

Landscape sensitivity to housing development medium

The zone comprises a series of enclosures on gently rising slopes between the settlement spine to the west and the River Avon to the east. The land rises to the north as a minor hill [WE02]. Two enclosures to the west are long and thin and are somewhat overgrown whilst more rectilinear fields to the north and south are mown grass. All are enclosed by strong tree cover, and this combined with the settlement on three sides and the hill to the fourth makes the area very discreet and not widely visible. The settlement edge and glass houses are only apparent in filtered views but some dwellings have a suburban character although Manor Farm and its paddocks indicate a more rural past. Shakespeare's Avon Way passes through east to west. Two enclosures are designated as Local Wildlife Sites. Overall, the zone's sensitivity is in its biodiversity value, the corridors along the River Avon and the long distance footpath and the area behind the listed Manor Farm which complements its semi-rural character. Housing development may be possible in this area, preferably in large plots to maintain a well vegetated character but retaining the local wildlife sites and spaces behind Manor Farm and along the River Avon and footpath.

Landscape sensitivity to commercial development high

The zone comprises a series of enclosures on gently rising slopes between the settlement spine to the west and the River Avon to the east. The land rises to the north as a minor hill [WE02]. Two enclosures to the west are long and thin and are somewhat overgrown whilst more rectilinear fields to the north and south are mown grass. All are enclosed by strong tree cover, and this combined with the settlement on three sides and the hill to the fourth makes the area very discreet and not widely visible. The settlement edge and glass houses are only apparent in filtered views but some dwellings have a suburban character although Manor Farm and its paddocks indicate a more rural past. Shakespeare's Avon Way passes through east to west. Two enclosures are designated as Local Wildlife Sites. Overall, the zone's sensitivity is in its biodiversity value, the corridors along the River Avon and the long distance footpath and the area behind the listed Manor Farm which complements its semi-rural character. Commercial development is inappropriate in this intimate scale backland area.

Landscape characteristics

	LDU level
Physiographic	River Valleys
Ground type	Sandy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H3
Ecological sensitivity	C3
Visual sensitivity	

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small_regular
Origin	Cultivated

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/archaeologyCons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☒ Registered Battlefield ☐**Other**Flood ☒**Characteristics****Landform** river terrace sloping gently down towards the river to the east**Landcover** permanent pasture and scrub**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 type="checkbox"/>	Redundant <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input checked="" type="checkbox"/>	Scattered <input 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 checked="" type="checkbox"/>	

Other Trees

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

Patch Survival

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

Ecological corridors

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

Impact	High <input type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input checked="" type="checkbox"/>
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Pattern**Settlement pattern** no settlement in zone, but surrounded on three sides by dwellings and gardens**Other built features** -**Presence of water** ☒ River Avon to the east**Scale** intimate **Sense of enclosure** confined**Diversity** diverse**Skyline****Prominence/ importance** not applicable **Complexity****Comments** -**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility**Site observation** low ...to key features ☐ ...from key place ☐**Comments** the zone is generally well screened by trees, vegetation, landform to the north and settlement edge**Tranquillity****Noise sources****Views of development** many 270**Presence of people** infrequent

Summary medium

Comments this is a quiet zone away from roads and although surrounded by settlement this is often hidden from view, providing a medium tranquillity

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

Corridor? ☐

Comments the zone appears to be managed as part of a series of units- farmed, domestic and abandoned and has a PROW running across it

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

Setting? ☐

Comments the zone's trees form a backcloth to the settlement especially along Chapel Street and there are glimpses through Manor Farm into the area. Shakespeare's Avon Way runs through the zone.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒

Nature of edge neutral

Form of edge moderately indented

Comments settlement edge is generally hidden from view by trees and vegetation

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

Comments receptors include users of Shakespeare's Avon Way and the river, and residents

Other

Other factors -

Potential for landscape enhancement

local wildlife site and other patches of unimproved grassland could be better managed by the introduction of grazing

Potential mitigation if area potentially suitable for development

retention of a network of pastures with improved biodiversity

LCP/Zone We02

Settlement: Welford-on-Avon

Landscape sensitivity to housing development high/medium

The zone comprises a series of grassland paddocks, large properties with large gardens and scrub located on a low hill rising above, and bounded by, the River Avon to the east. Trees are mixed with cypress trees in places giving a suburban feel to the skyline. Hawthorn scrub provides a green backcloth, softening this edge of the settlement. The area is not publicly accessible but is apparent in views from the River Avon and in longer views from the north and east. Any development on the north and east slopes or breaching the skyline would therefore be undesirable. Users of Shakespeare's Avon Way to the south are also sensitive receptors. There may be limited opportunities for a few houses in this area but these should be set in large plots with strong planting to integrate them into the landscape.

Landscape sensitivity to commercial development high

The zone comprises a series of grassland paddocks, large properties with large gardens and scrub located on a low hill rising above, and bounded by, the River Avon to the east. Trees are mixed with cypress trees in places giving a suburban feel to the skyline. Hawthorn scrub provides a green backcloth, softening this edge of the settlement. The area is not publicly accessible but is apparent in views from the River Avon and in longer views from the north and east. Any development on the north and east slopes or breaching the skyline would therefore be undesirable. Users of Shakespeare's Avon Way to the south are also sensitive receptors. Commercial development would be inappropriate in this rising backland area.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H3

Ecological sensitivity C3

Visual sensitivity

Land Cover Parcel data

Land Use Pastoral

Pattern Small/medium_regular

Origin Cultivated

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 low rounded hill

Landcover permanent pasture, scrub and gardens

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 type="checkbox"/>	Redundant <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input 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 checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

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

Settlement pattern scatter of large houses set in extensive grounds

Other built features -

Presence of water ☐ -

Scale small Sense of enclosure enclosed

Diversity diverse

Skyline

Prominence/ importance apparent Complexity simple

Comments hill summit and hillsides are apparent when viewed from the north and east

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments the northern and eastern sides of the hill are intervisible to the wider countryside

Tranquillity

Noise sources

Views of development one side 180 Presence of people rare

Summary medium

Comments this is a secluded zone with no public roads, or footpaths and with very restricted views of the settlement edge but housing development is suburban in character with cypress trees in places

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

Comments the zone appears to be managed as part of a series of units- farmed, domestic and abandoned with no public access

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

Setting? ☒

Comments the hill contributes to the setting of the River Avon corridor

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments settlement edge largely hidden by swathes of scrub and hedgerow boundaries

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments receptors include users of Shakespeare's Avon Way to the south and the river to the east, residents and users of the minor road to the east

Other

Other factors -

Potential for landscape enhancement

unimproved grassland could be better managed by the introduction of grazing; cypress trees should be replaced by native deciduous belts over time.

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

The zone comprises a series of enclosures in a long corridor on a low rise surrounded by housing in large well treed gardens on all sides. The uses are a small cemetery to the north with trees, a number of horse pastures with well maintained timber stables, cultivated plots and an abandoned field to the south. A well used PROW runs around three sides of the zone. This is a well used and sensitive resource contributing to the amenity of adjacent and other residents. The majority should be retained in perpetuity but there may be an opportunity in the southernmost field only for some housing provided the PROW is retained and that any development does not breach the skyline to the north and includes substantial tree planting.

Landscape sensitivity to commercial development high

The zone comprises a series of enclosures in a long corridor on a low rise surrounded by housing in large well treed gardens on all sides. The uses are a small cemetery to the north with trees, a number of horse pastures with well maintained timber stables, cultivated plots and an abandoned field to the south. A well used PROW runs around three sides of the zone. This is a well used and sensitive resource contributing to the amenity of adjacent and other residents. Commercial development is considered inappropriate in this constrained backland area due to its size and location.

Landscape characteristics**LDU level****Physiographic** River Valleys**Ground type** Sandy Brown soils**Land cover** Arable farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H3**Ecological sensitivity** C3**Visual sensitivity****Land Cover Parcel data****Land Use** Pastoral**Pattern** Small_regular**Origin** Cultivated**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** low rounded hill**Landcover** small cemetery, permanent pasture and scrub**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 checked="" type="checkbox"/>	Mixed <input 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 type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

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

Settlement pattern no settlement in zone, but surrounded on all sides by dwellings and gardens

Other built features -

Presence of water ☐ -

Scale small **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments low hill summit in centre of zone is apparent when viewed from cemetery at northern end

Key views

To settlement False	From settlement False
Landmarks -	Detractors -

Intervisibility

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

Comments the zone is surrounded by settlement- mostly houses and gardens, although trees within and adjacent to it form part of the green backcloth to the built form

Tranquillity

Noise sources

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

Summary medium

Comments this is a quiet zone away from roads and although surrounded by settlement most of these dwellings are set in large gardens and are not always apparent, providing a medium tranquillity

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

Corridor? ☒

Comments the zone appears to be managed as a series of units in a long corridor-horse pasture, cemetery, domestic and abandoned with a PROW around three sides

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

Setting? ☐

Comments the zone is enclosed and intimate, surrounded by large gardens with vegetation and providing an open space of amenity benefit to all adjacent residents

Are adjacent assessed areas mutually reliant...

... visually? ☐...functionally? ☐**Comments** -

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒**Nature of edge** positive **Form of edge** highly indented

Comments there is a soft settlement edge, comprising many large gardens with significant tree cover, around the boundary of this zone

Receptors

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium

Comments receptors include visitors to the cemetery, users of the PROWs and residents

Other

Other factors -

Potential for landscape enhancement

unimproved grassland could be better managed by the introduction of grazing

Potential mitigation if area potentially suitable for development

strong native tree planting belt, at least 15m wide along the northern edge of the southern field to prevent visibility of housing on the skyline

LCP/Zone We04

Settlement: Welford-on-Avon

Landscape sensitivity to housing development high/medium

The zone comprises of a number of small pastures with outgrown hedges and remnant orchards on rising land above the River Avon floodplain. The area wraps around the Conservation Area [including part] and contributes to the setting of this. A PROW runs to the east and the area is apparent in views from the River Avon and adjacent permissive path. Overall the area is sensitive due to its small scale, orchards, juxtaposition with the Conservation Area and the River Avon corridor and housing is considered inappropriate.

Landscape sensitivity to commercial development high

The zone comprises of a number of small pastures with outgrown hedges and remnant orchards on rising land above the River Avon floodplain. The area wraps around the Conservation Area [including part] and contributes to the setting of this. A PROW runs to the east and the area is apparent in views from the River Avon and adjacent permissive path. Overall the area is sensitive due to its small scale, orchards, juxtaposition with the Conservation Area and the River Avon corridor and commercial development is considered inappropriate and out of scale.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H3

Ecological sensitivity C3

Visual sensitivity

Land Cover Parcel data

Land Use Mixed farming

Pattern Small/medium_regular

Origin Cultivated

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 rising river terrace

Landcover mixed farming with some older pastures and remnant orchard

Field boundaries

Type Hedgerows ☒ Hedgebanks ☐ Stone walls ☐ Wet ditches ☐

Species Thorn ☒ Elm ☐ Mixed ☐ Ancient ☐

Condition Good ☐ Poor ☒ Redundant ☐ Relic ☐

Management Trimmed ☐ Outgrown ☒ Mixed ☐

Hedge/Stream Trees

Extent Dense ☐ Scattered ☐ Insignificant ☒ None ☐
Age of mixture Mixed Age ☐ Overmature ☐ Immature ☐

Other Trees

Extent Prominent ☐ Apparent ☐ Insignificant ☐ None ☒
Age of mixture Mixed Age ☐ Overmature ☐ Immature ☐

Patch Survival

Extent Widespread ☐ Localised ☐ Relic ☒
Management Intense ☐ Traditional ☐ Neglected ☐

Ecological corridors

Condition Intact ☐ Declining ☒ Fragmented ☐

Intensity of Use

Impact High ☐ Moderate ☒ Low ☐

Pattern

Settlement pattern no settlement in zone, but surrounded on two sides by dwellings and gardens

Other built features -

Presence of water ☐ -

Scale small **Sense of enclosure** framed

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity** simple

Comments low hill summit at south east corner of zone is apparent when viewed from floodplain to north west

Key views

To settlement False **From settlement** False
Landmarks church across floodplain and area from north west **Detractors** -

Intervisibility

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

Comments moderately screened area but visible from River Avon permissive path and from Binton Road to the north

Tranquillity

Noise sources

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

Summary medium

Comments this is a quiet zone slightly affected by the road to the north and although adjoining settlement on two sides, most of these dwellings are set in large gardens and are not always apparent, providing a medium tranquillity

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

Comments the zone appears to be managed as part of wider farmed units and has a PROW to the east

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

Setting? ☒

Comments the zone wraps around the Conservation Area to the north and east on

gently rising land just above the floodplain of the River Avon

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒

C20-21 edge ☒

Nature of edge positive

Form of edge moderately indented

Comments there is a soft settlement edge, comprising many large gardens with significant tree cover, along the southern and eastern edge of this zone

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments receptors include users of PROW, permissive path, Binton Road and residents

Other

Other factors -

Potential for landscape enhancement

replant and restore field boundary hedgerows

Potential mitigation if area potentially suitable for development

-

LCP/Zone We05

Settlement: Welford-on-Avon

Landscape sensitivity to housing development high/medium

This zone comprises part of an area of intensively managed arable farmland, that has lost most of its historic field pattern, including the hedgerow that would have originally defined the parish boundary. It is a very open landscape allowing middle distance views to both Weston-on-Avon and Welford, where the expanded edge of the settlement is generally mitigated by vegetation. The openness and lack of field boundaries would make any potential development very visible and it would also reduce the gap between Welford and Weston-on-Avon. Housing development is therefore considered inappropriate.

Landscape sensitivity to commercial development high

This zone comprises part of an area of intensively managed arable farmland, that has lost most of its historic field pattern, including the hedgerow that would have originally defined the parish boundary. It is a very open landscape allowing middle distance views to both Weston-on-Avon and Welford, where the expanded edge of the settlement is generally mitigated by vegetation. The openness and lack of field boundaries would make any potential development very visible and it would also reduce the gap between Welford and Weston-on-Avon. Commercial development is therefore considered inappropriate.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H3

Ecological sensitivity C3

Visual sensitivity

Land Cover Parcel data

Land Use Mixed farming

Pattern Medium/large_regular

Origin Cultivated

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 river terrace

Landcover arable farmland

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 type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

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

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input 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 type="checkbox"/>	Fragmented <input checked="" 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 no settlement within zone, but it adjoins village edge

Other built features -

Presence of water ☒ minor streams

Scale large Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments gently undulating open landscape allows views across it

Tranquillity

Noise sources roads

Views of development one side 180 Presence of people infrequent

Summary medium

Comments the minor road and filtered views of the settlement and glasshouses to the north reduce tranquillity

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

Corridor? ☐

Comments the zone appears to be managed as part of a wider farmed unit of intensive arable with cleared hedgerows. PROWs link the settlement with the wider countryside

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

Setting? ☐

Comments the zone is very open, but where it adjoins the settlement edge the latter is generally mitigated by mature vegetation

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral **Form of edge** moderately indented

Comments mostly an expanded settlement edge which is generally mitigated by mature vegetation

Receptors

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

Comments receptors include usres of the PROWs , minor roads, and residents

Other

Other factors -

Potential for landscape enhancement

reinstatement of hedgerows, especially along the parish boundary; encouragement of hedgerow tree planting

Potential mitigation if area potentially suitable for development

-

LCP/Zone We06

Settlement: Welford-on-Avon

Landscape sensitivity to housing development high/medium

This zone comprises a low rounded hill with a mix of pasture and arable fields enclosed by trimmed hedges. It is an open landscape with few trees forming both a strong rural edge and sweeping local backdrop to the settlement on its south western corner. The Shakespeare's Avon Way runs over the hill connecting the village to the wider countryside beyond and there are views from this and from the approach road from the west. The zone's sensitivities lie in its prominent open hill slopes and its contribution to the setting of the River Avon and its associated trail. Housing development would therefore be inappropriate.

Landscape sensitivity to commercial development high

This zone comprises a low rounded hill with a mix of pasture and arable fields enclosed by trimmed hedges. It is an open landscape with few trees forming both a strong rural edge and sweeping local backdrop to the settlement on its south western corner. The Shakespeare's Avon Way runs over the hill connecting the village to the wider countryside beyond and there are views from this and from the approach road from the west. The zone's sensitivities lie in its prominent open hill slopes and its contribution to the setting of the River Avon and its associated trail. Commercial development would therefore be inappropriate as well as unfeasible on the steep slopes.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Claylands

Land cover Arable farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H3

Ecological sensitivity C3

Visual sensitivity

Land Cover Parcel data

Land Use Mixed farming

Pattern Small/medium_regular

Origin Cultivated

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 low rounded hill

Landcover mixed farmland

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 checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

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

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input 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 checked="" type="checkbox"/>	Declining <input 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 scattered farmsteads and roadside dwellings

Other built features -

Presence of water ☐ -

Scale medium Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance prominent Complexity simple

Comments land rises steeply to crowned local skyline around Hill House with woodland down to the River Avon to the north

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

Site observation high ...to key features ☒ ...from key place ☒

Comments the slopes and skyline are locally prominent with filtered views to and from the River Avon corridor

Tranquillity

Noise sources roads

Views of development some Presence of people infrequent

Summary medium

Comments the minor road and views of the settlement edge slightly reduce the tranquillity of this stretch of countryside

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

Corridor? ☐

Comments the area appears to be managed as part of a wider farm unit with a PROW adjacent

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

Setting? ☐

Comments the hillside encloses the settlement from the east and forms part of the backcloth to the settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral

Form of edge moderately indented

Comments a new house of good quality has been recently constructed at the bottom of the hill. This needs to be better integrated with planting.

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments receptors include users of the PROWs including Shakespeare's Avon Way to the north , minor roads, and residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone We07

Settlement: Welford-on-Avon

Landscape sensitivity to housing development high

This zone lies on the gently rolling river terrace to the south west of the settlement and is used for allotments. These are well used by the local community and the presence of this site helps to soften the western edge of the settlement. As this zone is a valuable community resource it is considered unsuitable for housing development.

Landscape sensitivity to commercial development high

This zone lies on the gently rolling river terrace to the south west of the settlement and is used for allotments. These are well used by the local community and the presence of this site helps to soften the western edge of the settlement. As this zone is a valuable community resource it is considered unsuitable for commercial development.

Landscape characteristics

	LDU level
Physiographic	River Valleys
Ground type	Sandy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H3
Ecological sensitivity	C3
Visual sensitivity	

Land Cover Parcel data

Land Use	Cropping
Pattern	Small/medium_regular
Origin	Cultivated

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 river terrace

Landcover allotments

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 checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

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

Other Trees

Extent Prominent ☐ Apparent ☐ Insignificant ☐ None ☒

Age of mixture Mixed Age ☐ Overmature ☐ Immature ☐

Patch Survival

Extent Widespread ☐ Localised ☐ Relic ☒

Management Intense ☐ Traditional ☐ Neglected ☐

Ecological corridors

Condition Intact ☒ Declining ☐ Fragmented ☐

Intensity of Use

Impact High ☒ Moderate ☐ Low ☐

Pattern

Settlement pattern no settlement within zone, but zone adjoins village edge on two sides

Other built features -

Presence of water ☐ -

Scale small Sense of enclosure open

Diversity diverse

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments visible from adjacent houses and valley to west

Tranquillity

Noise sources roads people

Views of development many 270 Presence of people frequent

Summary medium/low

Comments the allotments have structures on them, have development on three sides and are well used so even though they enjoy a semi-rural location they have reduced tranquillity

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

Comments the allotments use is self contained

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

Comments the allotments contribute to the semi-rural , softened settlement edge

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Comments the allotments contribute to softening the C20 edge of the settlement which also has some established vegetation

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium/low

Comments receptors include users of the Shakespeare's Avon Way to the west who would be able to see the edge of the allotments, the road adjacent, and residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone We08

Settlement: Welford-on-Avon

Landscape sensitivity to housing development high/medium

The zone comprises the gently sloping lower pastoral slopes of the River Avon valley between the settlement to the east and river to the west. The zone is relatively open with low cut and/or gappy hedges allowing views north and south. The Shakespeare's Avon Valley Way runs to the west along the river. The zone is also overlooked by users of Barton Road on the western approaches to the settlement, with views of the church tower, albeit marred somewhat by the indoor bowls building. Due to the sensitivity of the area as part of the Avon valley corridor with long distance path adjacent, housing development would generally be inappropriate. Development might be limited to one or two houses maximum in the caravan site to the north.

Landscape sensitivity to commercial development high

The zone comprises the gently sloping lower pastoral slopes of the River Avon valley between the settlement to the east and river to the west. The zone is relatively open with low cut and/or gappy hedges allowing views north and south. The Shakespeare's Avon Valley Way runs to the west along the river. The zone is also overlooked by users of Barton Road on the western approaches to the settlement, with views of the church tower, albeit marred somewhat by the indoor bowls building. Due to the sensitivity of the area as part of the open Avon valley corridor with long distance path adjacent, commercial development would be inappropriate.

Landscape characteristics

LDU level

Physiographic

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H3

Ecological sensitivity C3

Visual sensitivity

Land Cover Parcel data

Land Use Mixed farming

Pattern Small/medium_regular

Origin Cultivated

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 river terrace

Landcover pasture

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 checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

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

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input 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 type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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Pattern

Settlement pattern no settlement in zone

Other built features disused shed on Barton Road

Presence of water ☒ River Avon nearby

Scale medium Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	Bowls Club roof a detractor in views from the south

Intervisibility

Site observation	medium	...to key features <input checked="" type="checkbox"/>	...from key place <input type="checkbox"/>
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Comments the gentle slopes are visible from Cress Hill to the south and overlooked by the western edge of the settlement

Tranquillity

Noise sources roads

Views of development	one side 180	Presence of people	occasional
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Summary medium

Comments the minor road to the south and views of the settlement edge slightly reduce the tranquillity of this otherwise tranquil stretch of landscape

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

Comments the area appears to be managed as part of a wider farm unit with a PROW adjacent

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

Setting? ☐

Comments the lower valley side forms part of the green Avon valley corrido

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral

Form of edge moderately indented

Comments the settlement is generally neutral in character with the C20 edge mitigated by mature trees and vegetation but the Bowls Club is a detractor

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments receptors include users of Shakespeare's Avon Way to the west, minor roads, and residents

Other

Other factors -

Potential for landscape enhancement

reinstate hedgerows where possible

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

The zone comprises a very gently sloping linear grass area and tennis court which appears to be related to an adjacent property- possibly Weston House. Housing in mature gardens lies to the west and open arable farmland lies to the east separated from the zone by a trimmed laurel hedge and timber fencing. Any development in the zone would be highly visible to the minor road and PROW to the west but adjacent C20 housing is already apparent. The zone therefore could be developed provided that houses were at a low density and of vernacular character with adequate tree planting and mitigation.

Landscape sensitivity to commercial development high

The zone comprises a very gently sloping linear grass area and tennis court which appears to be related to an adjacent property- possibly Weston House. Housing in mature gardens lies to the west and open arable farmland lies to the east separated from the zone by a trimmed laurel hedge and timber fencing. Any commercial development in the zone would be highly visible to the minor road and PROW to the west and would be inappropriate in this size of site and adjacent to housing at the edge of the settlement.

Landscape characteristics**LDU level****Physiographic** River Valleys**Ground type** Sandy Brown soils**Land cover** Arable farmlands**Settlement pattern** Villages and small farms**LDU level****Cultural sensitivity** H3**Ecological sensitivity** C3**Visual sensitivity****Land Cover Parcel data****Land Use** Pastoral**Pattern** Small_regular**Origin** Cultivated**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 sloping river terrace**Landcover** pasture/meadow and tennis court**Field boundaries****Type** Hedgerows ☒ Hedgebanks ☐ Stone walls ☐ Wet ditches ☐**Species** Thorn ☐ Elm ☐ Mixed ☒ Ancient ☐**Condition** Good ☐ Poor ☒ Redundant ☐ Relic ☐**Management** Trimmed ☒ Outgrown ☐ Mixed ☐

Hedge/Stream Trees

Extent Dense ☐ Scattered ☐ Insignificant ☒ None ☐
Age of mixture Mixed Age ☐ Overmature ☐ Immature ☐

Other Trees

Extent Prominent ☐ Apparent ☐ Insignificant ☐ None ☒
Age of mixture Mixed Age ☐ Overmature ☐ Immature ☐

Patch Survival

Extent Widespread ☐ Localised ☐ Relic ☒
Management Intense ☐ Traditional ☐ Neglected ☐

Ecological corridors

Condition Intact ☐ Declining ☒ Fragmented ☐

Intensity of Use

Impact High ☐ Moderate ☒ Low ☐

Pattern

Settlement pattern no settlement in zone, but surrounded on two sides by dwellings and gardens

Other built features -

Presence of water ☐ -

Scale small **Sense of enclosure** framed

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False **From settlement** False
Landmarks - **Detractors** -

Intervisibility

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

Comments the zone is partly screened at ground level by a laurel hedge which is visible from the open landscape to the east

Tranquillity

Noise sources roads

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

Summary medium/low

Comments tranquillity is reduced by presence of houses adjacent the west and by a minor road along the southern boundary

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

Comments the zone appears to be managed as an informal grassed area/pasture separate from other uses

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

Comments the narrow zone lies on the edge of the settlement exposed to view from open landscape to the east

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments C20 housing is partially mitigated by mature garden planting

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments receptors include users of the nearby PROW, minor road and residents

Other

Other factors -

Potential for landscape enhancement

replacement of laurel hedge for a native species mixed hedge based on hawthorn with trees

Potential mitigation if area potentially suitable for development

as above

LCP/Zone We10

Settlement: Welford-on-Avon

Landscape sensitivity to housing development high

This zone lies within a very tranquil, pastoral landscape, in places still retaining patches of wet grassland vegetation associated with the flat, alluvial floodplain of the River Avon. It is an area that is prone to flooding after prolonged periods of heavy rainfall, when the entire landscape can be under several feet of water. This is highly sensitive semi-natural landscape which provides an important rural fringe to the north west of the settlement. It is therefore unsuitable for housing development.

Landscape sensitivity to commercial development high

This zone lies within a very tranquil, pastoral landscape, in places still retaining patches of wet grassland vegetation associated with the flat, alluvial floodplain of the River Avon. It is an area that is prone to flooding after prolonged periods of heavy rainfall, when the entire landscape can be under several feet of water. This is highly sensitive semi-natural landscape which provides an important rural fringe to the north west of the settlement. It is therefore unsuitable for commercial development.

Landscape characteristics

	LDU level
Physiographic	River Valleys
Ground type	Wet meadowland
Land cover	Pastoral farmlands
Settlement pattern	Meadowland on small farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	P2
Visual sensitivity	

Land Cover Parcel data

Land Use	Pastoral
Pattern	Medium/large_regular
Origin	Meadow

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 floodplain

Landcover permanent pasture

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 checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent Dense ☐ Scattered ☒ Insignificant ☐ None ☐

Age of mixture Mixed Age ☒ Overmature ☐ Immature ☐

Other Trees

Extent Prominent ☐ Apparent ☐ Insignificant ☐ None ☒

Age of mixture Mixed Age ☐ Overmature ☐ Immature ☐

Patch Survival

Extent Widespread ☐ Localised ☒ Relic ☐

Management Intense ☐ Traditional ☒ Neglected ☐

Ecological corridors

Condition Intact ☐ Declining ☒ Fragmented ☐

Intensity of Use

Impact High ☐ Moderate ☒ Low ☐

Pattern

Settlement pattern no settlement

Other built features -

Presence of water ☒ adjacent to River Avon

Scale small Sense of enclosure enclosed

Diversity simple

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments the zone is low lying and well-treed but the road to the east has glimpsed views into the area

Tranquillity

Noise sources roads

Views of development some Presence of people infrequent

Summary high/medium

Comments the enclosed nature of this zone, along with its location close to the river and away from roads, create a strong sense of tranquility

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

Corridor? ☒

Comments the area is floodplain and appears to be managed as part of wider farm units with a number of other uses such as a sports ground and permissive public access along the river

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

Setting? ☒

Comments contributes to the setting of the River Avon corridor on the western edge of the Conservation Area

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☒

Comments part of floodplain

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒

Nature of edge positive

Form of edge moderately indented

Comments the zone grazes the settlement edge where there are some well intergrated dwellings and converted buildings, some listed, set within mature vegetation

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments receptors include users of Shakespeare's Avon Way and the River Avon, minor roads, and residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone We11

Settlement: Welford-on-Avon

Landscape sensitivity to housing development high/medium

This zone forms part of the low lying alluvial and river terrace floodplain of the River Avon, lying to the rear of roadside housing that forms the northern end of the settlement. It is an intensively farmed landscape dominated by plots of land growing horticultural and arable crops and provides part of the green gap between the settlement and the River Avon on the Binton Road. Most of this area is prone to flooding after prolonged periods of heavy rainfall, when much of the land can be under water. This zone is therefore unsuitable for housing development.

Landscape sensitivity to commercial development high

This zone forms part of the low lying alluvial and river terrace floodplain of the River Avon, lying to the rear of roadside housing that forms the northern end of the settlement. It is an intensively farmed landscape dominated by plots of land growing horticultural and arable crops and provides part of the green gap between the settlement and the River Avon on the Binton Road. Most of this area is prone to flooding after prolonged periods of heavy rainfall, when much of the land can be under water. This zone is therefore unsuitable for commercial development.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H3

Ecological sensitivity C3

Visual sensitivity

Land Cover Parcel data

Land Use Mixed farming

Pattern Medium/large_regular

Origin Meadow

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 low lying river terrace

Landcover arable farmland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input 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 type="checkbox"/>	Fragmented <input checked="" 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 no settlement

Other built features nursery glasshouse

Presence of water ☐ -

Scale medium Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
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Comments flat land in the valley floor but visible from the Binton Road

Tranquillity

Noise sources	roads	people	
Views of development	many 270	Presence of people	frequent

Summary medium/low

Comments Binton Road and views of glasshouses, caravans and the settlement edge
reduce tranquillity

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

Corridor? ☒

Comments the area is floodplain and appears to be managed as part of a number of management units including a nursery, but has no public access

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

Setting? ☐

Comments contributes to open Avon valley corridor north of the settlement, separating it from the riverside development to the north

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☒

Comments part of floodplain

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative **Form of edge** moderately indented

Comments the suburban edge is not well mitigated on Binton Road

Receptors

Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

Comments receptors include users of a minor road and residents

Other

Other factors -

Potential for landscape enhancement

hedge to Binton Road

Potential mitigation if area potentially suitable for development

-

LCP/Zone We12

Settlement: Welford-on-Avon

Landscape sensitivity to housing development medium

The zone comprises two parts which lie on the southern edge of Welford set on the river terrace with C20 settlement on three sides. The western area consists of grazed pasture, an abandoned orchard and scrub in a series of enclosures with a north south linear pattern. A PROW passes through the eastern end of this area and then links into the countryside to the south. The area has some potential for housing as much is not now in beneficial use and it is well contained visually by the hill to the south, and by hedges and settlement. The southern boundary would need to be reinforced with tree planting, the Barton Road frontage carefully landscaped and a green corridor retained with the PROW. The eastern area is horse pasture with C20 houses on three sides and the golf course to the south. This area could be developed provided the southern boundary is reinforced with a tree belt around 10m wide.

Landscape sensitivity to commercial development high/medium

The zone comprises two parts which lie on the southern edge of Welford set on the river terrace with C20 settlement on three sides. The western area consists of grazed pasture, an abandoned orchard and scrub in a series of enclosures with a north south linear pattern. A PROW passes through the eastern end of this area and then links into the countryside to the south. The eastern area is horse pasture with C20 houses on three sides and the golf course to the south. Neither area is considered appropriate for commercial development due to their location within housing and adjacent to the golf course and open rising countryside to the south.

Landscape characteristics

	LDU level
Physiographic	River Valleys
Ground type	Sandy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H3
Ecological sensitivity	C3
Visual sensitivity	

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small_regular
Origin	Cultivated

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 two similar zones on gently sloping river terrace

Landcover permanent pasture, derelict orchard and scrub [to the west]

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 checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern no settlement in zones, but surrounded on three sides by dwellings and gardens in both cases

Other built features -

Presence of water ☐ -

Scale intimate **Sense of enclosure** confined

Diversity diverse

Skyline

Prominence/ importance	not applicable	Complexity
-------------------------------	----------------	-------------------

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments the zones are relatively well hidden from the wider landscape by landform to the south, vegetation and the settlement edge

Tranquillity

Noise sources roads

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

Summary medium

Comments these are quiet zones adjoining minor roads and although surrounded by settlement this is often hidden from view, although the areas feel degraded

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

Corridor? ☐

Comments the zone to the west appears to be managed as part of a series of plots some as pasture and others overgrown. The fields to the east appear to be used as horse pasture.

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

Setting? ☐

Comments the areas are fairly well contained by vegetation , landform and settlement on the southern C20 fringes of the settlement, although with some visibility from a PROW and minor roads

Are adjacent assessed areas mutually reliant...

... visually? ☐...functionally? ☐**Comments** -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒**Nature of edge** neutral**Form of edge** moderately indented**Comments** settlement edge is generally hidden from view by landcover

Receptors

Receptors**Sensitivity**

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments receptors include users of PROW, minor roads and residents

Other

Other factors -

Potential for landscape enhancement

patches of unimproved grassland could be better managed by the introduction of grazing

Potential mitigation if area potentially suitable for development

reinforcement of hedgerow to the south with trees and a positive frontage with landscape treatment to Barton Road on the western zone

LCP/Zone We13

Settlement: Welford-on-Avon

Landscape sensitivity to housing development high

This zone lies within a relatively tranquil landscape associated with the flat, alluvial floodplain of the River Avon. Most of the zone has recently been converted from agricultural to private amenity use by the construction of extensive gardens around new dwellings. It is an area that is prone to flooding after prolonged periods of heavy rainfall, when the entire landscape can be under several feet of water. This is a sensitive landscape that is unsuited to further housing development.

floodplain, part of green Avon river corridor, appears well treed and rural from a distance

Landscape sensitivity to commercial development high

This zone lies within a relatively tranquil landscape associated with the flat, alluvial floodplain of the River Avon. Most of the zone has recently been converted from agricultural to private amenity use by the construction of extensive gardens around new dwellings. It is an area that is prone to flooding after prolonged periods of heavy rainfall, when the entire landscape can be under several feet of water. This is a sensitive landscape that is unsuited to commercial development.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Wet meadowland

Land cover Pastoral farmlands

Settlement pattern Meadowland on small farms

LDU level

Cultural sensitivity H2

Ecological sensitivity P2

Visual sensitivity

Land Cover Parcel data

Land Use Cropping

Pattern Medium/large_regular

Origin Meadow

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 floodplain

Landcover private gardens

Field boundaries

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

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 type="checkbox"/>	Fragmented <input checked="" 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 large dwellings along river

Other built features -

Presence of water ☒ adjacent to River Avon

Scale medium Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments this zone is on the valley floor, is set away from roads and is fairly well screened

Tranquillity

Noise sources roads

Views of development one side 180 Presence of people infrequent

Summary medium

Comments the area is adjacent to the river, is well enclosed and managed as private gardens

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

Comments the zone is floodplain managed as a series of dwelling curtilages

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

Comments contributes to well treed part of the Avon valley corridor north of the settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☒

Comments floodplain

Settlement edge

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge **Form of edge**

Comments n/a as set away from settlement edge

Receptors

Receptors **Sensitivity**

rural residents high

roads/rail/cycleways high

Comments receptors include residents, users of the River Avon and possibly users of roads at a distance

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone We14

Settlement: Welford-on-Avon

Landscape sensitivity to housing development high/medium

The zone comprises a mix of riverside uses within the floodplain of the River Avon set north of the main settlement of Welford. These include marina, pub, caravan park and dwellings in large gardens. There is strong tree and vegetation cover to the west of the Binton Road which help integrate these uses and screen views in. To the east of the road there is less vegetation and the pub and caravan park are more evident. Overall, uses are scattered and the zone is semi-rural in character. Its sensitivity adjacent to the River Avon and lying in the floodplain mean that the area is inappropriate for housing development.

Landscape sensitivity to commercial development high

The zone comprises a mix of riverside uses within the floodplain of the River Avon set north of the main settlement of Welford. These include marina, pub, caravan park and dwellings in large gardens. There is strong tree and vegetation cover to the west of the Binton Road which help integrate these uses and screen views in. To the east of the road there is less vegetation and the pub and caravan park are more evident. Overall, uses are scattered and the zone is semi-rural in character. Its sensitivity adjacent to the River Avon, density of uses and rural location, as well as lying in the floodplain, mean that the area is inappropriate for further commercial development.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Wet meadowland

Land cover Pastoral farmlands

Settlement pattern Meadowland on small farms

LDU level

Cultural sensitivity H3

Ecological sensitivity C3

Visual sensitivity

Land Cover Parcel data

Land Use Amenity land

Pattern Small/medium_regular

Origin Meadow

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 floodplain

Landcover pastoral with marina, caravan site and gardens

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 checked="" type="checkbox"/>	Mixed <input 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 type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input 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 type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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Pattern

Settlement pattern farmstead and some large houses set in extensive grounds

Other built features pools and associated development for marina

Presence of water ☒ marina

Scale small **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

Key views

To settlement	False	From settlement	False
Landmarks	stone river bridge to north	Detractors	caravan parks are minor detractors

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input checked="" type="checkbox"/>
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Comments though low lying with vegetation the Binton Road passes through the area and the zone is visible across the river

Tranquillity

Noise sources roads

Views of development	many 270	Presence of people	frequent
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Summary medium/low

Comments this is an active rural zone, crossed by a busy road, including a marina, caravan park and riverside pub

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

Corridor? ☒

Comments the zone is part of the floodplain, alongside the River Avon, managed as a series of separate units including commercial enterprises with limited public access apart from the road

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

Setting? ☒

Comments provides an important setting to the River Avon corridor and bridge

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments floodplain continues east and west

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☐

Nature of edge

Form of edge

Comments although lying just beyond the edge of the settlement, this zone contains a mix of amenity activities that impart a partially settled character

Receptors

Receptors

Sensitivity

rural residents

high

viewpoints

high

roads/rail/cycleways

medium

Comments receptors include users of river, Binton Road, the bridge and visitor parking bay to the north with permissive riverside grassed area on the northern bank, residents and users of the commercial facilities eg pub

Other

Other factors -

Potential for landscape enhancement

improved landscaped setting to pub and car park

Potential mitigation if area potentially suitable for development

-

LCP/Zone We15

Settlement: Welford-on-Avon

Landscape sensitivity to housing development high/medium

This is a gently rising slopes south of Welford which includes part of a larger golf course. The course has only been recently constructed and still appears in a relatively raw state. Although there has been considerable amenity tree planting, the landscape is still very open allowing middle distance views to Welford, where the expanded edge of the settlement is generally mitigated by vegetation. The present openness of the zone and rising slopes would make any potential development very visible and although not intrinsically sensitive itself, the golf course provides visual amenity for residents. Housing development is therefore considered to be inappropriate in this zone.

Landscape sensitivity to commercial development high

This is a gently rising slopes south of Welford which includes part of a larger golf course. The course has only been recently constructed and still appears in a relatively raw state. Although there has been considerable amenity tree planting, the landscape is still very open allowing middle distance views to Welford, where the expanded edge of the settlement is generally mitigated by vegetation. The present openness of the zone and rising slopes would make any potential development very visible and although not intrinsically sensitive itself, the golf course provides visual amenity for residents. Commercial development is therefore considered to be highly inappropriate in this zone.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H3

Ecological sensitivity C3

Visual sensitivity

Land Cover Parcel data

Land Use Amenity land

Pattern Medium/large_regular

Origin Cultivated

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 clay lowlands

Landcover golf course

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 checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

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

Other Trees

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

Settlement pattern former farmstead

Other built features golf club house

Presence of water ☒ artificial lakes

Scale large Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance apparent Complexity simple

Comments although this zone lies on the lower slopes of the hill, these can form a local skyline when viewed from the road to the north in parts

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments the rising slopes are visible from the south

Tranquillity

Noise sources	roads	people
Views of development	one side 180	Presence of people frequent

Summary medium/low

Comments the use of this zone as part of a recently constructed golf course and the presence of a number of minor roads reduce the tranquillity

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

Comments the zone functions as part of a golf course with no public access

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

Comments zone forms part of rising land to the south which contains the settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral

Form of edge moderately indented

Comments the C20 housing sits down in the landscape and is moderately well screened

Receptors

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

Comments receptors include residents and users of minor roads

Other

Other factors -

Potential for landscape enhancement

the golf course is very open and raw, especially to the east, and would benefit from additional planting to integrate it and form a more positive landscape structure.

Management of the roadside hedges to include trees would also be helpful.

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone comprises part of an area of intensively managed arable farmland, that extends onto and over Welford Hill to the south. The open, gently rising landform and limited tree cover allow middle distance views to the adjoining open rising hillside. There is a strong hedgeline along the northern boundary of the zone, enclosing the settlement edge and an area of pastoral fields and scrub. A PROW runs around and through the zone. The zone's rising character, openness and lack of field boundaries would make any potential development very visible. Housing development is therefore considered inappropriate.

Rising land, sweeping pastoral and arable hillside, enclosing backcloth

Landscape sensitivity to commercial development high

This zone comprises part of an area of intensively managed arable farmland, that extends onto and over Welford Hill to the south. The open, gently rising landform and limited tree cover allow middle distance views to the adjoining open rising hillside. There is a strong hedgeline along the northern boundary of the zone, enclosing the settlement edge and an area of pastoral fields and scrub. A PROW runs around and through the zone. The zone's rising character, openness and lack of field boundaries would make any potential development very visible. Commercial development is therefore considered inappropriate.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H3
Ecological sensitivity	C3
Visual sensitivity	

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/med_semi-regul
Origin	Cultivated

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 rising clayland fringe

Landcover arable farmland

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 checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <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"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input 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 checked="" type="checkbox"/>	Declining <input 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 no settlement

Other built features -

Presence of water ☐ -

Scale large Sense of enclosure framed

Diversity simple

Skyline

Prominence/ importance not applicable Complexity

Comments though the zone does not form the skyline, any development on the southern upper slopes might form the skyline

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments the rising slopes are visible from the south

Tranquillity

Noise sources

Views of development some Presence of people infrequent

Summary high/medium

Comments the zone is quiet, away from roads with filtered views of the settlement

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

Corridor? ☐

Comments the zone appears to be managed as part of a wider farm unit with one PROW crossing it

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

Setting? ☐

Comments is part of rising land to the south containing the settlement

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 the incremental and informal settlement edge of scattered dwellings in large plots and caravans are generally well screened by vegetation at a lower level

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

long distance/public footpaths

high

Comments receptors include residents and users of the PROW

Other

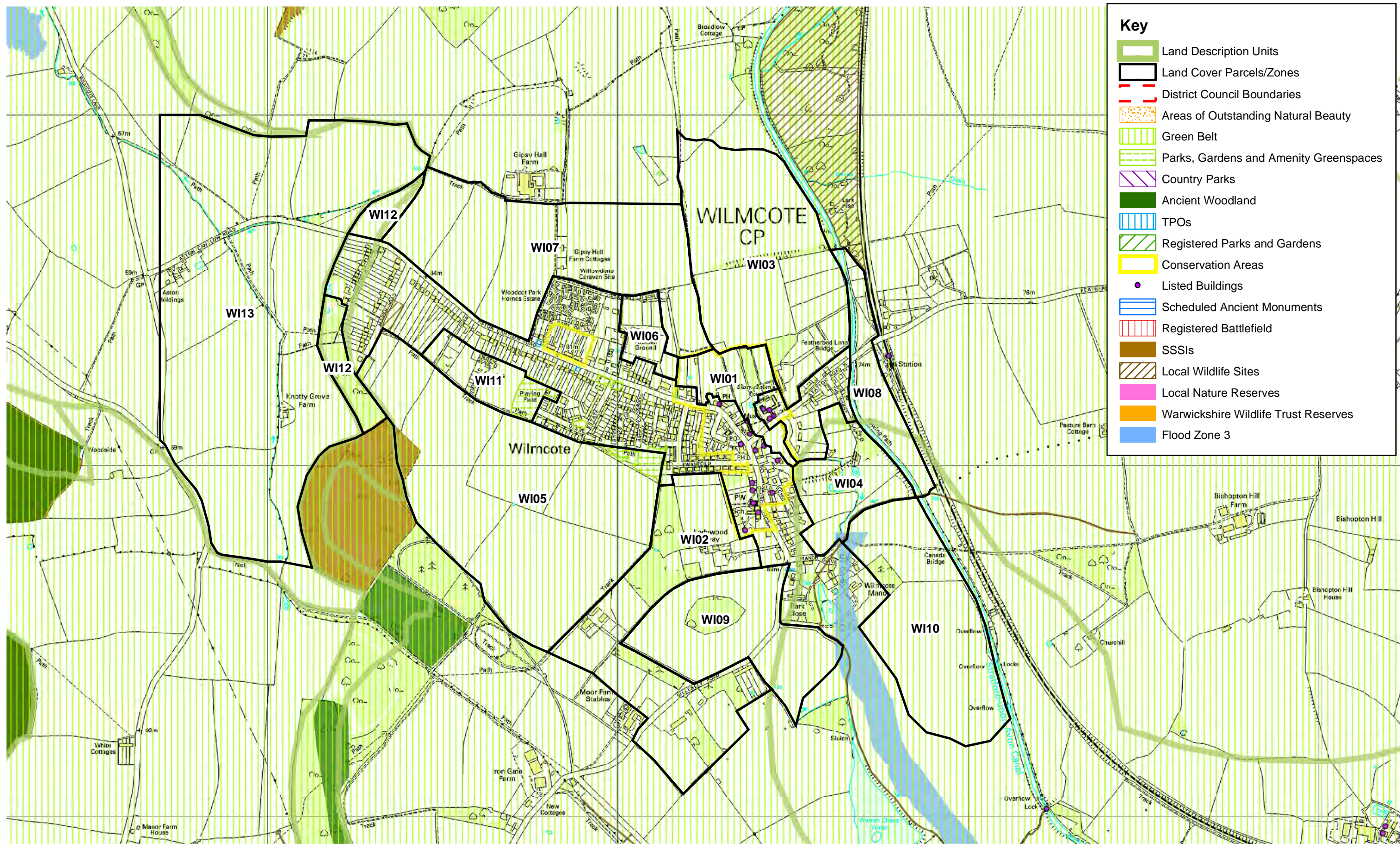
Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

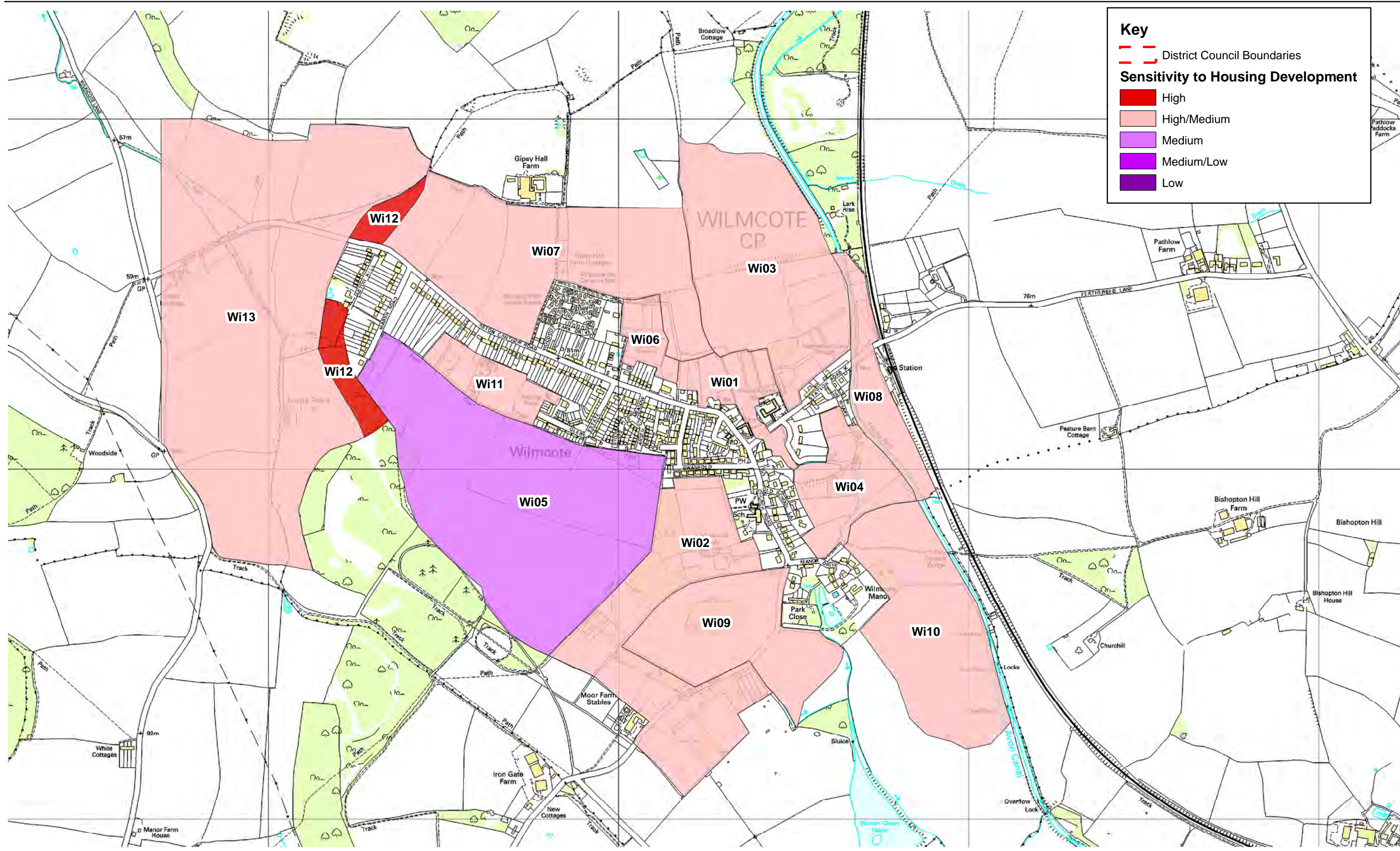


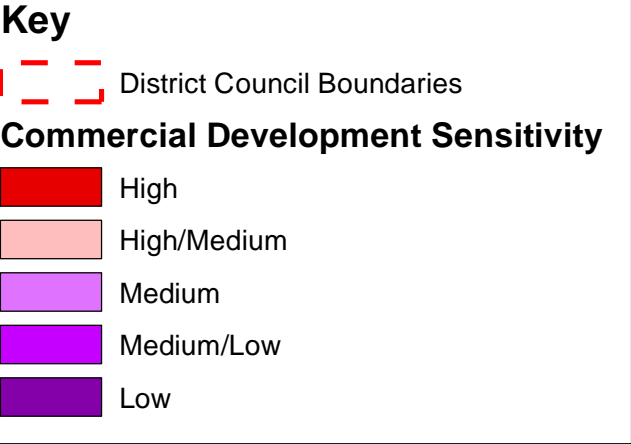
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Wilmcote
Designations and Constraints





Landscape sensitivity to housing development high/medium

This zone comprises a series of small fields which would have been old burgage plots, lying at the back of the historic centre of the settlement, to the north of Aston Cantlow Road, and with one sub-area which extends south of Station Road. The land here is very slightly sloping up to the north, and includes some small ponds. The field west of the footpath has patches of semi-natural neutral grassland vegetation. The main use of for pasture, orchard or paddocks, and one area appears to be in use as extended back gardens or in semi-derelict condition. The zone is entirely within the Wilmcote Conservation Area and within Green Belt, and lies adjacent to several listed medieval buildings, including Mary Arden's House and associated museum. The pattern of settlement here is of large detached houses in an organic incremental layout, close to the road. The small scale and historic context gives a time-depth which contributes to a sense of tranquillity despite some urban views and noises. One footpath crosses through the centre of the area, but otherwise it is a quiet zone and is transitional between the open countryside and the settlement. Due to its historic interest the zone is generally highly inappropriate for housing development. However, if planned carefully to respect the historic context, density and outlook of adjacent properties, there may be room for 2 or 3 new dwellings in the southern half of the field immediately west of the footpath, north of the pub. Elsewhere the zone is one of strong restraint. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone comprises a series of small fields which would have been old burgage plots, lying at the back of the historic centre of the settlement, to the north of Aston Cantlow Road, and with one sub-area which extends south of Station Road. The land here is very slightly sloping up to the north, and includes some small ponds. The field west of the footpath has patches of semi-natural neutral grassland vegetation. The main use of for pasture, orchard or paddocks, and one area appears to be in use as extended back gardens or in semi-derelict condition. The zone is entirely within the Wilmcote Conservation Area and within Green Belt, and lies adjacent to several listed medieval buildings, including Mary Arden's House and associated museum. The pattern of settlement here is of large detached houses in an organic incremental layout, close to the road. The small scale and historic context gives a time-depth which contributes to a sense of tranquillity despite some urban views and noises. One footpath crosses through the centre of the area, but otherwise it is a quiet zone and is transitional between the open countryside and the settlement. Due to its historic interest and scale the zone is highly inappropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Claylands
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small_regular

Origin Cultivated

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 rising to north

Landcover pasture, orchard

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 type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" 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 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"/>	

Patch Survival

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

Ecological corridors

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

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

Settlement pattern historic listed buildings close to road, low density, old burgage plots

Other built features part in museum

Presence of water ☒ ponds

Scale small **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments small fields and hedges or trees contain views - some longer views north to open countryside

Tranquillity

Noise sources people roads

Views of development one side 180 Presence of people infrequent

Summary medium

Comments some urban influences but considerable time-depth

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

Corridor? ☐

Comments various uses including paddock, orchard and garden relating to adjacent dwellings; footpath links from settlement

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

Setting? ☐

Comments creates a transition from settlement core to wider farmed landscape

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments dependant on WI03, 06 and 07 which surround it

Settlement edge

Pre C20 edge ☒ C20-21 edge ☐

Nature of edge positive Form of edge moderately indented

Comments mature gardens and historic buildings

Receptors

Receptors	Sensitivity
urban residents	high
long distance/public footpaths	high

Comments closely associated with Mary Arden's house and museum; views form backs of dwellings and pub

Other

Other factors patches of neutral grassland

Potential for landscape enhancement

field to west of footpath could be restored to pasture or orchard

Potential mitigation if area potentially suitable for development

see notes in justification on layout and density

LCP/Zone Wi02

Settlement: Wilmcote

Landscape sensitivity to housing development high/medium

This zone consists of a mix of small to medium paddocks interspersed with several varied woodland blocks, on gently sloping and undulating land on the southern edge of Wilmcote. The northern part is focused on Long Acres Farm and the more extensive area to the south is focused on the racing stables at Moor Farm Stables. The woodland is mainly mixed deciduous, with one block of conifers, and all serve to block long views into, out of or across this etiolated zone. The area to the south lies well outside the settlement and has an estate farmland character. The larger paddock fields to the north of Long Acres Farm are adjacent to the settlement edge, in particular to the area within the Conservation Area along its eastern boundary, which contains several listed buildings. This zone is therefore considered to be inappropriate for housing development for a number of reasons, based on proximity to the settlement edge or location within the wider landscape away from the settlement. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of a mix of small to medium paddocks interspersed with several varied woodland blocks, on gently sloping and undulating land on the southern edge of Wilmcote. The northern part is focused on Long Acres Farm and the more extensive area to the south is focused on the racing stables at Moor Farm Stables. The woodland is mainly mixed deciduous, with one block of conifers, and all serve to block long views into, out of or across this etiolated zone. The area to the south lies well outside the settlement and has an estate farmland character. The larger paddock fields to the north of Long Acres Farm are adjacent to the settlement edge, in particular to the area within the Conservation Area along its eastern boundary, which contains several listed buildings. This zone is therefore considered to be inappropriate for commercial development for a number of reasons, dependent on proximity to the settlement edge or location within the wider landscape away from the settlement. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Claylands

Land cover Ancient wooded farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C2

Visual sensitivity R1

Land Cover Parcel data

Land Use Pastoral

Pattern Small/medium_regular

Origin Cultivated

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/archaeologyCons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐**Other**Flood ☐**Characteristics****Landform** gently sloping down to east; gently undulating internally**Landcover** pasture, woodland and buildings**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 type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input 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 checked="" type="checkbox"/>	Scattered <input 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 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"/>	

Patch Survival

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

Ecological corridors

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

Impact	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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Pattern**Settlement pattern** outside settlement; two clusters of buildings, one private residence, one group of farm buildings; several houses along Billesley Road**Other built features** -**Presence of water** ☒ one pond in extreme south eastern corner**Scale** small to medium**Sense of enclosure**

variable; divided into small spaces by woodland blocks but with some views to wider, open landscape

Diversity diverse**Skyline****Prominence/ importance** not applicable **Complexity****Comments** screened by number of different wooded areas**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility**Site observation** low ...to key features ☐ ...from key place ☐**Comments** generally well vegetated field and settlement boundaries

Tranquillity

Noise sources roads other

Views of development many 270 **Presence of people** infrequent

Summary medium

Comments noise from road traffic and occasionally from trains; PROW along part of north western zone boundary

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

Corridor? ☐

Comments apparently estate farmland with horse pasture

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

Setting? ☐

Comments this zone is too far from the settlement to contribute to its setting when approaching from the south

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments no

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒

Nature of edge neutral **Form of edge** smooth/linear

Comments northern boundary is modern housing; eastern is pre C20 with many listed buildings

Receptors

Receptors	Sensitivity
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rural residents	high
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urban residents	high
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long distance/public footpaths	medium
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roads/rail/cycleways	medium
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Comments rural residents to the south of this zone are set lower in the landscape so would experience little change. Most rural receptors are those in the southern part of this zone. Urban receptors are along part of the settlement's southern boundary and the area around the school and parish church, where there are several listed buildings. Other urban residents along the southern boundary might experience some change, but generally filtered by vegetation. User of the PROW along the western boundary and extending south into open countryside would be keenly aware of any change; road users would have a sense of a much extended settlement if development were permitted in this zone.

Other

Other factors much of this zone consists of horse paddocks, centred around Moor Farm Stables on the south western edge of the zone, so the mapped boundary does not reflect current land use pattern.

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone comprises a series of medium to large fields at the north east edges of the settlement, and bordered on its east side by the Stratford upon Avon Canal. The land is in use for pasture and equestrian uses. The land here is almost flat, and contains mature woodland strip, as well as a field which contains patches of neutral grassland of wildlife interest. The fields on the southern part of the area were historically burgage plots leading back from dwellings on Station Road, which by 1999 had been amalgamated into one large field, which has since then been parcelled into several smaller fields. The zone adjoins to the Wilmcote Conservation Area and is within Green Belt, and close to adjacent to several listed medieval buildings, including Mary Arden's House and associated museum. Whilst some parts of the area have a pastoral character, much of the area especially in the south is heavily influenced by equestrian and associated agricultural management. Due to its association with the Conservation Area and because it lies well outside the current developed limits of the settlement, it is considered inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone comprises a series of medium to large fields at the north east edges of the settlement, and bordered on its east side by the Stratford upon Avon Canal. The land is in use for pasture and equestrian uses. The land here is almost flat, and contains mature woodland strip, as well as a field which contains patches of neutral grassland of wildlife interest. The fields on the southern part of the area were historically burgage plots leading back from dwellings on Station Road, which by 1999 had been amalgamated into one large field, which has since then been parcelled into several smaller fields. The zone adjoins to the Wilmcote Conservation Area and is within Green Belt, and close to adjacent to several listed medieval buildings, including Mary Arden's House and associated museum. Whilst some parts of the area have a pastoral character, much of the area especially in the south is heavily influenced by equestrian and associated agricultural management. Due to its association with the Conservation Area and because it lies well outside the current developed limits of the settlement, it is considered inappropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Claylands
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Medium/large_regular
Origin	Cultivated

Designations

Landscape/planningGreen 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** almost flat**Landcover** pasture, paddocks**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 type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input 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 type="checkbox"/>	Overmature <input checked="" type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <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"/>	

Patch Survival

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

Ecological corridors

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

Impact	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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Pattern**Settlement pattern** farm buildings**Other built features** -**Presence of water** ☐**Scale** medium **Sense of enclosure** framed**Diversity** simple**Skyline****Prominence/ importance** apparent**Complexity****Comments** woodland strip mid way across area and copse to north west of Mary Arden's house are mature blocks which may act as a skyline feature from several viewpoints to the south and east**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility**Site observation** medium **...to key features** ☐ **...from key place** ☐**Comments** larger fields allow wide views, views in area to south more confined

Noise sources	people	other	
Views of development	some	Presence of people	infrequent
Summary	medium		
Comments	some road and rail noise, some views to development and footpath on one edge of area		

Corridor? ☐

Comments appears to be part of wider farmed unit; footpath link to settlement

Setting? ☐

Comments forms rural setting to edge of settlement and mature trees are containing feature from many views

... visually? ☐

...functionally? ☐

Comments -

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive **Form of edge** moderately indented

Comments mature environs of Mary Arden's house and museum; C20 and older dwellings on Station Road

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

Comments views from backs of dwellings, footpath and road, and some from canal

Other factors patches of semi-natural neutral grassland

strengthen hedgerows where gappy

Potential mitigation if area potentially suitable for development

Landscape sensitivity to housing development high/medium

This zone comprises a series of small pasture fields and semi-natural vegetation lying between dwellings the back of Church Road and the canal. The land here is gently undulating, and includes some open ditches which have interest as a local wildlife site. One part of this area appears to have a remnant embankment now covered in native trees and scrub. The zone adjoins the Wilmcote Conservation Area and the southern end of the area is within floodplain. There is some sense of tranquillity from its scale, containment and maturing native vegetation despite some urban views and noises. A footpath crosses through the centre of the area and connects with a canalside path. The area lies outside the main developed part of the settlement, and the footpath appears to be a well used facility for residents. The zone's sensitivities lie in its role as setting to the canal, its nature conservation interest, its role as setting to the Conservation Area and intrinsic character. It is therefore considered inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone comprises a series of small pasture fields and semi-natural vegetation lying between dwellings the back of Church Road and the canal. The land here is gently undulating, and includes some open ditches which have interest as a local wildlife site. One part of this area appears to have a remnant embankment now covered in native trees and scrub. The zone adjoins the Wilmcote Conservation Area and the southern end of the area is within floodplain. There is some sense of tranquillity from its scale, containment and maturing native vegetation despite some urban views and noises. A footpath crosses through the centre of the area and connects with a canalside path. The area lies outside the main developed part of the settlement, and the footpath appears to be a well used facility for residents. The zone's sensitivities lie in its role as setting to the canal, its nature conservation interest, its role as setting to the Conservation Area and intrinsic character. It is therefore considered inappropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P2
Ecological sensitivity	C3
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/med_irregular
Origin	Cultivated

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/archaeologyCons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐**Other**Flood ☐**Characteristics****Landform** gently undulating**Landcover** pasture and paddock**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 type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" 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 checked="" type="checkbox"/>	Apparent <input 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"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input checked="" 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 type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input checked="" type="checkbox"/>
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Pattern**Settlement pattern** farm buildings**Other built features** -**Presence of water** ☒ drains/ditches and pond**Scale** small to medium **Sense of enclosure** enclosed**Diversity** diverse**Skyline****Prominence/ importance** apparent **Complexity** simple**Comments** maturing trees appear to form backdrop to certain urban views**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility**Site observation** low ...to key features ☐ ...from key place ☐**Comments** maturing vegetation limits views**Tranquillity**

Noise sources	people	other
Views of development	some	Presence of people infrequent

Summary medium

Comments some rail noise, some views to development and footpath crossing area

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

Corridor? ☐

Comments management of pasture is not clearly evident, may be part of wider farmed unit; footpath from settlement

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

Setting? ☐

Comments forms backdrop of native trees to adjacent dwellings

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments dependant on Wi10

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge positive **Form of edge** moderately indented

Comments mature gardens to detached, low density dwellings

Receptors

Receptors	Sensitivity
urban residents	high
long distance/public footpaths	high

Comments mostly screened from settlement but footpath crosses area

Other

Other factors -

Potential for landscape enhancement

pro-active management for nature conservation

Potential mitigation if area potentially suitable for development

-

LCP/Zone Wi05

Settlement: Wilmcote

Landscape sensitivity to housing development medium

This zone consists of several medium to large sloping fields in arable or pastoral cultivation on the southern edge of Wilmcote. It is largely surrounded to south west and east by woodland and the local landform contributes to a sense of enclosure, despite the internal openness due to a lack of field boundary definition. It is not directly overlooked by any rural residences and along half of its northern boundary any views from or of the settlement are blocked by a dense tall hedge. Along the other half of its northern boundary there are clear views of housing in the settlement and within the site adjacent to this boundary there is a triangular area of amenity greenspace, partly vegetated. Whilst it is appreciated that the zone lies in Green Belt which is an additional constraint on development, should there be a need for a large housing development site then zone WI05 could be considered appropriate as it lies adjacent to the existing settlement boundary, is low-lying like much of the settlement and is extremely well screened from the wider landscape. However, there is a need to ensure that there would be no adverse impact on the viability of the racing stables. Also, the existing Ancient Woodland and other woodland, and the PROW and amenity greenspace areas should be protected and enhanced.

Landscape sensitivity to commercial development high

This zone consists of several sloping fields in arable or pastoral cultivation on the southern edge of Wilmcote. It is largely surrounded to south west and east by woodland and the local landform contributes to a sense of enclosure, despite the internal openness due to a lack of field boundary definition. It is not directly overlooked by any rural residences and along half of its northern boundary any views from or of the settlement are blocked by a dense tall hedge. Along the other half of its northern boundary there are clear views of housing in the settlement and within the site adjacent to this boundary there is a triangular area of amenity greenspace, partly vegetated. Due to proximity to the settlement edge and separation from the road network this site is not considered appropriate for commercial development. The zone is in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Claylands
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Cropping
Pattern	Large_regular
Origin	Cultivated

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/archaeologyCons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐**Other**Flood ☒**Characteristics****Landform** gently slope north eastwards down towards settlement**Landcover** arable and pasture fields; small area of Ancient Woodland and smaller area of recent woodland; amenity greenspace**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 type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input 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 checked="" type="checkbox"/>	Apparent <input 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"/>	

Patch Survival

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

Ecological corridors

Condition	Intact <input checked="" type="checkbox"/>	Declining <input 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** abuts southern edge of Wilmcote**Other built features** none**Presence of water** ☐

Scale medium to large (loss of field boundary definition)	Sense of enclosure open internally but almost entirely edged with woodland
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Diversity simple**Skyline**

Prominence/ importance apparent	Complexity simple
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Comments woodland on boundaries forms local skyline, especially to south west**Key views**

To settlement False	From settlement False
Landmarks -	Detractors -

Intervisibility

Site observation low	...to key features <input type="checkbox"/>	...from key place <input type="checkbox"/>
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Comments visibility within site, but not beyond it.**Tranquillity**

Noise sources roads	other
Views of development one side 180	Presence of people frequent

Summary medium

Comments the tranquillity of this zone varies with distance from the settlement edge. Along part of its northern boundary a very tall, dense hedge prevents views in or out but the PROW along it is well used. Along the remainder of its northern boundary there are clear views of the settlement edge. Further south the zone is more tranquil, with little road or rail noise (it does not abut any roads).

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

Corridor? ☐

Comments farmland appears to be managed as part of wider farm unit, public open space in north east corner and PROW along northern and eastern boundaries linking into settlement

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

Setting? ☐

Comments as this zone is well enclosed by woodland it cannot be viewed as a setting from the settlement.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments abuts WI02, which contributes to this zone's screened boundary. No mutual reliance with this or WI12, but development here could landlock WI11.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative **Form of edge** smooth/linear

Comments where the settlement edge is visible from within this zone, it is unattractive.

Receptors

Receptors	Sensitivity
rural residents	high
urban residents	high
long distance/public footpaths	high/medium

Comments only rural residence is Moor Park Stables, possibly screened by farm buildings to its north. Many urban residents along eastern half of northern boundary. No roads.

Other

Other factors proximity to area of Ancient Woodland

Potential for landscape enhancement

better definition of field boundaries by either allowing them to grow higher or by replanting along fence lines.

Potential mitigation if area potentially suitable for development

protection of Ancient Woodland and other wooded boundaries. Enhancement of PROW by increasing width and creating strong vegetated boundary to provide link between two areas of amenity greenspace and a buffer between existing settlement edge and any future development.

Landscape sensitivity to housing development high/medium

This zone comprises a number of flat open fields, which are managed as mown grass and appear to be used for equestrian activities and for outdoor sports. There is mature native vegetation on the edges of the areas but new post and rail fences within the area and some sections of thorn-dominated hedges. It lies at the rear of the Wilmcote Sports and Social Club hall and also contains a new equestrian centre in the north of the area. This land appears to lie beyond the original burgrave plots and would have been open fields. It lies adjacent to one edge of the Wilmcote Conservation Area. The land uses and views back to the settlement mean this area has reduced tranquillity, and is visible from the footpath one field east of this zone. Due to its current recreational uses and contribution to the wider landscape this zone is considered inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone comprises a number of flat open fields, which are managed as mown grass and appear to be used for equestrian activities and for outdoor sports. There is mature native vegetation on the edges of the areas but new post and rail fences within the area and some sections of thorn-dominated hedges. It lies at the rear of the Wilmcote Sports and Social Club hall and also contains a new equestrian centre in the north of the area. This land appears to lie beyond the original burgrave plots and would have been open fields. It lies adjacent to one edge of the Wilmcote Conservation Area. The land uses and views back to the settlement mean this area has reduced tranquillity, and is visible from the footpath one field east of this zone. Due to its current recreational uses and contribution to the wider landscape this zone is considered inappropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Claylands
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small_regular
Origin	Cultivated

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

Landcover sports and equestrian

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 type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" 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 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"/>	

Patch Survival

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

Ecological corridors

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

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

Settlement pattern equestrian club buildings

Other built features -

Presence of water ☐

Scale medium **Sense of enclosure** framed

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments visible from footpath to east of zone, otherwise well screened from settlement

Tranquillity

Noise sources	people	other
Views of development	some	Presence of people frequent

Summary medium/low

Comments suburban influences, sports activities

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

Comments provides recreational facilities for settlement and clubs

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

Setting? ☐

Comments largely screened from settlement, paddocks form transition to open agricultural areas

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments dependent on Wi07

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Comments well screened with mature vegetation

Receptors

Receptors

Sensitivity

urban residents

high

long distance/public footpaths

high

Comments largely screened from settlement, but visible from footpath to east of zone

Other

Other factors -

Potential for landscape enhancement

better hedgerows and hedgerow trees on north edge

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone comprises a series of large arable fields and one of pasture, on very gently sloping land, lying to the north west of the settlement. The pasture field on the western edge has patches of semi-natural vegetation of wildlife interest. The zone has a degree of tranquillity despite some road noises and views to the settlement. Whilst the large fields are open in character, they are contained by mature trees both native and ornamental around Gipsy Hall Farm Cottages, and views are also contained by mature hedgerows and a strong coniferous belt around Gipsy Hall Farm. No footpaths cross the area but one runs on its eastern edge. The zone is visible from and lies along the Aston Cantlow Road which approaches the settlement from the west. The main developed area adjacent to the zone is large caravan site accommodating mobile homes. The area forms part of the wider open countryside running north and west from the settlement and is open to views from the road and footpath adjacent, so this area is considered inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone comprises a series of large arable fields and one of pasture, on very gently sloping land, lying to the north west of the settlement. The pasture field on the western edge has patches of semi-natural vegetation of wildlife interest. The zone has a degree of tranquillity despite some road noises and views to the settlement. Whilst the large fields are open in character, they are contained by mature trees both native and ornamental around Gipsy Hall Farm Cottages, and views are also contained by mature hedgerows and a strong coniferous belt around Gipsy Hall Farm. No footpaths cross the area but one runs on its eastern edge. The zone is visible from and lies along the Aston Cantlow Road which approaches the settlement from the west. The main developed area adjacent to the zone is large caravan site accommodating mobile homes. The area forms part of the wider open countryside running north and west from the settlement and is open to views from the road and footpath adjacent, so this area is considered inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Loamy Brown soils
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Cropping
Pattern	Medium/large_regular
Origin	Cultivated

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/archaeologyCons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐**Other**Flood ☒**Characteristics****Landform** very gently sloping**Landcover** arable and pasture**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 type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input 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 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"/>	

Patch Survival

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

Ecological corridors

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

Impact	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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Pattern**Settlement pattern** two cottages**Other built features** power lines**Presence of water** ☐ -**Scale** medium to large **Sense of enclosure** framed**Diversity** simple**Skyline****Prominence/ importance** not applicable **Complexity****Comments** -**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility**Site observation** medium **...to key features** ☐ **...from key place** ☐**Comments** open views over fields, framed by some mature tree belts**Tranquillity**

Noise sources	roads	people	
Views of development	one side 180	Presence of people	occasional
Summary	high/medium		

Comments essentially an open agricultural area, with some road nosie and views to settlement

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

Comments appears to be managed as part of a wider agricultural unit; footpath links from settlement

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

Comments forms rural setting to edge of settlement with mature trees framing views from east and west

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral

Form of edge smooth/linear

Comments edge or mature caravan park and dwellings across Aston Cantlow Road

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments open views for road, footpath and dwellings on western edge of settlement

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone lies either side of the Station Road, sandwiched between the Stratford upon Avon Canal and the railway. It comprises a series of small pasture fields with orchard trees to the north of the road, and an open pasture field to the south, and is on a very gently gradient. A ditch on the southern edge is noted as a local wildlife site. It is to the east of the settlement, close to the railway station, with open views over the southern part from the road. The zone is rural but tranquillity is reduced due to some road and rail noises and views to the settlement and railway. Whilst the southern field is open in character, mature trees such as poplars are evident on its edges especially in the mature gardens on The Wharf. The northern fields are enclosed and contain some orchard trees and have a thick hedgerow to the canal. No footpaths cross the area but one lies along the canal towpath. The zone's sensitivities are its separation from the settlement by the canal for which it provides the setting and green corridor, its role as green gateway to the historic part of the settlement along the road and its intrinsic qualities including orchards. The zone is therefore considered inappropriate for housing development. It is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone lies either side of the Station Road, sandwiched between the Stratford upon Avon Canal and the railway. It comprises a series of small pasture fields with orchard trees to the north of the road, and an open pasture field to the south, and is on a very gently gradient. A ditch on the southern edge is noted as a local wildlife site. It is to the east of the settlement, close to the railway station, with open views over the southern part from the road. The zone is rural but tranquillity is reduced due to some road and rail noises and views to the settlement and railway. Whilst the southern field is open in character, mature trees such as poplars are evident on its edges especially in the mature gardens on The Wharf. The northern fields are enclosed and contain some orchard trees and have a thick hedgerow to the canal. No footpaths cross the area but one lies along the canal towpath. The zone's sensitivities are its separation from the settlement by the canal for which it provides the setting and green corridor, its role as green gateway to the historic part of the settlement along the road and its intrinsic qualities including orchards. The zone is therefore considered inappropriate for commercial development. It is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P2
Ecological sensitivity	C3
Visual sensitivity	L1
Land Cover Parcel data	
<hr/>	
Land Use	Pastoral
Pattern	Large_irregular
Origin	Cultivated
Designations	
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Landscape/planningGreen 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** pasture**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 type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input 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 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"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input checked="" 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 type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input checked="" type="checkbox"/>
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Pattern**Settlement pattern** none**Other built features** canal**Presence of water** ☒ canal, ditch**Scale** small to medium**Sense of enclosure** enclosed**Diversity** simple**Skyline****Prominence/ importance** not applicable**Complexity****Comments** -**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility**Site observation** medium ...to key features ☐ ...from key place ☐**Comments** southern part is open to views from road

Tranquillity

Noise sources roads people
Views of development some Presence of people infrequent
Summary medium

Comments influences of road, rail, canal and some views to development

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

Corridor? ☒

Comments appears to be managed as part of wider farmed units; canal corridor adjacent with tow path

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

Setting? ☐

Comments open area of pasture on approach to settlement from station

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments

Receptors

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

Comments southern part is open to views from road; glimpses from towpath

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone consists of two fields on the southern edge of Wilmcote, on very gently undulating ground sloping eastwards. The larger field, closer to the settlement, is in pastoral cultivation and contains a central area of young poplar plantation. The smaller field separates the settlement from a small settled area to the south, and is in arable cultivation related to the wider landscape to the south east. These two fields make an attractive and defining entrance to the settlement when approaching from the south and are visible for part of their length over fenced boundaries. Elsewhere boundaries are low to medium mixed hedges with hedgerow trees, residential boundary treatments or woodland. The zone is not widely overlooked, due to the woodland belts and clumps in WI02, but because of its role in attractively defining the settlement edge on the southern approach and its character as part of the wider landscape, it is not considered appropriate for housing development.

Landscape sensitivity to commercial development high

This zone consists of two fields on the southern edge of Wilmcote, on very gently undulating ground sloping eastwards. The larger field, closer to the settlement, is in pastoral cultivation and contains a central area of young poplar plantation. The smaller field separates the settlement from a small settled area to the south, and is in arable cultivation related to the wider landscape to the south east. These two fields make an attractive and defining entrance to the settlement when approaching from the south and are visible for part of their length over fenced boundaries. Elsewhere boundaries are low to medium mixed hedges with hedgerow trees, residential boundary treatments or woodland. The zone is not widely overlooked, due to the woodland belts and clumps in WI02, but because of its role in attractively defining the settlement edge on the southern approach and its character as part of the wider landscape, it is not considered appropriate for commercial development.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Claylands
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Cropping
Pattern	Large_irregular
Origin	Cultivated

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 to very gently undulating, sloping slightly down to east (flood plain)

Landcover pasture, arable and woodland

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 type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input 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 checked="" type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input checked="" type="checkbox"/>	

Patch Survival

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

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input checked="" 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 none; adjacent to extreme southern edge of Wilmcote

Other built features none

Presence of water ☐ -

Scale medium

Sense of enclosure open internally but with several woodland blocks around perimeter

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments areas of high ground to east and west form local skylines

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	11kV line

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
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Comments perimeter and central woodland blocks limit intervisibility

Tranquillity

Noise sources	roads	other
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Views of development many 270

Presence of people rare

Summary medium

Comments traffic noise from Billesley Road and occasional train noise; no PROWs within or adjacent to zone. Most development is at least partly screened by vegetation, but is apparent on several sides

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

Comments south eastern field is part of wider arable landscape; north western field is part of pastoral estate farmland.

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

Comments part of setting of settlement when approaching from the south

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments visually and functionally the north western field sits with its surrounding landscape (WI02) and the south eastern field is part of the wider landscape and/or WI10.

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒

Nature of edge positive

Form of edge smooth/linear

Comments eastern boundary is large private houses with extensive grounds and well vegetated boundaries; northern boundary is one farm; southern boundary is part woodland and part terraced houses.

Receptors

Receptors	Sensitivity
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rural residents	high
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urban residents	high
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long distance/public footpaths	medium
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roads/rail/cycleways	medium
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Comments rural residents are those to east and south east of zone, plus farm to north.
Single urban residence, at north east corner of zone, where PROW also abuts.
Road users would experience significant change if this zone were developed.

Other

Other factors adjacent to Flood Zone 3

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone comprises a series of large arable fields lying to the south east of the settlement and bordered on the east side by the Stratford upon Avon Canal. The land rises gently from the back of Wilmcote Manor and then falls quite steeply to the west in its most southerly part. It borders some open ditches which have interest as a local wildlife site and falls to the floodplain to the south west. Whilst the large fields are open in character, they are contained by mature trees and scrub along the canal, and in the environs of Wilmcote Manor, including a young mixed species plantation. The zone is generally tranquil despite some road and rail noises. A footpath runs along the eastern edge of the area on the canal towpath. The zone forms part of the wider open valley landscape south of the settlement, provides a setting for the canal and Wilmcote Manor area and so is considered inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone comprises a series of large arable fields lying to the south east of the settlement and bordered on the east side by the Stratford upon Avon Canal. The land rises gently from the back of Wilmcote Manor and then falls quite steeply to the west in its most southerly part. It borders some open ditches which have interest as a local wildlife site and falls to the floodplain to the south west. Whilst the large fields are open in character, they are contained by mature trees and scrub along the canal, and in the environs of Wilmcote Manor, including a young mixed species plantation. The zone is generally tranquil despite some road and rail noises. A footpath runs along the eastern edge of the area on the canal towpath. The zone forms part of the wider open valley landscape south of the settlement, provides a setting for the canal and Wilmcote Manor area and so is considered inappropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	P2
Ecological sensitivity	C3
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Cropping
Pattern	Large_irregular
Origin	Cultivated

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 rising gently then dropping steeply

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 type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input 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 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"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input checked="" 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 none

Other built features none

Presence of water ☒ ditch

Scale large **Sense of enclosure** framed

Diversity uniform

Skyline

Prominence/ importance apparent **Complexity** simple

Comments southern field acts as skyline to views from south edge of settlement

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments large field visible from roads and footpaths

Tranquillity

Noise sources	roads	people
Views of development	some	Presence of people infrequent

Summary high/medium

Comments largely remote form developed part of settlement but some road and rail noise and footpath crosses area

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

Comments appears to be managed as part of a wider agricultural unit; footpath links from settlement

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

Setting? ☐

Comments large field to south contains views from south edge and approach to settlement; provides rural backdrop to properties around Wilmcote Manor

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive

Form of edge moderately indented

Comments maturing gardens of large dwellings and mature trees around Wilmcote Manor

Receptors

Receptors

Sensitivity

urban residents

high

long distance/public footpaths

high

Comments footpath appears well used, connecting to canal; views from adjacent dwellings and Wilmcote Manor

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Wi11

Settlement: Wilmcote

Landscape sensitivity to housing development high/medium

This zone consists of several small to very small fields against the southern edge of Wilmcote. They are in essence extensions of back gardens in a variety of typical uses - garden, orchard, meadow - plus amenity greenspace and a small mobile home site. They are separated from the wider landscape by a very tall, dense, well maintained hedge, with a PROW running south of it providing views over zone WI05. The larger field adjacent to the amenity greenspace is neutral grassland and therefore of biodiversity interest, as may be the other garden areas and the orchard. For this reason, and due to the small scale pattern of the zone and proximity to the settlement edge, it is not considered appropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of several small to very small fields against the southern edge of Wilmcote. They are extensions of back gardens in a variety of typical uses - garden, orchard, meadow - plus amenity greenspace and a small mobile home site. They are separated from the wider landscape by a very tall, dense, well maintained hedge, with a PROW running south of it providing views over zone WI05. The larger field adjacent to the amenity greenspace is neutral grassland and therefore of biodiversity interest, as may be the other garden areas and the orchard. For this reason, and due to the small scale pattern of the zone and proximity to the settlement edge, it is not considered appropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Claylands
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/medium_regular
Origin	Cultivated

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

Landcover mixed: amenity greenspace, meadow, mobile home site with polytunnel, orchard and garden

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 checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input checked="" type="checkbox"/>	Scattered <input 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 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"/>	

Patch Survival

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

Ecological corridors

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

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

Settlement pattern mobile home site in centre of zone

Other built features -

Presence of water ☐ -

Scale small Sense of enclosure very enclosed

Diversity diverse

Skyline

Prominence/ importance not applicable Complexity

Comments screened by vegetation, especially along southern zone boundary

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments dense boundary vegetation

Tranquillity

Noise sources roads people
Views of development one side 180 Presence of people infrequent

Summary high/medium

Comments zone is away from roads and with extensive enclosed quiet area to south across PROW. Very enclosed by vegetation.

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

Corridor? ☐

Comments partly extended gardens, part amenity greenspace, plus other settlement edge uses. Unrelated to land use of WI05.

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

Setting? ☐

Comments not part of setting, as back lots. Blocked from wider landscape by dense boundary vegetation.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments no

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge positive

Form of edge smooth/linear

Comments back gardens with well vegetated boundaries

Receptors

Receptors

urban residents

Sensitivity

high/medium

high/medium

Comments few receptors

Other

Other factors -

Potential for landscape enhancement

enhancement of amenity greenspace to make it even mildly interesting

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

This zone consists of two sections on the western edge of Wilmcote, separated by a small area of recent housing development. Both sections lie on steeply sloping land which serves to separate the settlement from the wider landscape. The section to the north is triangular, part of a larger pasture field [which here consists of neutral grassland of some biodiversity interest] which forms the ridge crest and small plateau on which sits Gypsy Hall Farm. It is separated from the field to the west by a small stream with its attendant riparian vegetation - along which there is a PROW. The section to the south consists of scrub woodland, mainly hawthorn, densely vegetated and without roads or PROWs. The topographical prominence and biodiversity significance of both sections of this zone are such that housing development on either section would be inappropriate. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of two sections on the western edge of Wilmcote, separated by a small area of recent housing development. Both sections lie on steeply sloping land which serves to separate the settlement from the wider landscape. The section to the north is triangular, part of a larger pasture field [which here consists of neutral grassland of some biodiversity interest] which forms the ridge crest and small plateau on which sits Gypsy Hall Farm. It is separated from the field to the west by a small stream with its attendant riparian vegetation - along which there is a PROW. The section to the south consists of scrub woodland, mainly hawthorn, densely vegetated and without roads or PROWs. The small scale, topographical prominence and biodiversity significance of both sections of this zone are such that commercial development of either section would be inappropriate. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Scarp slopes & ridges
Ground type	Loamy Brown soils
Land cover	Ancient wooded land
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	H3
Ecological sensitivity	F1
Visual sensitivity	S2

Land Cover Parcel data

Land Use	Ancient woodlnd
Pattern	
Origin	Assarting

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 steep slope

Landcover pasture (N) and scrub woodland (S)

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 checked="" type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input 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 checked="" type="checkbox"/>	Scattered <input 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 checked="" type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input checked="" type="checkbox"/>	

Patch Survival

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

Ecological corridors

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

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

Settlement pattern none, but note that modern settlement divides the northern and southern parts

Other built features -

Presence of water ☒ stream with riparian vegetation in northern part; small pond in southern part

Sense of enclosure open

Scale medium (linear features due to landform)

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments landform causes this site to form local skyline for zone WI13

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments quite open, and visible in landscape, especially southern part

Tranquillity

Noise sources	roads	people
Views of development	some	Presence of people occasional

Summary high/medium

Comments both parts of this zone are tranquil away from the road that partly separates them. There is a PROW along part of the western boundary of the northern half, but no PROW immediately adjacent to the southern half. Views of the

development between them are limited by boundary vegetation.

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

Corridor? ☐

Comments woodland in southern half with PROW and farmland in northern half managed as part of wider farmed unit

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

Setting? ☐

Comments visual separator of settlement and wider landscape due to sloping landform and southern land use.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments no

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral **Form of edge** smooth/linear

Comments hardly relevant, as settled edge is very minor part of site boundary and views of it are screened by vegetation.

Receptors

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

Comments rural residences are Knotty Grove Farm and houses at Aston Holdings. Urban residences include southern end of Marsh Road as well as parallel road to west. PROW and road users would be very aware of any change.

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone consists of an area of flat to gently sloping open farmland on the western edge of Wilmcote, with a small group of pre C20 houses near the junction with Wilmcote Lane and one small farm towards its southern end. The farm is concealed by boundary vegetation but the group of houses is clearly visible, unified by style, age and building materials. To the north of Aston Cantlow Road fields are pastoral, with a small copse along a stream towards the eastern end; to the south fields are in arable cultivation. All are medium in scale. Field boundaries are variable, but generally in good condition, although the outgrown hedge along the southern edge of the eastern end of the Aston Cantlow Road is thin, permitting some views through. There are several PROWs within the zone and roads through it and along its western boundary, all of which have clear views over the zone. The zone is in the wider farmed landscape, separated from the settlement by a wooded slope except for the few houses at its western end, adjacent to (but above) the sewage treatment works. It contributes to the setting of the settlement when approaching from the west and serves as a clear separation between the settlement and Aston Holdings. For these reasons it is not considered appropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of an area of flat to gently sloping open farmland on the western edge of Wilmcote, with a small group of pre C20 houses near the junction with Wilmcote Lane and one small farm towards its southern end. The farm is concealed by boundary vegetation but the group of houses is clearly visible, unified by style, age and building materials. To the north of Aston Cantlow Road fields are pastoral, with a small copse along a stream towards the eastern end; to the south fields are in arable cultivation. All are medium in scale. Field boundaries are variable, but generally in good condition, although the outgrown hedge along the southern edge of the eastern end of the Aston Cantlow Road is thin, permitting some views through. There are several PROWs within the zone and roads through it and along its western boundary, all of which have clear views over the zone. The zone is in the wider farmed landscape, separated from the settlement by a wooded slope except for the few houses at its western end, adjacent to (but above) the sewage treatment works. It contributes to the setting of the settlement when approaching from the west and serves as a clear separation between the settlement and Aston Holdings. For these reasons it is not considered appropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Loamy Brown soils
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Mixed farming
Pattern	Med/large_semi-regul
Origin	Cultivated

Designations

Landscape/planningGreen 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 to gently sloping**Landcover** arable and pasture; small copse**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 checked="" type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input 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 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"/>	

Patch Survival

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

Ecological corridors

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

Impact	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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Pattern**Settlement pattern** small group of houses; one farm**Other built features** -**Presence of water** ☐ watercourse along road; reservoir**Scale** medium **Sense of enclosure** open**Diversity** simple**Skyline****Prominence/ importance** prominent **Complexity** simple**Comments** wooded ridge to north provides local skyline (just beyond northern edge of zone)**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility**Site observation** low ...to key features ☐ ...from key place ☐**Comments** landform and scrubby woodland (W12 south) block further views of settlement from west

Tranquillity

Noise sources roads people

Views of development many 270 Presence of people infrequent

Summary medium

Comments Aston Cantlow Road divides arable from pastoral land use and carries all traffic from west. Group of houses near T-junction lies outside settlement but means there are views of housing to east and west. Several PROWs within zone.

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

Corridor? ☐

Comments apparently managed as part of wider farmed units with PROW linking into settlement

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

Setting? ☒

Comments contributes to clear definition of settlement edge and setting when approaching from west.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments adjacent to WI12 north and south but no mutual reliance.

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments houses on settlement edge are set at top of ridge, so roofs visible, but extensive boundary vegetation masks remainder.

Receptors

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

Comments rural residents at Aston Holdings; urban residents on western edge set on ridge, so have long views over this zone, partly screened by vegetation. PROW users have open views over zone, while road users have partly filtered views.

Other

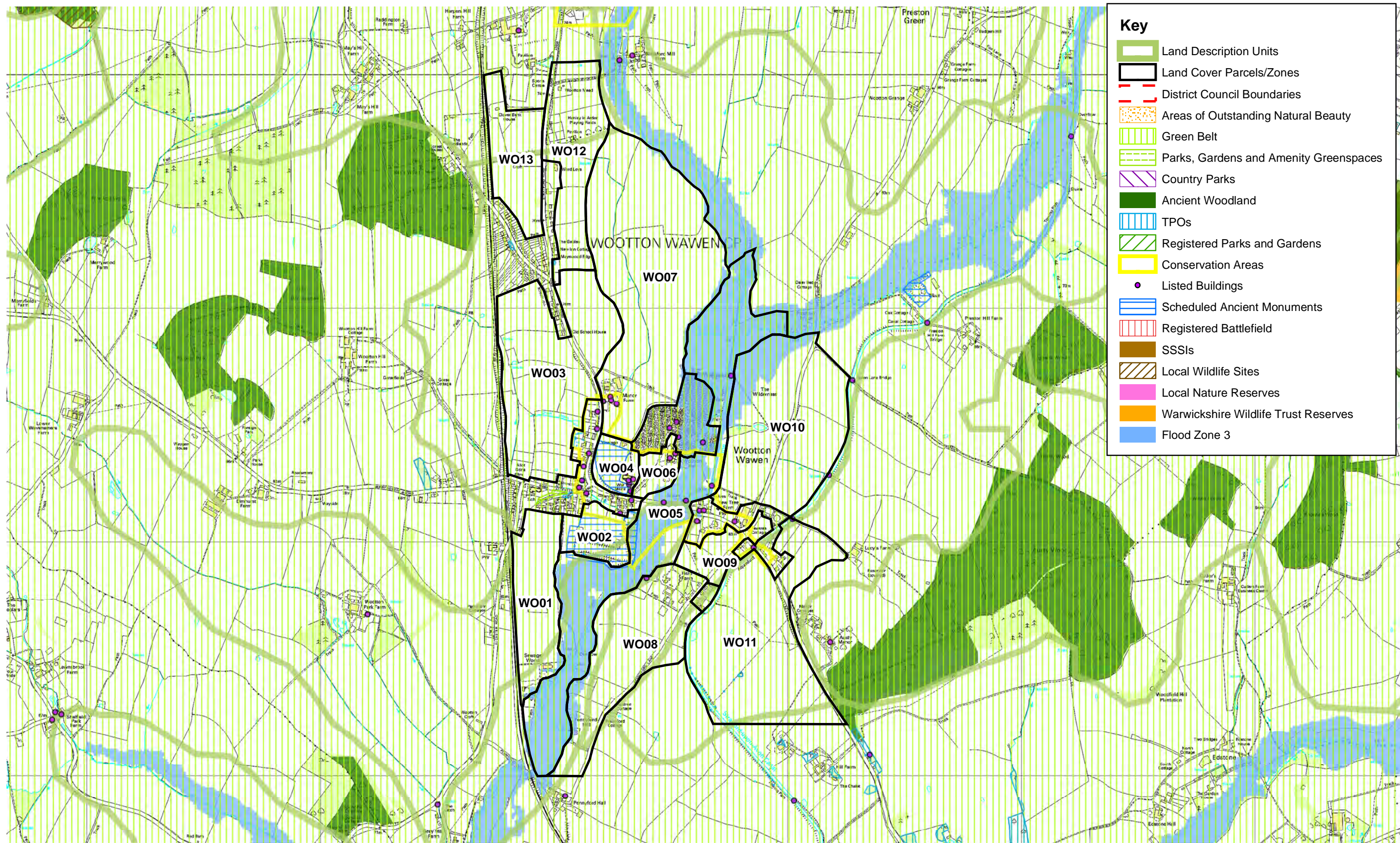
Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

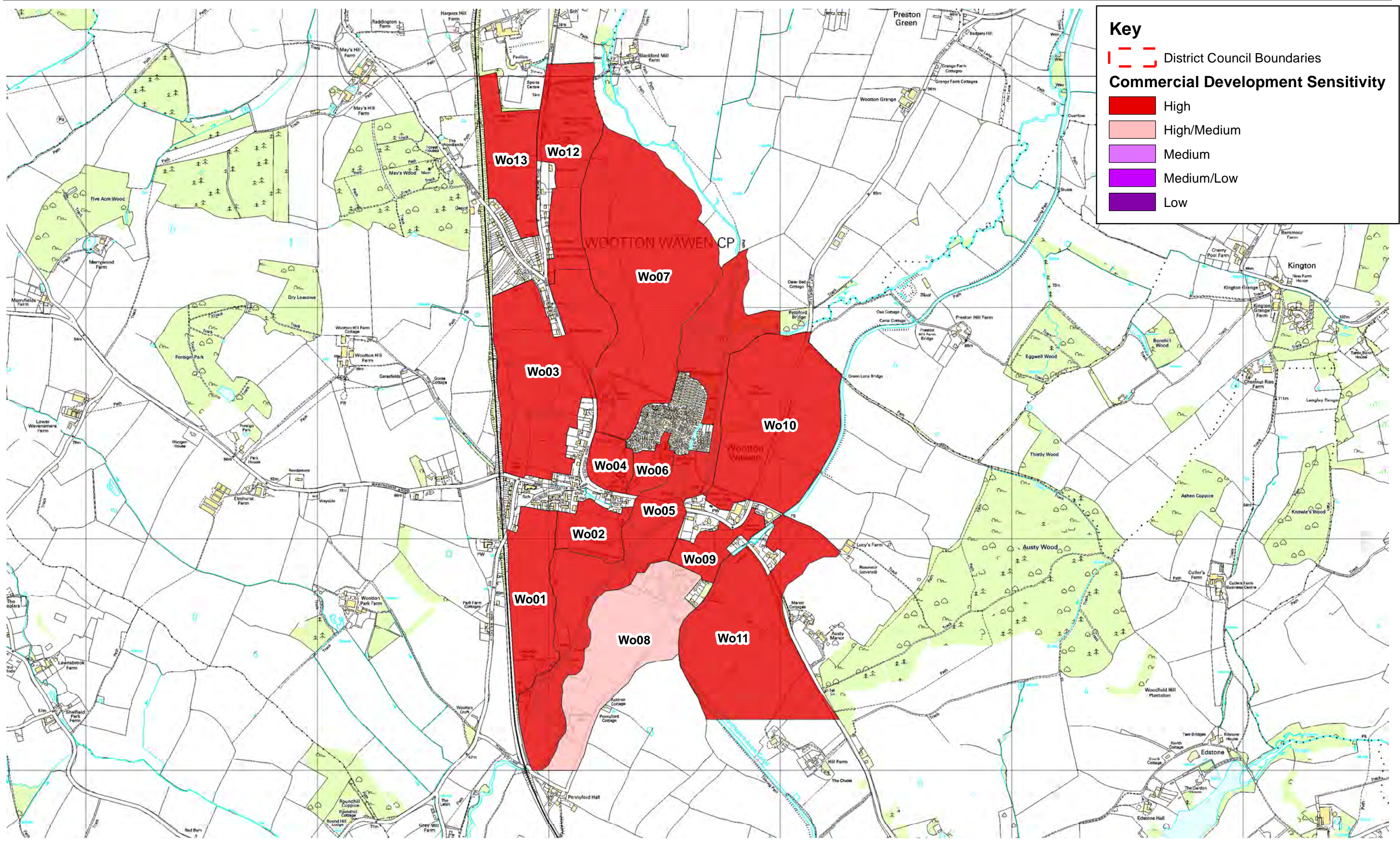


0 0.5 1 2 km

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**Wootton Wawen
Designations and Constraints**



0 0.5 1 2 km

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Wootton Wawen
Landscape Sensitivity to Commercial Development

Landscape sensitivity to housing development high/medium

This zone comprises a large area of pasture to the south of the settlement, and bordered on its west side by the railway line. The land here drops gently from the railway and becoming flatter towards the floodplain. It forms part of the wider pastoral landscape of the broad river valley, with its mature trees such as willow in the wetter areas and oaks in the hedgerows, gappy outgrown hedges, and there are some protected trees. The pasture appears to have been amalgamated from what was several smaller fields, and some of these have nature conservation interest as examples of unimproved neutral grassland. The only minor detractor is a small sewage works in the southernmost edge. A footpath, the Centenary Way, runs along its eastern edge. It forms a pastoral and reasonably tranquil area, which is quite visible from the settlement edges and from across the valley, and with views northwards to the church tower. It borders the settlement on its southern edge, and forms part of the wider open landscape of the river valley including the adjacent SAM with some nature conservation interest and near the Centenary Way. As such it is not considered appropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone comprises a large area of pasture to the south of the settlement, and bordered on its west side by the railway line. The land here drops gently from the railway and becoming flatter towards the floodplain. It forms part of the wider pastoral landscape of the broad river valley, with its mature trees such as willow in the wetter areas and oaks in the hedgerows, gappy outgrown hedges, and there are some protected trees. The pasture appears to have been amalgamated from what was several smaller fields, and some of these have nature conservation interest as examples of unimproved neutral grassland. The only minor detractor is a small sewage works in the southernmost edge. A footpath, the Centenary Way, runs along its eastern edge. It forms a pastoral and reasonably tranquil area, which is quite visible from the settlement edges and from across the valley, and with views northwards to the church tower. It borders the settlement on its southern edge, and forms part of the wider open landscape of the river valley including the adjacent SAM with some nature conservation interest and near the Centenary Way. As such it is not considered appropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Loamy gleys
Land cover	Ancient wooded farmlands
Settlement pattern	Clustered with estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Large_semi-regular
Origin	Cultivated

Designations

Landscape/planningGreen 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 falling to river valley**Landcover** pasture**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 type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" 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 checked="" type="checkbox"/>	Mixed <input 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 type="checkbox"/>	Overmature <input checked="" type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <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"/>	

Patch Survival

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

Ecological corridors

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

Impact	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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Pattern**Settlement pattern** -**Other built features** sewage works**Presence of water** ☒ edge of floodplain, close to river**Scale** medium **Sense of enclosure** framed**Diversity** simple**Skyline****Prominence/ importance** not applicable **Complexity****Comments** -**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	sewage works

Intervisibility**Site observation** medium **...to key features** ☐ **...from key place** ☐**Comments** views over area from settlement edge and from across the valley

Tranquillity

Noise sources roads people

Views of development some Presence of people infrequent

Summary high/medium

Comments a pastoral area with some road and rail noise

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

Comments pasture appears to be part of wider farmed unit; footpath links to settlement

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

Comments forms pastoral area containing south side of settlement and integrated with wider valley landscape; views to church tower

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments maturing garden vegetation and school fields

Receptors

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

Comments visible from dwellings and glimpses from southern approach road to settlement; from footpath and from across valley

Other

Other factors -

Potential for landscape enhancement

restoration and better hedgerow management

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

This zone comprises pasture to the south of the settlement, with remnant earthworks of ponds which are a scheduled ancient monument, unconnected remnant hedgerows and some larger, protected trees. The land is gently sloping towards the floodplain and has nature conservation interest as example of unimproved neutral grassland . The zone lies partly within the Wootton Wawen Conservation Area. It is closely linked to the wider pastoral landscape of the broad river valley, with its mature trees and gappy outgrown hedges. A footpath, the Centenary Way, runs along its eastern edge. It forms a pastoral and reasonably tranquil area, which is quite visible from the settlement edges and glimpses from the main road through the settlement, and with views northwards to the church tower. It contains the settlement on its southern edge, which includes some listed buildings. Due to its historic setting, ancient monuments and integration with the wider pastoral landscape of the river valley, it is not considered suitable for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone comprises pasture to the south of the settlement, with remnant earthworks of ponds which are a scheduled ancient monument, unconnected remnant hedgerows and some larger, protected trees. The land is gently sloping towards the floodplain and has nature conservation interest as example of unimproved neutral grassland . The zone lies partly within the Wootton Wawen Conservation Area. It is closely linked to the wider pastoral landscape of the broad river valley, with its mature trees and gappy outgrown hedges. A footpath, the Centenary Way, runs along its eastern edge. It forms a pastoral and reasonably tranquil area, which is quite visible from the settlement edges and glimpses from the main road through the settlement, and with views northwards to the church tower. It contains the settlement on its southern edge, which includes some listed buildings. Due to its historic setting, ancient monuments and integration with the wider pastoral landscape of the river valley, it is not considered suitable for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Loamy gleys
Land cover	Ancient wooded farmlands
Settlement pattern	Clustered with estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Large_semi-regular
Origin	Cultivated

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/archaeologyCons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐**Other**Flood ☒**Characteristics****Landform** almost flat**Landcover** pasture**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 type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" 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 checked="" type="checkbox"/>	Mixed <input 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 checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input checked="" type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

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

Ecological corridors

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

Impact	High <input type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input checked="" type="checkbox"/>
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Pattern**Settlement pattern** none**Other built features** -**Presence of water** ☒ edge of floodplain**Scale** small **Sense of enclosure** enclosed**Diversity** simple**Skyline****Prominence/ importance** apparent **Complexity****Comments** large trees may be visible from settlement**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility**Site observation** medium **...to key features** ☐ **...from key place** ☐**Comments** filtered views to and from area from valley floor**Tranquillity**

Noise sources	roads	people	
Views of development	one side 180	Presence of people	infrequent

Summary high/medium

Comments despite road noise and views to development the area has a sense of time-depth and integration with wider pastoral landscape of valley

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

Comments pasture appears to be part of wider farmed unit; footpath links to settlement

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

Comments forms pastoral area containing south side of settlement and integrated with wider valley landscape; views to church tower

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral **Form of edge** moderately indented

Comments maturing garden vegetation and school fields

Receptors

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

Comments visible from dwellings and glimpses from main road to settlement; from footpath and from across valley

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Wo03

Settlement: Wootton Wawen

Landscape sensitivity to housing development high/medium

This zone comprises arable and pasture land and allotments, and is contained by the railway to the west with Stratford Road passing through. The land is gently domed, lying at a slightly higher level than the main part of the settlement and visible from the village centre and from longer views from the east. Further west there is higher ground where dwellings appear to have views into this area. The railway is in cutting at this point with maturing scrub vegetation. Some pasture has nature conservation interest as examples of unimproved neutral grassland. The zone is visually associated visually with farmed landscape to the west. It provides a rural, green buffer between the main part of the settlement and the developed area around the junction 1km north of the settlement centre. Whilst a quite self contained and well-defined zone, any new development would probably be visible from several locations and would create a potential coalescence of the two parts of the settlement, and for this reason it is not considered suitable for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone comprises arable and pasture land and allotments, and is contained by the railway to the west with Stratford Road passing through. The land is gently domed, lying at a slightly higher level than the main part of the settlement and visible from the village centre and from longer views from the east. Further west there is higher ground where dwellings appear to have views into this area. The railway is in cutting at this point with maturing scrub vegetation. Some pasture has nature conservation interest as examples of unimproved neutral grassland. The zone is visually associated visually with farmed landscape to the west. It provides a rural, green buffer between the main part of the settlement and the developed area around the junction 1km north of the settlement centre. Whilst a quite self contained and well-defined zone, any new development would probably be visible from several locations and would create a potential coalescence of the two parts of the settlement, and for this reason it is not considered suitable for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy gleys

Land cover Ancient wooded farmlands

Settlement pattern Clustered with estate farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C2

Visual sensitivity L1

Land Cover Parcel data

Land Use Mixed farming

Pattern Small/med_semi-regul

Origin Cultivated

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/archaeologyCons. Area ☒ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐**Other**Flood ☐**Characteristics****Landform** gently domed and slightly higher than main settlement**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 type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input 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 checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input checked="" type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

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

Impact	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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Pattern**Settlement pattern** linear development along road on eastern edge**Other built features** -**Presence of water** ☒ ponds and drains**Scale** medium **Sense of enclosure** framed**Diversity** simple**Skyline****Prominence/ importance** apparent **Complexity** simple**Comments** appears to be a skyline for dwellings adjacent to east**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility**Site observation** medium **...to key features** ☐ **...from key place** ☐**Comments** visible from longer views from the east and rear of dwellings on Stratford Road**Tranquillity****Noise sources** roads**Views of development** one side 180 **Presence of people** infrequent**Summary** medium

Comments some road and rail noise and views to development but otherwise a rural landscape of mixed farming

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

Comments appears to be part of wider farmed unit; allotments appear well used

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

Comments not visible from Stratford Road but on high ground and forms skyline for some receptors

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral **Form of edge** smooth/linear

Comments maturing back garden vegetation

Receptors

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium

Comments visible from dwellings adjacent, higher ground to west, and from across valley

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Wo04

Settlement: Wootton Wawen

Landscape sensitivity to housing development high

This zone consists of an open area of mown grass (neutral grassland) forming the setting for and including the parish church of Wootton Warwen, held to be the oldest church in Warwickshire. There are several other listed buildings adjacent to the church and a single, more recent house on its northern boundary. The church and its setting are locally prominent, clearly visible from many of the neighbouring listed buildings within the settlement and from the road, as the boundary of this zone with the A3400 is a low fence with very limited vegetation. The church tower is a prominent feature within the wider landscape. Most of the zone is also designated a SAM. There seem to be overwhelming reasons for considering this zone inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of an open area of mown grass (neutral grassland) forming the setting for and including the parish church of Wootton Warwen, held to be the oldest church in Warwickshire. There are several other listed buildings adjacent to the church and a single, more recent house on its northern boundary. The church and its setting are locally prominent, clearly visible from many of the neighbouring listed buildings within the settlement and from the road, as the boundary of this zone with the A3400 is a low fence with limited vegetation. The church tower is a prominent feature within the wider landscape. Most of the zone is also designated a SAM, and as it is also in a prominent position in the centre of the settlement it is considered highly inappropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy gleys

Land cover Ancient wooded farmlands

Settlement pattern Clustered with estate farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C2

Visual sensitivity L1

Land Cover Parcel data

Land Use Pastoral

Pattern Small/med_semi-regul

Origin Cultivated

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 sloping
Landcover neutral grassland

Field boundaries

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

Hedge/Stream Trees

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

Other Trees

Extent	Prominent <input checked="" type="checkbox"/>	Apparent <input 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"/>	

Patch Survival

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

Ecological corridors

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

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

Settlement pattern cluster of (listed) buildings around church and single house in north eastern corner

Other built features -

Presence of water ☐ -

Scale medium

Sense of enclosure

open to west; vegetated boundary to east

Diversity simple

Skyline

Prominence/ importance	prominent	Complexity	simple
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Comments mixed ornamental trees along eastern boundary form local skyline viewed from A3400

Key views

To settlement	False	From settlement	False
Landmarks	church	Detractors	busy road

Intervisibility

Site observation	high	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
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Comments church is local landmark, its tower visible over an extensive area

Tranquillity

Noise sources roads

Views of development many 270

Presence of people frequent

Summary medium

Comments constant traffic on A3400 detracts considerably from tranquillity of zone

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

Comments mown grass apparently managed in isolation

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

Comments visually prominent within settlement and wider landscape

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments no, but development of either would detract from the other

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☐

Nature of edge positive **Form of edge** smooth/linear

Comments older part of settlement with several listed buildings follow curve of A3400 around southern and western edge of zone

Receptors

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	high/medium

Comments Manor Farm to north is key rural receptor, with views of much of site. Urban residents around western and southern edge have clear views and group of listed buildings within zone are primary receptors. Road users have clear views of zone.

Other

Other factors almost entire site is a SAM (Saxon earthworks)

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

This zone consists of the wide, shallow valley of the river Alne on the eastern side of Wootton Wawen and is divided into three sections. The southern section consists of a meandering river bordered with thorn trees, through which there are views over open pasture fields to WO01 and WO08, whose outer edges mark the extent of the valley landform. The central section extends from the road bridge north past Wootton Hall and consists of about half of an extensive static caravan park, immaculately maintained but a curious juxtaposition for a well restored listed building (Wootton Hall). Here the river has been canalised and lies to the east, with a riverside walk (not a PROW) past an area of young, partly managed woodland to the conifer boundary with a large fishing lake. From this point the river is a minor feature in an open mainly pastoral landscape, with views out to east and west. The zone contains several listed buildings and part of a SAM and acts in its central section as part of the setting of Wootton Hall. It is overlooked by several listed buildings and other houses within the settlement and within the wider landscape. It is designated Flood Zone 3 and is part of the wider rural landscape. There are thus many reasons why housing development in this zone would be inappropriate. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of the wide, shallow valley of the river Alne on the eastern side of Wootton Wawen and is divided into three sections. The southern section consists of a meandering river bordered with thorn trees, through which there are views over open pasture fields to WO01 and WO08, whose outer edges mark the extent of the valley landform. The central section extends from the road bridge north past Wootton Hall and consists of about half of an extensive static caravan park, immaculately maintained but a curious juxtaposition for a well restored listed building (Wootton Hall). Here the river has been canalised and lies to the east, with a riverside walk (not a PROW) past an area of young, partly managed woodland to the conifer boundary with a large fishing lake. From this point the river is a minor feature in an open mainly pastoral landscape, with views out to east and west. The zone contains several listed buildings and part of a SAM and acts in its central section as part of the setting of Wootton Hall. It is overlooked by several listed buildings and other houses within the settlement and within the wider landscape. It is designated Flood Zone 3 and is part of the wider rural landscape. There are thus many reasons why commercial development in this zone would be inappropriate. The zone is also in Green Belt which is an additional constraint on development.

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	P2
Ecological sensitivity	P2
Visual sensitivity	L0

Land Cover Parcel data

Land Use	Pastoral
Pattern	Large_semi-regular
Origin	Meadow

Designations

Landscape/planningGreen 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** river and riparian grassland**Field boundaries**

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input checked="" type="checkbox"/>
Species	Thorn <input type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" 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 checked="" type="checkbox"/>	Scattered <input 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 type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

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

Ecological corridors

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

Impact	High <input type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input checked="" type="checkbox"/>
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Pattern**Settlement pattern** none, but four listed buildings within zone**Other built features** none**Presence of water** ☒ river Alne, part canalised in grounds of Wooten Hall, and large lake to north of site

Scale	medium - narrow laterally but strong linear feature in local landscape	Sense of enclosure	open. Strong lines of riparian vegetation appear to create sense of enclosure, but are permeable, and river valley very shallow and broad
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Diversity simple**Skyline****Prominence/ importance** not applicable**Complexity****Comments** wooded ridges to north west and south east are local skylines**Key views**

To settlement	False	From settlement	False
Landmarks	Wootton Hall, church tower	Detractors	static caravan site

Intervisibility

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

Comments long linear views, partly filtered by riparian vegetation; transverse views only slightly limited by trees along river

Tranquillity

Noise sources roads people

Views of development many 270 **Presence of people** infrequent

Summary medium

Comments traffic noise from A3400; PROW through much of southern part; central section disturbed by people movement within grounds of Hall, northern part more tranquil, with neither PROWs nor roads, only accessible through caravan site.

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

Corridor? ☒

Comments river corridor and floodplain with farmland apparently managed as part of wider farmed units and Monarch's Way by watercourse to the south

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

Setting? ☐

Comments largely screened from view within settlement; parts of settlement edge are viewed from north east across this zone, but it is not part of its setting despite relationship of river corridor and Hall

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments no, but development in any of WO02, 05 or 06 would be detrimental (WO06 and WO02 are not intervisible)

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☐

Nature of edge neutral **Form of edge** smooth/linear

Comments settlement edge is mainly pre C20 with several listed buildings, bisecting linear river corridor in centre.

Receptors

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

Comments rural receptors are Blackford Mill Farm to north and Field Farm in WO08 to south east; urban receptors are mainly listed buildings adjacent to central road crossing, some of which have no residents eg the brick bridge to north east of lake. Users of PROW have clear views filtered by trees. Road users have clear views of cluster of listed buildings and river in central section..

Other

Other factors Flood Zone 3 area

Potential for landscape enhancement

promote increased management of young woodland between caravan park and lake, especially to favour lime, oak, hazel and elm over sycamore.

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

This zone consists of the entrance to and main buildings of Wootton Hall, a listed building and imposing country house. The main feature other than the house is the lime avenue along the curving drive, set in managed grassland sweeping to the River Alne along its eastern boundary. Other elements are the hedge along the western boundary and ornamental planting in front of the house. The zone has many listed buildings abutting it, in addition to the main building Wootton Hall, and is considered highly sensitive, in addition to its proximity to a SAM and to a river corridor/floodplain zone 3. It is therefore considered inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of the entrance to and main buildings of Wootton Hall, a listed building and imposing country house. The main feature other than the house is the lime avenue along the curving drive, set in managed grassland sweeping to the River Alne along its eastern boundary. Other elements are the hedge along the western boundary and ornamental planting in front of the house. The zone has many listed buildings abutting it, in addition to the main building Wootton Hall, and is considered highly sensitive, in addition to its proximity to a SAM and to a river corridor/floodplain zone 3. It is therefore considered inappropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics**LDU level****Physiographic** Soft rock vales & valleys**Ground type** Loamy gleys**Land cover** Ancient wooded farmlands**Settlement pattern** Clustered with estate farms**LDU level****Cultural sensitivity** H2**Ecological sensitivity** C2**Visual sensitivity** L1**Land Cover Parcel data****Land Use** Parkland**Pattern****Origin** Cultivated**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**Landcover** amenity grass, lime avenue, buildings**Field boundaries**

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

Hedge/Stream Trees

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

Other Trees

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

Patch Survival

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

Ecological corridors

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

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

Settlement pattern setting for and approach to Wootton Hall, large country house

Other built features another listed building

Presence of water ☐ adjacent to floodplain of river Alne (small portion within zone) **Sense of enclosure** partly enclosed

Scale medium

Diversity diverse

Skyline

Prominence/ importance apparent **Complexity** simple

Comments local skyline formed by ornamental trees on boundary with WO04

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments open within site, with lime avenue and house façade key features

Tranquillity

Noise sources	roads	people
Views of development	one side 180	Presence of people frequent

Summary medium/low

Comments traffic on A3400 is almost constant and noisy; many people moving within zone and presence of static caravans on northern boundary are visually distracting

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

Corridor? ☐

Comments mown parkland as part of Wootton Hall

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

Setting? ☐

Comments unrelated in style but focus of settlement with church; not related to wider landscape

Are adjacent assessed areas mutually reliant...

... visually? ☐...functionally? ☐

Comments no, but development of either would greatly affect each, especially the group of listed buildings around the church abutting the western boundary, despite vegetation

Settlement edge

Pre C20 edge ☒**C20-21 edge** ☒**Nature of edge** negative**Form of edge** smooth/linear

Comments settlement edge to south is of listed building. Edge to north is massed static homes, individually very well maintained but en masse an unusual and distracting setting for an imposing country house

Receptors

Receptors**Sensitivity**

urban residents

high

roads/rail/cycleways

high

Comments chief urban residences are two listed buildings on site, then listed buildings abutting western boundary, then listed building bearing southern boundary. Road users would be little affected due to filtering effect of lime avenue

Other

Other factors borders Flood Zone 3 area along its eastern edge

Potential for landscape enhancement

consider listing house and TPOing lime avenue

Potential mitigation if area potentially suitable for development

-

LCP/Zone Wo07

Settlement: Wootton Wawen

Landscape sensitivity to housing development high/medium

This zone consists of an area of low-lying mixed arable and pastoral farmland adjacent to the floodplain of the River Alne and north of Wootton Wawen and Wootton Hall. Through most of the zone there are views across it, filtered by occasionally dense riparian vegetation. At the southern end a small ridge blocks east/west views, so that there are no views of the Wootton Hall static caravan site from the A3400 or zone WO04 immediately to the south. The zone is part of the wider farmed landscape and integral to the river valley; it is unrelated to the settlement, despite the presence of Manor Farm and its listed buildings at its southern end. It is therefore considered inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of an area of low-lying mixed arable and pastoral farmland adjacent to the floodplain of the River Alne and north of Wootton Wawen and Wootton Hall. Through most of the zone there are views across it, filtered by occasionally dense riparian vegetation. At the southern end a small ridge blocks east/west views, so that there are no views of the Wootton Hall static caravan site from the A3400 or zone WO04 immediately to the south. The zone is part of the wider farmed landscape and integral to the river valley; it is unrelated to the settlement, despite the presence of Manor Farm and its listed buildings at its southern end. It is therefore considered inappropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Loamy gleys
Land cover	Ancient wooded farmlands
Settlement pattern	Clustered with estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Mixed farming
Pattern	Large_semi-regular
Origin	Cultivated

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

Landcover mix of pasture and 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 type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input 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 checked="" type="checkbox"/>	Scattered <input 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 type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

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

Settlement pattern Manor Farm and associated buildings at southern end

Other built features -

Presence of water ☒ dense riparian vegetation along stream; adjacent to river
Alne and lake

Sense of enclosure open

Scale medium

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments wide very shallow river valley with wooded ridges as distant skylines to east and west; small ridge at southern end blocks views of area around Wootton Hall from west and A3400.

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
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Comments viewed as part of wider rural landscape

Tranquillity

Noise sources	roads	other	
Views of development	one side 180	Presence of people	rare

Summary medium

Comments tranquillity would be higher in this rural area but for constant low traffic noise, occasional trains, and views of housing along A3400. No PROWs or roads in zone.

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

Comments appears to be managed as part of wider farmed units

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

Setting? ☐

Comments -

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments eastern part of W003 contributes to this zone's function in separating two areas of housing development

Settlement edge

Pre C20 edge ☒ C20-21 edge ☐

Nature of edge positive

Form of edge smooth/linear

Comments listed buildings along A3400 near southern end of zone create visual unit with Manor House Farm when viewed from the north. Within zone there are views of the recent development along the A3400 to the north of Wootton Wawen.

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

Comments rural residence is Manor Farm (listed buildings), with SAM near to southern boundary. Urban residences include several listed buildings as well as modern linear development along A3400 to west of zone across eastern part of W003.

Other

Other factors residents at extreme northern end of Wootton Hall site may have views into this zone.

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone comprises several regular shaped fields, used for pasture to the south east of the settlement, and bordered on its west side by the floodplain of the River Alne and on the east by Pennyford Lane. The land here drops gently from the road towards the river. It forms part of the wider pastoral landscape of the broad river valley, with its mature trees such as willow in the wetter areas and oaks in the hedgerows. It includes Field Farm which accommodates some light industrial motor-related businesses, and a horse sanctuary, which detracts from the overall tranquillity and rural character of the area to an extent, especially from Pennyford Lane, although screened from the north by a maturing woodland block. Across the river runs the long distance footpath, the Centenary Way. The zone is quite visible from longer views from across the valley such as from the point where Stratford Road crosses the railway, and with views northwards to the church tower. Due to its integral relationship to the wider pastoral landscape of the valley floor, its separation from the settlement and contribution to the setting of centenary Way the zone is not considered appropriate for housing development. The zone is also in Green Belt which is an additional constraint on development. Enhanced native hedge and tree screening is recommended south of Field Farm.

Landscape sensitivity to commercial development high/medium

This zone comprises several regular shaped fields, used for pasture to the south east of the settlement, and bordered on its west side by the floodplain of the River Alne and on the east by Pennyford Lane. The land here drops gently from the road towards the river. It forms part of the wider pastoral landscape of the broad river valley, with its mature trees such as willow in the wetter areas and oaks in the hedgerows. It includes Field Farm which accommodates some light industrial motor-related businesses, and a horse sanctuary, which detracts from the overall tranquillity and rural character of the area to an extent, especially from Pennyford Lane, although screened from the north by a maturing woodland block. Across the river runs the long distance footpath, the Centenary Way. The zone is quite visible from longer views from across the valley such as from the point where Stratford Road crosses the railway, and with views northwards to the church tower. Due to its integral relationship to the wider pastoral landscape of the valley floor, its separation from the settlement and contribution to the setting of centenary Way the zone is not considered appropriate for commercial development, with Field Farm considered to be incongruous. Enhanced native hedge and tree screening is recommended south of Field Farm. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Loamy gleys
Land cover	Ancient wooded farmlands
Settlement pattern	Clustered with estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Medium/large_regular
Origin	Cultivated

Designations

Landscape/planningGreen 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** pasture**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 type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" 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 checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input checked="" 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 type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
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Intensity of Use

Impact	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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Pattern**Settlement pattern** one farm used as car breakers, one listed building**Other built features** -**Presence of water** ☒ floodplain**Scale** medium **Sense of enclosure** framed**Diversity** simple**Skyline****Prominence/ importance** not applicable **Complexity****Comments** -**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	Hall Farm

Intervisibility**Site observation** medium **...to key features** ☐ **...from key place** ☐**Comments** views from Pennyford Lane, Centenary Way and from across valley to west

Tranquillity

Noise sources roads industry

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

Summary medium/low

Comments a pastoral landscape generally remote from settlement but noise and views to car breakers

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

Corridor? ☐

Comments appears to be managed as part of wider farmed units

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

Setting? ☐

Comments forms pastoral area south of settlement and integrated with wider valley landscape; views to church tower

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 Hall Farm at northern edge

Receptors

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

Comments views from Pennyford Lane, Centenary Way and from across valley to west

Other

Other factors adjoins floodplain

Potential for landscape enhancement

additional screening to south side of Hall Farm - 20m native hedge and tree belt

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

This zone comprises several small pasture fields, in two parts. The larger part is south of Stratford Road and straddles Pennyford Lane. The land here drops gently towards the river, and appears to be used as a horse paddock, with gappy hedgerows and other small orchard trees, and bordered on the north west side by three dwellings with associated stables in mature gardens. It lies close to the River Alne and the Centenary Way long distance footpath. A small part of this southern area lies west of Pennyford Lane and adjacent to the Stratford upon Avon canal, and comprises rough ground with some scrubby vegetation. The northern area lies just north of the Stratford Road and west of the canal, and comprises a pasture field which appears to be little used, but may be part of the garden of the dwelling to its north. This small area appears slightly elevated from the Stratford Road and has mature vegetation around most of its edges. There are glimpses into this area from the canal towpath, close to the canal aqueduct which is a scheduled ancient monument. Both areas adjoin the Wootton Wawen Conservation Area. The areas lie to the east of the centre of the settlement, where there is a cluster of properties including listed buildings close to the Stratford Road. In considering development potential, there is an argument that the permeability of space this area and as visible from the canal should be maintained. However, a very small number of dwellings could be considered if designed with care. On the southern area, the northerly field could accommodate up to three new dwellings, but no further development such as in the south field is recommended in order to maintain an open area south of the settlement as perceived in particular from Centenary Way and to avoid coalescence of the settlement with Hall Farm. On the northern area, a further two dwellings could be considered. New development should respect the pattern of detached, large houses at low density, and a screen of native hedgerow species should be planted on the south east edge of the northern area and the south west edge of the southern area, both to be outside the curtilage of private dwellings and protected by a planning condition to allow them to mature. The zone is in Green Belt which is a constraint on development generally.

Landscape sensitivity to commercial development high

This zone comprises several small pasture fields, in two parts. The larger part is south of Stratford Road and straddles Pennyford Lane. The land here drops gently towards the river, and appears to be used as a horse paddock, with gappy hedgerows and other small orchard trees, and bordered on the north west side by three dwellings with associated stables in mature gardens. It lies close to the River Alne and the Centenary Way long distance footpath. A small part of this southern area lies west of Pennyford Lane and adjacent to the Stratford upon Avon canal, and comprises rough ground with some scrubby vegetation. The northern area lies just north of the Stratford Road and west of the canal, and comprises a pasture field which appears to be little used, but may be part of the garden of the dwelling to its north. This small area appears slightly elevated from the Stratford Road and has mature vegetation around most of its edges. There are glimpses into this area from the canal towpath, close to the canal aqueduct which is a scheduled ancient monument. Both areas adjoin the Wootton Wawen Conservation Area and are within the Green Belt. The areas lie to the east of the centre of the settlement, where there is a cluster of properties including listed buildings close to the Stratford Road. Due to the scale of the spaces available and the adjoining residential properties the zone is not considered suitable for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy gleys

Land cover Ancient wooded farmlands

Settlement pattern Clustered with estate farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C2

Visual sensitivity L1

Land Cover Parcel data

Land Use Pastoral

Pattern Small/medium_regular

Origin Cultivated

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 sloping

Landcover pasture

Field boundaries

Type Hedgerows ☒ Hedgebanks ☐ Stone walls ☐ Wet ditches ☐

Species Thorn ☐ Elm ☐ Mixed ☒ Ancient ☐

Condition Good ☐ Poor ☒ Redundant ☐ Relic ☐

Management Trimmed ☐ Outgrown ☒ Mixed ☐

Hedge/Stream Trees

Extent Dense ☐ Scattered ☒ Insignificant ☐ None ☐

Age of mixture Mixed Age ☐ Overmature ☒ Immature ☐

Other Trees

Extent Prominent ☐ Apparent ☒ Insignificant ☐ None ☐

Age of mixture Mixed Age ☒ Overmature ☐ Immature ☐

Patch Survival

Extent Widespread ☐ Localised ☐ Relic ☒

Management Intense ☐ Traditional ☐ Neglected ☐

Ecological corridors

Condition Intact ☐ Declining ☐ Fragmented ☒

Intensity of Use

Impact High ☐ Moderate ☒ Low ☐

Pattern

Settlement pattern none

Other built features adjacent to canal and aqueduct

Presence of water ☒ canal

Scale small Sense of enclosure enclosed

Diversity simple

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

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

Comments area are largely screened from view except some from riverside (south area) and canal (north area)

Tranquillity

Noise sources roads people

Views of development some Presence of people infrequent

Summary medium

Comments enclosed sites with mature trees but road noise and views of development

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

Comments pasture fields appear to be related to use by adjacent dwellings

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

Comments mature trees are a strong feature especially from canal and Stratford Road

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge moderately indented

Comments mature gardens of large dwellings

Receptors

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

Comments dwellings and from riverside (south area) and canal (north area)

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

see notes on residential development on density and screening

LCP/Zone Wo10

Settlement: Wootton Wawen

Landscape sensitivity to housing development high/medium

This zone consists of mixed farmland on slightly sloping land between the River Alne and the Stratford-on-Avon canal, which lies on higher ground to the east of Wootton Hall. At least part of it was formerly parkland associated with the Hall, the remaining relic being the spur of woodland and formal pond towards the centre of the zone. Fields are medium in size and gently sloping towards the river, with variable but generally good hedges, wide verges and many hedgerow trees, mainly oak. It is unrelated to the settlement and the canal along its eastern boundary makes as little impression as the static caravan site around Wootton Hall - none of it is visible, due mainly to dense vegetation along the boundary with WO05. Given that this zone is part of the wider farmed landscape and has no apparent relationship, visual or functional, to the settlement, it is considered inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of mixed farmland to the east of Wootton Hall and adjacent to the shallow valley of the River Alne. At least part of it was formerly parkland associated with the Hall, the remaining relic being the spur of woodland and formal pond towards the centre of the zone. Fields are medium in size and gently sloping towards the river, with variable but generally good hedges, wide verges and many hedgerow trees, mainly oak. It is unrelated to the settlement and the canal along its eastern boundary makes as little impression as the static caravan site around Wootton Hall - none of it is visible, due mainly to dense vegetation along the boundary with WO05. Given that this zone is part of the wider farmed landscape and has no apparent relationship, visual or functional, to the settlement, it is considered inappropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Loamy gleys

Land cover Ancient wooded farmlands

Settlement pattern Clustered with estate farms

LDU level

Cultural sensitivity H2

Ecological sensitivity C2

Visual sensitivity L1

Land Cover Parcel data

Land Use Pastoral

Pattern Medium/large_regular

Origin Cultivated

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 sloping down westwards to River Alne

Landcover mix of arable and pasture fields

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 checked="" type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input 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 checked="" type="checkbox"/>	Scattered <input 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 checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input checked="" 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 checked="" 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 none

Other built features none

Presence of water ☒ floodplain of river Alne abuts western boundary; Stratford-upon-Avon canal abuts eastern boundary; open relic parkland pond in centre (associated with Wootton Hall)

Sense of enclosure

Scale medium

Diversity simple

Skyline

Prominence/ importance	not applicable	Complexity
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Comments local skyline is wooded ridge to south east

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
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Comments zone open to view but with strong boundary vegetation

Tranquillity

Noise sources	roads	people	
Views of development	some	Presence of people	infrequent

Summary high/medium

Comments road noise is low; users of PROW along towpath infrequent

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

Comments appears to be managed as part of wider farmed units; PROW along

towpath on eastern boundary

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

Setting? ☐

Comments unrelated visually to settlement

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments visual continuity with W005

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☐

Nature of edge neutral

Form of edge moderately indented

Comments boundary and buildings not visible from within site or nearby road

Receptors

Receptors	Sensitivity
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rural residents	high
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urban residents	high
-----------------	------

long distance/public footpaths	medium
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roads/rail/cycleways	medium
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Comments Lucy's Farm and Austy Manor may have views of zone, filtered by canalside vegetation; listed buildings adjacent to western boundary are bridges over canalised river. Urban residents densely screened by boundary vegetation and landform. Views from PROW along canal filtered or blocked by canalside vegetation. Clearest views from Pettiford Lane through centre of zone.

Other

Other factors Flood Zone 3 along entire western boundary

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone comprises the undulating valley slopes rising up from the settlement and Stratford upon Avon canal to the east and divided by the Stratford Road. To the south of the road there are two large regular shaped fields used for pasture . To the north, there are two further pasture fields, one relatively small by the canal. The land forms the skyline in views from the canal. There is a small copse of partly dead poplars , and mature hedgerows. The area adjoins an area of ancient woodland in the south east corner. The canal aqueduct adjacent is listed and the zone adjoins the northern corner at the edge of the Wootton Wawen Conservation Area. Commercial uses including a pub extend up the hill south of the canal. These appear to intrude somewhat into the wider countryside and are not considered to form a precedent for further development. The zone is a reasonably tranquil area, although affected by some road noise. Due to the zone's character forming part of the wider open pastoral valley sides, its role as setting to the canal and listed aqueduct and forming the local skyline it is not considered appropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone comprises the undulating valley slopes rising up from the settlement and Stratford upon Avon canal to the east and divided by the Stratford Road. To the south of the road there are two large regular shaped fields used for pasture . To the north, there are two further pasture fields, one relatively small by the canal. The land forms the skyline in views from the canal. There is a small copse of partly dead poplars , and mature hedgerows. The area adjoins an area of ancient woodland in the south east corner. The canal aqueduct adjacent is listed and the zone adjoins the northern corner at the edge of the Wootton Wawen Conservation Area. Commercial uses including a pub extend up the hill south of the canal. These appear to intrude somewhat into the wider countryside and are not considered to form a precedent for further development. The zone is a reasonably tranquil area, although affected by some road noise. Due to the zone's character forming part of the wider open pastoral valley sides, its role as setting to the canal and listed aqueduct and forming the local skyline it is not considered appropriate for commercial development. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Loamy Brown soils
Land cover	Ancient wooded land
Settlement pattern	Dispersed with large estates
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	R1

Land Cover Parcel data

Land Use	Pastoral
Pattern	Large_regular
Origin	Assarting

Designations

Landscape/planningGreen 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 undulating**Landcover** pasture**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 type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" 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 checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input checked="" 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 type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
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Intensity of Use

Impact	High <input type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input checked="" type="checkbox"/>
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Pattern**Settlement pattern** none**Other built features** canal**Presence of water** ☒ canal, ponds**Scale** medium **Sense of enclosure** framed**Diversity** uniform**Skyline****Prominence/ importance** prominent **Complexity** simple**Comments** skyline of pasture and trees as viewed from canal**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility**Site observation** medium **...to key features** ☐ **...from key place** ☐**Comments** from canal and wider views from west side of valley

Tranquillity

Noise sources roads

Views of development some

Presence of people infrequent

Summary high/medium

Comments some road noise and boats and walkers on canal

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

Comments appears to be part of wider farmed unit

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

Comments forms pastoral area south east of settlement and integrated with wider valley landscape

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☐

Nature of edge positive

Form of edge moderately indented

Comments several dwellings only on northern edges

Receptors

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

Comments main views from adjacent dwellings and canal

Other

Other factors -

Potential for landscape enhancement

improve hedgerow management

Potential mitigation if area potentially suitable for development

-

LCP/Zone Wo12

Settlement: Wootton Wawen

Landscape sensitivity to housing development high/medium

This zone consists of a linear sequence of small/medium regular fields to the east of the A3400 and north of Wootton Wawen. The fields are in use variously as garden, pasture, sports field and arable. There is a single dwelling within the zone, and linear housing along part of its western boundary, from which there are likely to be views into the zone. From the wider landscape to the east, across the floodplain of the river Alne, there are views of the zone filtered by vegetation within the floodplain. The northern part of the zone serves as a separation between two settlements. The settled area immediately adjacent to the zone is neither Henley in Arden nor Wootton Wawen. Any development here would serve to reduce the existing tenuous separation and increase the density of an area of settlement that has no cohesion or centre. It is therefore considered inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of a linear sequence of small/medium regular fields to the east of the A3400 and north of Wootton Wawen. The fields are in use variously as garden, pasture, sports field and arable. There is a single dwelling within the zone, and linear housing along part of its western boundary, from which there are likely to be views into the zone. From the wider landscape to the east, across the floodplain of the river Alne, there are views of the zone filtered by vegetation within the floodplain. The northern part of the zone serves as a separation between two settlements. The settled area immediately adjacent to the zone is neither Henley in Arden nor Wootton Wawen. Any development here would serve to reduce the existing tenuous separation and increase the density of an area of settlement that has no cohesion or centre. It is therefore considered inappropriate for commercial development, which would also be visible within the wider landscape to the east as a variation from the existing pattern of housing. The zone is also in Green Belt which is an additional constraint on development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Loamy gleys
Land cover	Ancient wooded farmlands
Settlement pattern	Clustered with estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Cropping
Pattern	Medium/large_regular
Origin	Cultivated

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/archaeologyCons. Area ☐ SAMs ☐ Historic Parks/Gardens ☐ Listed Buildings ☐ Registered Battlefield ☐**Other**Flood ☐**Characteristics****Landform** flat**Landcover** mix of arable, pasture and green space**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 checked="" type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input 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 checked="" type="checkbox"/>	Scattered <input 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 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"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Intense <input checked="" 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** one house**Other built features** structures associated with sports fields**Presence of water** ☐ adjacent to floodplain of river Alne along part of eastern boundary**Sense of enclosure** enclosed**Scale** small medium**Diversity** diverse**Skyline****Prominence/ importance** not applicable **Complexity****Comments** skylines to east and west are wooded ridges at a distance - very broad, shallow valley**Key views**

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility**Site observation** high ...to key features ☐ ...from key place ☐**Comments** much of the site is clearly visible from areas to the east, such as Blackford Mill Farm, despite fairly dense vegetation along the eastern boundary**Tranquillity****Noise sources** roads other

Views of development one side 180

Presence of people frequent

Summary medium/low

Comments constant noise from traffic on the A3400 and occasional train noise; no PROWs; intense use of sports fields.

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

Corridor? ☐

Comments appears to be managed as part of wider farmed units with some settlement fringe uses

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

Setting? ☐

Comments relates visually to wider landscape; roadside vegetation gives rural, not urban appearance, behind which zone is almost hidden.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☒

Comments development of WO07 would landlock WO12; development here would be seen from east as increasing settlement density

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge positive

Form of edge smooth/linear

Comments linear sequence of quite large houses with fairly extensive, well vegetated grounds, so fairly well screened from view to east and west.

Receptors

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium

Comments outlying farms are rural receptors; urban receptors are house within zone and linear housing along A3400, which will have rear views over zone

Other

Other factors part adjacent to Flood Zone 3 (River Alne); TPO'd poplar at southern end of linear housing is prominent feature in wider landscape

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Wo13

Settlement: Wootton Wawen

Landscape sensitivity to housing development high/medium

This zone consists of two arable fields on flat land between Wootton Wawen and Henley in Arden, and between the A3400 and the railway. The zone also contains two large single dwellings which both have well vegetated boundaries. The road boundary is dense, with many hedgerow trees, but there is a perception for road users of this zone being open space between the two settlements. From houses to the south of this zone there are clear views from rear gardens, and there are also views in from housing along the eastern side of the A3400. Given this zone's significance in preventing the coalescence of two settlements, it is considered inappropriate for housing development. The zone is also in Green Belt which is an additional constraint on development.

Landscape sensitivity to commercial development high

This zone consists of two arable fields on flat land to the west of the A3400 between Wootton Wawen and Henley in Arden, with the railway forming its western boundary. The zone also contains two large single dwellings which both have well vegetated boundaries. The road boundary is dense, with many hedgerow trees, but there is a perception for road users of this zone being open space between the two settlements. From houses to the south of this zone there are clear views from rear gardens, and there are also views in from housing along the eastern side of the A3400. Given this zone's Green Belt designation and its significance in preventing the coalescence of two settlements, it is considered inappropriate for commercial development.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Loamy gleys
Land cover	Ancient wooded farmlands
Settlement pattern	Clustered with estate farms
	LDU level
Cultural sensitivity	H2
Ecological sensitivity	C2
Visual sensitivity	L1

Land Cover Parcel data

Land Use	Cropping
Pattern	Medium/large_regular
Origin	Cultivated

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

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 checked="" type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input checked="" type="checkbox"/>	Scattered <input 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 type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input 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 type="checkbox"/>	Fragmented <input checked="" 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 two dwellings

Other built features -

Presence of water ☐ -

Scale medium Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance prominent Complexity simple

Comments wooded ridge to west

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

Intervisibility

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

Comments clear views across site but strong boundary vegetation

Tranquillity

Noise sources roads other

Views of development many 270 Presence of people occasional

Summary medium/low

Comments constant traffic noise on busy A3400 and occasional train; views of settlement on many sides

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

Corridor? ☐

Comments appears to be managed as part of wider farmed units; PROW along small southern boundary

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

Setting? ☒

Comments serves to separate Wootton Wawen and Henley in Arden

serves to maintain separation of Wootton Wawen and Henley in Arden at northern end, although southern end is hidden behind housing and boundary vegetation

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments no

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral

Form of edge smooth/linear

Comments houses on May's Hill back onto zone; houses on A3400 face zone across road

Receptors

Receptors

Sensitivity

rural residents

high

urban residents

high

long distance/public footpaths

medium/low

roads/rail/cycleways

medium/low

Comments rural residences are two within site; urban residents either have back garden views of zone or face it across a busy road. PROW users have only a short section in zone which is otherwise within settlement. Road users would be conscious of change and would perceive Henrly in Arden and Wootton Wawen as single settlement.

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-