

Pebworth Parish Neighbourhood Plan – Evidence Base

ASSESSMENT OF IMPORTANT VIEWS IN PEBWORTH PARISH

November 2018

Produced by BPA and Pebworth Neighbourhood Development Plan Steering
Group



1. Introduction

1.1 One of the key features contributing to the rural character and setting of Pebworth are the frequent and varied views throughout the parish into the surrounding countryside. Pebworth Parish Council has set out to identify 'Important Views' across the parish which are considered to be of local value and importance, and which should be afforded additional protection under the Pebworth Parish Neighbourhood Plan.

1.2 The Parish Council together with the Pebworth Parish Neighbourhood Plan Group and Brodie Planning Associates have prepared this assessment to create a consistent and transparent methodology for evaluating potential 'Important Views'. It forms part of the evidence base which has informed the production of the Neighbourhood Plan.

1.3 It is recognised that the value of a view is difficult to measure however, every effort has been made to apply a consistent approach to the evaluation of views in order to minimise subjectivity.

1.4 The Pebworth Conservation Area Appraisal (Wychavon District Council, June 2005) and the Broad Marston Conservation Areas Appraisal (Wychavon District Council, June 2005) identify significant views within the 2 Conservation Areas and show them on a map. These two documents also go some way to describing significant views from within the two settlements. These views have helped to inform this assessment, however, they predominantly relate to the settlements of Pebworth and Broad Marston rather than to the parish as a whole. Some additional views have been identified through the Pebworth Neighbourhood Plan Household Questionnaire and have been considered where a clear description of the location has been given.

2. Policy Background

National Planning Policy

2.1 The National Planning Policy Framework (NPPF 2012) para 17 sets out twelve core land-use planning principles. Those that are relevant to the protection of views include:

- *“recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”;*
- *“planning should contribute to conserving and enhancing the natural environment”;*
and
- *“planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”.¹*

¹ These are now addressed under paragraphs 170 and 184 of the Revised NPPF 2018

2.2 The NPPF also states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (para109²).

Local Planning Policy

2.3 The South Worcestershire Development Plan (SWDP) was adopted on 25 February 2016. It sets out the basic rules which any new development must follow, as well as allocating certain areas of land for new housing or employment. There are a few policies which are already in place to assist with protecting locally important buildings and landscapes which directly relate to the concept of protecting important views.

2.4 SWDP 6: Historic Environment policy is designed to ensure that development proposals conserve and enhance heritage assets. This includes archaeological assets, existing buildings, and their contribution to the character of the landscape or place. The policy seeks to protect and enhance the significance of heritage assets, including their setting. This applies to:

“ii the historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings.

iii. Designed landscapes, including parkland, gardens, cemeteries, churchyards, public parks, urban open spaces and industrial, military or institutional landscapes.

iv. Archaeological remains of all periods.

v. Historic transportation networks and infrastructure including roads and trackways, canals, river navigations, railways and their associated industries.” and

“vii. The civic, religious and market cores of south Worcestershire’s city, town and village fabric with their wide variety of building styles, materials and street and plot patterns.”

2.5 SWDP 25: Landscape Character also goes some way towards protecting the landscape character of an area and requires applicants to provide a visual impact assessment for any development affecting:

“i. A significant landscape attribute;

ii. An irreplaceable landscape feature; or

iii. The landscape as a resource.”

2.6 Both of these policies however do not identify or capture views in each settlement which is where the Neighbourhood Plan can provide some more locally distinctive detail.

3. Sources of information and guidance

² This is addressed under paragraph 170 in the Revised NPPF 2018

3.1 This assessment has included a review of the following sources of information and guidance:

- Pebworth Conservation Area Appraisal (Wychavon District Council, June 2005)
- Broad Marston Conservation Areas Appraisal (Wychavon District Council, June 2005)
- Natural England, National Character Area Profile: 106 Severn & Avon Vales (2014)
- Worcestershire County Council, Landscape Character Assessment (2012)

Conservation Area Appraisals

3.2 The Conservation Area appraisals provided a starting point for identifying important views in the 2 settlements of Pebworth and Broad Marston. The documents identify in the region of 50 significant views within the settlements. Not all of these have been assessed, and their recognition within the Conservation Area Appraisal affords them some protection and consideration as part of any planning application. Also many of the views identified are short views of built historical assets that are also protected by policy SWDP6 and SWDP24.

Pebworth Conservation Area Appraisal

3.3 The Pebworth Conservation Area Appraisal identifies that within the Conservation Area views are generally limited by the narrow curving lanes to short street vistas, where groups of buildings, trees and boundary features frame the view. However, it recognises that there are notable medium distance views of the church across the cemetery and also to Manor Farm and Friday Street across the fields around Manor Farm.

3.4 It also observes that as the land rises in Front Street and Back Lane long distance views and glimpses of the surrounding countryside, framed by the roofs or buildings in the foreground, start to emerge. The prominence of longer distance views into the surrounding countryside occur as you start to leave the Conservation Area, with long distance views from Dorsington Road, Long Marston Road and North Littleton Road. These visual links with the surrounding countryside contribute to the rural character of the village.

3.5 The appraisal states that as well as views out of the settlement it is important to consider views of the settlement from further afield. The principal views of the Conservation Area from outside are from the high approach roads from Dorsington to the north and North Littleton to the west. From these directions the village is visible within its countryside setting, and the highest part of the village around the church is set against the skyline.

3.6 It identifies that generally views from the footpaths and from the other lower road approaches are limited to glimpses of parts of the village, partly hidden by trees and hedges.

Broad Marston Conservation Area Appraisal

3.7 The Broad Marston Conservation Area Appraisal identifies that within the Conservation Area short and medium distant views are frequent, due to the low boundaries,

large garden settings, the numerous open spaces and the several footpaths passing through the area. It describes individual cottages as punctuating the short views along Priory Lane, with each cottage making a significant contribution to the character and appearance of the area.

3.8 There are medium distant views of buildings and open spaces which can be seen from the lanes and footpaths throughout the area. The appraisal highlights the views of the medieval barn at The Priory, of The Priory itself across the surrounding fields, of the fields flanking the brook, of the barns next to The Priory, and through the gardens that flank Priory Lane as being of particular note.

3.9 Longer distance views into the surrounding countryside are identified along the track that passes through The Priory farmyard.

National Character Areas

3.3 The whole of England has been subject to a landscape character assessment which divides the country into 159 distinct National Character Areas (NCAs). Natural England revised the NCA profiles in 2012. Each NCA provides a contextual description of the wider landscape, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Pebworth parish falls wholly within NCA 106: Severn and Avon Vales, whose key characteristics are:

- A diverse range of flat and gently undulating landscapes strongly influenced and united by the Severn and Avon Rivers which meet at Tewkesbury.
- Prominent oolitic outliers of the Cotswold Hills break up the low lying landscape in the south-east of the area at Bredon Hill, Robinswood Hill, Churchdown Hill and Dumbleton Hill.
- West of the Severn, the Mercia Mudstones predominate, producing poorer silty clay soils. Lias clays in the Avon Valley and east of the Severn create heavy but productive soils. River terrace gravels flank the edges of watercourses.
- Woodland is sparsely distributed across this landscape but a well wooded impression is provided by frequent hedgerow trees, parkland and surviving traditional orchards. Remnants of formerly extensive Chases and Royal Forests, centred around Malvern, Feckenham and Ombersley still survive.
- Small pasture fields and commons are prevalent in the west with a regular pattern of parliamentary enclosure in the east. Fields on the floodplains are divided by ditches (called rhines south of Gloucester) fringed by willow pollards and alders.
- Pasture and stock rearing predominate on the floodplain and on steeper slopes, with a mixture of livestock rearing, arable, market gardening and hop growing elsewhere.

- Unimproved neutral grassland (lowland meadow priority habitat) survives around Feckenham Forest and Malvern Chase. Along the main rivers, floodplain grazing marsh is prevalent. Fragments of unimproved calcareous grassland and acidic grasslands are also found.
- The River Severn flows broadly and deeply between fairly high banks, north to south, while the Warwickshire River Avon meanders over a wide flood plain between Stratford, Evesham and Tewkesbury. The main rivers regularly flood at times of peak rainfall.
- A strong historic time line is visible in the landscape, from the Roman influences centred at Gloucester, earthwork remains of medieval settlements and associated field systems through to the strong Shakespearian heritage at Stratford-upon-Avon.
- Highly varied use of traditional buildings materials, with black and white timber frame are intermixed with deep-red brick buildings, grey Lias and also Cotswolds stone.
- Many ancient market towns and large villages are located along the rivers, their cathedrals and churches standing as prominent features in the relatively flat landscape.

Landscape Character Assessment (2012)

3.4 Worcestershire County Council's Landscape Character Assessment Supplementary Guidance (2012) divides Pebworth parish into the following Landscape Types, each with primary / secondary / tertiary key characteristics:

Village Claylands

Primary:

- Hedgerow boundaries to fields

Secondary:

- Pastoral land use with relic ridge and furrow
- Gently rolling lowland topography
- Heavy, poorly-drained soils
- Medium-to-large scale field pattern
- Rural lanes with uniform grass verges
- Scattered hedgerow and streamline trees
- Nucleated settlement pattern of usually small, rural villages

Principal Village Farmlands

Primary:

- Nucleated pattern of expanded rural villages
- Arable/cropping land use - cereals and field vegetables on fertile, free-draining soils

Secondary:

- Hedgerows define field boundaries
- Rolling lowland topography

Tertiary:

- Planned enclosure pattern of medium-to-large scale fields
- Groups of trees associated with dwellings

3.5 These assessments also go on to provide a management strategy and landscape guidelines.

3.6 For Village Claylands the management strategy is one of conservation and enhancement; conserving the distinctive scale of hedged fields with the pastoral character of the landscape being the priority whilst enhancing the areas in and around settlements with new tree planting.

3.7 The Landscape Guidelines are set out below although there is more detail available on the County Council website.

- conserve the pattern of hedgerow boundaries
- conserve all remaining areas of permanent pasture
- conserve and enhance tree cover along water courses
- conserve and enhance the scattered populations of hedgerow trees
- seek to retain the integrity of the distinctive settlement pattern of small villages
- encourage the planting of tree groups in association with settlements
- opportunities for conversion of arable land back to pasture should be given consideration

3.8 For village farmlands the management strategy is once again one of enhancement and conservation - conserving the basic hedgerow fabric, together with the distinctive settlement pattern and the distinctive land uses. The opportunities for enhancement relate to encouraging tree planting around village locations and along watercourses and to the creation of improved habitat for wildlife.

3.9 The Landscape Guidelines are to:

- retain pattern of strongly nucleated villages with associated low dispersal of settlement in between
- conserve and enhance hedgerow structure, with emphasis on the primary hedge lines
- conserve and enhance tree cover along watercourses
- encourage opportunities for tree planting in and around villages
- conserve and restore old orchards around villages, with emphasis placed upon the fruit type and varieties associated with different localities
- conserve and restore lines of hedgerow fruit trees
- promote the development of wide field margins for wildlife benefit
- promote management of roadside verges for wildlife benefit

3.10 Identifying important views that capture some of the key characteristics that are associated with the area adds another layer of protection and provides clarity on where the important views and vistas are in the parish.

4. Methodology for assessing Locally Important Views and Viewpoints

Selecting and describing viewpoints and views

4.1 The viewpoints have been selected by considering the Significant Views identified in the two Conservation Area Appraisals and those that were suggested by residents in the resident questionnaire. As previously stated not all the views in the Conservation Area Appraisal have been assessed just those that the steering group agreed were locally significant and worthy of consideration at a meeting on 26th April 2018. Two volunteers then took photographs and carried out the initial stages of the assessments to bring back to the group for further consideration.

4.2 Each identified viewpoint has been evaluated. Information about each viewpoint is provided in appendices 1 and 4. The first column provides a reference number which corresponds with viewpoint markers shown on the Map of Locally Important Views (see appendix 3). The written descriptions of viewpoints/views are intended to take precedence over map markers, which are for indicative purposes only. For example some of the viewpoints are on movement corridors (e.g. roads) which means the view is likely to be seen over some distance or from several points along the way and can generally be described as a panoramic view; whilst others are framed vistas that are only glimpsed through gaps in buildings or along a street.

4.3 The second column describes the location of viewpoints. All of the viewpoints are publicly accessible (e.g. roads, footpaths, bridleways or public open spaces), as these have more frequent usage than viewpoints on private land.

4.4 The third column states any designation applying to land where the viewpoint is located (e.g. Conservation Area). It also records the Landscape Types of the viewpoint.

4.5 The fourth column states the type of viewpoint, including:

- Historic /cultural
- Movement corridor (e.g. road, footpath, cycle trail)
- Recreational

4.6 The fifth column states the level and type of users at the viewpoint e.g. many, moderate or few and vehicle, pedestrian and cyclist.

4.7 Column six states the direction of the view from the viewpoint.

4.8 From the seventh column onward the detail relates to the view itself. Column seven provides a description of each view, recording characteristics such as:

- whether the view is limited/ contained, panoramic, elevated, glimpsed, open or expansive;
- whether there are dominant elements in the foreground, middle distance or on the skyline;
- whether it is framed by built development, vegetation or landform;
- whether it is essentially rural or urban;

- whether it is likely to be significantly altered by seasonal change (i.e. views opening up as a result of trees losing leaves in winter);

4.9 Column eight details the key components of each view, including:

- features that positively contribute to the importance, distinctiveness and attractiveness of a view (e.g. Dover's Hill along the skyline);
- iconic features (e.g. church tower);
- the degree of containment;
- the rural setting;
- detractors in view (e.g. busy transport corridors, overhead powerlines, largescale / extensive development).

Grading the importance of viewpoints and views

4.10 The remaining columns in the table capture the grading of the viewpoint and view and then these are considered together to reach a final overall grading to identify which are the important views.

4.11 At a meeting of the steering group on 21 June 2018 the viewpoints and views were presented to the group and graded in terms of their importance. The viewpoints were considered to determine whether they were 'exceptional', 'special' or 'representative'.

4.12 Exceptional viewpoints include sites within nationally designated landscapes such as AONBs; historic sites of particular importance (Grade I/II* listed buildings, Scheduled Monuments); sites with strong associations to nationally famous cultural works; and sites where viewers have unique and prolonged/unfolding views from main transport corridors, national trails, recreational routes or national cycle network routes.

4.13 Special viewpoints include historic sites of national importance (Conservation Areas, Grade II listed buildings); sites with strong associations to locally famous cultural works; and sites where viewers have opportunities to appreciate views – for example, approach roads leading to villages, regional long distance footpaths, well used bridleways and footpaths within markedly tranquil settings.

4.14 Representative viewpoints include typical local landscapes; unregistered heritage assets (e.g. locally listed buildings); sites which are degraded by the presence of urban or highway structures; and sites where viewers are on movement corridors which are typical of the locality or which provide only fleeting views.

4.15 In grading viewpoints, account has been taken of how many people experience a viewpoint, as well as of the quality of that experience. Experiencing a view whilst travelling at speed would normally have a bearing on the quality of experience. For example a view of a well-known landmark from a quickly moving vehicle might be qualitatively inferior to that

same view experienced by a pedestrian. However, views along well used roads are experienced by a large number of people daily, therefore their importance is increased.

4.16 In grading the views themselves they were once again graded as either ‘exceptional’, ‘special’ or ‘representative.’

4.17 Exceptional views might include highly valued, panoramic views or long distance views across intact countryside; they might capture the quintessential character of an area; they might allow for an appreciation and understanding of the wider surroundings of the Cotswolds AONB; they might contribute to the enjoyment of important heritage or cultural locations; or they might be unique in their own way.

4.18 Special views might include panoramic or long distance views, dramatic scenery and skyline features; they might allow an appreciation of the more intimate setting of local villages within local landscapes; they might help to reveal landscape character types; or they might be comparable to other special views.

4.19 Representative views might include narrow or glimpsed views; they might be marred by the presence of negative features which detract from the quality of the experience; or they might be typical views which are replicated elsewhere.

Grading overall importance to arrive at ‘Important Views’

4.20 In order to identify the important views the combined importance of the viewpoint and views has been considered using the following approach.

4.21 Where both the viewpoint and the view have the same rating then the overall rating is given at that same level. For example where both are ‘representative’ this has resulted in an overall rating of ‘representative’. Where the viewpoint is representative but the view is exceptional this has resulted in an overall rating of ‘special’. Where a ‘representative viewpoint’ is combined with a ‘special view’ or a ‘special viewpoint’ is combined with an ‘exceptional view’, the group had to look at which factors were predominant to determine which level to grade it at.

4.22 Any view identified as having an overall importance that is ‘special’ or ‘exceptional’ has been carried forward into the draft plan within the Locally Important Views policy.

5. Important Views identified

5.1 The table in appendix 1 provides information about each of the Important Views identified in the Pebworth Parish Neighbourhood Plan. These have each been assessed according to the methodology set out above and only those with an overall grading of special or exceptional have been carried forward into the Plan. For completeness and transparency all the views that were assessed and were graded as representative or ruled out are shown in a table at appendix 4.

5.2 The Important Views identified by this assessment should not be considered a comprehensive list of every important view within Pebworth parish. However, each Locally Important View identified should be considered to have local value and importance.

Appendix 1 Important Views Assessment

Map ref. of viewpoint	Location of viewpoint(s)	Designation / landscape type of viewpoint(s)	Type of viewpoint (s)	Number / type of viewpoint users (many / moderate / few)	Direction of view	Description of view	Key components of view	Importance Representative (R), special (S), exceptional(E)		
								View point	View	Overall
1	Broad Marston/ Honeybourne Road opposite Pub	Principal Village Farmlands	Movement corridor/ Recreation	Public road many users vehicle pedestrian and cyclist. Recreation Ground users.	East	Panoramic rural views to Cotswold escarpments/ Meon Hill/ Dover's Hill	Distinctive panoramic view of Cotswold escarpments/ Meon Hill/ Dover's Hill. Rural setting.	S	S	S
2	Looking down Front Street from Church Steps	Conservation Area Village Claylands	Historic/ Movement corridor	Public road many users vehicle pedestrian and cyclist	south east	Elevated view down Front St of housing within the Conservation Area in the foreground and a glimpsed view of Meon Hill in the distance set between the buildings. Connecting the village with the rural surroundings.	Historic housing in the foreground in a range of materials set against the rural backdrop that is glimpsed through the gap in the road of Meon Hill. The view is contained by the buildings and roofscapes. The view combines the historic built form of the village and the open countryside.	E	E	E
3	The Slingate Footpath (off Dorsington Road)	Village Claylands	Movement corridor	Public Footpath pedestrians	East (expansive view in all directions)	Expansive rural view of the open countryside from Slingate towards Long Marston. Some elements of the view may be affected by seasonal change. A good example of the characteristics of Village Claylands. Including medium-to-large scale field pattern and hedgerow	Expansive rural views in all directions. A good example of the characteristics of Village Claylands.	S	S	S

Map ref. of viewpoint	Location of viewpoint(s)	Designation / landscape type of viewpoint(s)	Type of viewpoint (s)	Number / type of viewpoint users (many / moderate / few)	Direction of view	Description of view	Key components of view	Importance Representative (R), special (S), exceptional(E)		
								View point	View	Overall
						boundaries to fields, generally pastoral land use with relic ridge and furrow and a gently rolling lowland topography. Also views of Meon Hill to south east.				
4	Road from Little Meadows	Village Claylands, Conservation Area	Movement Corridor	Public road many users vehicle pedestrian and cyclist	North	Contained view of Grade I listed Church and cemetery with vegetation and buildings either side.	Contained view of the Church	S	E	E
5	Old Water Tower toward the Malverns (between Manor Cottage and Hill House)	Conservation Area Village Claylands	Movement Corridor	Public footpath	West	Views towards the Malvern Hills in the distance and good examples of the characteristics of Village Claylands. Including medium-to-large scale field pattern and hedgerow boundaries to fields, generally pastoral land use and a gently rolling lowland topography. Some elements of the view may be affected by seasonal change.	Rural setting; Malvern Hills along the skyline. Rural views framed between buildings and vegetation, also a good example of the characteristics of Village Claylands.	S	E	E

Map ref. of viewpoint	Location of viewpoint(s)	Designation / landscape type of viewpoint(s)	Type of viewpoint (s)	Number / type of viewpoint users (many / moderate / few)	Direction of view	Description of view	Key components of view	Importance Representative (R), special (S), exceptional(E)		
								View point	View	Over all
6	The Old Bakery, Friday Street	Conservation Area Principal Village Farmlands	Movement Corridor	Public road many users vehicle pedestrian and cyclist	North East. Views up and down Friday Street are important	View of Low Furrow taken from the Old Bakery. Road in the foreground, framed by vegetation and brick wall in traditional materials. There are glimpses of the open space and traditional boundary treatment adjacent to Little Furrow. In the winter the view may change with a more open view into the open space opposite Low Furrow.	Traditional old cottages and wall. Characteristic open spaces and wrought iron fencing. Contained view. Captures some of the key characteristics of the Conservation Area including buildings, boundary treatments and green open spaces. Group considered views up and down Friday Street important due to listed buildings and features identified in the Conservation Area.	S	E	E
7	Bend of road from Pebworth to Little Meadows.	Village Claylands	Movement Corridor	Public road many users vehicle pedestrian and cyclist	South-East	Open expansive view toward Meon Hill and Dover's Hill in the distance. Some elements of the view may be affected by seasonal change.	It is an open rural view of expansive countryside, including key landscape features of the Cotswold escarpment Meon Hill and Dover's Hill.	R	S	S
8	Top of Front Street	Conservation Area village Claylands	Movement Corridor	Public road many users vehicle pedestrian and cyclist	North-west	Historic Grade I Listed Church taken from the top end of Front Street.	A building of historic significance set in quite village setting among established trees.	E	E	E

Map ref. of viewpoint	Location of viewpoint(s)	Designation / landscape type of viewpoint(s)	Type of viewpoint (s)	Number / type of viewpoint users (many / moderate / few)	Direction of view	Description of view	Key components of view	Importance Representative (R), special (S), exceptional(E)		
								View point	View	Over all
9	Opposite Church on Dorsington Lane toward cottages	Conservation Area village Claylands	Movement Corridor	Public road many users vehicle pedestrian and cyclist	West	Contained view of cottages on the junction of Dorsington Lane, opposite Church. Framed by large trees. Traditional village scene.	A traditional village scene showing historic building in the Conservation Area but on a busy through route for traffic.	S	S	S
10	Beside the Chapel, Chapel Road	Conservation Area Village Claylands	Movement Corridor	Public road many users vehicle pedestrian and cyclist	East	View of Chapel Road and the Close, the public open space within the heart of Pebworth. Short distant view contained by the buildings surrounding it. Open spaces like these are characteristic of the Conservation Area.	A quiet village scene. An open green space surrounded village properties.	S	S	S
11	Long Marston Road, approach into the Village	Village Claylands	Movement corridor	Public road many users vehicle pedestrian and cyclist	South west	Glimpses of the Grade II listed Manor Farmhouse and village set within a rural context. Some elements of the view may be affected by seasonal change (photos from distance taken in summer therefore view not as clear).	View of the rural edge of the village including glimpses of historic farmhouse.	R	S	S

Map ref. of view	Location of viewpoint(s)	Designation / landscape type of viewpoint(s)	Type of viewpoint (s)	Number / type of viewpoint users (many / moderate / few)	Direction of view	Description of view	Key components of view	Importance Representative (R), special (S), exceptional(E)		
								View point	View	Over all
12	Long Marston Road approach to village	Village Claylands	Movement corridor	Public road many users vehicle pedestrian and cyclist	South west	A view of the church set on higher ground within the wider rural landscape. An indication of a settlement ahead.	The historic Grade I listed church set on higher ground set against the skyline within a much wider rural landscape.	R	S	S

Appendix 2 Photos of Important Views

1. Panoramic views of Cotswold escarpment including Meon Hill and Dover's Hill from Broad Marston Road and Honeybourne Road.



2. Elevated view down Front Street of buildings within the Conservation Area framing Meon Hill in the distance.



3. Expansive views of the local traditional landscape including historic field patterns and ridge and furrow, toward Long Marston from the Slingate Footpath (522C) off Dorsington Road. (Meon Hill can also be seen from this point).



4. Contained view of grade I listed St Peter's Church and cemetery viewed from road from Little Meadows.



5. Panoramic views of the countryside capturing the local traditional landscape in the foreground and Malvern Hills on the skyline from the open space between Manor Cottage and Hill House.



6. Views up and down Friday Street including historic buildings, identified focal features, open spaces and boundary treatments all characteristic of the Conservation Area.



7. Expansive view of the Cotswold escarpment including Meon Hill and Dover's Hill from the road to Little Meadows.



8. View of the grade I listed St Peter's Church from the top of Front Street.



9. View of cottages on Dorsington Lane considered a focal feature in the Conservation Area.



10. Open view across the public open space (The Close) at the heart of the village of Pebworth, and the Conservation Area, framed by village properties.



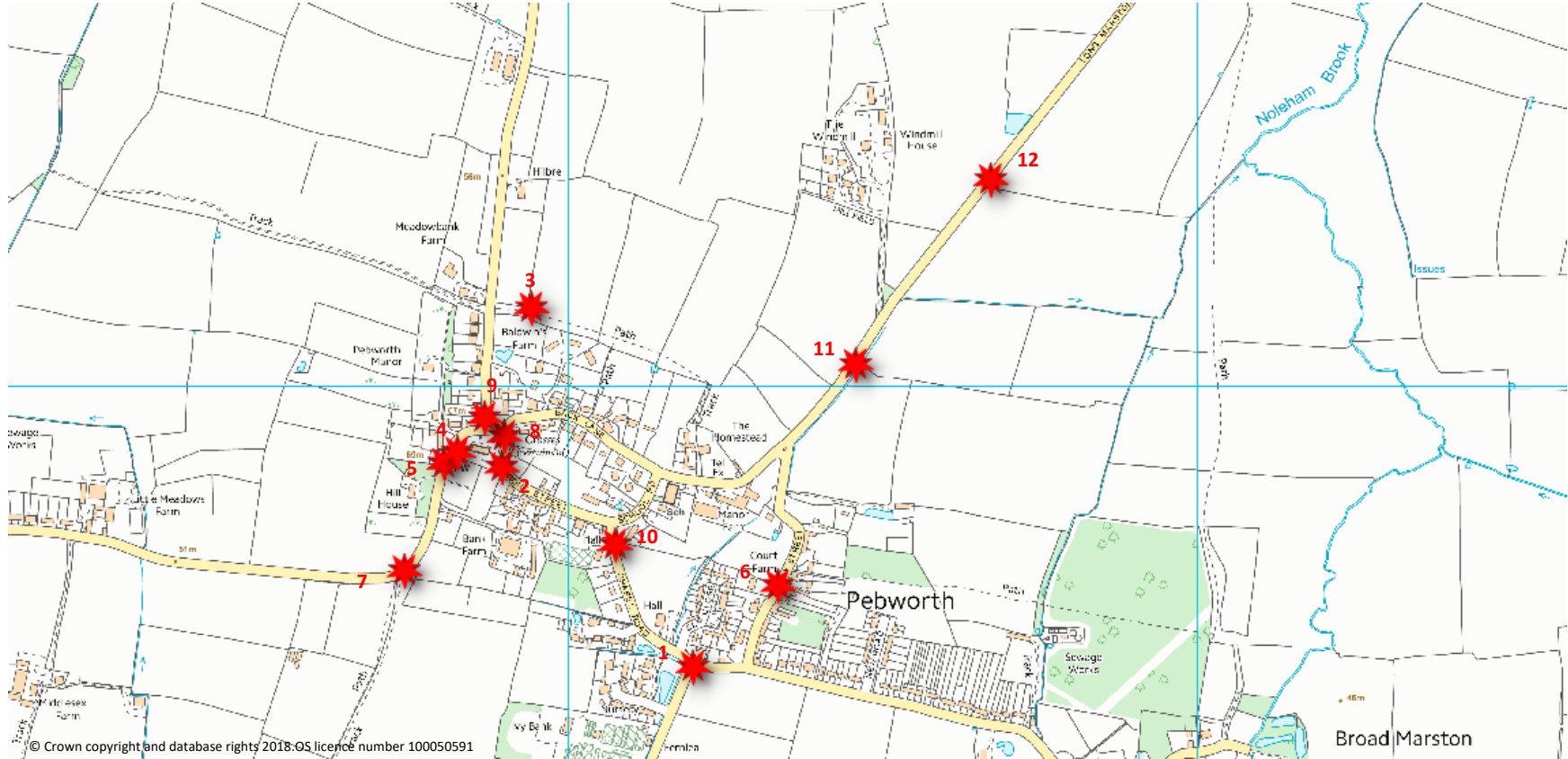
11. Views of the village set within the traditional landscape from Long Marston Road including glimpses of the Grade II listed Manor Farmhouse.



12. Views of the church from Long Marston Road set within the rural landscape.



Appendix 3 Map of Important Views – Viewpoints



Appendix 4 Other Views Assessed

Map ref. of view point	Location of viewpoint(s)	Designation / landscape type of viewpoint(s)	Type of viewpoint(s)	Number / type of viewpoint users (many / moderate / few)	Direction of view	Description of view	Key components of view	Importance Representative (R), special (S), exceptional(E)		
								View point	View	Over all
13	Road from Pebworth into Little Meadows	Village Claylands	Movement Corridor	Public road many users vehicle pedestrian and cyclist	West	Open view of Little Meadows in the middle distance and Malvern Hills in distance. View over a rural landscape some elements of the view may be affected by seasonal change.	Rural setting; Malvern Hills along the skyline.	R	R	R
14	Corner of Priory Lane, Broad Marston	Conservation Area Principal Village Farmlands	Movement Corridor	Public road many users vehicle pedestrian and cyclist	North West	Contained view of a rural orchard and allotment on the edge of the settlement. This is characteristic of Village Farmlands landscape type.	Allotment, orchard. Short distant view typical of edge of village setting.	R	R	R
15	Gateway on Pebworth to Dorsington Road (toward Dorsington)	Village Claylands	Movement Corridor	Public road many users vehicle pedestrian and cyclist	North	Open rural view across fields towards Dorsington. Taken by a private gateway, off the road from Pebworth to Dorsington. Maintained residential garden in foreground, predominantly pastoral fields bounded by hedges in middle distance and rising land in the distance around Bidford and beyond Dorsington. This is not a view that can be seen from the road therefore discount.	It is an open rural view of expansive countryside.	Not considered appropriate to assess as this view is from a private property not a public view.		

Map ref. of viewpoint	Location of viewpoint(s)	Designation / landscape type of viewpoint(s)	Type of viewpoint(s)	Number / type of viewpoint users (many / moderate / few)	Direction of view	Description of view	Key components of view	Importance Representative (R), special (S), exceptional(E)		
16	Honeybourne Road / Baylis Hill	Principal Village Farmlands	Movement Corridor	Public road many users vehicle pedestrian and cyclist although not considered visible from road.	North	View of the village of Pebworth, with the Church on horizon. Glimpses of rooftops of the historic core of the village and more visible the new development and fire station on the lower ground to the south. Shows the rural setting of the settlement.	A rural panoramic view including the church tower and the rooftops of the historic core. The majority of the settlement is screened within the landscape apart from more recent development.	R	R	R
17	Between Dorsington Road and Long Marston	Village Claylands	Movement Corridor	Public footpath	East	Good example of the characteristics of Village Claylands. Including medium-to-large scale field pattern and hedgerow boundaries to fields, generally pastoral land use with relic ridge and furrow and a gently rolling lowland topography.	It is an open rural view of expansive countryside. Good example of characteristic of village claylands including ridge and furrow fields.	This is the same view as from the Slingate. Photo put forward by member of public.		