







0 0.35 0.7 1.4 km

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**Wellesbourne**  
**Landscape Sensitivity to Commercial Development**

**Landscape sensitivity to housing development** high/medium

The zone comprises flat or very gently sloping arable lowland partly used for horticultural research. Here, there are fences in places replacing hedgerows and the field pattern is geometric creating a slightly degraded character. The area forms the context for the River Dene valley and part lies within the floodplain of a small tributary. Though the expanded settlement is generally well screened by planting and outgrown hedgerows, there are glimpses of the church tower at Wellesbourne from the valley floor across the area and towards the church spire at Charlecote. The A429 crosses the area with views to the surrounding hills to the south and east. Though the intrinsic sensitivity of the area is low, the A429 creates a strong planted edge to development and there are sensitive views across the area from the river corridor to the church tower. The floodplain to the north of the settlement is likely to restrict development east of the A429. Theoretically a small amount of housing to the south of the floodplain and east of the A429 may be acceptable in landscape terms provided the edge is well screened from the wider landscape but in reality this would not be viable if the floodplain is avoided which should be the case. Housing north of the stream floodplain would be divorced from the settlement and unacceptable. Overall the zone is unsuitable for further significant housing expansion of the settlement.

**Landscape sensitivity to commercial development** high/medium

Flat or very gently sloping arable lowland partly used for horticultural research. Here, there are fences in places replacing hedgerows and the field pattern is geometric creating a slightly degraded character. The area forms the context for the River Dene valley and part lies within the floodplain of a small tributary. Though the expanded settlement is generally well screened by planting and outgrown hedgerows, there are glimpses of the church tower at Wellesbourne from the valley floor across the area and towards the church spire at Charlecote. The A429 crosses the area with views to the surrounding hills to the south and east. Though the intrinsic sensitivity of the area is low, the A429 creates a strong, positive edge to the settlement and there are sensitive views across the area from the river corridor to the church tower. This means commercial development is inappropriate in this zone.

**Landscape characteristics**

	<b>LDU level</b>
<b>Physiographic</b>	River valleys
<b>Ground type</b>	Sandy Brown soils
<b>Land cover</b>	Arable farmlands
<b>Settlement pattern</b>	Villages and estate farms
	<b>LDU level</b>
<b>Cultural sensitivity</b>	Low
<b>Ecological sensitivity</b>	Low
<b>Visual sensitivity</b>	Moderate
<b>Land Cover Parcel data</b>	
<b>Land Use</b>	Cropping
<b>Pattern</b>	Med/large_geometric

Origin Farmland\_planned

## Designations

### Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☒ Ancient woodland ☐ TPO ☐

### Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

### Historic/archaeology

Cons. Area ☒ SAMs ☒ Historic Parks/Gardens ☒ Listed Buildings ☐ Registered Battlefield ☐

### Other

Flood ☒

## Characteristics

Landform flat vale

Landcover arable

### Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input checked="" type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	

### Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

### Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
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### Pattern

Settlement pattern clustered- Charlecote

Other built features -

Presence of water ☒ small watercourse parallel to River Dene

Scale medium/large Sense of enclosure framed

Diversity simple

### Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

### Key views

To settlement	False	From settlement	False
Landmarks	church tower in Wellesbourne and spire in Charlecote outside area	Detractors	Charlecote nurseries minor detractor

### Intervisibility

Site observation medium ...to key features ☒ ...from key place ☐

Comments relatively open area due to low/few hedges with some views of church tower in Wellesbourne and spire in Charlecote

#### Tranquillity

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Noise sources roads aircraft

Views of development one side 180 Presence of people frequent

Summary medium

Comments roads run through area and it is partly used intensively for agricultural research

#### Functional relationship of area with settlement, wider landscape or adjacent assessed area

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Corridor? ☐

Comments farmed as part of wider farm units; PROW linking settlement to countryside to the north

#### Visual relationship of area with settlement, wider landscape or adjacent assessed area

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Setting? ☐

Comments forms setting/context to River Dene valley corridor. Settlement edge generally well screened by strong planting.

#### Are adjacent assessed areas mutually reliant...

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... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

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Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments settlement edge generally well screened by strong planting and hedgerows.

#### Receptors

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Receptors	Sensitivity
roads/rail/cycleways	medium/low
long distance/public footpaths	medium/low
urban residents	high/medium

Comments A429 road users and PROW users are main receptors

#### Other

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Other factors -

#### Potential for landscape enhancement

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increase ecological functionality in intensively used area by increase in hedge cover, hedgerow trees and associated strips

#### Potential mitigation if area potentially suitable for development

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LCP/Zone W02

Settlement: Wellesbourne

Landscape sensitivity to housing development high/medium

Flat arable lowland partly in floodplain with stream cutting through. The regular fields have gappy low cut hedges with few trees which gives an open character allowing views out to the rising land to the north east and wooded hills to the east. The settlement edge is 20c housing and school with some trees which soften the built form. The main sensitivity of the area is the watercourse and associated floodplain which substantially limits development and the well used allotments which are a community resource. Development beyond/outside the floodplain would be disassociated with the settlement and in open countryside and is considered inappropriate.

Landscape sensitivity to commercial development high

Flat arable lowland partly in floodplain with stream cutting through. The regular fields have gappy low cut hedges with few trees which gives an open character allowing views out to the rising land to the north east and wooded hills to the east. The settlement edge is 20c housing and school with some trees which soften the built form. The main sensitivity of the area is the watercourse and associated floodplain which substantially limits development and the well used allotments which are a community resource. Commercial development would be out of scale with the housing and is considered inappropriate.

#### Landscape characteristics

	LDU level
Physiographic	River valleys
Ground type	Sandy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	Low
Ecological sensitivity	Low
Visual sensitivity	Moderate

#### Land Cover Parcel data

Land Use	Cropping
Pattern	Medium/large_regular
Origin	Farmland_piecemeal

#### Designations

##### Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐

##### Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

##### Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

##### Other

Flood ☒

## Characteristics

**Landform** flat lowland partly in floodplain

**Landcover** arable and allotments

### Field boundaries

<b>Type</b>	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
<b>Species</b>	Thorn <input type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
<b>Condition</b>	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	

### Hedge/Stream Trees

<b>Extent</b>	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Other Trees

<b>Extent</b>	Prominent <input type="checkbox"/>	Apparent <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input checked="" type="checkbox"/>	

### Patch Survival

<b>Extent</b>	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
<b>Management</b>	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

<b>Impact</b>	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
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### Pattern

**Settlement pattern** none

**Other built features** sheds in allotments

**Presence of water** ☒ small watercourse

**Scale** medium/large arable and small scale allotments      **Sense of enclosure** open

**Diversity** diverse

### Skyline

<b>Prominence/ importance</b>	not applicable	<b>Complexity</b>	
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**Comments** -

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	-	<b>Detractors</b>	-

### Intervisibility

**Site observation** medium      ...to key features ☐      ...from key place ☐

**Comments** enclosed by gentle landform to the north east and settlement to west but open generally

### Tranquillity

**Noise sources** roads

**Views of development** one side 180      **Presence of people** infrequent

**Summary** medium

**Comments** open countryside but with B road and views of settlement

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Functional relationship of area with settlement, wider landscape or adjacent assessed area

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Corridor? ☐

Comments arable land part of wider farmed unit and partly floodplain with allotments well used by community

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Visual relationship of area with settlement, wider landscape or adjacent assessed area

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Setting? ☐

Comments open countryside or allotments

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Are adjacent assessed areas mutually reliant...

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... visually? ☐

...functionally? ☐

Comments floodplain function may limit development

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Settlement edge

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Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Comments housing and school of limited merit partially integrated by trees

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Receptors

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Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

Comments main receptors are road users, school children and residents

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Other

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Other factors -

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Potential for landscape enhancement

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strengthen field boundaries with gapping up of hedges, encouragement of trees and increase riparian corridor vegetation

Potential mitigation if area potentially suitable for development

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LCP/Zone W03

Settlement: Wellesbourne

**Landscape sensitivity to housing development** medium

This zone comprises intensively managed arable farmland, that has lost most of its historic field pattern, lying in a gently rolling vale that is framed by a backcloth of wooded hills to the south and east. It is a very open landscape and Staple Hill House and farm provide the visual focus within the area. The settlement is ribbon development to the east, of limited merit. The openness and lack of field boundaries would make any potential housing development very visible. If this was proposed it would be preferable to have advance native structure planting with public access to act as a firm edge to any development. The maximum extent of any housing development should be no further east than where the PROW meets the minor road to Staple Hill Farm running north to join the north eastern corner of the allotments. Development should not run south of this road.

**Landscape sensitivity to commercial development** high

This zone comprises intensively managed arable farmland, that has lost most of its historic field pattern, lying in a gently rolling vale that is framed by a backcloth of wooded hills to the south and east. It is a very open landscape and Staple Hill House and farm provide the visual focus within the area. The settlement is ribbon development to the east, of limited merit. The openness and lack of field boundaries would make any potential commercial development very visible and this would also not enhance this side of the settlement which is residential. Commercial development is therefore considered inappropriate.

#### Landscape characteristics

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##### LDU level

Physiographic River valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and estate farms

##### LDU level

Cultural sensitivity Low

Ecological sensitivity Low

Visual sensitivity Moderate

#### Land Cover Parcel data

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Land Use Cropping

Pattern Large\_regular

Origin Farmland\_planned

#### Designations

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##### Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☒

##### Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

##### Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

##### Other

Flood ☒

## Characteristics

**Landform** gently rolling vale

**Landcover** arable

### Field boundaries

<b>Type</b>	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
<b>Species</b>	Thorn <input type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
<b>Condition</b>	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
<b>Management</b>	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

### Hedge/Stream Trees

<b>Extent</b>	Dense <input type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Other Trees

<b>Extent</b>	Prominent <input type="checkbox"/>	Apparent <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Patch Survival

<b>Extent</b>	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
<b>Management</b>	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
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### Intensity of Use

<b>Impact</b>	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
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### Pattern

**Settlement pattern** occasional farmsteads

**Other built features** -

**Presence of water** ☐ n/a

**Scale** large **Sense of enclosure** open

**Diversity** simple

### Skyline

<b>Prominence/ importance</b>	<b>Complexity</b>
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**Comments** n/a

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	Staple Hill House - a fine historic red brick building	<b>Detractors</b>	-

### Intervisibility

<b>Site observation</b>	medium	...to key features <input type="checkbox"/>	...from key place <input type="checkbox"/>
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**Comments** intervisible with rising hills to east

### Tranquillity

**Noise sources** roads

<b>Views of development</b>	some	<b>Presence of people</b>	occasional
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**Summary** medium

**Comments** minor road passes through area

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**Functional relationship of area with settlement, wider landscape or adjacent assessed area**

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Corridor? ☐

Comments part of wider farmed estate landscape

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**Visual relationship of area with settlement, wider landscape or adjacent assessed area**

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Setting? ☐

Comments the open, lower lying nature of this area contrasts with the rising/wooded backcloth to the east

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**Are adjacent assessed areas mutually reliant...**

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... visually? ☐

...functionally? ☐

Comments n/a

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**Settlement edge**

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Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments ribbon development with some tree/shrub vegetation

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**Receptors**

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**Receptors****Sensitivity**

rural residents

high

urban residents

high

Comments main receptors are residents of Staple Hill House

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**Other**

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Other factors -

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**Potential for landscape enhancement**

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**Potential mitigation if area potentially suitable for development**

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it is essential that consideration be given to the creation of a 'soft', indented urban edge with strong infrastructure planting as a means of mitigating the visual impact of any new development

LCP/Zone W04

Settlement: Wellesbourne

**Landscape sensitivity to housing development** high/medium

This zone is a small scale pastoral landscape sloping gently down to the River Dene floodplain. All of the grassland is older permanent pasture and is fairly open, due to a lack of hedgerow and other tree cover, allowing unrestricted views to a relatively hard urban edge and across the valley. The area to the south is used for horse grazing with associated infrastructure. The sensitivity of the area is related to its openness, the permanent pasture and the relationship with the river corridor running into the rural landscape to the south. However, the poor settlement edge means that housing development with a more positive, softer edge addressing the valley, but extending no further south than the existing ribbon development, may be acceptable. Further south the zone is considered to be open countryside.

**Landscape sensitivity to commercial development** high

This zone is a small scale pastoral landscape sloping gently down to the River Dene floodplain. All of the grassland is older permanent pasture and is fairly open, due to a lack of hedgerow and other tree cover, allowing unrestricted views to a relatively hard urban edge and across the valley. The area to the south is used for horse grazing with associated infrastructure. The sensitivity of the area is related to its openness, the permanent pasture and the relationship with the river corridor running into the rural landscape to the south. Commercial development would be out of scale and character with the area and adjacent housing.

#### Landscape characteristics

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##### LDU level

**Physiographic** River valleys

**Ground type** Sandy Brown soils

**Land cover** Arable farmlands

**Settlement pattern** Villages and estate farms

##### LDU level

**Cultural sensitivity** Low

**Ecological sensitivity** Low

**Visual sensitivity** Moderate

#### Land Cover Parcel data

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**Land Use** Pastoral

**Pattern** Medium/large\_regular

**Origin** Farmland\_planned

#### Designations

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##### Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐

##### Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

##### Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

##### Other

Flood ☐

## Characteristics

**Landform** gently rolling valley side

**Landcover** permanent pasture

### Field boundaries

<b>Type</b>	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
<b>Species</b>	Thorn <input type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
<b>Condition</b>	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

### Hedge/Stream Trees

<b>Extent</b>	Dense <input type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Other Trees

<b>Extent</b>	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Patch Survival

<b>Extent</b>	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Intense <input type="checkbox"/>	Traditional <input checked="" type="checkbox"/>	Neglected <input type="checkbox"/>

### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
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### Intensity of Use

<b>Impact</b>	High <input type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input checked="" type="checkbox"/>
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### Pattern

**Settlement pattern** farm with outbuildings

**Other built features** -

**Presence of water** ☐ n/a

**Scale** small **Sense of enclosure** open

**Diversity** simple

### Skyline

**Prominence/ importance** apparent **Complexity** simple

**Comments** adjacent urban edge forms a local skyline for users of PROW in valley floor

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	-	<b>Detractors</b>	hard settlement edge and horsiculture within area

### Intervisibility

**Site observation** medium ...to key features ☐ ...from key place ☐

**Comments** visible from across valley

### Tranquillity

**Noise sources** roads

**Views of development** one side 180 **Presence of people** infrequent

**Summary** medium/low

**Comments** clear views of settlement edge

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Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐

Comments apparently self contained horsiculture land use

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Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☐

Comments part of river valley corridor

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Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments n/a

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Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative

Form of edge smooth/linear

Comments linear form with limited tree cover giving a 'hard' urban edge

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Receptors

Receptors

Sensitivity

rural residents

high/medium

long distance/public footpaths

high/medium

urban residents

high/medium

Comments PROW users are key receptors along valley

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Other

Other factors -

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Potential for landscape enhancement

field pattern and tree cover could be strengthened through better management of hedgerow boundaries

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Potential mitigation if area potentially suitable for development

it is essential that consideration be given to the creation of a 'soft', indented urban edge as a means of mitigating the visual impact of any new development

LCP/Zone W05

Settlement: Wellesbourne

**Landscape sensitivity to housing development** high

This zone consists of a narrow but generally open valley floor with floodplain with the meandering course of the River Dene. The associated wet grassland vegetation, in combination with the adjoining, mostly pastoral, valley sides, form a small scale landscape which is enjoyed by users of the PROW down the valley. A Conservation Area lies just to the north with associated trees and enclosure and a listed water mill lies to the south. All these features and characteristics are sensitive. Housing development would therefore be highly inappropriate.

**Landscape sensitivity to commercial development** high

This zone consists of a narrow but generally open valley floor with floodplain with a meandering stream corridor. The associated wet grassland vegetation, in combination with the adjoining, mostly pastoral, valley sides, form a small scale landscape which is enjoyed by users of the PROW down the valley. A Conservation Area lies just to the north with associated trees and enclosure and a listed water mill lies to the south. All these features and characteristics are sensitive. Commercial development would therefore be highly inappropriate.

#### Landscape characteristics

	LDU level
Physiographic	River valleys
Ground type	Wet meadowland
Land cover	Pastoral farmlands
Settlement pattern	Meadowland on large estates
	LDU level
Cultural sensitivity	Low
Ecological sensitivity	High
Visual sensitivity	Moderate

#### Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/medium_regular
Origin	Meadowland

#### Designations

##### Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☒ Ancient woodland ☐ TPO ☐

##### Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

##### Historic/archaeology

Cons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☒ Registered Battlefield ☐

##### Other

Flood ☒

## Characteristics

**Landform** flat valley floor and floodplain

**Landcover** permanent pasture

### Field boundaries

<b>Type</b>	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
<b>Species</b>	Thorn <input type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
<b>Condition</b>	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

### Hedge/Stream Trees

<b>Extent</b>	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Other Trees

<b>Extent</b>	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Patch Survival

<b>Extent</b>	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Intense <input type="checkbox"/>	Traditional <input checked="" type="checkbox"/>	Neglected <input type="checkbox"/>

### Ecological corridors

<b>Condition</b>	Intact <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

<b>Impact</b>	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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### Pattern

**Settlement pattern** none

**Other built features** old mill

**Presence of water** ☒ River Dene

**Scale** small **Sense of enclosure** enclosed

**Diversity** diverse

### Skyline

<b>Prominence/ importance</b>	<b>Complexity</b>
-------------------------------	-------------------

**Comments** n/a

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	-	<b>Detractors</b>	-

### Intervisibility

<b>Site observation</b>	medium	<b>...to key features</b>	<input checked="" type="checkbox"/>	<b>...from key place</b>	<input checked="" type="checkbox"/>
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**Comments** views to conservation area

### Tranquillity

#### Noise sources

<b>Views of development</b>	some	<b>Presence of people</b>	infrequent
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**Summary** medium

**Comments** limited views of settlement

**Functional relationship of area with settlement, wider landscape or adjacent assessed area**

**Corridor?** ☒

**Comments** floodplain and associated PROW link settlement with countryside

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☒

Comments setting for village core conservation area and listed mill

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments the floodplain in this area has a functional role in providing flood relief

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge positive

Form of edge moderately indented

Comments

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

Comments public footpaths well used by local residents

Other

Other factors -

Potential for landscape enhancement

the wet grassland along the river floodplain needs to be better management by grazing

Potential mitigation if area potentially suitable for development

-

LCP/Zone W06

Settlement: Wellesbourne

**Landscape sensitivity to housing development** high/medium

This zone is a small scale pastoral landscape sloping gently down to the floodplain of the River Dene from the west. Most of the grassland is older permanent pasture. The landscape is fairly open, due to a lack of hedgerow and other tree cover, allowing unrestricted views in most directions. The area feels like open countryside linking into the valley corridor. A Conservation Area lies to the north and enjoys views out down the valley. The sensitivity of the area is related to its relationship with the Conservation Area, its openness, the permanent pasture and the relationship with the river corridor running into the rural landscape to the south. Housing development is therefore considered inappropriate.

**Landscape sensitivity to commercial development** high

This zone is a small scale pastoral landscape sloping gently down to the floodplain of the River Dene from the west. Most of the grassland is older permanent pasture. The landscape is fairly open, due to a lack of hedgerow and other tree cover, allowing unrestricted views in most directions. The area feels like open countryside linking into the valley corridor. A Conservation Area lies to the north and enjoys views out down the valley. The sensitivity of the area is related to its relationship with the Conservation Area, its openness, the permanent pasture and the relationship with the river corridor running into the rural landscape to the south. Commercial development is therefore considered highly inappropriate in this narrow linear area.

#### Landscape characteristics

---

##### LDU level

**Physiographic** River valleys

**Ground type** Sandy Brown soils

**Land cover** Arable farmlands

**Settlement pattern** Villages and estate farms

##### LDU level

**Cultural sensitivity** Low

**Ecological sensitivity** Low

**Visual sensitivity** Moderate

#### Land Cover Parcel data

---

**Land Use** Pastoral

**Pattern** Small/medium\_regular

**Origin** Farmland\_planned

#### Designations

---

##### Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐

##### Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

##### Historic/archaeology

Cons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

##### Other

Flood ☒

## Characteristics

**Landform** gently rolling valley side

**Landcover** permanent pasture

### Field boundaries

<b>Type</b>	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
<b>Species</b>	Thorn <input type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
<b>Condition</b>	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

### Hedge/Stream Trees

<b>Extent</b>	Dense <input type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Other Trees

<b>Extent</b>	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Patch Survival

<b>Extent</b>	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Intense <input type="checkbox"/>	Traditional <input checked="" type="checkbox"/>	Neglected <input type="checkbox"/>

### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

<b>Impact</b>	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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### Pattern

**Settlement pattern** none

**Other built features** -

**Presence of water** ☐ n/a

**Scale** small **Sense of enclosure** open

**Diversity** simple

### Skyline

**Prominence/ importance** apparent **Complexity** simple

**Comments** users of PROW in valley bottom would perceive western boundary hedge as on, or near skyline

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	-	<b>Detractors</b>	-

### Intervisibility

**Site observation** medium ...to key features ☐ ...from key place ☒

**Comments** view out of conservation area along valley to wooded hills

### Tranquillity

**Noise sources** roads

**Views of development** some **Presence of people** infrequent

**Summary** medium

**Comments** only minor road and limited views of settlement

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐

Comments part of larger farm unit

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☒

Comments part of setting to Conservation Area

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐

C20-21 edge ☒

Nature of edge neutral

Form of edge highly indented

Comments urban edge becoming more indented towards valley floor

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments PROW users are key receptors along valley

Other

Other factors -

Potential for landscape enhancement

field pattern and tree cover could be strengthened through better management of hedgerow boundaries

Potential mitigation if area potentially suitable for development

-

LCP/Zone W07

Settlement: Wellesbourne

**Landscape sensitivity to housing development** medium

This zone is an area of intensively managed arable farmland with an historic pattern of large regular fields, lying in a gently rolling vale that is framed by wooded hills to the south. The settlement is estate development to the west, relatively well screened by vegetation and bounded by the A429 and a minor road to the north. The sensitivity of the zone increases to the south on the rising land and towards the river corridor to the north east. There is potential for housing development in two fields to the north of the area- the nursery site and the one field to the south west of this. Careful attention would need to be given to the design of any new settlement edge which would need to be softened by additional planting, preferably with public access.

**Landscape sensitivity to commercial development** high/medium

This zone is an area of intensively managed arable farmland with an historic pattern of large regular fields, lying in a gently rolling vale that is framed by wooded hills to the south. The settlement is estate development to the west, relatively well screened by vegetation and bounded by the A429 and a minor road to the north. The sensitivity of the zone increases to the south on the rising land and towards the river corridor to the north east. There is potential for housing development in two fields to the north of the area- the nursery site and the one field to the south west of this. Commercial development such as offices or hotels might be possible as part of a mix provided this was concentrated on the north western edge. Careful attention would need to be given to the design of any new settlement edge which would need to be softened by additional planting, preferably with public access.

#### Landscape characteristics

---

##### LDU level

**Physiographic** Soft rock vales & valleys

**Ground type** Loamy Brown soils

**Land cover** Arable farmlands

**Settlement pattern** Villages and estate farms

##### LDU level

**Cultural sensitivity** Low

**Ecological sensitivity** Low

**Visual sensitivity** Moderate

#### Land Cover Parcel data

---

**Land Use** Cropping

**Pattern** Med/large\_geometric

**Origin** Farmland\_planned

#### Designations

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##### Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☒

##### Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

##### Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

##### Other

Flood ☐

## Characteristics

**Landform** gently rolling, but rising along south western edge

**Landcover** arable

### Field boundaries

<b>Type</b>	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
<b>Species</b>	Thorn <input type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
<b>Condition</b>	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

### Hedge/Stream Trees

<b>Extent</b>	Dense <input type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Other Trees

<b>Extent</b>	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Patch Survival

<b>Extent</b>	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
<b>Management</b>	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

<b>Impact</b>	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
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### Pattern

**Settlement pattern** occasional farmsteads

**Other built features** -

**Presence of water** ☐ n/a

**Scale** large **Sense of enclosure** open

**Diversity** simple

### Skyline

**Prominence/ importance** apparent **Complexity** simple

**Comments** n/a

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	-	<b>Detractors</b>	small farm complex near disused nursery a minor detractor

### Intervisibility

**Site observation** medium ...to key features ☐ ...from key place ☐

**Comments** visibility increases from rising ground to south west, with views to north and east

### Tranquillity

**Noise sources** roads

**Views of development** one side 180 **Presence of people** infrequent

**Summary** medium

**Comments** A429 is a busy road and movement/noise of traffic reduces tranquillity

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**Functional relationship of area with settlement, wider landscape or adjacent assessed area**

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Corridor? ☐

Comments part of wider farmed unit

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**Visual relationship of area with settlement, wider landscape or adjacent assessed area**

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Setting? ☐

Comments acts as part of rising backcloth to settlement

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**Are adjacent assessed areas mutually reliant...**

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... visually? ☐

...functionally? ☐

Comments n/a

---

**Settlement edge**

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Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Comments

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**Receptors**

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Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium
long distance/public footpaths	high

Comments Users of A429 and PROW are main receptors

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**Other**

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Other factors -

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**Potential for landscape enhancement**

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-

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**Potential mitigation if area potentially suitable for development**

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it is essential that consideration be given to the creation of a 'soft', indented urban edge as a means of mitigating the visual impact of any new development

LCP/Zone W08

Settlement: Wellesbourne

**Landscape sensitivity to housing development** high/medium

This zone is a small scale pastoral landscape rising gently to an adjoining wooded escarpment along the southern edge of the area. All of the grassland is older permanent pasture containing a mixture of grass and herb species which are of moderate-high nature conservation interest. Rural settlement is a distinctive pattern with farmsteads set back from the road while the edge of Wellesbourne is generally screened. The area has an intimate, enclosed and attractive character. Though views within the area are generally filtered by a scattering of hedgerow trees and the area is not widely visible it has a character that compares favourably with the more open arable landscapes around the settlement. Housing development is therefore considered inappropriate.

**Landscape sensitivity to commercial development** high

This zone is a small scale pastoral landscape rising gently to an adjoining wooded escarpment along the southern edge of the area. All of the grassland is older permanent pasture containing a mixture of grass and herb species which are of moderate-high nature conservation interest. Rural settlement is a distinctive pattern with farmsteads set back from the road while the edge of Wellesbourne is generally screened. The area has an intimate, enclosed and attractive character. Though views within the area are generally filtered by a scattering of hedgerow trees and the area is not widely visible it has a character that compares favourably with the more open arable landscapes around the settlement. Commercial development is therefore considered highly inappropriate.

#### Landscape characteristics

---

##### LDU level

**Physiographic** Soft rock vales & valleys

**Ground type** Loamy Brown soils

**Land cover** Arable farmlands

**Settlement pattern** Villages and estate farms

##### LDU level

**Cultural sensitivity** Low

**Ecological sensitivity** Low

**Visual sensitivity** Moderate

#### Land Cover Parcel data

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**Land Use** Pastoral

**Pattern** Small/medium\_regular

**Origin** Farmland\_piecemeal

#### Designations

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##### Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☒ TPO ☐

##### Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

##### Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

##### Other

Flood ☐

## Characteristics

**Landform** gently rolling, but rising to woodland edge along southern boundary

**Landcover** permanent pasture

### Field boundaries

<b>Type</b>	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
<b>Species</b>	Thorn <input type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
<b>Condition</b>	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

### Hedge/Stream Trees

<b>Extent</b>	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Other Trees

<b>Extent</b>	Prominent <input checked="" type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Patch Survival

<b>Extent</b>	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Intense <input type="checkbox"/>	Traditional <input checked="" type="checkbox"/>	Neglected <input type="checkbox"/>

### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

<b>Impact</b>	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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### Pattern

**Settlement pattern** scattered farmsteads

**Other built features** -

**Presence of water** ☒ field ponds

**Scale** small **Sense of enclosure** enclosed

**Diversity** diverse

### Skyline

<b>Prominence/ importance</b>	<b>Complexity</b>
-------------------------------	-------------------

**Comments** n/a

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	-	<b>Detractors</b>	-

### Intervisibility

**Site observation** medium ...to key features ☐ ...from key place ☐

**Comments** whilst the western part of this area appears to be enclosed, it is visible from the Loxley Road approach. Trees in the eastern part of the area are visible to views from the east and from the A429.

### Tranquillity

**Noise sources** roads

**Views of development** one side 180 **Presence of people** rare

**Summary** medium

**Comments** busy A429 and the presence of adjacent urban edge reduce tranquillity

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**Functional relationship of area with settlement, wider landscape or adjacent assessed area**

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Corridor? ☐

Comments part of wider farmed unit

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**Visual relationship of area with settlement, wider landscape or adjacent assessed area**

---

Setting? ☐

Comments area is strongly associated with the adjacent rising wooded backcloth, especially at its eastern end

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**Are adjacent assessed areas mutually reliant...**

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... visually? ☐

...functionally? ☐

Comments n/a

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**Settlement edge**

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Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Comments modern housing is partially screened by hedgerow trees around settlement edge

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**Receptors**

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**Receptors****Sensitivity**

urban residents

high/medium

rural residents

high/medium

roads/rail/cycleways

medium

Comments main receptors are road users

---

**Other**

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Other factors -

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**Potential for landscape enhancement**

---

strengthen field pattern through better management of hedgerows

---

**Potential mitigation if area potentially suitable for development**

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LCP/Zone W09

Settlement: Wellesbourne

**Landscape sensitivity to housing development** high/medium

This zone is a large scale, open airfield used by private users, training organisations and a club for light planes and helicopters on flat land west of the settlement. Between runways there is arable cropping. Linear development of control tower and supporting buildings and infrastructure lies on the western, rural edge of the area with an incremental hotpotch appearance. The eastern edge is dominated by the 'M40 Distribution Park' with large white steel sheds. Though bounded by roads on the other three sides the area feels as if it is in the countryside of the vale with similar landform. The frequency of use is regular but low key and the aircraft provide visual interest with the Vulcan bomber to the north east corner a particularly distinctive feature. Overall the area is divorced from the residential part of the settlement and extends into open countryside so is considered sensitive to, and unsuitable for housing development.

**Landscape sensitivity to commercial development** medium

This zone is a large scale, open airfield used by private users, training organisations and a club for light planes and helicopters on flat land west of the settlement. Between runways there is arable cropping. Linear development of control tower and supporting buildings and infrastructure lies on the western, rural edge of the area with an incremental hotpotch appearance. The eastern edge is dominated by the 'M40 Distribution Park' with large white steel sheds. Though bounded by roads on the other three sides the area feels as if it is in the countryside of the vale with similar landform. The frequency of use is regular but low key and the aircraft provide visual interest with the Vulcan bomber to the north east corner a particularly distinctive feature. Overall the area has the scale of character that could accommodate some more commercial development of a similar character and appearance to the existing to the east but this should be kept to the eastern edge of the area as expansion to the western boundary would be prominent and intrusive in the vale landscape.

#### Landscape characteristics

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##### LDU level

**Physiographic** Soft rock vales & valleys

**Ground type** Loamy Brown soils

**Land cover** Arable farmlands

**Settlement pattern** Villages and estate farms

##### LDU level

**Cultural sensitivity** Low

**Ecological sensitivity** Low

**Visual sensitivity** Moderate

#### Land Cover Parcel data

---

**Land Use** Airfield

**Pattern** n/a

**Origin** Farmland\_planned

#### Designations

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##### Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐

##### Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

##### Historic/archaeology

Cons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

##### Other

Flood ☐

## Characteristics

**Landform** flat

**Landcover** airfield with arable

### Field boundaries

<b>Type</b>	Hedgerows <input type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
<b>Species</b>	Thorn <input type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
<b>Condition</b>	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
<b>Management</b>	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

### Hedge/Stream Trees

<b>Extent</b>	Dense <input type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Other Trees

<b>Extent</b>	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Patch Survival

<b>Extent</b>	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
<b>Management</b>	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
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### Intensity of Use

<b>Impact</b>	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
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### Pattern

**Settlement pattern** no settlement

**Other built features** airfield related buildings such as control tower

**Presence of water** ☐ n/a

**Scale** very large      **Sense of enclosure** open

**Diversity** simple

### Skyline

<b>Prominence/ importance</b>	not applicable	<b>Complexity</b>
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**Comments** -

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	Vulcan bomber to NW corner	<b>Detractors</b>	commercial development to east and some peripheral buildings to the west

### Intervisibility

**Site observation** medium      ...to key features ☐      ...from key place ☐

**Comments** intervisible with hills to south and from adjacent roads eg Stratford Road

### Tranquillity

<b>Noise sources</b>	aircraft	roads
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**Views of development** many all sides 360      **Presence of people** frequent

**Summary** medium/low

**Comments** quiet rural airfield although used regularly by planes and helicopters and strong commercial urban edge

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Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐

Comments self contained land use

---

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☐

Comments screened from main settlement by commercial development but intrudes into wider rural vale landscape with similar landform

---

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

---

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative

Form of edge moderately indented

Comments commercial development

---

Receptors

Receptors

roads/rail/cycleways

Sensitivity

medium

medium

Comments adjacent rural roads to north and west

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Other

Other factors -

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Potential for landscape enhancement

strengthen boundary hedgerows and encourage hedgerow trees where possible. Improve built form with native planting around airfield related buildings with rural emphasis.

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Potential mitigation if area potentially suitable for development

bold woodland belts to complement size of commercial units and to provide nature conservation benefits and corridors

LCP/Zone W10

Settlement: Wellesbourne

Landscape sensitivity to housing development high/medium

The zone is a flat valley floor with a field used for arable/leys and a grassed enclosure associated with a listed dwelling. The field is enclosed by A429 on embankment to the west and by settlement to the south. The majority of the area is floodplain and forms part of a green valley corridor which penetrates into the settlement with its traditional core, a Conservation Area, covering the enclosure to the east. Glimpse views are possible across the field to the church tower to the north but the grass enclosure is not open to public view. Mature trees divide the two parts of the area and strong vegetation screens the bypass. The sensitivity of the zone lies in its close relationship with the traditional settlement core, its contribution as setting to the green valley corridor and its role partly in floodplain. Housing would significantly erode or compromise these qualities and would be inappropriate.

Landscape sensitivity to commercial development high

The zone is a flat valley floor with a field used for arable/leys and a grassed enclosure associated with a listed dwelling. The field is enclosed by A429 on embankment to the west and by settlement to the south. The majority of the area is floodplain and forms part of a green valley corridor which penetrates into the settlement with its traditional core, a Conservation Area, covering the enclosure to the east. Glimpse views are possible across the field to the church tower to the north but the grass enclosure is not open to public view. Mature trees divide the two parts of the area and strong vegetation screens the bypass. The sensitivity of the site lies in its close relationship with the traditional settlement core, its contribution as setting to the green valley corridor and its role partly in floodplain. Commercial development would significantly erode or compromise these qualities and would be inappropriate.

#### Landscape characteristics

	LDU level
Physiographic	River valleys
Ground type	Sandy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	Low
Ecological sensitivity	Low
Visual sensitivity	Moderate

#### Land Cover Parcel data

Land Use	Cropping
Pattern	Med/large_geometric
Origin	Farmland_planned

#### Designations

##### Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☒ Ancient woodland ☐ TPO ☒

##### Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

##### Historic/archaeology

Cons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

##### Other

Flood ☒

## Characteristics

**Landform** flat river valley

**Landcover** ley/arable

### Field boundaries

<b>Type</b>	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
<b>Species</b>	Thorn <input checked="" type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
<b>Condition</b>	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	

### Hedge/Stream Trees

<b>Extent</b>	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Other Trees

<b>Extent</b>	Prominent <input checked="" type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Patch Survival

<b>Extent</b>	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
<b>Management</b>	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

<b>Impact</b>	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
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### Pattern

**Settlement pattern** none

**Other built features** -

**Presence of water** ☐ n/a

**Scale** medium

**Sense of enclosure** enclosed

**Diversity** simple

### Skyline

<b>Prominence/ importance</b>	not applicable	<b>Complexity</b>
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**Comments** -

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	church tower to north east	<b>Detractors</b>	A429 to west although screened to an extent

### Intervisibility

<b>Site observation</b>	low	...to key features <input checked="" type="checkbox"/>	...from key place <input type="checkbox"/>
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**Comments** view to church tower, with glimpse views of zone from A429 and adjacent road to the south

### Tranquillity

**Noise sources** roads

**Views of development** many 270

**Presence of people** frequent

**Summary** medium

**Comments** though the area is enclosed by settlement on three sides and the A429 on the fourth, these are generally well screened by mature trees/vegetation and the area feels as part of the wider countryside/green valley floor

---

Functional relationship of area with settlement, wider landscape or adjacent assessed area

---

Corridor? ☒

Comments the area acts as floodplain

---

Visual relationship of area with settlement, wider landscape or adjacent assessed area

---

Setting? ☒

Comments forms part of the setting to the Conservation Area and the river corridor with associated footpaths

---

Are adjacent assessed areas mutually reliant...

---

... visually? ☒

...functionally? ☒

Comments forms part of valley corridor functionally and visually contributing to its character along with adjacent zones

---

Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge highly indented

Comments eastern edge forms part of traditional core /Conservation Area while southern boundary is well treed discreet estate housing

---

Receptors

---

Receptors	Sensitivity
long distance/public footpaths	high
urban residents	high
roads/rail/cycleways	medium/low

Comments main receptors are users of the river corridor footpaths

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Other

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Other factors -

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Potential for landscape enhancement

---

gapping up northern hedgerow

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Potential mitigation if area potentially suitable for development

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-

LCP/Zone W11

Settlement: Wellesbourne

**Landscape sensitivity to housing development** high/medium

The zone is a flat or very gently sloping arable lowland partly used for horticultural research. Here, there are fences in places replacing hedgerows and the field pattern is geometric creating a slightly degraded character. The area forms the context for the River Dene valley and a small part lies within the floodplain. The commercial buildings on the edge of the settlement are highly apparent as is the presence of the airfield with its Vulcan bomber to the south. There are glimpses of the church spire at Charlecote to the north west. Though the intrinsic sensitivity of the area is low, the area forms part of the context and setting for the river corridor to the north. Housing in this area would not relate to the settlement pattern, being separated by the A429 and/or open space and would disrupt the valley corridor. It may also impinge on the views from the park and garden to the west and so is considered undesirable.

**Landscape sensitivity to commercial development** medium

The zone is a flat or very gently sloping arable lowland partly used for horticultural research. Here, there are fences in places replacing hedgerows and the field pattern is geometric creating a slightly degraded character. The area forms the context for the River Dene valley and a small part lies within the floodplain. The commercial buildings on the edge of the settlement are highly apparent as is the presence of the airfield with its Vulcan bomber to the south. There are glimpses of the church spire at Charlecote to the north west. Though the intrinsic sensitivity of the area is low, the area forms part of the context and setting for the river corridor to the north. Commercial development in this area would disrupt the valley corridor although would not be out of place close to the commercial development to the south. A sensitively designed smaller grain commercial development with a positive, soft planted and designed edge to the river corridor, settlement and western boundary may be acceptable. Commercial development of a similar character to that to the south would be unacceptable as it would compromise the river valley corridor character.

#### Landscape characteristics

---

##### LDU level

**Physiographic** River valleys

**Ground type** Sandy Brown soils

**Land cover** Arable farmlands

**Settlement pattern** Villages and estate farms

##### LDU level

**Cultural sensitivity** Low

**Ecological sensitivity** Low

**Visual sensitivity** Moderate

#### Land Cover Parcel data

---

**Land Use** Cropping

**Pattern** Med/large\_geometric

Origin Farmland\_planned

## Designations

### Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐

### Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

### Historic/archaeology

Cons. Area ☒ SAMs ☒ Historic Parks/Gardens ☒ Listed Buildings ☐ Registered Battlefield ☐

### Other

Flood ☒

## Characteristics

**Landform** flat river terrace with small area of floodplain

### Landcover

#### Field boundaries

<b>Type</b>	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
<b>Species</b>	Thorn <input checked="" type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
<b>Condition</b>	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	

#### Hedge/Stream Trees

<b>Extent</b>	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

#### Other Trees

<b>Extent</b>	Prominent <input type="checkbox"/>	Apparent <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

#### Patch Survival

<b>Extent</b>	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
<b>Management</b>	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

#### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
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#### Intensity of Use

<b>Impact</b>	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
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#### Pattern

**Settlement pattern** none

**Other built features** sewage works

**Presence of water** ☐ n/a

**Scale** medium/large **Sense of enclosure** framed

**Diversity** simple

#### Skyline

**Prominence/ importance** not applicable

**Complexity**

**Comments** -

#### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	Vulcan bomber to the south west, spire at Charlecote to the north west	<b>Detractors</b>	commercial estate edge to east, sewage works

## Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments open to view from Stratford Road

## Tranquillity

---

Noise sources roads aircraft

Views of development one side 180 Presence of people frequent

Summary medium/low

Comments quiet rural airfield adjacent although used regularly by planes and helicopters and strong commercial urban edge. A429 to the east.

## Functional relationship of area with settlement, wider landscape or adjacent assessed area

---

Corridor? ☐

Comments managed as part of a wider farmed unit

## Visual relationship of area with settlement, wider landscape or adjacent assessed area

---

Setting? ☐

Comments forms setting/context to River Dene valley corridor

## Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

## Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge smooth/linear

Comments commercial development

## Receptors

---

Receptors	Sensitivity
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long distance/public footpaths	high
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roads/rail/cycleways	high
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Comments PROW along river corridor and adjacent rural roads to south and west

## Other

---

Other factors -

## Potential for landscape enhancement

---

increase ecological functionality in intensively used area by increase in hedge cover, hedgerow trees and associated field strips

## Potential mitigation if area potentially suitable for development

---

see commercial development sensitivity

LCP/Zone W12

Settlement: Wellesbourne

**Landscape sensitivity to housing development** high

This is a narrow valley floor zone with the meandering course of the River Dene, floodplain and associated wet grassland vegetation. It runs through Conservation Areas at Charlecote and Wellesbourne and is bounded by listed buildings which form a positive settlement edge. The green river corridor penetrates into the settlement and there is a PROW which allows locals to enjoy the valley bottom's generally tranquil character. All these features and characteristics are sensitive. Housing development would therefore be highly inappropriate.

**Landscape sensitivity to commercial development** high

This is a narrow valley floor zone with the meandering course of the River Dene, floodplain and associated wet grassland vegetation. It runs through Conservation Areas at Charlecote and Wellesbourne and is bounded by listed buildings which form a positive settlement edge. The green river corridor penetrates into the settlement and there is a PROW which allows locals to enjoy the valley bottom's generally tranquil character. All these features and characteristics are sensitive. Commercial development would therefore be highly inappropriate.

#### Landscape characteristics

---

##### LDU level

**Physiographic** River valleys

**Ground type** Wet meadowland

**Land cover** Pastoral farmlands

**Settlement pattern** Meadowland on large estates

##### LDU level

**Cultural sensitivity** Low

**Ecological sensitivity** High

**Visual sensitivity** Moderate

#### Land Cover Parcel data

---

**Land Use** Pastoral

**Pattern** Small/medium\_regular

**Origin** Meadowland

#### Designations

---

##### Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☒ Ancient woodland ☐ TPO ☐

##### Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

##### Historic/archaeology

Cons. Area ☒ SAMs ☒ Historic Parks/Gardens ☒ Listed Buildings ☒ Registered Battlefield ☐

##### Other

Flood ☒

## Characteristics

**Landform** flat narrow valley floor including floodplain

**Landcover** permanent pasture and scrub

### Field boundaries

<b>Type</b>	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
<b>Species</b>	Thorn <input checked="" type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
<b>Condition</b>	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

### Hedge/Stream Trees

<b>Extent</b>	Dense <input checked="" type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Other Trees

<b>Extent</b>	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Patch Survival

<b>Extent</b>	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Intense <input type="checkbox"/>	Traditional <input checked="" type="checkbox"/>	Neglected <input type="checkbox"/>

### Ecological corridors

<b>Condition</b>	Intact <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input type="checkbox"/>
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### Intensity of Use

<b>Impact</b>	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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### Pattern

**Settlement pattern** none

**Other built features** -

**Presence of water** ☒ River Dene

**Scale** intimate **Sense of enclosure** enclosed

**Diversity** diverse

### Skyline

<b>Prominence/ importance</b>	<b>Complexity</b>
-------------------------------	-------------------

**Comments** n/a

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	church nearby	<b>Detractors</b>	-

### Intervisibility

<b>Site observation</b>	low	<b>...to key features</b>	<input checked="" type="checkbox"/>	<b>...from key place</b>	<input checked="" type="checkbox"/>
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**Comments** views to church and conservation area

### Tranquillity

**Noise sources** roads

**Views of development** some **Presence of people** frequent

**Summary** high/medium

**Comments** A429 causes a localised impact on tranquillity but otherwise the river corridor is tranquil

---

**Functional relationship of area with settlement, wider landscape or adjacent assessed area**

---

**Corridor?** ☒**Comments** floodplain; PROW links settlement with countryside; nature conservation corridor

---

**Visual relationship of area with settlement, wider landscape or adjacent assessed area**

---

**Setting?** ☒**Comments** forms green corridor into Wellesbourne; setting for settlement Conservation Areas

---

**Are adjacent assessed areas mutually reliant...**

---

... visually? ☐...functionally? ☒**Comments** floodplain to south

---

**Settlement edge**

---

**Pre C20 edge** ☐ **C20-21 edge** ☒**Nature of edge** positive**Form of edge** highly indented**Comments** older part of settlement, including medieval church fringing the valley floor

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**Receptors**

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**Receptors**

urban residents

long distance/public footpaths

rural residents

roads/rail/cycleways

**Sensitivity**

high/medium

high/medium

high

medium

**Comments** receptors are users of PROW, adjacent residents and road users

---

**Other**

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**Other factors** -

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**Potential for landscape enhancement**

---

wet grassland vegetation on valley floor is poorly managed/scrubby - need to reinstate grazing to main biodiversity and open valley character

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**Potential mitigation if area potentially suitable for development**

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LCP/Zone W13

Settlement: Wellesbourne

**Landscape sensitivity to housing development** high/medium

The zone is a generally flat valley terrace with minor undulations used for horse pasture enclosed by A429 to the west and by settlement to the north and east. The area forms part of a green valley corridor which penetrates into the settlement with its traditional core, a Conservation Area, to the east. Glimpse views are possible across the area to the church tower adjacent to the east. Mature trees lie within the Conservation Area but vegetation is patchy along the bypass. The sensitivity of the zone lies in its relationship with the traditional settlement core and church and its contribution/setting to the green valley corridor. Housing would significantly erode or compromise these qualities and would be inappropriate.

**Landscape sensitivity to commercial development** high

The zone is a generally flat valley terrace with minor undulations used for horse pasture enclosed by A429 to the west and by settlement to the north and east. The area forms part of a green valley corridor which penetrates into the settlement with its traditional core, a Conservation Area, to the east. Glimpse views are possible across the area to the church tower adjacent to the east. Mature trees lie within the Conservation Area but vegetation is patchy along the bypass. The sensitivity of the zone lies in its relationship with the traditional settlement core and church and its contribution/setting to the green valley corridor. Commercial development would severely erode or compromise these qualities.

**Landscape characteristics**

---

**LDU level**

**Physiographic** River valleys

**Ground type** Sandy Brown soils

**Land cover** Arable farmlands

**Settlement pattern** Villages and estate farms

**LDU level**

**Cultural sensitivity** Low

**Ecological sensitivity** Low

**Visual sensitivity** Moderate

**Land Cover Parcel data**

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**Land Use** Pastoral

**Pattern** Small/med\_geometric

**Origin** Farmland\_piecemeal

**Designations**

---

**Landscape/planning**

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐

**Biodiversity**

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

**Historic/archaeology**

Cons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

**Other**

Flood ☒

## Characteristics

**Landform** flat river terrace with minor undulations

**Landcover** pasture- currently used for horses

### Field boundaries

<b>Type</b>	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
<b>Species</b>	Thorn <input checked="" type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
<b>Condition</b>	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
<b>Management</b>	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

### Hedge/Stream Trees

<b>Extent</b>	Dense <input type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Other Trees

<b>Extent</b>	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Patch Survival

<b>Extent</b>	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Intense <input type="checkbox"/>	Traditional <input checked="" type="checkbox"/>	Neglected <input type="checkbox"/>

### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
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### Intensity of Use

<b>Impact</b>	High <input type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input checked="" type="checkbox"/>
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### Pattern

**Settlement pattern** ribbon development to north

**Other built features** horse fencing and structures

**Presence of water** ☐ n/a

**Scale** small **Sense of enclosure** enclosed

**Diversity** diverse

### Skyline

<b>Prominence/ importance</b>	not applicable	<b>Complexity</b>
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**Comments** -

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	church tower adjacent	<b>Detractors</b>	A429, curry house and unsightly paddock fencing

### Intervisibility

<b>Site observation</b>	low	...to key features <input checked="" type="checkbox"/>	...from key place <input checked="" type="checkbox"/>
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**Comments** intervisible with church, footpath along river corridor and A429

### Tranquillity

<b>Noise sources</b>	roads	people
<b>Views of development</b>	many 270	<b>Presence of people</b> frequent

**Summary** medium/low

**Comments** the area feels like it is on the settlement edge with views of settlement, bounded by the busy A429 and its horsiculture use, all of which reduce tranquillity

---

**Functional relationship of area with settlement, wider landscape or adjacent assessed area**

---

Corridor? ☐

Comments PROW from churchyard out to countryside. Land use appears self contained.

---

**Visual relationship of area with settlement, wider landscape or adjacent assessed area**

---

Setting? ☒

Comments acts as setting to the church and Conservation Area, and the river corridor

---

**Are adjacent assessed areas mutually reliant...**

---

... visually? ☒

...functionally? ☐

Comments part of green valley floor landscape penetrating the settlement

---

**Settlement edge**

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge highly indented

Comments with the exception of the curry house the settlement edge is attractive and part of Conservation Area

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**Receptors**

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Receptors	Sensitivity
long distance/public footpaths	high
roads/rail/cycleways	high
urban residents	high/medium

Comments main receptors are users of PROW , residents and users of A429

---

**Other**

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Other factors -

---

**Potential for landscape enhancement**

---

reinstate old hedge boundaries with hedgerows with trees

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**Potential mitigation if area potentially suitable for development**

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LCP/Zone W14 Settlement: Wellesbourne

Landscape sensitivity to housing development high

The zone is flat permanent pasture lying just above the floodplain contained by the village on three sides and by the well treed river corridor to the south. The field is visible from the village centre and contributes significantly to its positive character and the Conservation Area in which it lies. Housing development would remove this distinctive, open character and would be highly inappropriate.

Landscape sensitivity to commercial development high

The zone is flat permanent pasture lying just above the floodplain contained by the village on three sides and by the well treed river corridor to the south. The field is visible from the village centre and contributes significantly to its positive character and the Conservation Area in which it lies. Commercial development would remove this distinctive, open character and would be highly inappropriate.

#### Landscape characteristics

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##### LDU level

Physiographic River valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and estate farms

##### LDU level

Cultural sensitivity Low

Ecological sensitivity Low

Visual sensitivity Moderate

#### Land Cover Parcel data

---

Land Use Pastoral

Pattern Small/med\_geometric

Origin Farmland\_piecemeal

#### Designations

---

##### Landscape/planning

Green Belt ☐ Parks, Gardens and Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐

##### Biodiversity

SSSI ☐ Local Wildlife Sites ☐ Local Nature Reserves ☐ Warks Wildlife Trust Reserves ☐

##### Historic/archaeology

Cons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐

##### Other

Flood ☒

## Characteristics

**Landform** flat/gently sloping river terrace

**Landcover** permanent pasture

### Field boundaries

<b>Type</b>	Hedgerows <input type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
<b>Species</b>	Thorn <input type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
<b>Condition</b>	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

### Hedge/Stream Trees

<b>Extent</b>	Dense <input type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

### Other Trees

<b>Extent</b>	Prominent <input checked="" type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
<b>Age of mixture</b>	Mixed Age <input type="checkbox"/>	Overmature <input checked="" type="checkbox"/>	Immature <input type="checkbox"/>	

### Patch Survival

<b>Extent</b>	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
<b>Management</b>	Intense <input type="checkbox"/>	Traditional <input checked="" type="checkbox"/>	Neglected <input type="checkbox"/>

### Ecological corridors

<b>Condition</b>	Intact <input type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
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### Intensity of Use

<b>Impact</b>	High <input type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input checked="" type="checkbox"/>
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### Pattern

**Settlement pattern** none on site

**Other built features** -

**Presence of water** ☐ n/a

**Scale** small **Sense of enclosure** enclosed

**Diversity** simple

### Skyline

<b>Prominence/ importance</b>	not applicable	<b>Complexity</b>
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**Comments** -

### Key views

<b>To settlement</b>	False	<b>From settlement</b>	False
<b>Landmarks</b>	-	<b>Detractors</b>	-

### Intervisibility

<b>Site observation</b>	low	<b>...to key features</b>	<input type="checkbox"/>	<b>...from key place</b>	<input checked="" type="checkbox"/>
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**Comments** highly enclosed but visible from village centre

### Tranquillity

<b>Noise sources</b>	roads	people	
<b>Views of development</b>	many 270	<b>Presence of people</b>	frequent

**Summary** medium/low

**Comments** the settlement centre is moderately busy and combines with views of adjacent housing to reduce tranquillity although the area is of rural character

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Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor? ☐

Comments may be part of wider farmed unit

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Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting? ☒

Comments forms part of green valley corridor penetrating into settlement centre which contributes significantly to positive character

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Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

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Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge highly indented

Comments mixed traditional village edge with shops and church to east

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Receptors

Receptors

urban residents

roads/rail/cycleways

Sensitivity

high/medium

high/medium

Comments views from users of village centre are important

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Other

Other factors -

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Potential for landscape enhancement

-

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Potential mitigation if area potentially suitable for development

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