









SETTLEMENT ASSESSMENT PROFORMA

Surveyors(s):Vic Adie, Kit Kettle..... Character Area: ...Clutton Lower village.....

1. PATTERN

Character Element	Photo(s)
<p>A. Topography: <i>A broad valley, bounded by steep hill sides to the west and north east, the axis of the valley runs from the north west descending to the south east, and contains tributaries to the river Cam.</i></p>	
<p>B: Layout: <i>Ribbon development off lower village through road. New estates (1970-80's) to the north and south, with older houses along the through road itself. These new estates are Burchill Close, Maypole Close, Kings Oak Meadow, Valley View, Carlton Close, Greenridge Close and The Sidings. The newer houses are set back form the road, with small regular plots. Older houses have larger plots and may or may not be set back.</i> <i>Photo 1 with Carlton Close in the foreground shows the small regular plots of the new developments and the cul de sacs layout</i> <i>Photo 2 has the "pinchpoint" divide of Church Lane and Broomhill Lane in the foreground and again shows how the new estates laid out in cul de sacs.</i></p>	<p>Photo 1 </p> <p>Photo 2 </p>
<p>C: Spaces: <i>Green and opens spaces consist of the allotments, the recreation ground, the village green – a square area in front of the church, a children's playground at Burchill Close and the leisure area. The leisure area is on the route of the old railway and is home to the scouts hut and "The Cabin" All these areas are well used.</i> <i>The aerial photo shows the allotment gardens, the playground and the playing field behind the Village Hall,</i></p>	
<p>D: Green and Natural Features: <i>The old railway line, which runs north – south has reverted to dense undergrowth and trees, and is a corridor and sanctuary for wildlife. The railway line bounds the development east with only Maynard Terrace and the Greensbrook houses beyond it.</i> <i>A small stream, a tributary of the River Cam, runs under the lower Bristol road at its narrowest part, and through to the bottom of Clutton Hill.</i> <i>This area is compact and no house is more than 250m from open fields, so there is an open green backdrop to the whole area. There is a green corridor, which runs along the line of</i></p>	

<p><i>Broomhill Lane and Church lane, which separates the lower village from the upper village. The roads are narrow and twisty, bounded by steep banks with hedges of native species. In this photo the old railway runs through the centre as a green band, with Maynard Terrace and Greensbrook above it.</i></p>	
<p>E: Wildlife and Ecology: <i>Many of the fields here have not been actively cultivated for living memory and are original unimproved grassland with its associated flora & fauna. Mammals seen here include roe deer, minkjac and fallow deer, badgers, foxes, hares. The stream and its edges are home to newts and toad. Also seen here are grass snakes, slow worms and other reptiles. Birds nest in the hedgerows, and buzzards are seen almost every day.</i></p>	
<p>F: Roads, Streets and other Movement Routes: <i>Roads are narrow. Short stretches of narrow discontinuous pavement along station Road. Otherwise pavement is only found on the newer estate roads of Burchill Close, Maypole Close, Carlton Close etc. In the new estates parking is a mix between off road and on road. In the older areas parking is on road. The new estates are all curving multi branched cul-de-sacs. Photo 1 shows the wide pavements (& pavement parking) in Burchill Cloase, photo 2 shows the pavement in the centre outside the Post Office.</i></p>	
<p>G. Landmarks: <i>The Church and the main village pub, The Railway Inn, is at the center, together with the Post Office and Clutton County School (the primary school). The church is highly visible from the high ridge to the north east of the village. None of the others are visible from a distance. The eastern most part of this area is Maynard Terrace, which is highly visible and distinctive from south west of the parish. Photo 1 shows the Church Tower and Church Farm building from Gastons by the A37. Photo 2 shows Maynard Terrace from the South of the settlement.</i></p>	
<p>H: Views Out: <i>From Maynard Terrace the views are open towards Temple Cloud.</i></p>	

<p>I: Views In: <i>Because this area is in a bowl at the bottom of the valley it is visible from most of the high ground around it. The Church of St Augustine of Hippo, with its neighbouring farm (listed buildings) are landmarks visible from the ridge to the north west and from the Mead, and from the southern boundary of the parish at Cholwell and Marsh Lane. The photo here was taken from Cuckoo Lane and clearly shows the lower village, with Temple Cloud beyond it. The Avenue can just be seen in the top right with the upper village off the photo.</i></p>	
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2. BUILDINGS AND DETAILS

<p>A: Predominant Building Shape and Heights: <i>In the older parts the houses are mainly two storey terraces and semidetached cottages. The newer estates are two storey semi-detached and detached houses. Some single storey dwellings in Carlton Close and Greensbrook. There are only 4 houses of more than 2 storeys – these are all recently build. Unfortunately these are visible from important green spaces.</i></p>	
<p>B: Roofs: <i>Varied pitch roofs – red tiles and some some slate.</i></p>	
<p>C. Predominant Materials: <i>Maynard Terrace is brick built using local brick- generally rendered nowadays. New estates are brick built, with reconstituted stone and render. The older cottages are a mix of brick and stone build.</i></p>	
<p>D: Details: <i>Chimneys on all older houses, original windows are sash. Modern houses have a mix of “mock sash” type and casement windows.</i></p>	


3. SUMMARY



<p>A: In a few words or a sentence or two, what are for your group the key <u>positive</u> features about this area? What makes it special?</p> <p><i>An attractive group of old building centered around the village pub. Close bound area with wide range of building styles, and open country side close.</i></p>
<p>B: In a few words or a sentence or two, what are for your group the key <u>negative</u> features about this area? What detracts from it?</p> <p><i>Lack of footpaths making it unpleasant to be a pedestrian, frequent flooding at the bottom of Clutton Hill. The sewage pumping station is situated beside the railway embankment and is often unable to cope with the increased load.</i></p>

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LANDSCAPE ASSESSMENT PROFORMA

1. DESCRIPTION

Character Element	Photo(s)
<p>A. Landform: Flat Gently undulating Strongly undulating Steep valley</p> <p>Valley side/floor Plateau</p>	
<p>B. Landcover: Open farmland Farmland with trees/woods Woodland Parkland Wetland</p> <p><i>In the photo here, taken from Cuckoo Lane on the ridge to the North east of the village, the village is almost hidden by the dense trees and hedges around the fields.</i></p>	
<p>C. Landuse: Arable farmland Grassland Grazing Mixed Forestry Industrial Brownfield Orchards</p> <p><i>Most land use on the fields to the south of the village are used for livestock grazing, while on Clutton Hill the land is cultivated for fodder crops. To the east of the village is Greyfield Wood – an old woodland site now owned by the Woodland Trust. The farms to the north, along the Lower Bristol Road are livestock- dairy, sheep and pigs.</i></p>	
<p>D. Field Boundaries: Tall Clipped Intermittent Hedgerow With/without trees Fences Walls</p> <p><i>See the photo in section E below</i></p>	

<p>E. Field Sizes and Patterns: Small Medium Large Regular Angular Linear Irregular</p> <p>This aerial photo clearly shows the irregular fields, small to medium, with hedges and trees as boundaries.</p>	
<p>F. Routeways: Few roads Dense road network Tracks Straight/Winding /Narrow</p> <p>In the photo above (section E) the only road that is really noticeable is the dog leg of Marsh Lane. The other roads leading out of the village, the Lower Bristol Road and Clutton Hill as due to their narrowness and high banks with hedges , they just disappear into the landscape.</p>	
<p>G. Buildings and Structures: What manmade elements are in the landscape? Village(s)/Town Isolated Farms Barns Groups of dwellings Pylons Masts Wires. How do they 'sit' and what natural features influence that?</p>	
<p>H. Water and Drainage: Stream River Reservoir Wet ditches Ponds Lake</p> <p>Numerous small streamlets rise on the slopes down from the ridge of hills in the north and west, and eventually all join the stream that runs south east along valley bottom towards Highbury Hill and the waterfall in Greyfield Woods, which is a tributary of the river Cam. Some of these streamlets in the northern part of the parish have been damned to form fishing lakes as farmers seek to diversify.</p>	
<p>I. Enclosure and Scale: Tight Enclosed Open Exposed/Intimate Small Large Vast</p>	

2. VIEWS AND LANDMARKS (mark on the map)

<p>A. Views: Sweeping Channeled Long Short Glimpsed Across/to a place or landmark. Views across fields to Temple Cloud and to Greyfield Wood</p>	
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<p>B. Landmarks: Buildings Structures Natural features History Archaeology</p> <p>Remains of Medieval Dovecot in Gastons Old Brickwork chimney St Augustines Church Post Office Railway Inn</p>	
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3. SUMMARY

<p>A. Scenic Quality: <i>Think about sounds, smells and colours, how it makes you feel, does it feel tranquil? Think about balance (harmonious - chaotic) and diversity (uniform – complex) Seasonal features can also be important.</i></p> <p><i>Traditional rural views of grazing meadows and woodland</i></p>
<p>B. Activities and Associations: <i>What do people do in this landscape? Work and/or leisure? Do people paint or photograph it? Are there local poems or stories? What makes you identify with it or value it?</i></p> <p><i>Popular walking area and leisure riding area. This part of the village has the allotments, two play grounds with play equipment, a recreation for ball games and village open events, the cycle routes, Rudes Field where the annual Flower show is held, fishing lakes. In all a very popular leisure area for the village. These are all important as open and green spaces for the village.</i></p>
<p>C: In a few words or a sentence or two, what are for you the key <u>positive</u> features about this area? What makes it special?</p> <p><i>A good community area centred around the village hall, the social club and the skittle alleys, but never more than 500m from open fields.</i></p>
<p>D: In a few words or a sentence or two, what are for you the key <u>negative</u> features about this area? What detracts from it?</p> <p><i>The sewage pumping area which is not up to the current loading; narrow roads no pavements and no parking facilities, making it difficult to negotiate the roads. Remote from public transport and shops.</i></p>