

Summary of conclusions from WCC Focused Landscape Assessment Studies

Study 1 (March 2016)

Ref	Field name	Pages	SHLAA Zone	Rating change	Site adopted?
154	Cow Lane, LB <i>Page 4 <u>Potential for housing / commercial development</u> Because the field contributes to the rural setting of the village in terms of the views of the Church and Conservation Area appreciated from within the field, and its physical connectivity between the village and the wider countryside, any development is inappropriate. Therefore the landscape sensitivity for this part of the zone has been revised to high.</i>	4 – 7	BR_01	Increased to High	Rejected
188	Betty's Field, LB <i>Page 8 <u>Potential for housing / commercial development</u> The high/ medium landscape sensitivity identified by the Stratford Landscape Sensitivity Study remains unchanged.</i>	8 – 11	BR_01	Unchanged	Rejected
189	Sutton Lane (north), LB <i>Page 12 <u>Potential for housing / commercial development</u> The high/ medium landscape sensitivity identified by the Stratford Landscape Sensitivity Study remains unchanged.</i>	12- 15	BR_01	Unchanged	Selected Site 1
221/222	Saltway Lane (west), LB <i>Page 16 <u>Potential for housing / commercial development</u> The high landscape sensitivity identified by the Stratford Landscape Sensitivity Study remains unchanged for the majority of the zone, however field ref. nos. 221 and 222 could accommodate some housing development to bring the edge of the settlement in line with the commercial units on Salt Way Lane. Therefore the sensitivity for this part of the zone only should be amended to high / medium</i>	16 - 19	BR_04	Reduced from High	Rejected
512 etc.	Castle Hill Lane to UB High St <i>Page 20 <u>Potential for housing / commercial development</u> As it has not been possible to separate the fields and wooded area from each other and the contribution they make collectively to the zone the high landscape sensitivity identified by the Stratford Landscape Sensitivity Study remains unchanged.</i>	20 - 23	BR_08	Unchanged	Selected Site 2
545	Burnt Orchard/Salcracks. UB <i>Page 24 <u>Potential for housing / commercial development</u> The Stratford Landscape Sensitivity Study indicates a high /medium sensitivity indicating that a small amount of development is appropriate within the zone. It also states that housing is "generally inappropriate, either behind the chapel or filling in the gap along the B4035" as the site "contributes to the positive character of the settlement forming a green gap along the B4035 and a setting around the chapel and the green within the AONB". This would point to high sensitivity, therefore the sensitivity of this part of the zone should be amended accordingly</i>	24 – 27	BR_09	Increased to High	Selected Site 4
	Allotment, LB <i>Page 28 <u>Potential for housing / commercial development</u> The site reads as part of the village environment and could be developed for housing provided that the new house(s) are sensitively designed, taking account of the village green and neighbouring dwellings including listed buildings and their settings.</i>	28 – 31	Urban	n/a	Rejected

Study 2 (July 2016)

<u>Ref</u>	<u>Field name</u>	<u>Pages</u>	<u>SHLAA Zone</u>	<u>Rating change</u>	<u>Site adopted?</u>
A	The Willows, LB	4 - 7	Br_01	Unchanged	Rejected
	<i>Page 4 <u>Potential for housing development</u> high /medium Although residential, the grounds were included within land cover parcel Br01 which has an overall landscape sensitivity of high / medium allowing for some development to take place. A single dwelling which respects the local vernacular and meets a specific need, whilst not being harmful to the local landscape character, should be given consideration.</i>				
153	Sutton Lane (south), LB	8 - 12	Br_01	Dev inappropriate	Selected Site A
	<i>Page 8 <u>Potential for housing development</u> high /medium The northern boundary to plot 153 lies on a minor rise and this changes the aspect of the site with the landform falling away to the south east; this detaches it from the remainder of the built settlement, giving it a strong sense that it forms part of the wider countryside rather than a natural extension to the settlement edge. This raises the landscape sensitivity to high for this particular part of the parcel. Such an encroachment would therefore be inappropriate in this location</i>				
225	Saltway Ln (Rear Ind. Est.), LB	13 - 17	Br_02 & BR_04	Unchanged	Rejected
	<i>Page 13 <u>Potential for housing development</u> high Any new housing in the adjacent fields would further degrade views from the Well-used public footpath. The ground is already rising within the northern and eastern edges of the industrial estate and there is a marked change in slope from the eastern boundary of the industrial estate which extends across a significant portion of the overall plot. The most north western area of the plot is on relatively flat ground but lies beyond the Built Up Area Boundary and reads as a continuum of the wider landscape</i>				
B	West of Meth. Chapel, LB	18 - 21	Br_09	Increased to High	Rejected
	<i>Page 18 <u>Potential for housing development</u> high Although there is a mixed tree belt to the south and west there are obvious linkages with the wider landscape. The construction of housing within this field would break up this continuum and would therefore be inappropriate for further development.</i>				
C	Henbrook Lane (West), UB	22 - 25	Br_01	Increased to High	Rejected
	<i>Page 22 <u>Potential for housing development</u> high The field is one of a series of surviving traditional orchard sites which is a priority habitat protected from development. It is typical of the characteristic pattern of development within Brailes where dwellings are often interspersed with small pockets of orchards/farmland. The field also retains a native hedge and mature hedge tree adjacent to the roadside. The combination of these factors emphasises the distinctive rural character of the settlement which provides visual linkages with the wider landscape. For all of these reasons this parcel of land is not appropriate for development.</i>				

Study 3 (September 2016)

Ref	Field name	Pages	SHLAA Zone	Rating change	Site adopted?
A	Henbrook Lane (east), UB	4 - 7	Br_06	Increased to High	Rejected
<i>Page 4 <u>Potential for housing development</u> High This area of land contributes to the physical separation between Upper and Lower Brailes and is referenced as an “open green gap between the two settlements”, “rising land” and “relationship with Brailes Hill” in the zone notes for Br06, Stratford Landscape Sensitivity Study (2012). The land has retained its agricultural function and development along the lane is intermittent with individual traditional dwellings set within large plots with pasture / old orchards in between. Therefore this parcel of land is inappropriate for housing development.</i>					
B	Rr of Blakes Close, LB	8 -11	Br_06	Unchanged	Selected Sites 3 & B
<i>Page 8 <u>Potential for housing development</u> High/ medium This area of land helps to maintain a physical separation between Upper and Lower Brailes and is referenced as an “open green gap between the two settlements”, “rising land” and “relationship with Brailes Hill” in the zone notes for Br06, Stratford Landscape Sensitivity Study (2012). The sense of separation has been eroded by recent developments which will only be intensified by planning consent already granted for further housing on the southern edge of the settlement (refer to enclosed plan). Therefore in order to maintain a functional green wedge between the two settlements only a smaller plot size could be considered, with the western corner excluded. A sensitively planted landscape buffer could reduce the potential visual impact of new housing providing a more organic edge whilst softening the impact of recent development. Designs should use local materials and fabrics which blend in with the existing vernacular.</i>					