no need for a separate ecological evaluation. However, the cultural analysis does not explicitly assess the presence of other non-woodland habitat patches, which are often characteristic of certain types of 'marginal' landscape. Where such patches still survive they will increase the overall sensitivity rating. Analysis of patch survival is largely a predictive exercise which looks at the current pattern of land use within the context of 'productive' and more 'marginal' ground types - the assumption being that a settled arable landscape associated with good (brown/gleyed) soils is likely to have fewer patches of semi-natural habitat than a pastoral landscape associated with marginal (wetland, heathland, chalk & limestone, or moorland) soils.

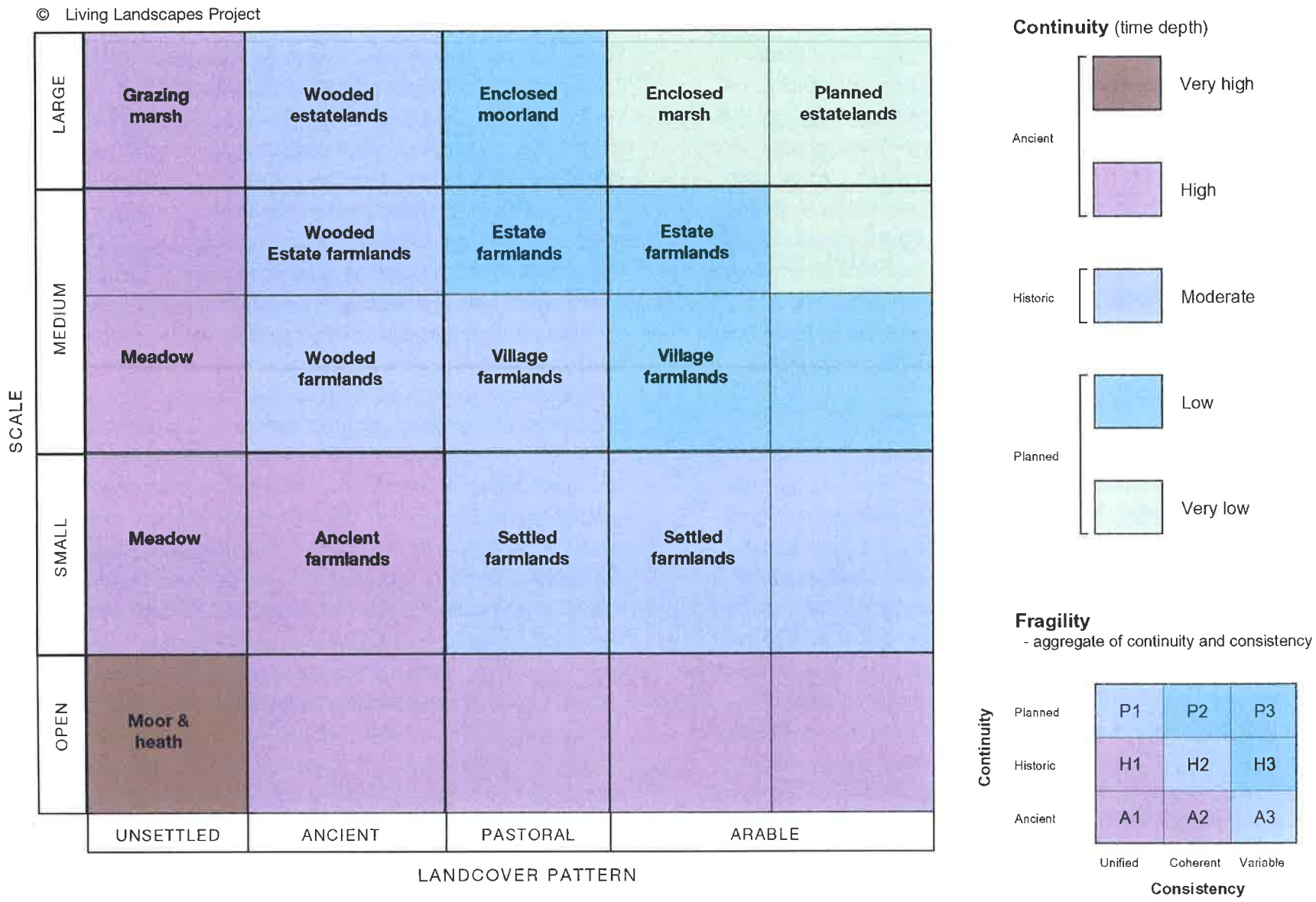
Although four cultural attributes are used to define LDUs at 1:50,000 Ordnance Survey base, county/district level (Level 2), two of these - farm type and tree cover - are particularly influential in controlling the consistency of the cultural pattern at the local level. Settlement pattern tends to vary at a much broader scale, whilst land use is more suited as an indicator of condition (see below). It is also possible to get hold of relatively good baseline digital data for both farm type and tree cover, which makes it possible to rigorously define each of the different farm/tree cover types that underpin the LDU analysis. Thus an 'ancient wooded' character will be stronger in an LDU where there is widespread woodland cover that is consistently ancient (as defined in the Ancient Woodland Inventory) than in another LDU where the woodland cover is localised and/or comprises a mixture of ancient woods and more recent plantations. The same applies to farm type. The most distinctive agricultural landscapes are those dominated by small owner-occupied farms (less than 45ha in size and greater than 70% freehold land) on the one hand and those characterised by large estates (more than 90ha in size and less than 50% freehold land) on the other. LDUs that are wholly one or the other will have a strongly unified character (denoted by a '1' after the attribute code), whereas those with a mixture of both types are likely to be more variable in character (denoted by a '2' or '3'), see **Figure 3** - Fragility Matrix. In this way it is possible to evaluate the overall consistency of the cultural pattern within a given LDU.

It is also possible to derive an index of landscape continuity by creating a matrix of the cultural attributes that underpin the LDU typology (**Figure 3**). On the vertical axis the settlement attributes are ranked by landscape scale (small at the bottom to large at the top) - the assumption being that small scale agricultural landscapes tend to be more sensitive to change than their larger scale counterparts. On the horizontal axis the attributes are ranked by landcover pattern (pastoral landscapes with ancient woods on the left to arable landscapes with secondary tree cover on the right) - the assumption being that heritage (natural and cultural) features representing visible relics of an older pattern, are more likely to have survived in pastoral landscapes.

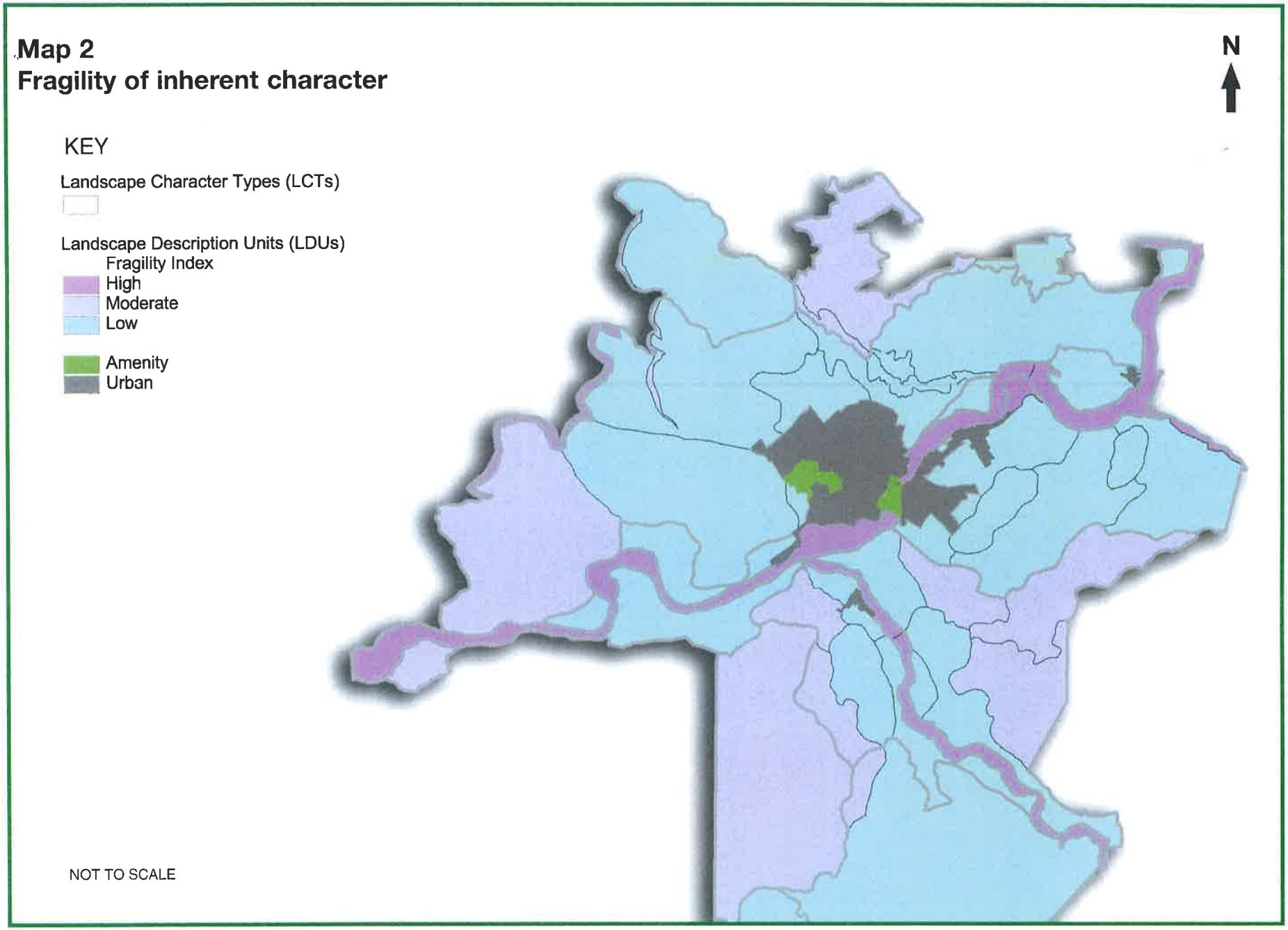
The matrix shows a distinct 'time depth' continuum ranging from the older unsettled and small scale, ancient wooded landscapes in the bottom left hand corner to the more recent larger scale 'planned' landscapes at the top right of the diagram. A feature of the matrix is the separation of the cultural LDU codes into discrete groups, which are clearly associated with different types of landscape.

Combination of the continuity and consistency values in a second matrix allows an aggregate index for the resilience of each LDU to be generated. The landscapes that are most sensitive to change are those that occur in the bottom left hand corner (i.e. those that are considered to be 'ancient' and/or strongly unified) whilst those that are variable in character and/or more recent in origin are likely to have a greater (although not unlimited) capacity to accommodate change. The output from this stage of the analysis (**Map 2**) provides the primary sieve through which to evaluate the likely impact of change. This is because the analysis deals with primary heritage (natural and cultural) features

Figure 3: Landscape Sensitivity – Fragility of inherent character



Map 2
Fragility of inherent character

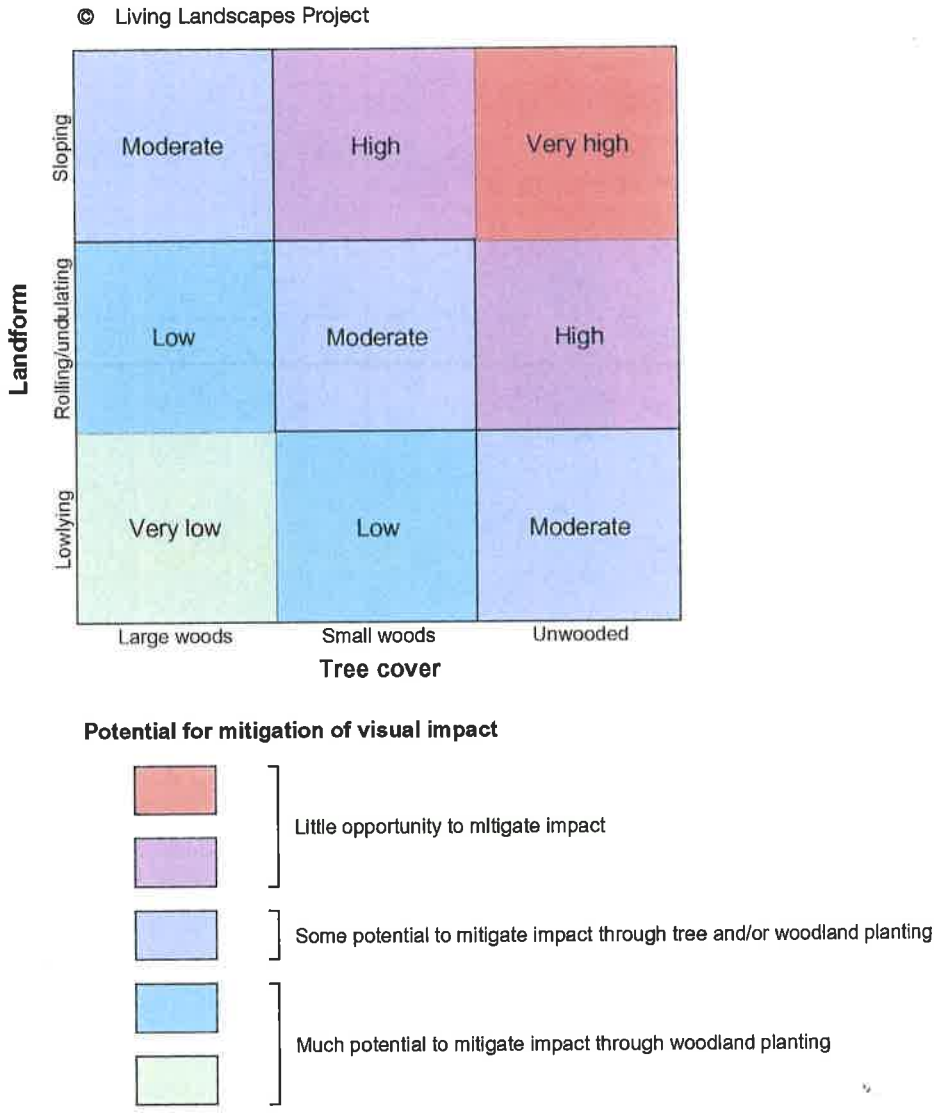


that once lost, or damaged irreparably, cannot be replaced. There is thus often little scope to mitigate this type of impact and the best course of action is usually to try and avoid the impact in the first place.

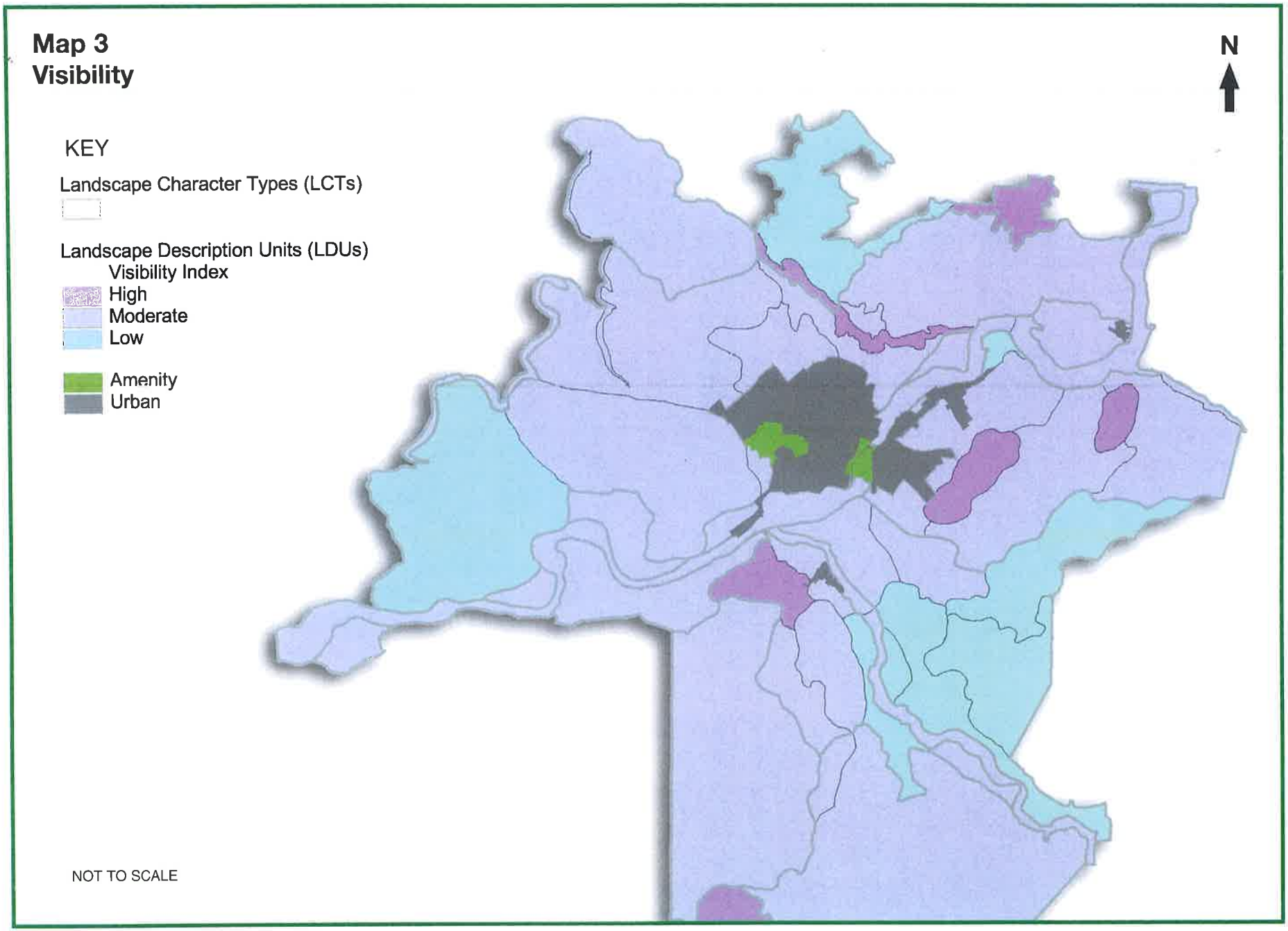
Visual sensitivity, or 'visibility' is a measure of the degree to which change is likely to cause a visual impact within a particular landscape. A visibility index can be defined by looking at the relationship between the prominence of landform and the nature/extent of tree cover (**Figure 4**). Thus, an upland landscape with little tree cover would have a high visibility score whereas a well-wooded lowland landscape would have a very low score.

The visibility analysis (**Map 3**) is designed to be used as a second sieve in the evaluation process. In most cases it is possible to mitigate visual impact, particularly if the change causing the impact has been directed into a landscape that is more able to accommodate the change in the first place. The best way to mitigate visual impact is often through on-/off-site woodland planting. Obviously this will be easier in well wooded landscapes than those where tree cover is restricted to discrete coverts and/or groups of trees. However, although sparsely wooded landscapes are more sensitive to visual intrusion, this does not necessarily preclude change, but great care is needed to ensure that the mitigation measures themselves do not draw attention to the development that they are trying to hide.

Figure 4
Landscape Sensitivity – Visibility



Map 3
Visibility



3. Condition/function analysis

The condition of a landscape, which should be clearly distinguished from its character, is a measure of how far removed that landscape is from an 'optimal' state where all the key characteristics are present and functional. Although landscape character can change over time, such changes are usually gradual and measured in decades rather than years. Condition, on the other hand, can change much more rapidly due to the impact of external factors, such as land use change, agricultural intensification or neglect. Thus, redundant and gappy hedgerows should be regarded as an indicator of poor condition rather than as an inherent characteristic.

Condition tends to vary at the sub-landscape level and is often closely related to the nature/aspirations of individual landowners. The analysis of condition is thus best carried out at the level of the Land Cover Parcel (LCP). The Warwickshire Landscapes Project originally defined LCPs as 'discrete areas of land bounded by roads, railways, water courses and parish boundaries', where similar patterns of land use, field pattern and tree cover were evident. The original LCP map has subsequently been refined to take account of the wider landscape setting and every LCP now 'nests' within a larger LDU. As a result LCP boundaries better reflect variations in the physical character of the land. Some additional field survey work has been necessary to validate these changes, especially where they have resulted in the merging or splitting of individual LCPs.

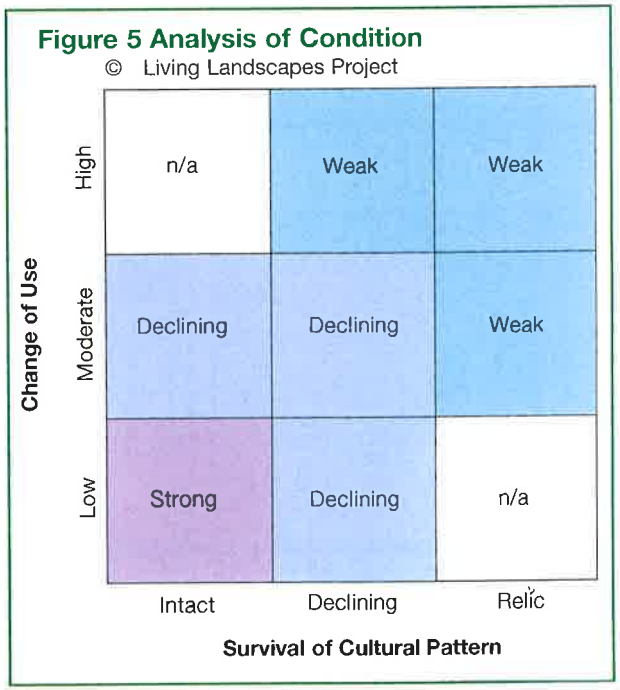
Condition has both a visual dimension, reflecting the degree to which the landscape appears visually unified, and a functional dimension reflecting the degree to which the countryside functions as a self sustaining resource. The latter embraces a range of issues related to the ecological health of the countryside and the inherent stability of the present day landscape. The key indicators for evaluating how well the landscape is functioning are:

- **Change of use** - a measure of both the nature and extent of land use change/intensification of use (high, moderate, low). This analysis is based on comparison of current land use, taken from the recent Habitat Biodiversity Audit (HBA) of the County, with that from the 1940's as recorded by the first Land Utilisation survey.

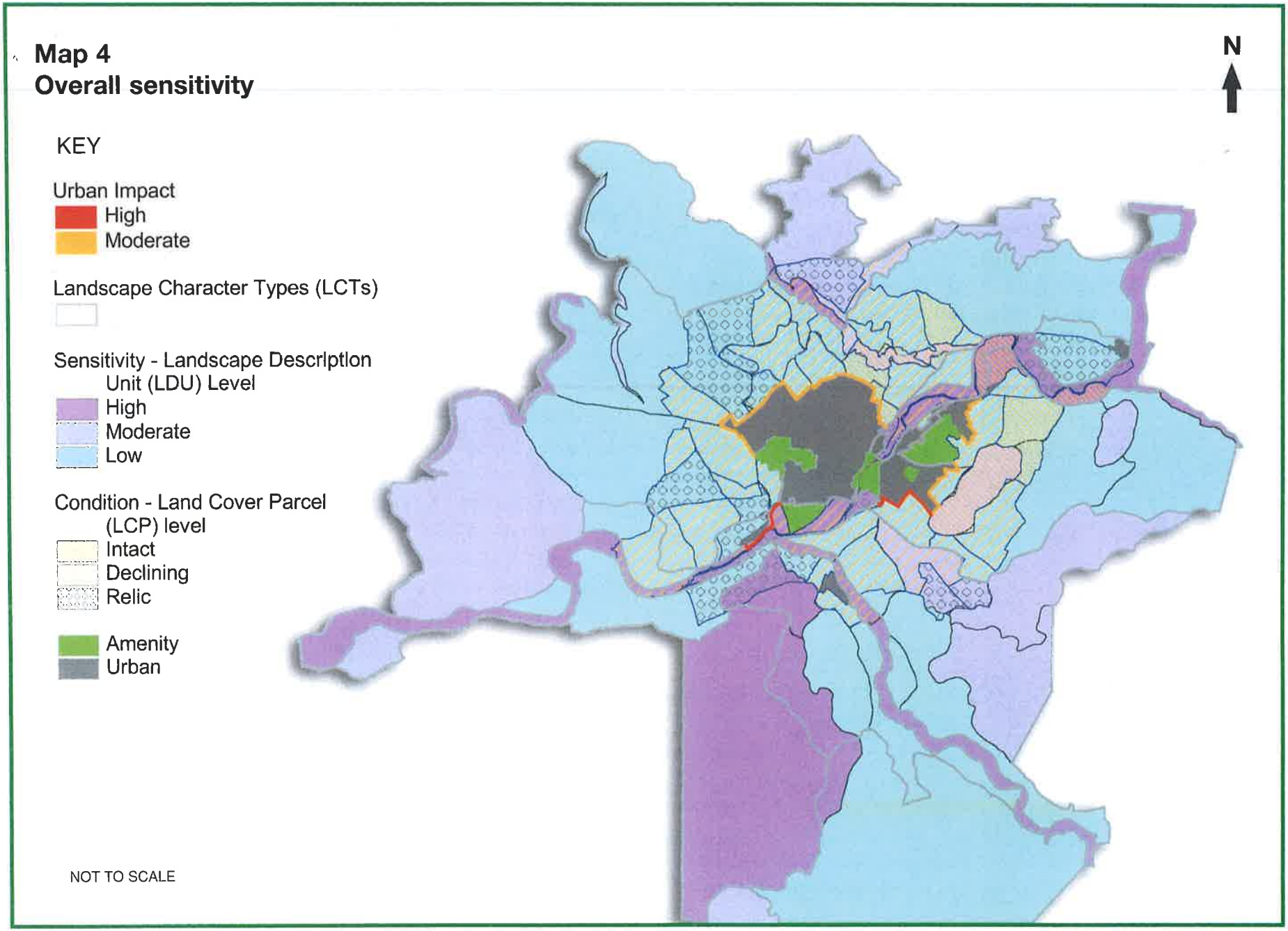
- **Survival of cultural pattern** - a measure of the current function/state of management of field boundaries and other primary heritage features (intact, declining, relic/fragmented). This analysis is based on information recorded in the field, supplemented by data on linear features taken from the HBA.

Combination of these two indicators allows an aggregate index for the condition of each LCP to be generated (**Fig 5**). The parcels where there has been little or no change in use and where there is still a functioning cultural pattern occur in the bottom left hand corner of the matrix, whilst those where the pattern is in decline, or has become fragmented are situated towards the top right hand corner. The output from this stage of the analysis, when viewed in combination with the sensitivity analysis (**Map 4**) provides a lower level tertiary sieve, which can be used to identify specific sites that are in need of landscape enhancement and where there may also be opportunities for assimilating new development.

Figure 5 Analysis of Condition



Map 4
Overall sensitivity



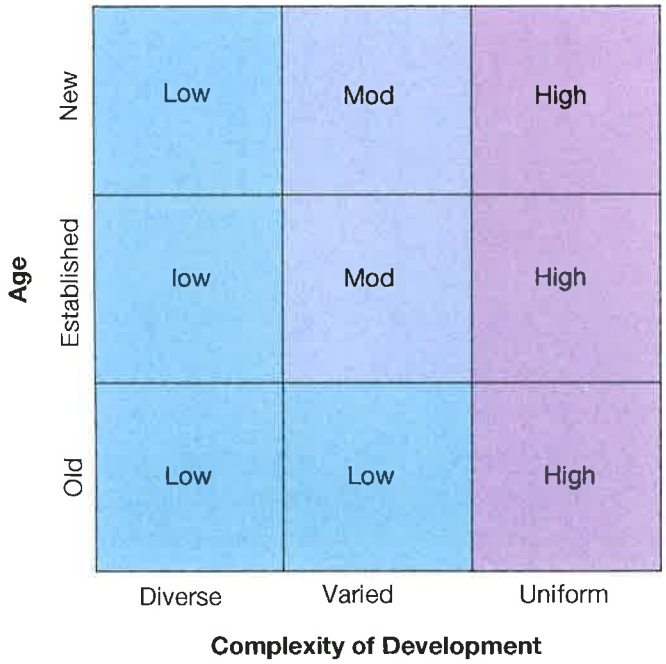
Defining the urban edge.

The other aspect of condition that needs to be incorporated into the analysis is the extent to which 'alien' features (i.e. introduced features that are not characteristic of the wider landscape) cause a negative visual impact. Given the nature of the study, this part of the analysis has focused on assessing the degree to which the urban edge visually connects the town to the wider rural landscape. Two matrices (**Figure 6**) have been developed to assess the complexity of the urban edge. The first ranks existing development in terms of its age and layout to produce an initial 'impact' score. The second takes this score and assesses the extent of vegetation, both within the development and along its boundaries, to determine an overall visual impact. Discrete lengths of urban edge have been defined by the surrounding LCPs. The resulting scores of high, moderate and low visual impact are an amalgamation of the edges within individual LCPs.

For an urban edge to have an overall high visual impact it will be uniform in design, often with a 'hard' (continuous built form with little or no vegetation) edge abutting open farmland. This combination is usually associated with recent and/or commercial development adjacent to a degraded agricultural landscape. In contrast, an urban edge with a low score will either be longer established/well screened, or a well designed new development.

Figure 6 Urban Edge Matrices

Matrix 1 Impact of Built Form



Age

New post 1990

Established between 1970 and 1990

Old pre 1970

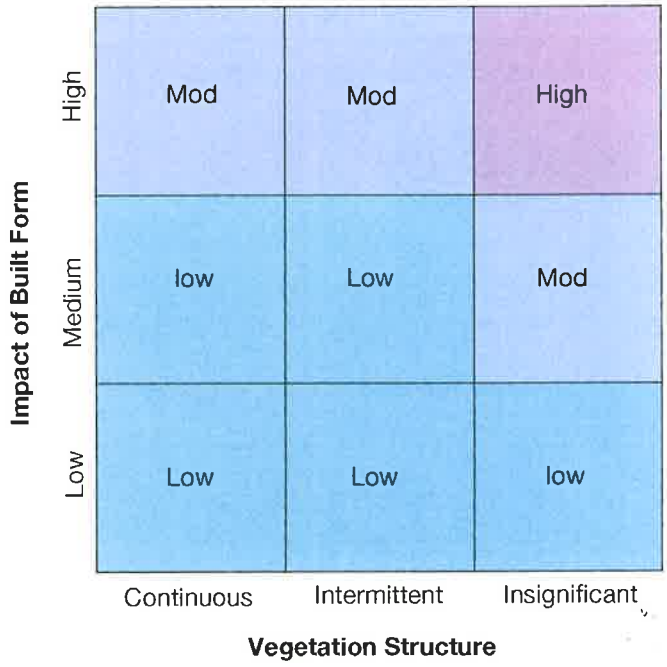
Complexity of Development

Diverse varied layout incorporating local vernacular style

Uniform uniform layout with 'hard' edge and 'anywhere' style

Varied mixture of above

Matrix 2 Overall Visual Impact



Summary of Findings

The Warwickshire Landscapes Guidelines identify four landscape types around the fringe of Stratford: the Vale Orchard Belt to the north-west of the town, the Terrace Farmlands to the east, the River Meadowlands running in a narrow corridor through the town, and the edge of the Feldon Parklands to the south, (this part of Feldon is referred to as the Stour Valley in the Countryside Design Summary). With the exception of the River Meadowlands, which have a distinctive unsettled, pastoral character, all of these landscapes have had a long history of settlement and cultivation, and the differences between them are often subtle. These differences, arising from variations in farm type, field pattern and tree cover, are vulnerable to land use change.

Vale Orchard Belt

The Vale Orchard Belt is a settled agricultural landscape characterised by a relatively recent and in places rather variable cultural pattern with little or no associated semi-natural habitat. In general terms, therefore, this is a landscape that is fairly resilient to change as most of the features that contribute to the existing character - thorn hedges, game coverts, orchards, streamside trees - can be replaced relatively easily. Of greater significance is the open rolling topography, which gives rise to a moderate - high visibility score. Great care is thus needed in the siting of new development within this landscape, especially to the north of the town where the land rises steeply to meet the Arden edge. One of the distinguishing features of the Vale Orchard Belt is the small estate plantations dotted throughout the area. There is thus scope to mitigate visual impact with well sited new planting of this type.

The LCP survey and analysis shows considerable variation in the condition of the landscape within the Vale Orchard Belt. To the north of the town, in the vicinity of the former Clopton estate, the landscape is still relatively intact, but elsewhere there has been a significant shift from mixed farming to arable production over the last 60 years with a consequent loss of field boundaries and semi-natural habitat. This is particularly severe in the Bishopton area where the cultural pattern has been further fragmented by the landfill site and construction of the A46 bypass. The Stratford urban edge is also very visible in this area, the visual impact being exacerbated by the degraded field pattern. To the west of the town the field pattern is still largely intact but declining. There is thus much potential in the Vale Orchard Belt for landscape enhancement and every effort should be made to ensure that appropriate enhancement measures are incorporated in all new development proposals.

Terrace Farmlands

The Terrace Farmlands are a densely settled and intensively farmed agricultural landscape, also characterised by a relatively recent cultural pattern, again with little or no associated semi-natural habitat. This landscape is thus fairly resilient to change since the features that contribute to its character - large hedged fields and scattered hedgerow/streamside trees - can be replicated relatively easily. Although unwooded, the Terrace Farmlands are mainly associated with a flat, low-lying topography, resulting in a moderate visibility score (i.e. there is some scope for mitigation using appropriately designed tree planting). There are, however, a number of low hills (e.g. Alveston Hill) where the visibility is high and the scope for mitigation is low.

Despite being intensively farmed, the cultural pattern in the main LDU to the east of the town remains relatively intact, although there are signs that field boundaries are starting to decline in many areas. The effects of agricultural intensification and boundary loss are particularly severe in the Luddington area. Most of the larger settlements in the Avon Valley are associated with the river terrace and the interface between town and countryside is often fairly stark. This is particularly apparent at Luddington and in places on the eastern edge of Stratford. The introduction of more trees would both soften the impact of the urban edge and strengthen the structure of the wider landscape. Again, there is potential in the Terrace Farmlands for landscape enhancement, as at Bridgetown.

River Meadowlands

The River Meadowlands have a distinctive unsettled pastoral character, which provides a recurring and strongly unifying theme along the entire length of the Avon Valley. This is an ancient landscape of relic meadows, wet grassland and other waterside habitats that, despite the relatively recent cultural overlay, is irreplaceable and thus very sensitive to change. Any new development in this landscape would thus be wholly inappropriate.

The LCP survey indicates that the character of this landscape is declining as a result of both agricultural intensification and neglect. This decline is particularly marked in the vicinity of Stratford, where the impact is exacerbated as a result of disturbance caused by new developments, such as the southern relief road, the pumping station and the caravan sites adjacent to the river. There is much scope for landscape enhancement, including the return to a more traditional management regime and restoration of wet grassland habitats.

Feldon Parklands

Like the Vale Orchard Belt and the Terrace Farmlands, Feldon Parklands is a settled agricultural landscape, but one that has a slightly older, albeit more variable cultural pattern. This is best represented in the area to the south and east of Loxley where the landscape is characterised by large blocks of ancient woodland associated with a large scale rolling topography. The LDUs that lie closer to Stratford alongside the River Stour are more recent in origin, being characterised by large arable fields, ornamental parkland and small estate plantations. The landscape in these areas is thus fairly resilient to change with a low - moderate visibility score (low-lying with small woods). However, although it has a relatively low sensitivity rating, the Feldon Parklands landscape does not directly abut the edge of Stratford and for this reason does not at present provide any opportunity for urban expansion.

Conclusion

The methodology adopted for the Stratford Urban Fringe study, and described in this report, provides a structured and transparent means for using landscape character assessment in the development planning process. The study builds on the Warwickshire Landscapes Guidelines, published a decade ago, but recognises the limitations of this earlier work and attempts to 'plug' the gap by providing a strong landscape character input into the emerging Stratford-on-Avon District Local Plan Review. The information presented is primarily based on a desktop study supported by fieldwork undertaken during the winter months of 2000. The study has drawn extensively on the work of The Living Landscapes Project, thus ensuring that the resulting GIS database and maps are fully compatible with the emerging West Midlands regional framework. It should be stressed that this is a landscape level planning tool and it is recommended that all proposed development allocations continue to be assessed on an individual site basis in the field.

Glossary of Terms

Condition is a measure of how far removed a landscape is from its 'optimal' state, where all key characteristics are present and functional. Condition can change as a result of external factors, such as land use change, agricultural intensification or neglect. For example, redundant and gappy hedgerows should be regarded as an indicator of poor condition rather than as an inherent characteristic.

Land Cover Parcel (LCP) – originally defined by The Warwickshire Landscapes Project as a discrete area of land 'bounded by roads, railways, water courses and parish boundaries', where similar patterns of land use, field pattern and tree cover were evident. LCPs now take account of the wider landscape setting, and sit within the parameters of the Landscape Description Units.

Landscape Description Unit (LDU) - a discrete tract of land defined by a distinct pattern of physical, biological and cultural attributes.

The Living Landscapes Project is a partnership between local authorities, academic institutions and national government agencies, all of whom are seeking to develop an integrated GIS based decision support framework that is capable of linking national/regional policy objectives with county/district wide planning and land management activities.

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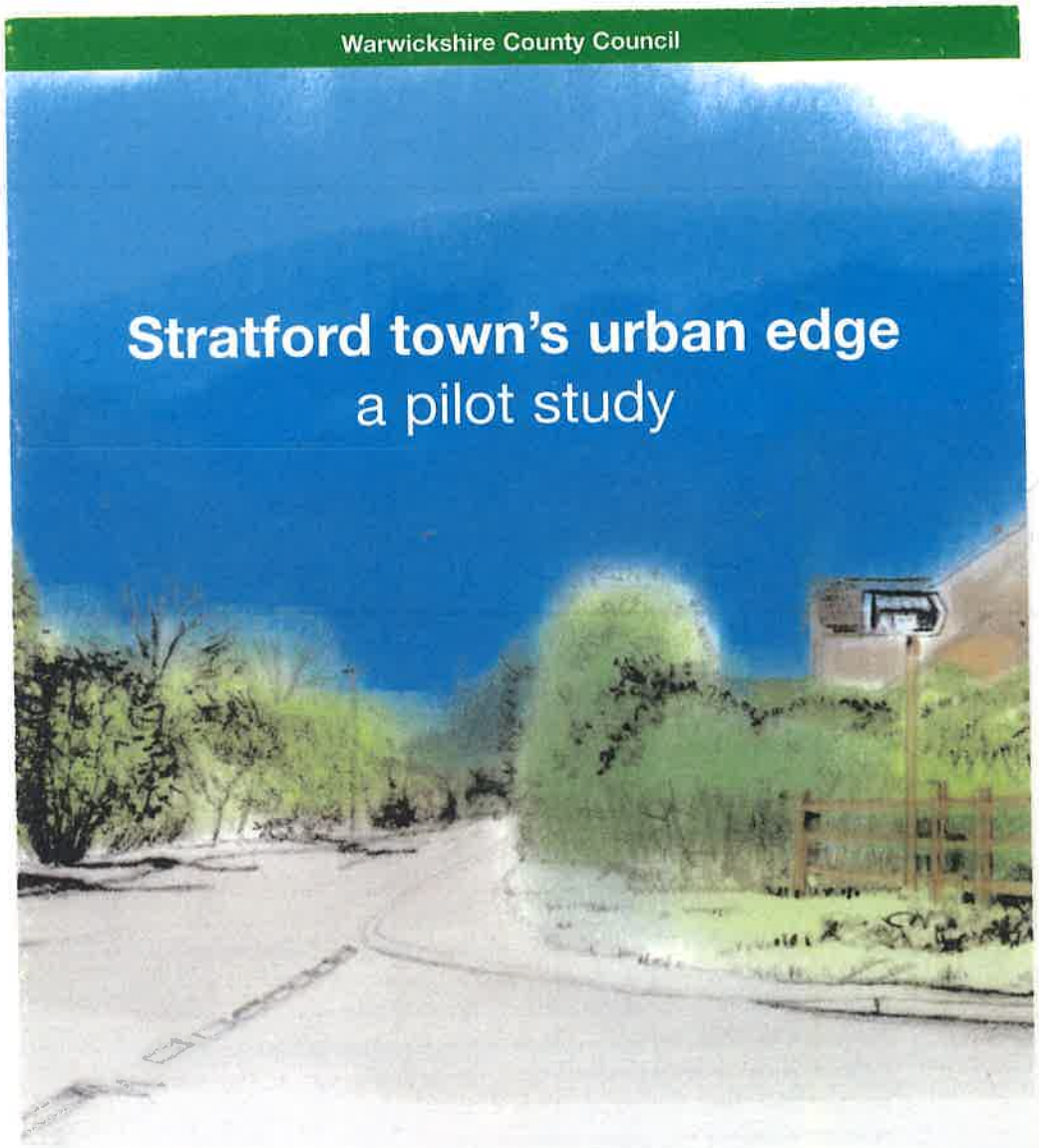

Summary

Warwickshire County Council

This summary is abstracted from the main report, Stratford town's urban edge– a pilot study. It is not intended to be read as a stand-alone document but applies the landscape character methodology at a more detailed level – focusing on the individual Land Cover Parcels (LCPs) - to the development planning process. In the same way as the main report is based on the Warwickshire Landscapes Guidelines (published in 1993), the summary also recognises the limitations of this earlier work and attempts to 'plug the gap' by providing a strong landscape character input into the emerging Stratford-on-Avon Local Plan Review.

The information presented is primarily based on a desktop study supported by fieldwork undertaken during the winter months of 2000. Both reports have drawn extensively on the work of The Living Landscapes Project, thus ensuring that the resulting Geographic Information System (GIS) database and maps are fully compatible with the emerging West Midlands regional framework. It should be stressed that while this methodology offers the most comprehensive landscape planning tool to date it does not replace the need to conduct a site survey and analysis on a site by site basis.

The Table

Essentially, the table is built up from the layers of information provided from the maps covering fragility of inherent character, (i.e. cultural and ecological sensitivity combined), visual sensitivity and condition. The data interpreted is at the Landscape Description Unit scale. The drawback of this analysis is that it is unable to pick up on the potential for an individual LCP to have a greater or lesser visual, cultural or ecological sensitivity than the mean score of its Landscape Description Unit.

The table only covers those Land Cover Parcels (LCPs) that abut the edge of the town. Each LCP with an urban edge has its own urban edge impact score, the methodology for which is described within the main report.

How to interpret the table

- **Ecological/Cultural/Visual sensitivity** - A 'high' sensitivity score under any of these columns would advocate against any further development within that particular LCP.
- **Condition** - Likewise, where the LCP's condition is described as 'intact' the recommendation would be against any further development. The remaining LCPs fall into a low or moderate sensitivity grouping. The condition of these individual LCPs is either 'declining' or 'relic'. Those with a trace or 'relic' condition could be appropriate for development, with the exception of LCP no.8, whose urban edge visually connects to the ridgeline.
- **Suitability for development** - Where development potential has been suggested, reference should be made to the main report for further guidance.
- **Suggested enhancemant** – This is dependent on the nature (and shape) of a proposed development. As such the suggested enhancement is only intended as a general guidance note. Where further development is not desirable enhancement measures have still been included to assist with any proposed management programme.

Copies of the full document are available from

Warwickshire County Council
by phoning: 01926 412544

Cost: £25.00 (including P&P)

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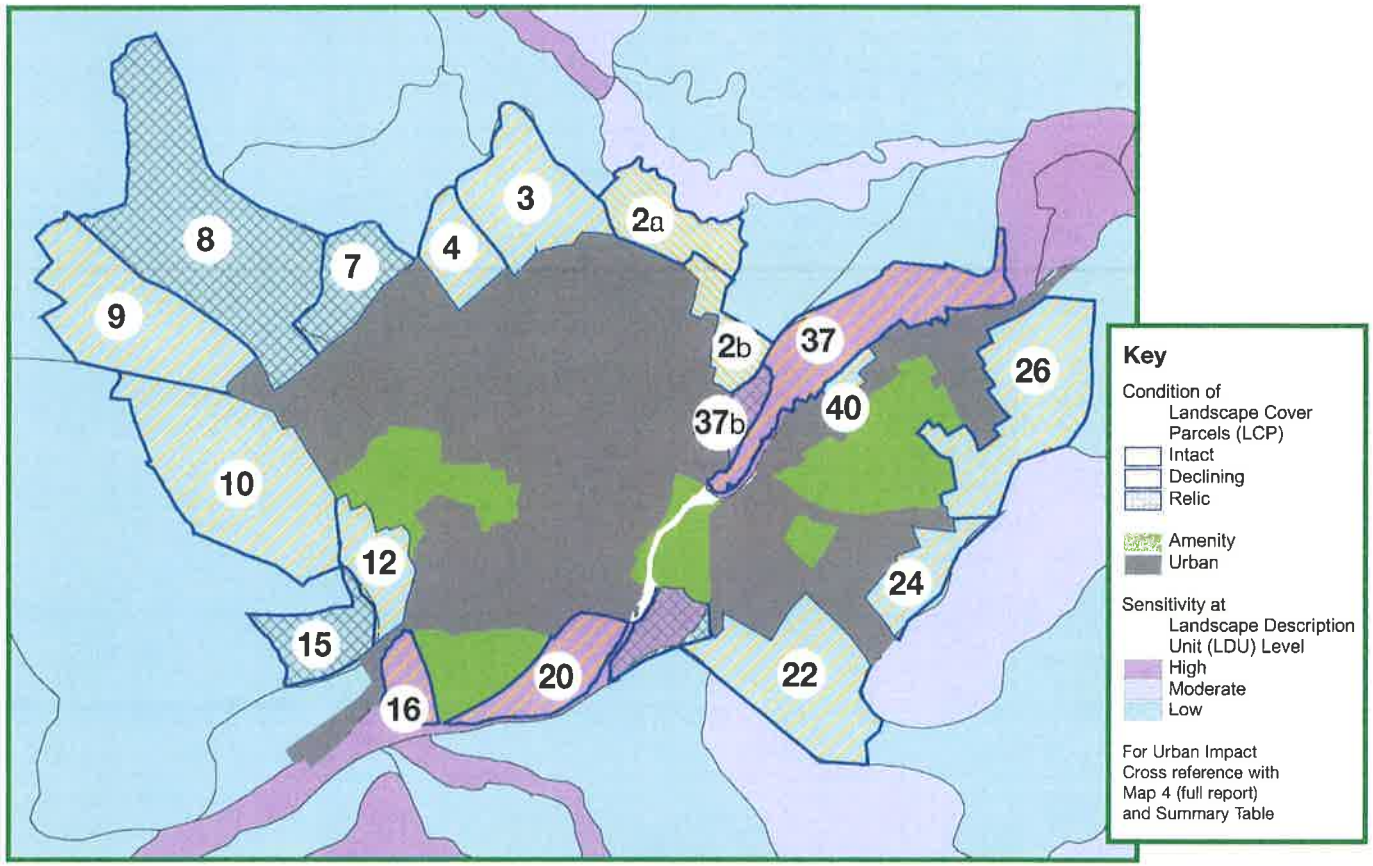
Cover drawing by Carolyn Cox

Location of LCPs as on Summary Table. (Not to Scale)



Stratford town's urban edge

Summary Table: Suitability of land cover parcels (LCPs) for new development

LCP ref	Character type	Urban edge impact	Ecological sensitivity	Cultural sensitivity	Visual sensitivity	Condition	Suitability for dev.	Suggested enhancements
2a	Vale orchard belt	moderate	moderate	low	moderate	**intact**	**No, due to landscape condition**	new tree planting to replace dead/dying relic trees
2b	Vale orchard belt	moderate	moderate	low	moderate	**intact**	**No, due to landscape condition**	new tree planting to replace dead/dying relic trees
3	Vale orchard belt	moderate	low	low	moderate	declining	Small to medium scale	plant up existing hedgerows Include hedge trees
4*	Vale orchard belt	moderate	low	low	Moderate – (locally **high** owing to rising slope)	declining	Small to medium scale	well sited 'estate plantation' style planting
7	Vale orchard belt	moderate	low	low	moderate	relic	Small to medium scale	well sited 'estate plantation' style planting
8	Vale orchard belt	moderate	low	low	Moderate – (locally **high** owing to visual prominence of ridgeline)	relic	**No – ridgeline connects to current urban edge**	Reinforce existing field boundaries with new tree and hedge planting
9	Vale orchard belt	moderate	low	low	Moderate (locally **high** owing to visual prominence of ridgeline)	declining	**No – ridgeline connects to current urban edge**	Well sited 'estate plantation' style planting
10	Vale orchard belt	moderate	low	low	moderate	declining	Small to large scale	Well sited 'estate plantation' style planting
12	Vale orchard belt	moderate	low	moderate	Low, locally **moderate** owing to proximity of Anne Hathaway's Cottage	declining	Small to medium scale	well sited 'estate plantation' style planting
15	Vale orchard belt	moderate	low	low	moderate	relic	Small scale	well sited 'estate plantation' style planting
16	River meadow-land	moderate	**high**	low	moderate	relic	**No, due to ecological impact**	restore wet grassland habitats
20	River meadow-land	low	**high**	low	moderate	declining	**No, due to ecological impact**	restore wet grassland habitats
22*	Terrace farmlands	**high**	low	moderate	moderate	declining	Small scale	extend tree and woodland planting on urban edge
24	Terrace farmlands	moderate	low	moderate	moderate	declining	Small to medium scale	extend tree and woodland planting on urban edge
26	Terrace farmlands	moderate	low	moderate	moderate	declining	Small to medium scale	extend tree and woodland planting on urban edge
37	River meadow-land	low	**high**	low	moderate	declining	**No, due to ecological impact**	restore wet grassland habitats
37b	River meadow-land	low	high	low	moderate	relic	**No, due to ecological impact**	restore wet grassland habitats
40	Terrace farmlands	low	low	moderate	moderate (locally high owing to views from Tiddington Road)	declining	**No, due to important views across site**	extend tree and woodland planting on urban edge

Note

*Within LCPs 4 and 22 there are existing commitments for development in the adopted Local Plan

In order to provide guidance on the scale of development that might be appropriate within a particular LCP, the following definitions are provided below:

<u>For housing purposes:</u>

Small scale - less than 5 dwellings
Medium scale – between 5 and 50 dwellings
Large scale – more than 50 dwellings

<u>For other land uses:</u>

Small scale – less than 0.2 hectares
Medium scale – between 0.2 and 1.75 hectares
Large scale – more than 1.75 hectares

Each individual LCP needs to be assessed on site therefore the above definitions are indicative only.