

DRAFT



Rosconn Strategic Land

Manor Farm, Long Itchington

SUPPORTING LANDSCAPE STATEMENT - DRAFT

October 2020

DRAFT

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CONTENTS

1.0 INTRODUCTION..... 4

2.0 LANDSCAPE CHARACTER..... 4

3.0 VISUAL AMENITY..... 8

4.0 GREEN INFRASTRUCTURE AND MITIGATION..... 8

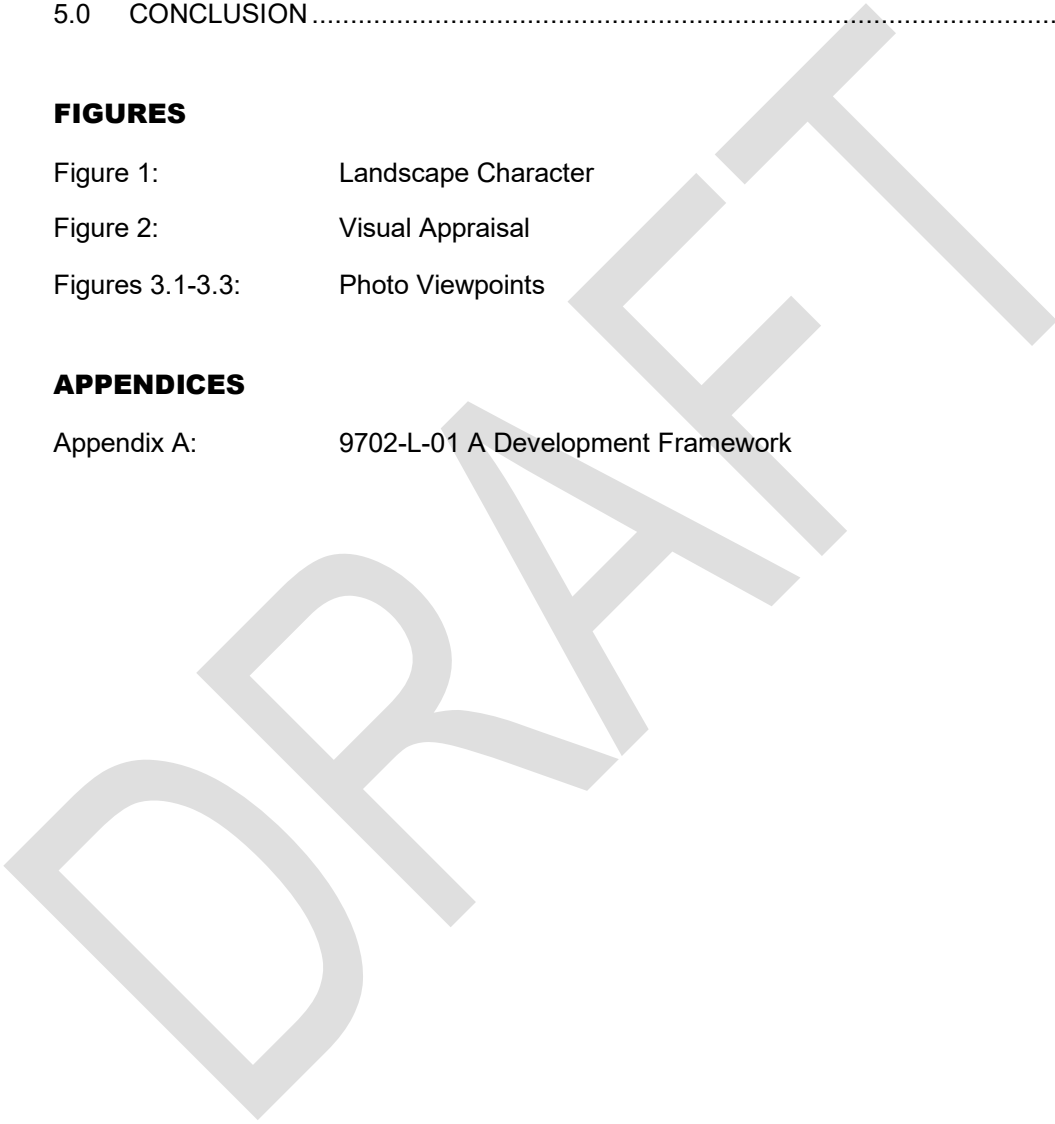
5.0 CONCLUSION 9

FIGURES

- Figure 1: Landscape Character
- Figure 2: Visual Appraisal
- Figures 3.1-3.3: Photo Viewpoints

APPENDICES

- Appendix A: 9702-L-01 A Development Framework



1.0 INTRODUCTION

- 1.1 FPCR Environment and Design Ltd (FPCR) have been appointed by Rosconn Strategic Land to assist in the promotion of Land at Manor Farm, Long Itchington within the Stratford-on-Avon district.
- 1.2 The purpose of this statement is to support, in landscape and visual terms, the promotional work for the site to be included within Stratford-on-Avon District Council's (SDC) Site Allocations Plan.

2.0 LANDSCAPE CHARACTER

National Character

- 2.1 The site lies within National Character Area (NCA) 96: 'Dunsmore and Feldon'¹ as shown at Figure 1. This NCA is briefly described below:-

“Dunsmore and Feldon is predominantly a rural, agricultural landscape, crossed by numerous small rivers and tributaries...It is an important food producing area and the agricultural expanse of large arable fields, improved pasture and small villages”.

- 2.2 Key characteristics, most relevant to the site and its context, for NCA 96 include:-

- *“The sense of a predominantly quiet, rural landscape is heightened by its close proximity to several urban areas, with a gently undulating landscape of low hills, heathland plateaux and clay vales separated by the occasional upstanding escarpment.*
- *Generally low woodland cover across the area, although there are areas of well-wooded character...*
- *Canals, including the Grand Union Canal ... provide important riparian habitats and a well-used recreational resource.*
- *Mainly large fields, with regular or rectilinear shapes, although some smaller fields also feature...*
- *Predominantly nucleated settlement pattern with a low density of isolated farmsteads and some field barns sitting within a landscape of piecemeal and planned enclosure of the open fields which extended from the villages over large parts of this area. Many villages have recently expanded but the traditional buildings, constructed of red brick or Lias limestone, still retain their blue brick or ironstone details.*
- *Limestone quarrying for the cement industry was formerly a feature in the centre and south of the area, and disused quarries are now prominent elements in the landscape...”*

The NCA includes four 'Statements of Environmental Opportunity (SEO)'. Those of relevance are set out below:

- 2.3 **SEO 1:** *“Protect and appropriately manage the historic character, settlement pattern and features of Dunsmore and Feldon ...”*
- 2.4 **SEO 3:** *“Protect and manage the mosaic of habitats including woodlands, hedgerows and heathlands ... together with ... new planting of woodland and heathland, where appropriate ... to contribute to pollination, biodiversity and carbon storage, and for the benefits to soil and water management...”*

For example by;

Ensuring that any new woodland planting is generally appropriate, making a contribution to increasing the overall woodland coverage in the region and integrating new development into the landscape, as well as boosting carbon storage.”

- 2.5 **SEO 4:** *“Protect and manage the landscape character, high tranquillity levels and the historic settlement character to enhance sense of place and of history and to promote recreational opportunities; and ensure that new development is sensitively located and designed, integrate green infrastructure links into development, encourage new woodland planting to soften urban fringe developments and promote recreational assets...”*

For example by;

Planning of new woodlands around settlement fringes to help to integrate new development into the landscape and absorb the scale of urban edge development...

Integrating co-ordinated provision of green infrastructure into any development so that it offers the local community opportunities to enjoy their local green space and to take action to improve it. This will have benefits for the health and wellbeing of those living in the NCA, as well as providing benefits to biodiversity.

Ensuring that any new developments incorporate well-designed green infrastructure, to include improved access and recreational opportunities for local communities and visitors, providing them with a range of benefits, including health and economic benefits, afforded by access to good-quality green spaces.”

Local Character

The Warwickshire Landscape Guidelines (1993)

- 2.6 This Assessment² divides the county into seven broad character areas, placing the site within the ‘Feldon’ area which is further sub-divided into four landscape types. The site falls within the ‘Lias Village Farmlands’ landscape type, as illustrated at Figure 1, which is briefly described as “A varied small scale, hedged landscape of scattered farmlands and nucleated brick and stone villages”.
- 2.7 Key characteristics relevant to the site and its context are:-
- *“A varied, undulating topography...”*
 - *A well defined geometric pattern of small to medium sized fields.*
 - *Many hedgerow and roadside trees.*
 - *A nucleated settlement pattern of large and small villages.*
 - *Vernacular style Blue and White Lias stone buildings.*
 - *Disused quarries with semi-natural grassland and scrub”.*
- 2.8 The Management Strategy and Guidelines for ‘Lias Village Farmlands’ provide an overall framework for the conservation and enhancement of landscape character and are set out below:-

Management Strategy

- *“Conserve the diversity and local distinctiveness of the landscape”.*

Overall Guidelines

- “Conserve and strengthen the regular pattern of small and medium sized, hedged fields.
- Enhance field pattern through more appropriate hedgerow management.
- Conserve and enhance tree cover through regeneration and replanting of hedgerow trees.
- Enhance tree cover through small scale tree and woodland planting.
- Conserve the rock exposures and areas of semi-natural vegetation associated with disused limestone quarries.”

Stratford-on-Avon District Design Guide (2001)

- 2.9 This document³, which provides design guidance for new development, divides the district into five landscape character areas (LCAs) each of which are sub-divided into smaller areas. The site is located within the ‘Feldon’ LCA and the sub-area of ‘Lias Uplands’; key characteristics relevant to the site and its context are:-
- “A varied rolling land form often associated with steep wooded scarp slopes, mostly draining to the Rivers Dene and Itchen without clearly defined basins;
 - Many hedgerows and roadside trees; well defined geometric pattern of small to medium sized fields; disused quarries with semi-natural grassland and scrub;
 - Compact villages sited on hill and ridgetops, hill sides and along narrow valley bottoms;
 - Main building materials are White Lias Limestone (now known as Langport Member Limestone), Blue Lias Limestone and brick;”
- 2.10 Section 4 of the guide recognises the importance of landscape character in defining a context for new development and promotes landscape, open space and planting as being integral to any future development proposals. It states that:-
- 2.11 “New development should maintain and extend the landscape and open space network of an existing settlement by taking best advantage of existing features and creating new features appropriate to the location including:-
- routeways of different kinds;
 - edges or boundaries between distinct areas;
 - landmarks;
 - gateways;
 - crossings;
 - central spaces; and
 - views. (paragraph 4.5.3)
- 2.12 *The boundaries, size and sequence of open space, including...footpaths...created by new development should extend and enhance the character of the landscape and open space network of an existing settlement. (paragraph 4.5.4)*
- 2.13 *Hard and soft landscape features must be conceived of as an integral part of designs for new development AND as an integral part of the wider landscape and open space network. (paragraph 4.5.10)*

- 2.14 *Landscape features should be designed as multi-purpose elements within the broader network, serving where possible as:-*
- *Public open space;*
 - *a visual amenity;*
 - *a buffer against temperature extremes;*
 - *a wildlife habitat;*
 - *a land drainage feature”. (paragraph 4.5.15)*
- 2.15 In terms of edge treatment to developments, the design guide states that, *“in cases where the treatment is soft, the principal constituent of the edge is most often hedges with hedgerow trees and/ or less formal screen planting. To be effective, the space for this edge screen planting should be a minimum of 5 metres wide”.* (paragraphs 4.5.19, 20)

Landscape Sensitivity Assessment for Villages: Volumes 1+2 (including Part C: Areas of Restraint Assessments) (2012)

- 2.16 White Consultants produced an assessment of landscape sensitivity to residential and commercial development for land surrounding villages within Stratford District. Ten zones surrounding Long Itchington have been assessed as part of the study, of these the site falls within Zone ‘LI01’ (see figure 1) which is assessed as having Medium sensitivity to housing development. The following commentary is provided for Zone ‘LI01’;
- 2.17 *“The zone consists of land rising to the north east and falling to the south towards the Grand Union Canal and associated footpath. The landcover is mainly arable with trimmed hedges with some grassland with outgrown hedges to the north west. There are a few trees in some hedgerows and willows in wetter areas but the area feels relatively open. The settlement edge is varied, indented with incremental housing to the north but with a mixed of hard edge of C20 development and commercial and educational buildings further south. Trees partially screen the industrial building. The sensitivity of the area lies in its openness on rising land, rural character and proximity to the canal to which it contributes a rural setting. The settlement edge around the listed building to the north has some degree of sensitivity. There may be opportunities south of the industrial estate, but avoiding the pasture with willows but a new strong planted boundary would be needed to form a positive edge to the surrounding countryside. The land south of Stockton Road may be possibly developed but only if advanced planting is put in place in line with the eastern boundary of the school to form a softer established edge to the settlement. Elsewhere housing is considered to be inappropriate due to openness and potential prominence.”*
- 2.18 Of the ten zones surrounding Long Itchington, ‘LI01’ is among the least sensitive to housing development, along with Zones ‘LI02’ and ‘LI03’. The remaining zones are all assessed as having High/Medium or High sensitivity to housing development. Since the Landscape Sensitivity Assessment was published residential development has been constructed within Zone ‘LI01’ both to the north and south of Stockton Road. The site is located adjacent to the recent development to the north of Stockton Road.

Site Context and Character

- 2.19 The site is situated off Collingham Lane at the north eastern extent of Long Itchington village, the site comprises two fields in arable use divided by a vegetated field boundary. It is well contained by existing settlement to the south and west including recent residential development off Stockton

Road, Long Itchington Primary School and properties off Collingham Lane. The boundary between the site and existing development is generally defined by a combination of hedgerows/hedges and trees. To the north and east established vegetation along the site's boundary helps to visually contain the site.

- 2.20 The landscape to the north and east of the site is characterised by medium-large agricultural fields similar in scale to those comprising the site. The adjacent settlement to the south and west influences the character of the site with views available to surrounding properties. A distant view to the tower at the Cemex National Technical Centre also provides a sense of development.
- 2.21 No public rights of way cross or border the site, those located to the south and north west of the site are separated from the site by intervening field boundary vegetation and/or existing development.
- 2.22 The landform across the site is relatively flat lying between approximately 80 and 90m Above Ordnance Datum (AOD) with the lower land located towards the south eastern corner. The immediate landscape and developed areas adjoining the site lie on similar contours to the site with a drop to approximately 70 AOD at the village centre to the west. In the wider context, the surrounding landscape displays undulating landform.

Designations

- 2.23 The site is not covered by any statutory or non-statutory landscape designations and nor do any lie within the vicinity of the site. A number of listed buildings occur within Long Itchington village predominately within its conservation area located c.400m to the west of the site as identified at Figure 2.

3.0 VISUAL AMENITY

- 3.1 Photographic viewpoints of the site from selected vantage points have been carried out, their locations are shown at Figure 2 while the photographs are included at Figures 3.1 – 3.3. These depict the nature of the landscape character and visual containment provided by existing settlement and established vegetation which result in limited visibility of the site.
- 3.2 Potential close-range visual receptors of any future development of the site are likely to be limited to properties on the northern edge of residential development of Stockton Road; users of Long Itchington School; a limited number of properties off Collingham Lane and Wulfstan Drive which adjoin/lie close to the site's boundary and users of Collingham Lane. It is unlikely that there will be any substantial views available from the local Public Right of Way (PRoW) network owing to intervening field boundaries and existing development.
- 3.3 There is a lack of inter-visibility between the site and the majority of the village including the village centre and its conservation area owing to intervening development and vegetation.

4.0 GREEN INFRASTRUCTURE AND MITIGATION

- 4.1 A development framework has been produced as part of the promotion of the site (drawing 9702-L-01 A included at Appendix A). This shows one way in which development of the site could be brought forward in a way which respects the local context.

- 4.2 Green Infrastructure (GI) will form a key consideration in any development of the site and the retention and reinforcement of existing landscape features will be a vital aspect of the site's GI, providing both structure to the development and maintaining / creating habitats. Additional planting to the site's boundaries will help to further visually contain the site and the retention of the existing field boundary within the site will maintain the existing field pattern and provide a green corridor through the development. The site's GI will provide opportunities for recreation and connectivity to surrounding green space and the inclusion of sustainable drainage features will also provide habitats for local wildlife. In addition, a substantial area to the north of the site has been shown as a habitat creation area.
- 4.3 The development framework shows the potential developable area set back from the north east of the site relating to the existing settlement pattern and an area adjacent to the school has been set aside for its potential expansion.
- 4.4 Any future development of the site has potential to assist in the delivery of NCA 96 Statements of Environmental Opportunity 1, 3 and 4 of the Management Strategy and Guidelines for the county landscape type 'Lias Village Farmlands' together with the design aspirations within the Stratford-on-Avon District Design Guide.
- 4.5 New tree and hedgerow species associated with the GI for any future development will be selected in accordance with the 'Feldon' district landscape character area as set out in Appendix D of the Stratford-on-Avon District Design Guide (2001).

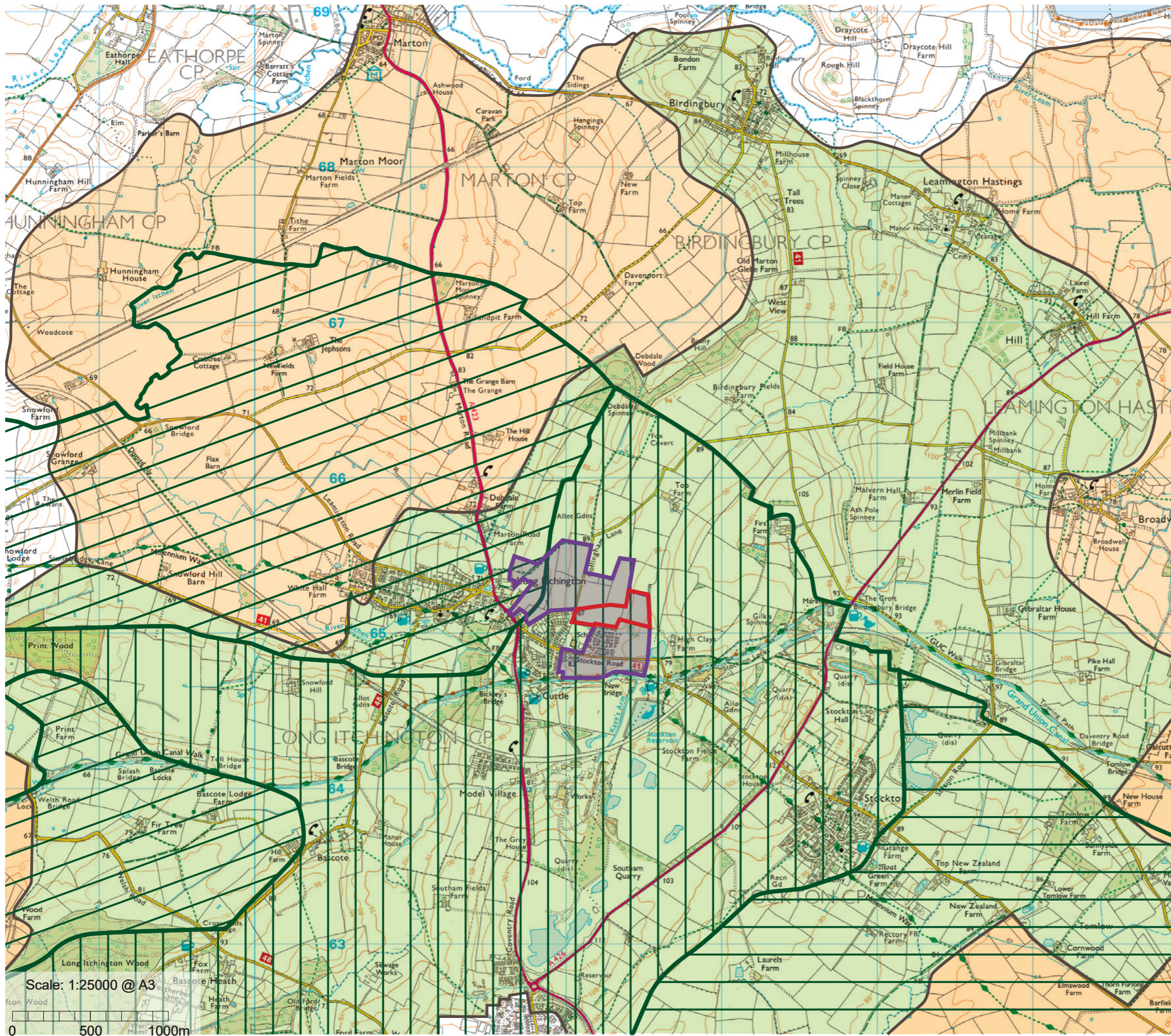
5.0 CONCLUSION

- 5.1 From this appraisal, it is concluded that the site is capable of accepting residential development reflective of the scale and size that exists within the village. The site is well contained, yet relates well to the existing settlement and is not particularly sensitive in landscape and visual terms. No landscape designations cover the site or lie within close proximity and there is limited visibility of the site with relatively few potential visual receptors identified. There is a lack of inter-visibility from the majority of the village including the village centre and conservation area. Overall, based upon the assumption that an appropriate site layout incorporating a suitable GI proposal, such as that shown on the development framework plan, that the site is capable of accommodating residential development.

¹ Natural England (2014) **National Character Area Profile 96: Dunsmore and Feldon** Natural England

² Warwickshire County Council and Countryside Commission **The Warwickshire Landscapes Project** (1993)

³ Stratford-on-Avon District Council **Stratford-on-Avon District Design Guide** (2001)



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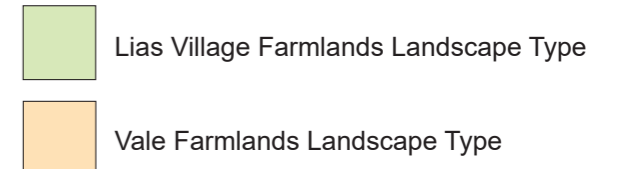
Site Boundary

Natural England - National Character Areas (NCAs)

All of mapped area falls within NCA 96: Dunsmore and Feldon

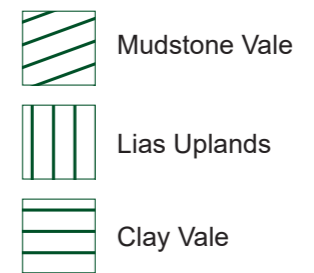
The Warwickshire Landscape Guidelines (1993)

Feldon Character Area

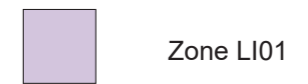


Stratford-on-Avon District Design Guide (2001)

Feldon Character Area

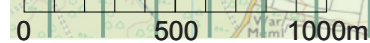


Stratford-on-Avon District Council - Landscape Sensitivity of Local Service Villages (June 2012)



Zone LI01

Scale: 1:25000 @ A3



client
Rosconn Strategic Land

project
Land at Manor Farm,
Long Itchington

drawing title
LANDSCAPE CHARACTER

scale
1:25,000 @ A3
drawing / figure number

drawn
KAD

issue date
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rev









Figure 1



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Aerial imagery © 2019 Microsoft Corporation

-  Site Boundary
-  Public Rights of Way (with reference)
-  Viewpoint Locations
-  Localised Visual Barriers (to the site)
-  Listed Buildings
-  Long Itchington Conservation Area

client
Rosconn Strategic Land

project
Land at Manor Farm,
Long Itchington

drawing title
VISUAL APPRAISAL

scale
Approx. 1:1000 @ A3

drawn
KAD

issue date
October 2020



Figure 2

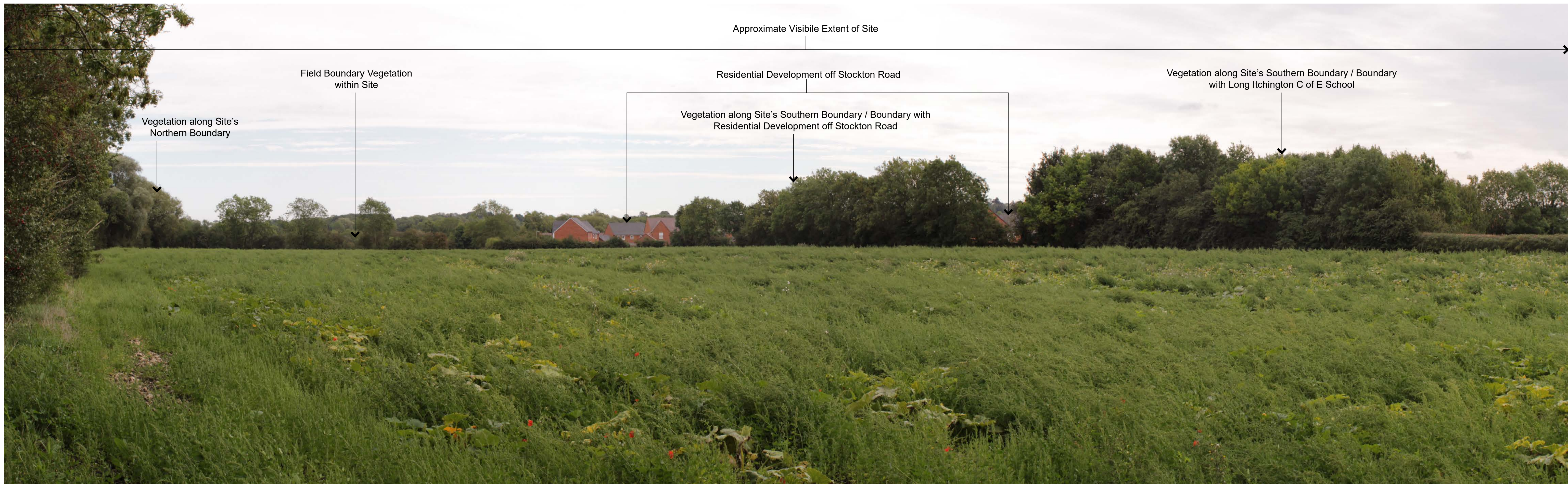


Photo Viewpoint 1: View Southeast from Northwestern Corner of the Site



Photo Viewpoint 2: View Southeast from within the Eastern Field of the Site



Photo Viewpoint 1
 Date & time of photo: 02 Sept 2020, 12:16
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 75°
 Direction of View: 130°, bearing from North



Photo Viewpoint 2
 Date & time of photo: 21 Feb 2019, 12:23
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 75°
 Direction of View: 225°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 3: View Southeast from Northwestern Corner of the Site



Photo Viewpoint 3 (continued): View Southeast from Northwestern Corner of the Site

Photo Viewpoint 3
 Date & time of photo: 02 Sept 2020, 12:34
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 108°
 Direction of View: 260°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 4: View Southeast from Collingham Lane



Photo Viewpoint 5: View North from Water Furrows



Photo Viewpoint 4
 Date & time of photo: 02 Sept 2020, 14:04
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 75°
 Direction of View: 130°, bearing from North

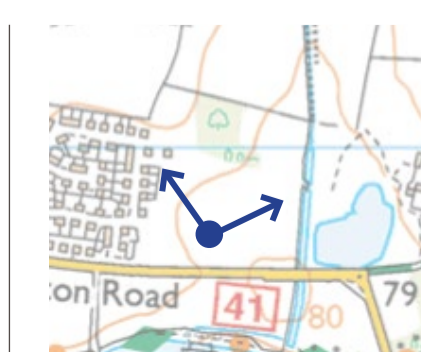


Photo Viewpoint 5
 Date & time of photo: 02 Sept 2020, 13:43
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 74°
 Direction of View: 25°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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






Appendix A: 9702-L-01 A Development Framework



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Aerial imagery © 2019 Microsoft Corporation

-  Site Boundary (6.67ha)
-  Other Land under Applicant's Control (3.06ha)
-  Proposed Residential Areas (3.30ha)
-  Potential School Expansion Land (0.80ha)
-  Habitat Creation Area (3.06ha)
-  Proposed Indicative Access Route
-  Proposed Indicative Pedestrian Links
-  Existing Vegetation
-  Proposed Tree/Shrub Planting
-  Proposed Public Open Space
-  Potential Location for SUDs Basin



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Rosconn
Land at Manor Farm
Long Itchington

DEVELOPMENT FRAMEWORK PLAN

1:2000 @A3
07 September 2020 KAD / EAF
9702-L-01 A

masterplanning
 environmental assessment
 landscape design
 urban design
 ecology
 architecture
 arboriculture

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