

see space differently



→ **CLAVERTON VILLAGE**

LANDSCAPE CHARACTER ASSESSMENT

on behalf of Claverton Village Parish Council

JANUARY 2018

Revision 005

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Novell Tullett was commissioned in January 2018 to undertake the production of a Landscape Character Assessment (LCA) for the parish of Claverton, which lies on the eastern side of Bath and North East Somerset unitary authority. The methodology follows the guidance set out in the Natural England's publication 'An Approach to Landscape Character Assessment' (Oct 2014). It is intended that this landscape assessment will be used to inform the emerging Neighbourhood Plan:

Assessment of the landscape character within the parish of Claverton, will build on the work done at national and district level. The work will identify the Landscape Character Areas of Claverton and the key characteristics present. The areas identified are effectively 'sub areas' of the character areas already established in the Bath and North East Somerset Landscape Character Assessment.

This Landscape Character Assessment is based on current good practice and recognised methodology. It identifies landscape zones which define the parish character and form the setting of the village.

Natural England describes landscape character as the landscape features which make an area unique. It is defined "as a distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another, rather than better or worse" (Ref 01).

The report divides the parish into areas of common landscape character, listing the key landscape characteristics and sensitivities of each area.

The approach to this study followed best practice promoted by Natural England, as set out in the Landscape Character Assessment Guidance for England and Scotland (2002) (Ref 02) and reaffirmed by Natural England's 2014 'An Approach to Landscape Character Assessment'.

This guidance recognises that landscape character is not purely a scenic experience and rarely the product of one influence but instead a combination and interaction to varying degrees of physiography, history and land management.

Hence factors as diverse as geology, ecology and culture impact on how a landscape is experienced and valued and should be regarded within the assessment process.

Stage 1: Desk Study

The desk study determines the scope, purpose and level of detail of the study to ensure it is tailored to satisfy the desired outcomes of the assessment.

The national framework provided by the National Character of England Map (Joint Character Areas) and the National Landscape Typology (Landscape Character Types) set out the overall context for the study. A review of the existing landscape character assessments, policy documents, including designations was undertaken, as noted in the references given.

The desk study also reviewed the physical and human influences that have shaped the landscape of the county. Physical influences (natural factors) including geology, landform, climate, hydrology, soils, land cover, flora and fauna.

The data was analysed and set out in working plans, tables, figures and text, and used to review the existing landscape character assessments and provisionally subdivide the District character areas into draft landscape character areas appropriate to the parish scale. This is done prior to the initial field testing.

Stage 2: Field Study

Field work is an essential part of the landscape character process to capture aesthetic, perceptual and experiential qualities of landscape. For this report, the field survey was used to test and verify draft landscape character area subdivisions and define more accurate boundaries.

The survey was rigorous and methodical, using written observations, map annotations and photographs. Survey checklists were used to ensure that landscape features and characteristics were recorded in a consistent and objective way. Photographs were used to record general landscape character, key characteristics and specific attributes.

The field survey assessed and recorded each area in terms of the extent and combination of its key characteristics and features as well as the perceptual characteristics of each area.

It noted a description of landscape character, a list of landscape elements and characteristics, such as form, landmarks and building style and assessed the aesthetic and perceptual factors, such as pattern, scale, unity, remoteness and tranquillity of the landscape.

The field assessment also attempted to record the current condition and management of the landscape.

National Context

The practice of landscape characterisation and assessment has been promoted at a national scale in England by the work of Natural England (although the work was started when it was still called the Countryside Agency). England is divided into 159 National Character Areas (NCAs) based on the characteristics of their natural and man-made landscape. Claverton is located within NCA 107: Cotswolds (Ref 03). Fuller details are available at: [NCA Profile:107. Cotswolds](#)

Cotswolds AONB

Claverton Parish is entirely within the Cotswolds Area of Outstanding Natural Beauty (AONB). This is an important consideration when assessing the landscape character of the area. The Cotswolds AONB landscape character assessment (Ref 04) identifies two character areas which cover Claverton Parish. These are Character Area 4B - Bathampton and Limpley Stoke, which covers the majority of the parish, and Character Area 9B - Bathampton and Claverton Down which covers a limited area outside the valley. Key applicable characteristics of each character area are listed below.

Character Area 4B - Bathampton and Limpley Stoke

- Enclosed river valley with steep sides topped by areas of limestone plateaux;
- Strong physical enclosure of valleys creates a secluded character;
- Rural character with local influences from large urban centres;
- Significant areas of woodland, of which a number are ancient semi-natural woodlands particularly on upper and steeper slopes;
- Area under both arable and pastoral use, together with areas of rough pasture and scrub:
- Fields of varying sizes, dependent on slope, mainly enclosed by hedgerows with frequent hedgerow trees;
- Transport networks following valleys bottoms connecting settlements and ascending valley sides to more isolated dwellings;
- Industrial heritage of the valleys signified by the

presence of railways, mills and canal network within Avon Valley.

Character Area 9B - Bathampton and Claverton Down

- Soft, gently undulating rolling landscape dissected by a series of predominantly south-east flowing rivers;
- Complex mosaic of smaller scale arable and pasture contained within a strong framework of hedges and woodland;
- Stone walls less prevalent than on the High Wold, but notable adjacent to roads and in vicinity of settlements;
- Evidence of small scale quarrying in shallow delves, often overgrown by trees and scrub;
- Distinctive pattern of large estates and associated planned parkland landscape and woodland are evident across the Dip-Slope Lowland; and
- Significant areas of ancient woodland, and evidence of historical assarting.

Local Context

Claverton Parish lies within the unitary authority of Bath and North East Somerset (B&NES) which has a rich and diverse range of landscapes. In 2003 the council adopted a Landscape Character Assessment (Ref 05) as Supplementary Planning Guidance (SPG). The document is a material consideration which will be taken into account in deciding planning applications and is available to the community as a whole in guiding the activities that impact upon the landscape, whether they are developers, environmental interest groups, landscape managers or individual householders.

The report identifies two character areas that fall within the Claverton Parish, with similar findings as the AONB LCA. **Area 16: Cotswolds Plateaux and Valleys** describes a small area at the top of the valley and **Area 18: Bathford and Limpley Stoke Valley** which describes the valley sides and floor. Key applicable characteristics of each character area are listed below. (See Fig. 01)

Area 16: Cotswolds Plateaux and Valleys

- Open landscape on plateaux and more enclosed and intimate landscape within valleys;
- Open high Oolitic Limestone plateaux enclosed by dry stone walls and few trees;
- Narrow sunken winding lanes along the valley sides;
- Straight roads on the plateaux;
- Warm coloured Oolitic Limestone buildings and walls.

Area 18: Bathford and Limpley Stoke Valley

- Steep generally wooded valley sides;
- Meandering course of River Avon edged with groups of alder and willow;
- Important transport corridors;
- Settlements on valley sides;
- Extensive views across and along the valleys;
- Views contained by ridges and woodland each side of the valleys;
- Generally hedged field boundaries, some clipped and some unclipped;
- Several fields enclosed by walls;

- Impressive houses and smaller farmhouses usually of characteristic golden Oolitic Limestone on valley sides in wooded or parkland setting
- Distinctive canal architecture including Dundas Aqueduct and bridges
- Mill buildings and associated features such as mill races

Local Landscape

Claverton Parish lies approximately 2 miles east of Bath city on the western slopes of the Avon valley. Claverton village around which the parish is centred is a springline village and former farm estate for Claverton Manor. It is located above the flood plain of the river but within the shelter of the surrounding river bluffs and now adjacent to the A36 Warminster Road. The parish boundaries extend north towards Bathampton, east to the river and south towards Dundas Aqueduct and Brassknocker Hill. Westwards the parish generally follows the lip of the valley except in the northwest where it continues over and on to the plateaux. The nearest villages are Bathampton and Bathford to the north and Monkton Combe, Limpley Stoke and Winsley to the south.

The topography of the parish is dominated by the Avon valley with the vast majority on the western slopes, some on the valley floor and a small section on the adjacent plateaux. The majority of the parish is endowed with excellent views along and across the valley. The exceptions, where the views are closed-off by buildings or trees, are of the centre of the village, the land atop the plateaux and some of the more enclosed areas along the valley floor. The views across the valley show slopes that are equally steep, perhaps more wooded and home to only a few isolated dwellings, some of which are impressive, and farmsteads.

There is a small side valley with multiple springs and streams just south of the centre of the parish, with a microclimate benign enough to have been the location of vineyards in the past. Although not enormous these were recognised at the time, 17th and 18th century, for the quality of their wine (Ref 09).

The Cotswolds AONB covers the entire parish (see Fig. 02). This is a national designation with policies set out in the National Planning Policy Framework that protects the landscape within the AONB for its landscape and scenic beauty. Any development within the parish would need to demonstrate that it is in the public interest and would not harm the character or appearance of the AONB.

The entire parish is also within the Green belt, this is a national planning designation designed to check urban sprawl, safeguard the countryside and preserve the special character of historical settlements. There is a strong presumption against development in green belt land meaning that any proposed development should uphold the above purposes, constitute a special circumstance, lend itself to the rural environment and maintain the visual amenity of the area.

The parish is adjacent to Bath's World Heritage Site and within its designated setting (Ref 14). This means that any application for development is subject to examination against Policy B4 of B&NES Local Plan Core Strategy & Placemaking Plan (adopted July 2017) which states:

"There is a strong presumption against development that would result in harm to the Outstanding Universal Value of the World Heritage Site, its authenticity or integrity. This presumption applies equally to development within the setting of the World Heritage Site. Where development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against the level of harm to the Outstanding Universal Value of the World Heritage Site." (Ref 11)

Outside the parish but adjacent to the northwest boundary lies a Special Areas of Conservation (SAC) (Ref 12), a land-based statutory designation. This is part of the Bath and Bradford-on-Avon Bats area which protects the hibernation sites of a number of bat species, especially the Greater Horseshoe bat. Depending on the type of development proposed, Natural England could be consultees to planning applications within the SAC's Impact Risk Zones, which covers the majority of the parish.

Claverton Parish has a number of heritage assets including a Grade 1 listed manor house, a Registered Park and Garden and the historical village itself which is defined as a Conservation Area (Ref 07).

A Conservation Area is a planning designation which denotes an area of special architectural or

historical interest, the character or appearance of which it is desirable to preserve or enhance. It is not only buildings which constitute a Conservation Area other features may also contribute, in Claverton's case mature trees and free-standing walls greatly add to the appearance of the village.

There is evidence of an Iron Age fort and Roman earthworks on Bushey Norwood (Ref 06) and a number of listed structures are connected to the canal including the restored pumping station. There are 35 listed structures in the parish of which 23 are in the village (Ref 13) which exhibit a range of styles and reflect different time periods, dealt with in much greater detail in each structures listing and the Claverton Conservation Area Appraisal.

The current manor house is probably the third iteration to claim the title Claverton Manor. The first two were located in the village, probably next to the church, near which endure a ha-ha and ice house which served the Jacobean manor. In 1820 the previous house was demolished and the manor erected in its current location further up the hill, possibly to take advantage of the views and indulge the then contemporary taste in landscape parks.

It was whilst attending a fête held at the manor house in 1897 that the then twenty-three year old Winston Churchill made his first political speech, an act commemorated with a plaque on the east elevation. The manor was also home to Kenneth Horne, who was stationed there as Squadron Leader of the Royal Air Force No. 32 (Balloon Barrage) Group. He recorded the wartime radio programme 'Ack-Ack, Beer Beer' (service jargon for Anti-Aircraft Balloon Barrage), and later went on to make popular radio shows such as 'Much Binding in the Marsh' and 'Round the Horne' (Ref 08).

The Church of St Mary the Virgin has a Norman tower and whilst other parts date from the 13th century they underwent considerable renovations in 1858. In addition to the buildings the village has a number of high stone boundary walls, walled gardens and decorative stone pillars or gatepiers which give a connection to the village's former life as a manor farm. These provide a strong sense of

enclosure and contribute much to the character of the village.

Ralph Allen is interred within the church yard in a square ashlar, pyramid-topped mausoleum which is listed as Grade 2*. Moving to Bath as a teenage postal clerk, Ralph Allen soon became Postmaster of Bath. He made the mail system more efficient and took over contracts to cover England to the borders of Scotland and into South Wales.

With profits from the postal system Allen bought local stone mines at Combe Down and Bathampton Down. He promoted the stone through use on his own properties, in Bath at the post office and spectacularly at his later residence, Prior Park. The marketing of the stone proved shrewd as its use in building the Georgian city of Bath made him a second fortune.

The land use in the parish generally falls into three categories. Firstly agriculture which is predominantly pasture, with smaller plots for crops or horses in the side valley or along the valley floor. The size and shape of the meadow grass leys are often moulded by the landform and boarded by post & wire fence or native hedgerows. Much of the hedgerow is growing out or declining in quality.

Secondly there are two large areas of ancient woodland Hengrove and Claverton Woods, principally calcareous soil broadleaf species, to which there is no public access but which nevertheless form an important backdrop for the village.

Thirdly the valley floor is dominated by transport routes. These include the waterways of the River Avon, the Kennet and Avon Canal and the railway which leads from Bath to Portsmouth and the south coast. Outside the woodlands tree cover is reasonably abundant along the water courses and to field boundaries. Within the village there are trees in the church yard, many private gardens and within the internal green spaces.

Apart from the busy A36 there are relatively few roads in the parish. Claverton Hill connects the

village to Claverton Down on the plateaux above the valley, the road known as School Place runs through the village, and the unmade Limekiln Lane forms part of the western parish boundary. All these are unlit, with soft edges and with just the minimum of road marking and signage. Otherwise there are only a few narrow tracks. The absence of roads, highway paraphernalia and vehicles contributes to the quiet, charming, rural character of the parish.

There is limited public access within the parish, a short footpath leads from the centre of the village, over the A36, across the canal, level crossing and mill leat to the historical ferry steps. A footpath that comprises part of the Bath Skyline walk traverses Bushey Norwood north south. Along the southern edge of the parish runs a footpath from Brassknocker Hill to the Dundas Aqueduct, whilst not entirely within the parish it does provide access east west, ascending the valley side, and to the southern boundary.

The towpath is part of the Limestone Link, a long distance footpath between the Cotswolds Way and the West Mendip Way, also part of Sustran's long distance Route 4 and recently became part of the Bath Two Tunnels Circuit. It is well used by joggers, walkers and cyclists all year round, and has seen an increase in use since the Two Tunnels route opened. To the south of the parish it feels more enclosed by trees and the landform but to the north the views available become longer and more expansive.

The footpath from the village that leads to the historical ferry steps also gives access to Warleigh Weir. Built to collect water to power Claverton Mill, that was replaced by the pumping station, which pumped water from the river to the canal. The 100m long weir in this picturesque location is a popular destination for swimming. However, as access is through private land (previously subject to an open access agreement which expired in the summer of 2017), and there is no infrastructure to deal with the large numbers of people that are drawn to the area, access, parking and dumped refuse can be a major issue during periods of warm weather.

It is thought that the section of the Roman 'Fosse Way', between Bath and Cirencester, passed near the village and crossed the river at this point. A licence for a ferry crossing, downstream of Warleigh Weir is privately owned, although it has not operated for a number of years.

Analysis of Parish Scale Landscape Character Areas

Using the criteria identified in Natural England's 2014 'An Approach to Landscape Character Assessment' the characteristics of each parish scale part of the landscape setting has been assessed. In addition planning or landscape designations (such as Registered Parks and Gardens) have been identified and historical landscape features which aid in definition of character have been noted.

Our assessment has resulted in the definition of 8 separate landscape character areas (see Fig. 03) which, in no order of significance, comprise:

- 1. Bushey Norwood**
- 2. Side valley**
- 3. Transport corridor**
- 4. Lower valley slope farmland**
- 5. Valley floor farmland**
- 6. Valley floor**
- 7a. Valley slope farmland north**
- 7b. Valley slope farmland south**
- 8. Claverton Manor**

For each character area there will be a description of landscape character and the key issues which are likely to affect that particular zone.

Character Area	Designations and policy	Landscape analysis	Conservation and management
<p>01</p> <p>Bushey</p> <p>Norwood</p>	<ul style="list-style-type: none"> • Within the Cotswolds AONB • Green belt • Public Right of Way (footpath) to east side of northern field and west of southern field • National Trust land • Biodiversity Action Plan • Priority Habitat - Woodpasture and Parkland • World Heritage Site Setting 	<ul style="list-style-type: none"> • Located in the north west corner of the Parish; • Open plateaux top of the Avon valley, underlain by Oolitic Limestone; • Shallow well drained calcareous loam soil; • Two irregularly shaped fields, both used as pasture; • The footpaths form part of the Bath Skyline Walk, the fields are well used by walkers and dog walkers; • Boundaries are a mixture of dry stone walls and post & wire fences; • Scattered park-like trees to larger field, oak, ash and field maple. Their shape suggests that they were originally woodland trees; • There is no settlement within the character area; • Evidence has been found of an Iron Age fort and Roman earthworks and there are small standing stones known locally as ‘claver’ stones; • This area’s neighbours help define it, woodland to the east and south, Bath University and its Sports Training Village to the west and a golf course to the north; • Detached from Claverton Village it has more in common with the surrounding park-like land of the plateaux; • Good views across the plateaux and to the woodland on the opposite side of the valley but no views into the valley; • A rural and park-like landscape that is attractive and reasonably tranquil. 	<ul style="list-style-type: none"> • Maintain tranquil character of landscape; • Continue to manage existing trees, planting new trees in characteristic species; • Vulnerable to development, tall structures would disrupt the skyline; • Improve management of dry stone walls; • Keep ridge of valley clear of development; • Continue to manage grazing and grass cutting to inhibit the encroachment of scrub.

Parish character area



Photographs showing key characteristics

Character Area	Designations and policy	Landscape analysis	Conservation and management
<p>02</p> <p>Side valley</p>	<ul style="list-style-type: none"> • Within the Cotswolds AONB • Green belt • Location of historical vineyard • Native bluebells in woodlands adjacent to Claverton Hill road • World Heritage Site Setting 	<ul style="list-style-type: none"> • Located to the west of Claverton village; • An west east running side valley, perpendicular to the larger Avon valley, sloping both towards the Avon and inwards to the water courses; • Undulating, enclosed, small valley with small irregularly shaped fields to the upper slopes and larger, irregularly shaped to the lower, used predominantly for pasture; • The bedrock is Fuller's Earth Formation, overlain with deep loamy soil; • Boundaries are principally of post & wire fences to the edges of the area, with some hedgerows internally and to the eastern edge, as well as a dry stone retaining wall; • There are many trees along the northern edge, along the water courses and around the boundaries of some of the lower fields; • There are no public rights of way, but roads form boundaries to the north, east and west, Claverton Hill, the busy A36, and an unmade track, Limekiln Lane respectively; • Site of vineyards in the past and a newly planted orchard; • There are a few isolated dwelling and farmsteads in the area: • Largely separated from the village by the intervening landform and trees; • A large open pasture provides the setting for the houses on the village southern edge, including the listed Orchard House. Here a definite boundary to the village is formed by the dwellings with their smaller scale domestic garden hedgerows and trees, through and above which are visible the warm limestone walls and red tiles of the buildings; • This is a pleasant enclosed rural landscape dominated by agriculture and the need to respond to the narrow valley landform. 	<ul style="list-style-type: none"> • Agricultural intensification resulting in further loss of hedgerow; • Some poor quality and fragmented hedgerow cover and maintenance, opportunity to improve hedgerow management; • Retain and maintain vegetation that screens views of agricultural buildings and / machinery; • Vulnerable to development, tall structures would disrupt the skyline; • Any pressure for village expansion , would have potential impacts on adjacent landscape character, village character and local vernacular.

Parish character area

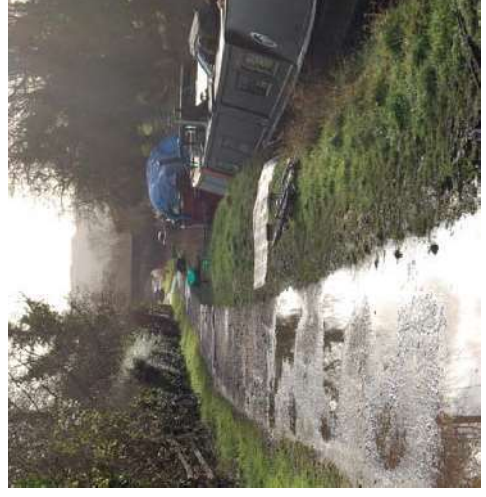
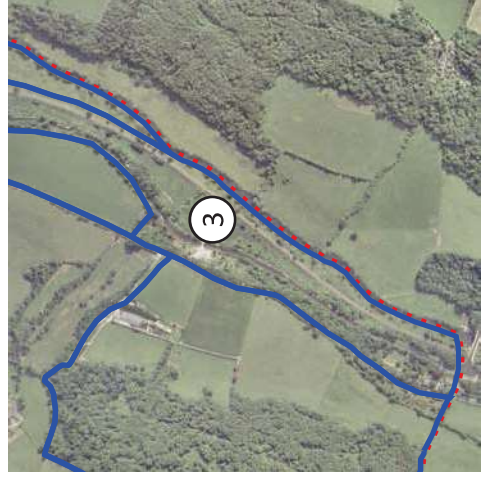


Photographs showing key characteristics



Character Area	Designations and policy	Landscape analysis	Conservation and management
<p>03</p> <p>Transport corridor</p>	<ul style="list-style-type: none"> • Within the Cotswolds AONB • Green belt • A Public Right of Way traverses the character area • Sustrans Route 4 • River Avon • Kennet & Avon canal • World Heritage Site Setting 	<ul style="list-style-type: none"> • Located in the east and south east of Claverton Parish; • Alluvial valley floor with steep slopes and terraced transport routes; • Dominated by the transport routes using the valley floor, the A36, the Kennet & Avon Canal, the railway line and not least the River Avon; • The land parcels linear along the valley, wooded where the slope is too steep for cultivation; • Some small agriculture plots around Watership Farm; • The tow path provides a Public Right of Way across the area, it forms part of the Limestone Link connecting the Cotswolds Way and the West Mendip Way; • Both river and canal are lined with trees, the latter more so, riverine species such as willow and alder along with those of the grown-out native hedgerows; • The land adjacent to the railway is inaccessible and prone to encroachment by scrub; • The area includes some dwellings at its southern and northern ends; • The area contains many canal moorings of mixed tenancy lengths, with higher densities centred around Watership Farm and the approach to Dundas Aqueduct; • Equipment associated with the canal is very visible in the area including the historic pumping station, bridges and swing bridges; • Much greater sense of enclosure especially when trees line both sides of the tow path; • The area has a strong sense of character, charming, smaller scale and often intimate, it is very different from others in the parish and although well used by its inhabitants it feels detached from the village. 	<ul style="list-style-type: none"> • Improve management of boundaries due to deterioration of dry stone walls, post & wire and hedgerows; • Pressure of tourism/leisure use on the canal, especially the tow path, leading to deterioration of tow path; • Pressure of permanent moorings on current infrastructure which was not designed for them; • Continue management and maintenance of historic assets; • Vulnerable to development, which would disrupt the intimate nature of the area; • Part of River Avon flood plain, floods frequently; • Maintain tranquil nature of the area.

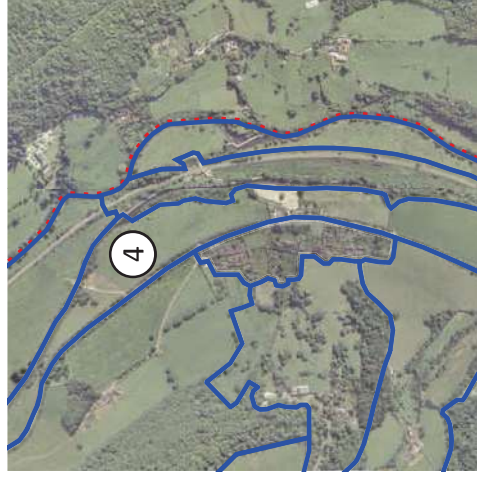
Parish character area



Photographs showing key characteristics

Character Area	Designations and policy	Landscape analysis	Conservation and management
<p>04</p> <p>Lower valley slope farmland</p>	<ul style="list-style-type: none"> • Within the Cotswolds AONB • Green belt • Public Right of Way - runs east west across area • Small part of Claverton Conservation Area included in character area • World Heritage Site Setting 	<ul style="list-style-type: none"> • Located in the east of Claverton Parish; • Undulating valley slopes, falling towards the river; • Underlying bedrock is the Charmouth Mudstone Formation, with deep clay to loam soil; • The fields are mixed sizes and irregularly shaped between the A36 and the canal and used for pasture; • Where the slope is too steep for pasture small copses endure; • The fields are all aligned along the valley, positioned between the A36 and the canal; • The boundaries are post & wire with grown-out hedgerows; • A single Public Right of Way leads from the village to Ferry Lane, the only road within the area, then to the railway crossing and on to the historical ferry steps; • Views west into the parish are limited but there are many excellent views across and along the valley; • The relationship to Claverton Village is limited. The A36 forms a barrier and the settlement is screened by tall stone walls and vegetation, however the footpath does provide a link; • Four dwellings lie within the area, at the junction of the A36 and Ferry Lane; • Separate from the settlement by the barriers formed by the A36 and the high wall to the village's eastern boundary with a rural context it has a limited relationship with the settlement edge; • An attractive open rural landscape with considerable views channelled along the valley. 	<ul style="list-style-type: none"> • Agricultural intensification resulting in loss of hedgerow; • Some poor quality and fragmented hedgerow cover and maintenance, opportunity to improve hedgerow management; • Parts are in the River Avon flood plain, flooding frequently; • Disrupted by the fairly constant and loud traffic noise from the A36. • Vulnerable to development; structures would disrupt the rural conditions and views along the valley.

Parish character area

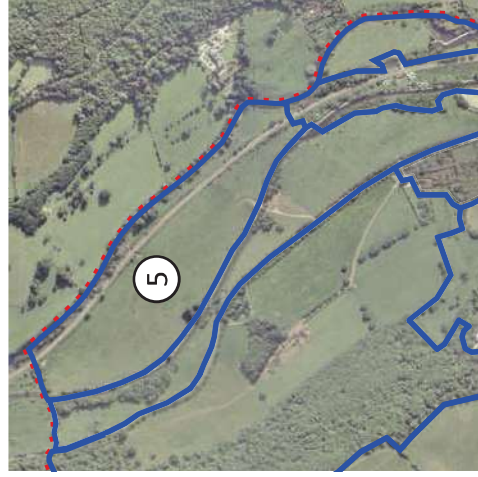


Photographs showing key characteristics



Character Area	Designations and policy	Landscape analysis	Conservation and management
<p>05</p> <p>Valley floor farmland</p>	<ul style="list-style-type: none"> • Within the Cotswolds AONB • Green belt • World Heritage Site Setting 	<ul style="list-style-type: none"> • Located in the north east of Claverton Parish; • The valley floor, gently undulating pasture fields between the canal and the river, cut through by the elevated railway line; • Underlying bedrock is the Charmouth Mudstone Formation, with deep clayey loam soil; • No Rights of Way or settlements exist in the area, although the tow path does lie on the western boundary; • Trees lie around the boundary in grown-out hedgerows and planted shelter belts; • There are no dwellings or settlements in the area, although Warleigh Manor and other isolated dwellings and farms are visible on the opposite side of the river. All built in the local limestone; • Excellent views along the Avon valley; • Totally separate from the village of Claverton; • An attractive rural landscape dominated by land use and form. 	<ul style="list-style-type: none"> • Vulnerable to development which would disrupt the tranquil nature of the area, intruding on views along the valley; • Improve management of hedgerows and vegetation; • Part of River Avon flood plain, floods frequently; • Maintain tranquil nature of the area.

Parish character area

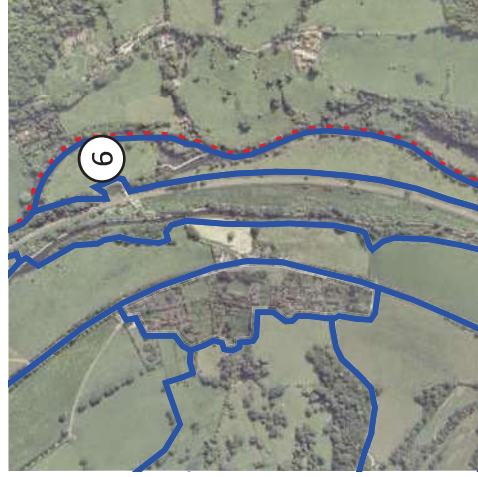


Photographs showing key characteristics



Character Area	Designations and policy	Landscape analysis	Conservation and management
<p>06</p> <p>Valley floor</p>	<ul style="list-style-type: none"> • Within the Cotswolds AONB • Green belt • Public Right of Way - one runs east west across the area • World Heritage Site Setting 	<ul style="list-style-type: none"> • Located to the furthest east of the Claverton Parish • Flat land, with small irregular shaped fields and islands used for pasture; • The valley floor is underlain by the Charmouth Mudstone Formation, a sedimentary bedrock. Positioned in the flood plain the soil is riverine clay, sands and gravels; • There is a single Public Right of Way across the area, leading from the level crossing to the historical steps, once the landing place of the former ferry crossing; • It is believed that there has been an ancient route across the valley with a crossing point around this location since pre-history; • Trees line the river, riparian species such as willow and alder; • Channelled but extensive views are available both up and down the valley; • There are no buildings in the area, but the two dwellings at the bottom of Ferry Lane, and the isolated dwelling and farmsteads across the river are visible; • Claverton village is not visible from the area and the area feels separated from it, notwithstanding the link between the two cottages on Ferry Lane and the settlement; • The area contains Warleigh Weir. The 100m long weir in this picturesque location is a popular destination for swimming; • A beautiful rural small scale landscape, squeezed between the river and the railway with long channelled views up and down the valley. 	<ul style="list-style-type: none"> • Retain and enhance tree lining of watercourses with new planting of appropriate species and improved maintenance; • Vulnerable to development which would disrupt the tranquil nature of the area, intruding on views along the valley; • Conserve existing views; • Some of the heritage assets of declining quality, for example the ferry steps, need protecting and improved conservation management; • Warleigh Weir attracts more leisure users than the infrastructure can handle; • Within the River Avon flood plain, frequent flooding; • Maintain tranquil nature of the area.

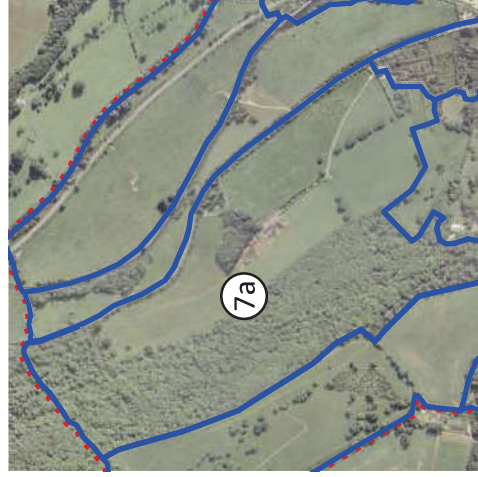
Parish character area



Photographs showing key characteristics

Character Area	Designations and policy	Landscape analysis	Conservation and management
<p>07a</p> <p>Valley slope farmland</p>	<ul style="list-style-type: none"> • Within the Cotswolds AONB • Green belt • Ancient and Semi-Natural Woodland • Priority Habitat Inventory - Deciduous Woodland • Impact Risk Zones for SAC • World Heritage Site Setting 	<ul style="list-style-type: none"> • Located to the northwest of Claverton Parish; • Sloping valley sides with farmland, predominantly pasture, on the lower slopes and woodland on the steeper upper slopes; • Bedrock to the lower slopes is the Bridport Sand Formation with silty to sandy loam soil; • Upper slopes sit on the Fuller's Earth Formation and a deeper clayey loam soil; • Fields are of mixed sizes and irregularly shaped they are however generally aligned along the valley with the shorter, straight field boundaries running down the slope; • Boundaries are predominantly post & wire fences and grown-out or gappy hedgerows; • The farm complex now also houses a number of rural businesses; • There is no public access to this character area; • On the upper slopes is Hengrove Wood, an ancient broadleaf woodland where on the calcareous soil the following species oak, both pedunculate and sessile, lime, hornbeam, wayfaring tree, wych elm, beech, horse chestnut and sycamore are to be found along with pioneer trees associated with limestone woodland hazel, hawthorn, blackthorn, yew, cherry, elder, holly, spindle and field maple; • These sloping fields and woods form the backdrop for the northern end of the village where the domestic gardens border the abruptly larger fields and the slack gradient that has allowed the construction of the village gives way to the steeper slopes of the valley; • This character area contrasts strongly to the intimate nature of the settlement, rural yet managed, framed and wrapped by ancient woodland. 	<ul style="list-style-type: none"> • Agricultural intensification resulting in further loss of hedgerow cover; • Poor quality / fragmented hedgerows with loss of hedgerow trees. Opportunity to enhance hedgerows and improve the hedgerow management; • Vulnerable to development, which would disrupt the tranquil nature of the area, and be visually intrusive; • Any pressure for village expansion would have potential impacts on adjacent landscape character, village character and local vernacular; • Maintain tranquil nature of the area.

Parish character area

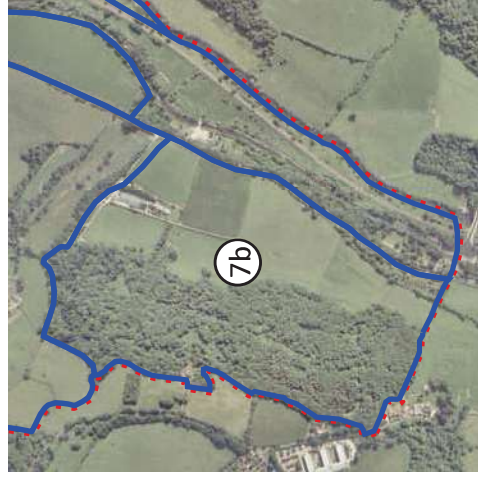


Photographs showing key characteristics

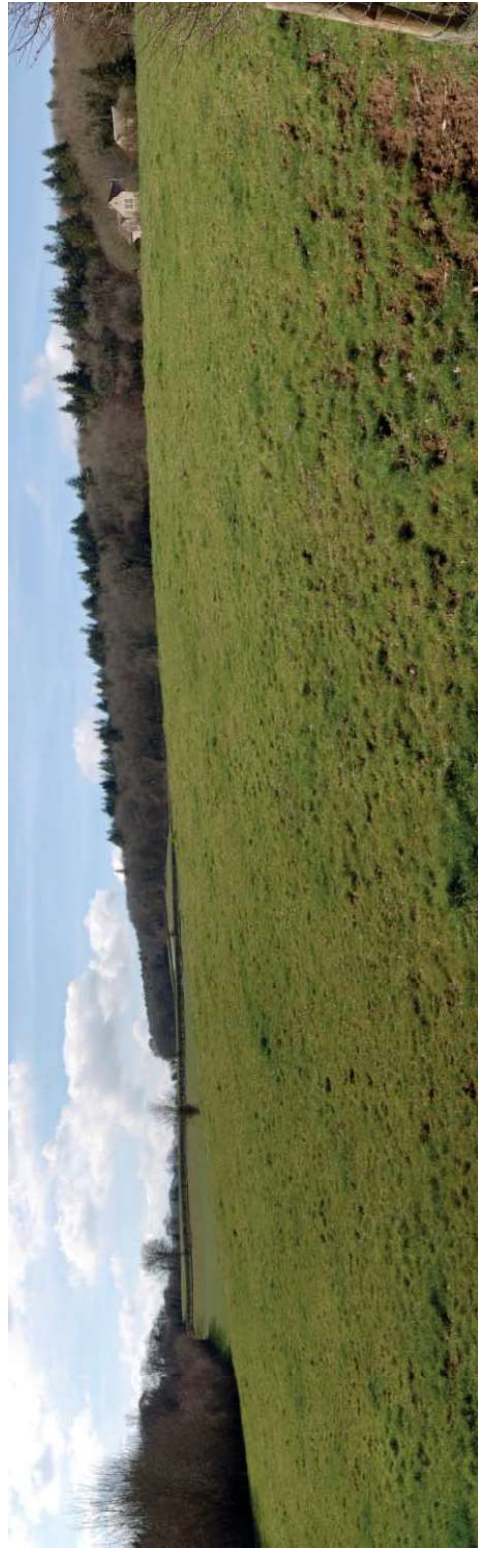


Character Area	Designations and policy	Landscape analysis	Conservation and management
<p>07b</p> <p>Valley slope farmland</p>	<ul style="list-style-type: none"> • Within the Cotswolds AONB • Green belt • Ancient and Semi-Natural Woodland, replanted • Priority Habitat Inventory - Deciduous Woodland • World Heritage Site Setting 	<ul style="list-style-type: none"> • Located to the southwest of Claverton Parish; • Sloping valley sides with farmland, predominantly pasture, on the lower slopes and woodland on the steeper upper slopes; • Lower slopes bedrock is Bridport Sand Formation with silty to sandy loam soil; • Upper slopes sit on the Fuller's Earth Formation and a deeper clayey loam soil; • Mixed sized and irregularly shaped fields generally aligned along the valley with the shorter, straight field boundaries running down the slope; • Boundaries are mainly post & wire fences and grown-out or over grown hedgerows; • The farm complex now also houses a number of rural businesses; • There is no public access to this character area; • On the upper slopes is Claverton Wood an ancient broadleaf woodland where on the calcareous soil the following species oak, both pedunculate and sessile, lime, hornbeam, wayfaring tree, wych elm and beech, as well as horse chestnut and sycamore are found along with pioneer trees associated with limestone woodland hazel, hawthorn, blackthorn, yew, cherry, elder, holly, spindle and field maple; • Claverton Wood also contains a number of conifer plantations; • This character area is detached from the settlement, however the sloped fields and woods form part of the southern setting for Claverton and helps shape the skyline visible from the village; • This rural character area contrasts strongly to the intimate nature of the settlement; it is managed landscape framed by ancient woodland. 	<ul style="list-style-type: none"> • Agricultural intensification resulting in further loss of hedgerow cover; • Poor quality / fragmented hedgerows with loss of hedgerow trees. Opportunity to enhance the hedgerows and improve hedgerow management; • Vulnerable to development which would disrupt the tranquil nature of the area, and be visually intrusive; • Maintain tranquil nature of the area.

Parish character area

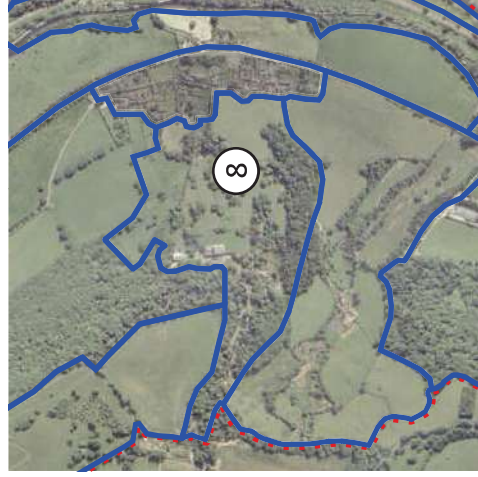


Photographs showing key characteristics

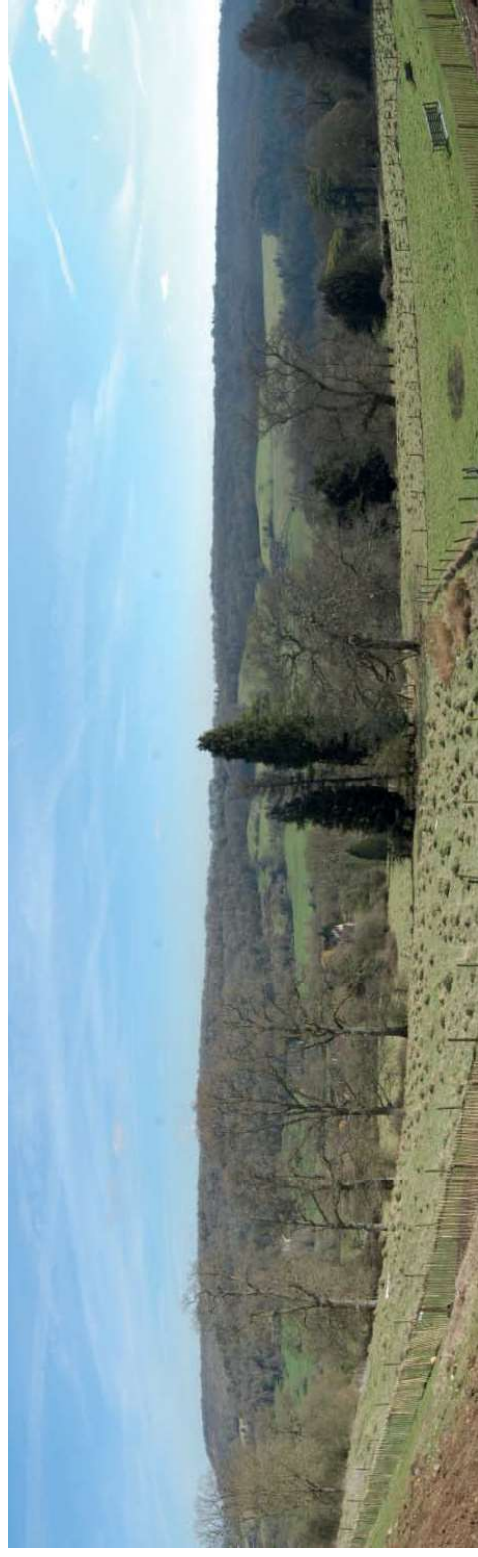


Character Area	Designations and policy	Landscape analysis	Conservation and management
<p>08</p> <p>Claverton Manor</p>	<ul style="list-style-type: none"> • Within the Cotswolds AONB • Green belt • Claverton Manor a Grade 1 listed building • Grotto, former coach house and stables, and the entrance lodge and gatepiers all grade 2 listed • Claverton Manor gardens are Registered Parks and Gardens • Majority of character area included in Claverton Conservation Area • Biodiversity Action Plan Priority Habitat - Woodpasture and Parkland • World Heritage Site Setting 	<ul style="list-style-type: none"> • Located in the centre of the Claverton Parish; • Undulating valley slope, Claverton Manor is built on a promontory as the river bends gently below, affording excellent views up, down and across the valley; • Lower slopes bedrock is Fuller's Earth Formation with deep clayey loam soil; • Upper slopes sit on the Oolitic Limestone and a shallower clayey loam soil; • Claverton Manor and its gardens are now home to the American Museum; • Upper slopes, entrance and southern edge dominated by tree cover, there are lawns and formal gardens near the manor house, small irregular pasture fields and private gardens on the lower slopes; • Historical sunken lanes, previously connecting village and previous Manor house; • There are no Public Rights of Way across the character area; • Excellent panoramic views north, south and especially east; • Has direct connection with Claverton Village which the area abuts and overlooks, boundary between the two is not always clear, especially with original manor garden and balustrade within the village; • Furnishes the setting for much of the village with undulating slopes and mature parkland trees providing a charming backdrop; • Area dominated by the manor, ancillary buildings generally obscured by land form and woodland; • Tranquil rural character area with many component parts, buildings, woodlands, formal gardens, parkland and agriculture as befits a country house. 	<ul style="list-style-type: none"> • Maintain tranquil character of landscape; • Continue to manage existing trees, planting new trees in characteristic species; • Continue to manage grazing and grass cutting to inhibit the encroachment of scrub; • Improve and enhance hedgerows and hedgerow management; • Vulnerable to development which would disrupt the tranquil nature of the area, and be extremely visually intrusive; • Any pressure for village expansion, would have potential impacts on adjacent landscape character, village character and local vernacular; • Conservation of existing panoramic views; • Occasionally visually uncertain boundary with settlement; • Protect the setting of the Claverton Conservation Area

Parish character area



Photographs showing key characteristics



Claverton Village Character and Internal Space Assessment

This section focusses on the evaluation of the local landscape context of the village, it looks at the open spaces within the village settlement boundary in order to assess which spaces contribute highly to the open space character of the village and which spaces could be improved. Private gardens have not been included as part of the assessment. While it is recognised that many properties within the village have extensive gardens, which contribute to the character of the village, this document focusses on the key open spaces which define the internal character of the village. Open spaces that are accessible to the public, or are visible from public rights of way are likely to have a higher contribution to the perceived open space character of the village.

The village is a small compact and linear settlement located on the springline and aligned with the contours of the Avon valley. Claverton Conservation Area covers all the dwellings in the village listed or not, the church of St Mary the Virgin, and includes the four houses of the 19th century village extension on the eastern side of the A36. In addition to the buildings, the Conservation Area also covers the distinctive limestone walls, decorative pillars, cast iron finger-posts and wrought-iron street furniture which help differentiate, separate and enclose the village, clearly forming an integral part of its character.

The tight interrelated nature of the stone walls to the rhythm of the existing buildings within the well-established grain of the settlement, coupled with the close relationship of the buildings to the open space within the fabric of the village mean it is extremely doubtful that the village has any capacity for further infill development, without damaging its distinctive character.

The character of the landscape within the village settlement boundary is markedly different from the surrounding landscape; it is small scale, enclosed and intimate whilst its surroundings are open countryside. Dwellings predominantly address the single road through the village, although the converted barns and farm outbuildings focus away from the road and face inward towards their former

farm yards. The village has significant tree cover to private gardens, especially along the external boundaries. Both the vegetation and the frequent stone walls help provide the intimacy and feeling of enclosure that pervades the village. The large gardens and open space, within the conservation area, reinforces the rural character of the village.

For the purposes of this assessment, the open spaces within the village have been subdivided into areas (see Fig. 04) and an assessment of their contribution to the village landscape as a whole follows. The list of areas from north to south is:

- **Pound Paddock.** Small field on northern boundary. This has stone wall to three side, once part of a longer field. Associated more now with the village than the countryside beyond, it helps mark, form and with boundary vegetation softens the northern gateway into the village. In its current condition this open space enhances the attractive rural character of the village whilst providing a definite boundary to the settlement. Benefit could be gained from creating an orchard, one of the traditional edge/boundary uses of villages.
- **Gardens of the previous manor house.** Surviving elements comprise terraces, formal gardens and stone balustrades. Although this space can be said to emphasise the 'missing' Claverton Manor house, it provides a link to that history, suggesting the grandeur and nature of that previous manor. It is also part of a Registered Garden. Its situation in the centre of the village contributes hugely to the character and singular nature of the village and should remain conserved for future generations.
- **Open space opposite historic gardens.** Informal space, open to the road with walled private gardens north and south and a band of trees to the east. Visually, if not acoustically, it is separate from the A36. Although privately owned, there is a Public Right of Way along the southern edge. This green space is an essential component of the Conservation Area that augments the rural characteristic of the village, it is essential to the setting of the registered garden keeping open the expansive views

across the valley. Any development here would be highly detrimental to the character of the village.

- **Field opposite Bassett Farmhouse.** A medium sized, irregularly shaped field in pasture, on the gently undulating valley slope. Bordered by mature trees on much of its perimeter, except where it abuts the village road there are no trees, only a low stone retaining wall and a post & wire fence form the boundary. As the majority of the village is enclosed by buildings, vegetation or stone walls, this opening to the surrounding countryside is a striking connection to the settlement's beautiful rural surroundings and as such is extremely important to the village and should remain open and rural. Historic maps reveal that the north eastern corner was previously an orchard. Benefit could be gained by restoring the orchard, one of the traditional edge/boundary uses of villages.

Landscape Guidelines for Future Development

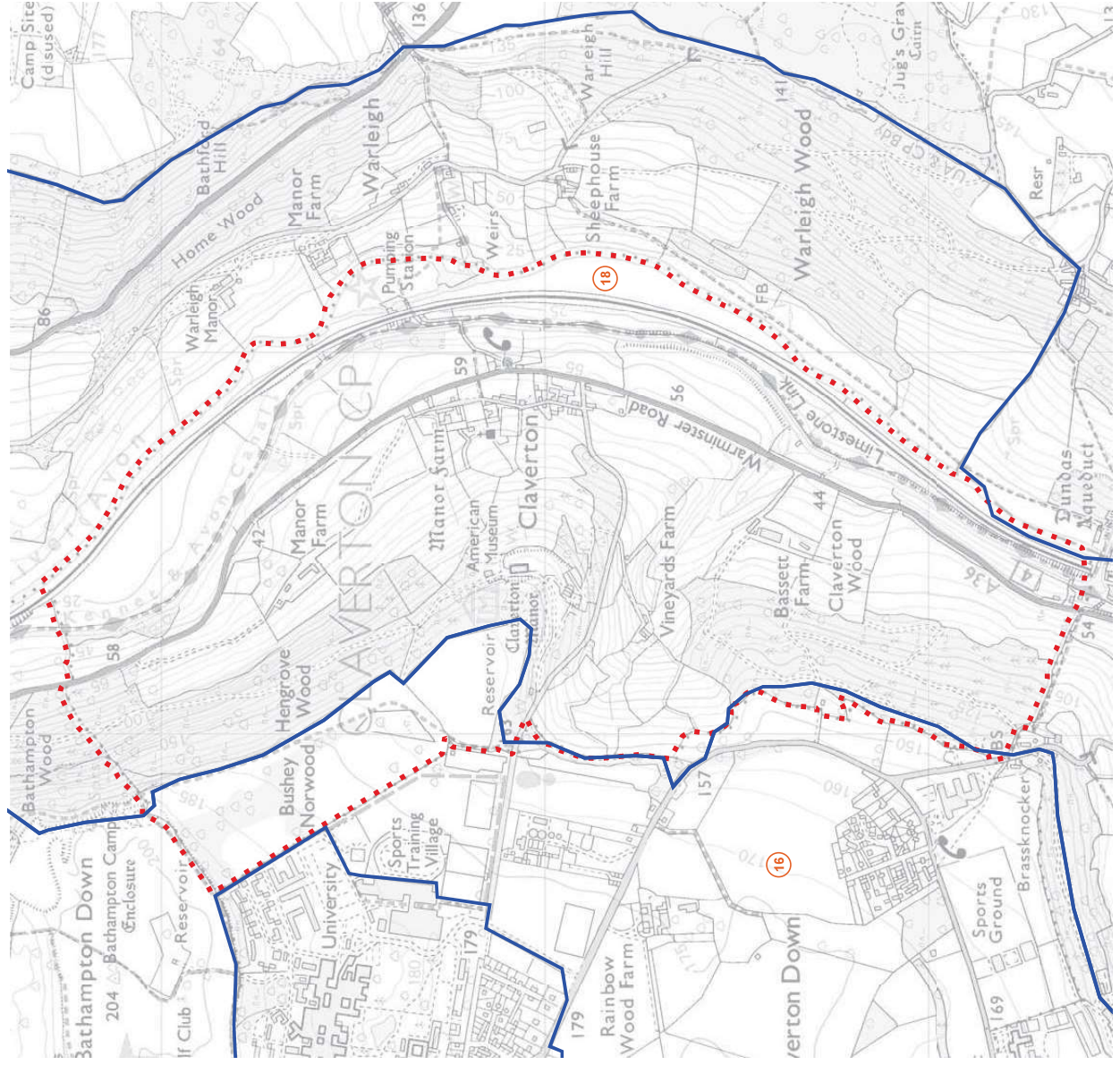
The importance of the internal open spaces to the character and setting of the village has been discussed previously. However should any of the spaces within the village come forward for development, due consideration should be given to the effect that development would have on the overall character of the village.

All the open spaces within the village lie within the Conservation Area, which is protected through local planning policy. Any proposed development would need to preserve or enhance the special character or appearance of the Conservation Area. As discussed earlier in the report, the incidental open spaces and feature walls are an intrinsic part of the special character of the Conservation Area. As a result, the primary open spaces and routes are particularly sensitive to new development, and should be protected and conserved. Any new development within the village should consider their relationship to the existing buildings and grain, open spaces, and routes within the village, should maintain the green and leafy character of the village and should respect the context of their location within the village. Consideration should also be given to the scale, form and massing of built development, along with the materials to be used.

Development proposed outside the conservation area would still need to consider the setting of the Conservation Area within the landscape, the contribution that the proposals could make to the overall character of the village and any negative impacts it might have on it.

Away from the village, any proposed development must recognize the highly rural nature of the surrounding countryside and the general presumption against development conferred by multiple layers of local and national policies and designations, such as Green Belt and the Cotswold AONB, covered earlier in the report.

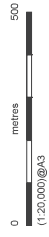
- Ref 01 -** Natural England (October 2014) *'An Approach to Landscape Character Assessment'*
- Ref 02 -** Countryside Agency (now Natural England)/SNH (April 2002), *'Landscape Character Assessment – Guidance for England and Scotland'*
- Ref 03 -** Natural England - National Character Areas Profile:107. Cotswolds - NE420.
- Ref 04 -** Cotswolds AONB. 2018. Landscape Character Assessment - Cotswolds AONB. [ONLINE] Available at: <http://www.cotswoldsaonb.org.uk/our-landscape/landscape-character-assessment/#intro>.
- Ref 05 -** Bath and North East Somerset (April 2003) *'Rural Landscapes of Bath and North East Somerset A Landscape Character Assessment'*
- Ref 06 -** National Trust. 2018. Seven sights to see on the Bath Skyline | National Trust. [ONLINE] Available at: <https://www.nationaltrust.org.uk/bath-skyline/features/seven-sights-to-see-on-the-bath-skyline>.
- Ref 07 -** Bath and North East Somerset (March 2007) *'Claverton Conservation Area Character Appraisal'*
- Ref 08 -** American Museum. 2018. The American Museum in Britain Home - American Museum. [ONLINE] Available at: <https://americanmuseum.org/>.
- Ref 09 -** Hogshead - A Wine Blog. 2018. "inform'd by Gentlemen who have drank considerable Quantities of it": The vineyard at Claverton Manor | Hogshead - A Wine Blog. [ONLINE] Available at: <https://hogsheadwine.wordpress.com/2016/01/13/informd-by-gentlemen-who-have-drank-considerable-quantities-of-it-the-vineyard-at-claverton-manor/>.
- Ref 10 -** CLAVERTON MANOR, Bath and North East Somerset - 1000564 | Historic England. 2018. CLAVERTON MANOR, Bath and North East Somerset - 1000564 | Historic England. [ONLINE] Available at: <https://www.historicengland.org.uk/listing/the-list/list-entry/1000564>.
- Ref 11 -** Bath and North East Somerset (July 2017) *'Core Strategy and Placemaking Plan'*
- Ref 12 -** MAGIC. 2018. MAGIC. [ONLINE] Available at: <http://www.magic.gov.uk/>.
- Ref 13 -** Good Stuff. 2018. British Listed Buildings - History in Structure. [ONLINE] Available at: <https://www.britishlistedbuildings.co.uk/>.
- Ref 14 -** Bath and North East Somerset (August 2013) *'City of Bath World Heritage Site Setting - Supplementary Planning Document'*



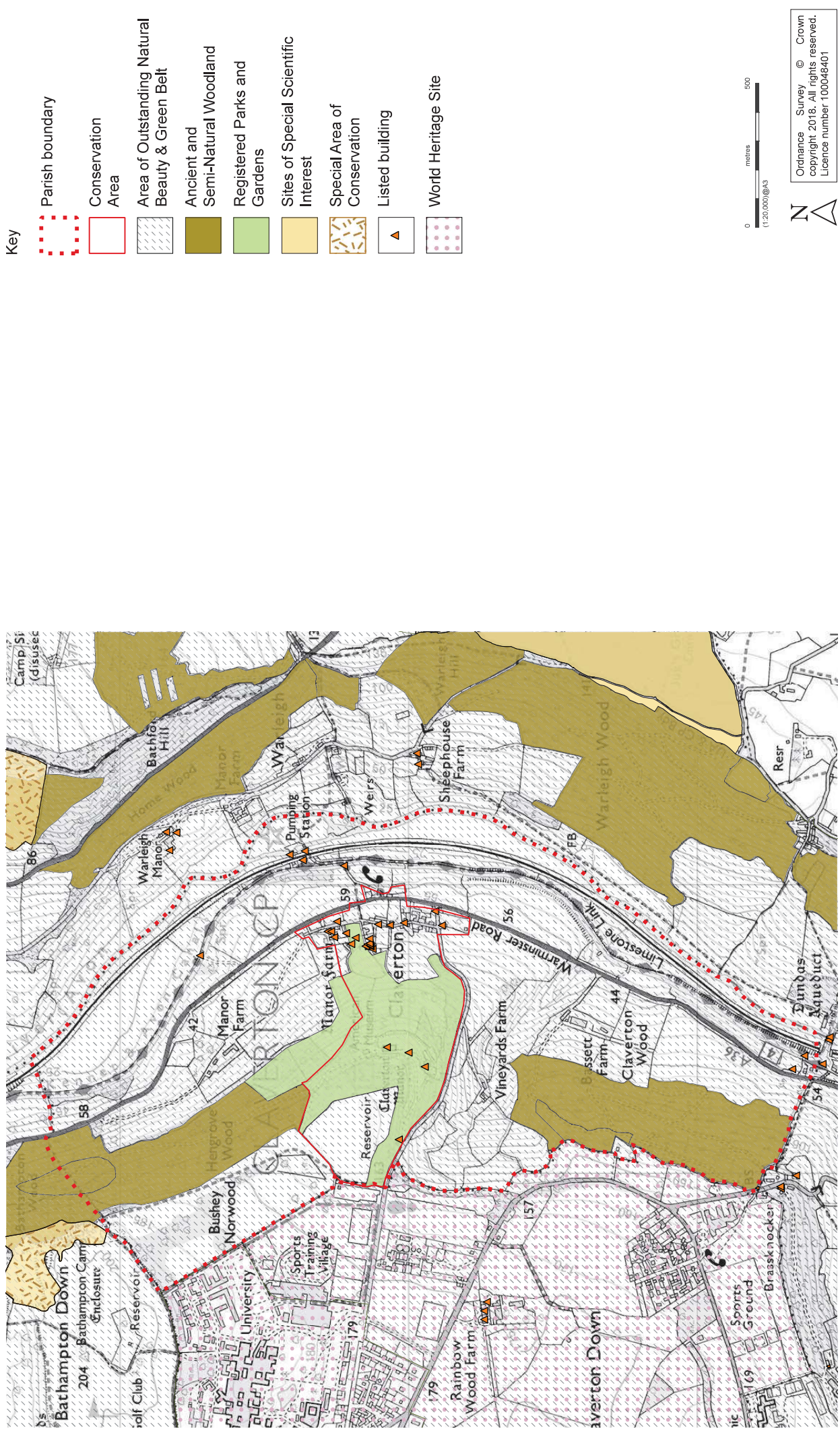
Key

-  Parish boundary
-  Character area

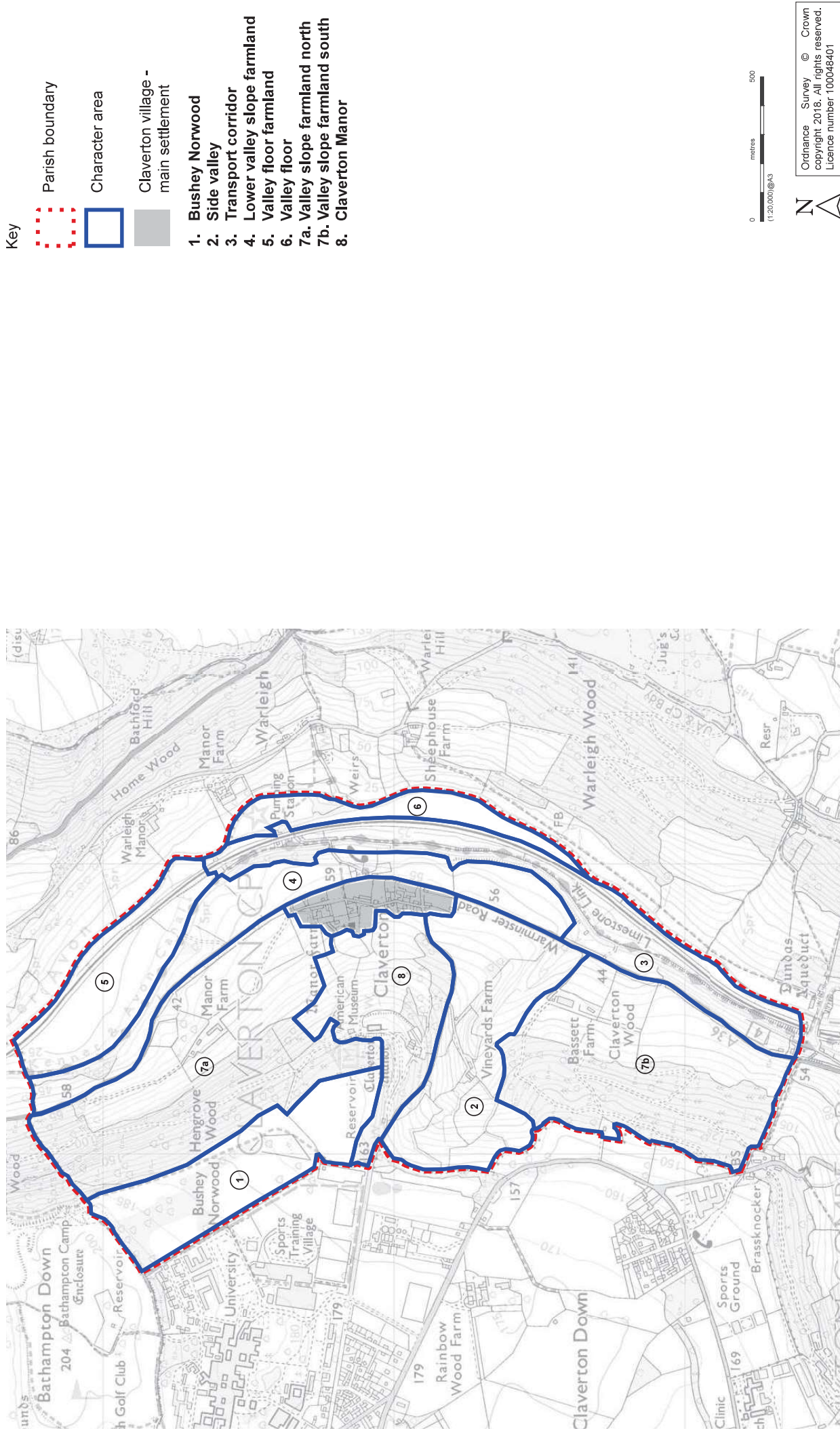
- 16. Cotswolds Plateaux and Valleys
- 18. Bathford and Limpley Stoke Valley

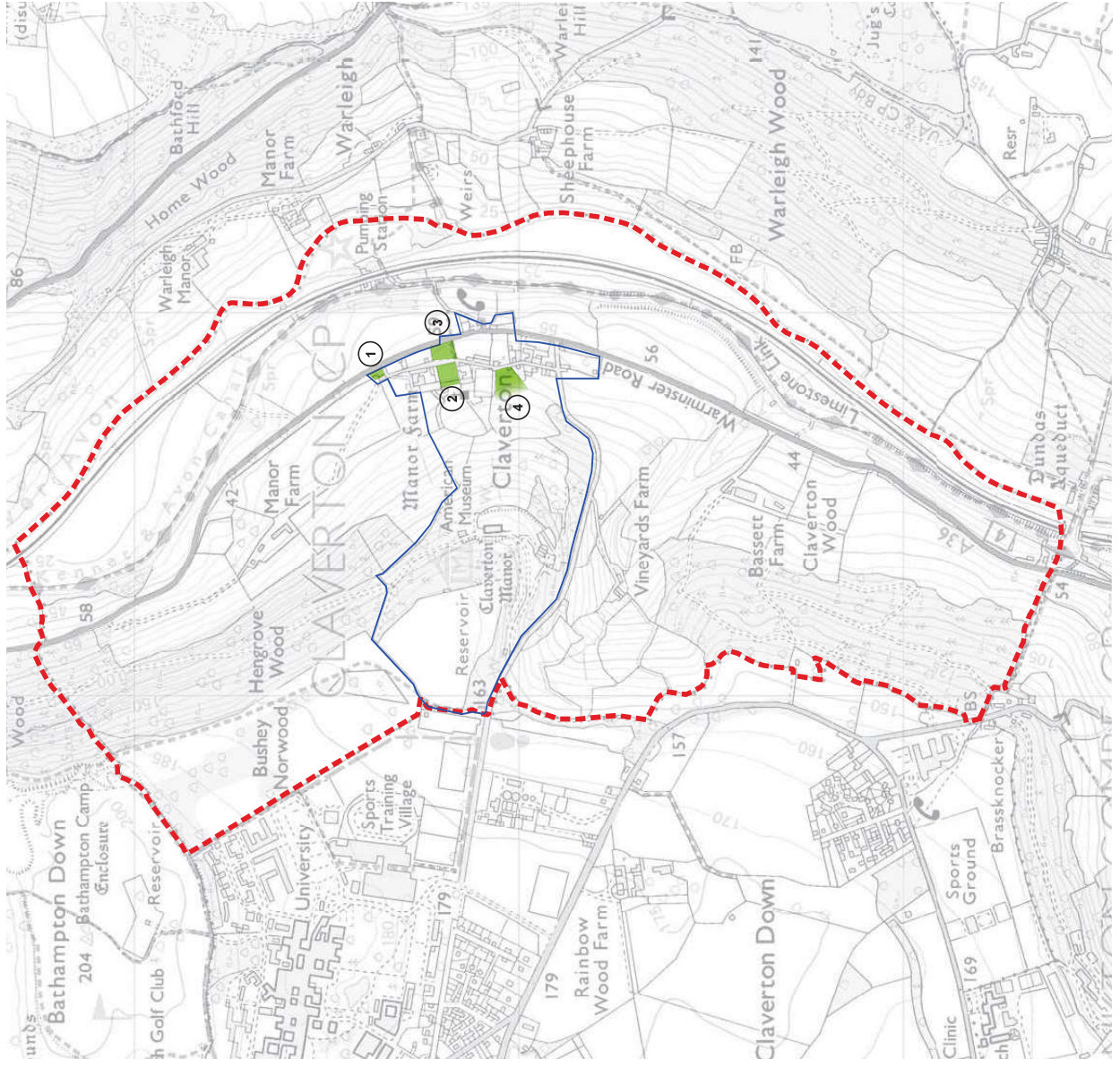


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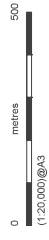




Key

-  Parish boundary
-  Conservation Area

1. Pound Paddock
2. Gardens of previous manor house
3. Open space opposite historic gardens
4. Field opposite Bassett Farmhouse



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