

**NOTE ON HISTORIC ENGLAND COMMENTS**

The authors received comments from Historic England via the local authority on 7 October 2025. Initial site boundaries were received at the same time, and it is understood the Historic England comments referred to those boundaries, or to an earlier version.

The boundaries have since been updated, and these reports were updated on 28 April 2026 to reflect the revised boundaries. In particular, the adjacent SG16 parcels to the east and south of Wellesbourne were removed, reducing concerns about the impact on listed buildings in this village. However, updated comments have not been received from Historic England, and their comments relate to the earlier site boundaries.

The Historic England comments on SG15 were as follows:

**POTENTIAL OBJECTION:** proposed allocation includes 2 scheduled monuments. These SMs are prehistoric & associated archaeology will extend beyond the limits of the designation. This has been demonstrated by geophysical survey for NHLE 1005716 showing a multi-period settlement. The extent of the cursus (NHLE 1020437) is not understood.

**SERIOUS CONCERNS/POTENTIAL OBJECTION:** impact on significance and setting of Charlecote Park RPG (GII\*) (esp. re: designed views), Charlecote & Hampton Lucy CA & Wellesbourne CA and LBs within and around Charlecote Park. Listing for the RPG includes: "At the heart of the estate is the impressive Grade I listed house, 16th century in origin. The park contains numerous other heritage assets, including its Grade I listed gatehouse, Grade I listed laundry, brew house, stables and coach house, and various ancillary structures listed at Grade I, II\*, and II, including Charlecote (Hiorn's) Bridge and Charlecote Gardens". Also, strong concerns regarding harm to significance and setting of Church of St Leonard (GI). Less concerns re: parcel to east of A429.

**Recommend:** Early HgIA required to inform scope for development. However, HE recommends removal of SMs & areas around at this stage of Plan process.

**IDENTIFICATION OF HERITAGE ASSETS**

**Site Historic Background**

The Site is located east of Stratford-upon-Avon and south of Warwick. It is an area of scattered villages and farmsteads in a broadly agricultural landscape. The land within the Site is largely agricultural with a complex of post-war university buildings at the centre, west of the A429. Immediately south of the Site is Site SG16, and this report should be read in conjunction with the SG16 report, to allow for consideration of cumulative impacts.

There is evidence of occupation over a long period through finds within the Site, including Neolithic activity in the form of earthworks and pottery finds within the Site, and evidence of Iron Age occupation.

The three closest villages of Newbold Pacey, Wellesbourne and Charlecote were all mentioned in the Domesday Book. The historic landscape type is of regular enclosure following the medieval period.

During the 20<sup>th</sup> century, the university buildings at the centre of the site were developed around an existing farm, the fields around them being used for experimental farming research. The complex includes buildings of varying sizes, generally one or two storeys high, greenhouses, a cluster of dwellings for staff, playing pitches and internal roads. However, the majority of the Site is still in agricultural use.

Type of Asset	Name and Designation of Asset
Listed Building	<b>There are no listed buildings within the site boundary.</b>

**One Grade I listed buildings within 500m study area, beyond Site boundary:**

- Church of St Leonard (NHLE 1381830), 270m west of Site.

**Two Grade II\* listed buildings within 500m study area, beyond Site boundary:**

- Church of St Peter (NHLE 1382017), 280m east of Site.
- Wellesbourne Hall (NHLE 1382037), 400m east of Site.

**Forty Grade II listed buildings within 500m study area, beyond Site boundary:**

- Five listed buildings of Thelsford Farm, 320m west of Site.
  - o Thelsford Bridge (NHLE 1325528)
  - o Thelsford Farmhouse (NHLE 1381816)
  - o Barn Approximately 20 Metres South East of Thelsford Farmhouse (NHLE 1381817)
  - o Barn and Stable and Shelter Shed Immediately North of Thelsford Farmhouse (NHLE 1381818)
  - o Cart Shed Approximately 60 Metres East of Thelsford Farmhouse (NHLE 1381819)
- Seven Elms (NHLE 1035125), 440m north of Site.
- Five listed structures of Newbold Pacey CA, between 440m and 500m east of Site.
  - o Newbold Pacey Hall (NHLE 1381973)
  - o Stable Block Approximately 50 Metres North of Newbold Pacey Hall and Attached Garden Walls (NHLE 1381974)
  - o Stable Block Approximately 60 Metres North West of Newbold Pacey Hall (NHLE 1381975)
  - o Wall West From Stableyard Entrance and to Road North of Newbold Pacey Hall and 2 Piers (NHLE 1381976)
  - o Wall and Pier to East of Stableyard Entrance North of Newbold Pacey Hall (NHLE 1381977)
- Sixteen listed structures of Wellesbourne, between 250m and 500m east of Site.
  - o White Cottage (NHLE 1382015)
  - o The Cottage (NHLE 1382016)
  - o Railings and Gates and Gate Piers Approximately 15 Metres East of The Church of St Peter (NHLE 1382018)
  - o Aylworth Monument Approximately 2 Metres South of The Church of St Peter (NHLE 1382019)
  - o Foley Headstone Approximately 4 Metres South of The Chapel of The Church of St Peter (NHLE 1382020)
  - o Group of Nine Headstones Approximately 5 Metres South East of The Porch of The Church of St Peter (NHLE 1382021)
  - o War Memorial Approximately 17 Metres West of The Church of St Peter (NHLE 1382022)
  - o Kings Head Public House (NHLE 1382023)
  - o The Old Vicarage and The Church House (NHLE 1382024)
  - o 33 and 35, Warwick Street (NHLE 1382039)
  - o The Gables (NHLE 1382010)
  - o 3, 5 and 7, Church Walk (NHLE 1382025)
  - o 6, 8 and 10, Church Walk (NHLE 138202 )
  - o The Little Cottage (NHLE 1382029)
  - o 3, Stratford Road (NHLE 1382036)
  - o The Lodge at Wellesbourne Hall (NHLE 1382038)
- Thirteen listed structures of Charlecote, between 150m and 300m west of Site.

	<ul style="list-style-type: none"> <li>○ East Entrance Gates to Charlecote Park and Flanking Railings and Piers (NHLE 1381801)</li> <li>○ Bambi Cottage (NHLE 1381823)</li> <li>○ Charlecote Gardens (NHLE 1381825)</li> <li>○ Hiorn's Bridge (NHLE 1381826)</li> <li>○ Rowell Cottage Woodlea (NHLE 1381827)</li> <li>○ The Malt House (NHLE 1381828)</li> <li>○ Jacksons Farmhouse Wayside Willows End (NHLE 1381829)</li> <li>○ Ford Headstone Approximately 23 Metres South of Chancel of Church of St Leonard (NHLE 1381831)</li> <li>○ Seeley Headstone Approximately 22 Metres South of Chancel of Church of St Leonard (NHLE 1381832)</li> <li>○ Seeley Headstone Immediately South of Chancel of Church of St Leonard (NHLE 1381833)</li> <li>○ Southam Headstone Approximately 15 Metres South of Chancel of Church of St Leonard (NHLE 1381834)</li> <li>○ K6 Telephone Kiosk at NGR SP 264 568 to The Left of Number 34 (Number 34 Not Included) (NHLE 1381835)</li> <li>○ The Vicarage and The Glebe (NHLE 1381836)</li> </ul>
Scheduled Monument	<p><b>Two Scheduled Monuments within Site:</b>  Enclosures 600 yards (550m) E of King's Mead (NHLE 1005716)  Cursus and bowl barrow 450m south east of Jackson's Barn (NHLE 1020437)</p> <p><b>One Scheduled Monument within 500m study area, beyond Site boundary:</b>  Charlecote Bridge (NHLE 1005755), 110m west of Site.</p>
Registered Parks and Gardens (RPG)	<p><b>One Grade II* RPG within 500m study area, beyond Site boundary:</b>  Charlecote Park (NHLE 1001187), adjacent to west of Site.</p>
Conservation Area (CA)	<p><b>Three CAs within 500m study area, beyond Site boundary:</b>  Newbold Pacey Conservation Area, 370m east of Site.  Charlecote Conservation Area, adjacent to west of Site.  Wellesbourne Conservation Area, 200m east of Site.</p>
Non-designated	<p>Within the site boundary are a number of non-designated assets including prehistoric and neolithic flint finds (MWA1115, MWA7483, MWA1140, MWA5166, MWA5167, MWA8843, MWA8840, MWA8841, MWA10134, ), and Romano-British finds. The Romano-British finds include pottery sherds (MWA6271, MWA5165, MWA8842), coins and a brooch fragment (MWA9827), a bone comb (MWA1164) roofing material (MWA12403) and bone pins and an antler point (MWA5168). These finds extend across the Site, beyond the Scheduled Monuments described above. Crop marks indicate Iron Age boundary ditches.</p> <p>Within the Site boundary is a small area of ridge and furrow (MWA8750) and cropmarks indicating enclosures (MWA4654, MWA6758, MWA7425).</p> <p>Within site in the cluster of the campus buildings is a 19<sup>th</sup> century well to the west of Cottage Farm (MWA12470).</p> <p>Within the site boundary are seven reported crash sites related to Second World War aircraft (MWA20410, MWA20403, MWA20381, MWA20451, MWA20414, MWA20356, MWA20355).</p> <p>Beyond the site boundary in the study area are many further find sites of Romano-British and prehistoric materials throughout the agricultural landscape; and also medieval finds in</p>

	the area of Wellesbourne. Crop marks indicate possible medieval enclosures as well as deserted medieval settlements and other features. There are also further Second World War crash sites, particularly in the area of SG 16 which covers the airfield. There are also a number of unlisted bridges and stretches of cobbled road.	
SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE		
Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Within the Site boundary		
Enclosures 600 yards (550m) E of King's Mead (NHLE 1005716)	<p>These are the below-ground remains of Romano-British farmsteads. They survive as buried structures, layers and deposits visible as crop and soil marks on aerial photographs. There are three large rectangular enclosures with at least two hut circles, pit alignments, ditches etc. A burial urn was found in 1823 and there have been finds of Iron Age and Romano-British pottery.</p> <p>The significance of the Scheduled Monument (SM) is principally evidential.</p> <p>It is located in a broadly agricultural landscape, with the airfield at the southern boundary of the SM. The landscape makes some contribution to the significance of the SM, as the setting of the farmstead.</p>	<p>The scheduled monument is located south of the River Dene. The setting of the monument is formed by the agricultural fields and river. However, the development of the Wellesbourne Airfield to the immediate south (Site SG16), and industry alongside it has removed some historical context.</p> <p>The Site contributes to the immediate setting of the scheduled monument.</p>
Cursus and bowl barrow 450m south east of Jackson's Barn (NHLE 1020437)	<p>This survives as the buried remains of a cursus and ring ditch, visible as cropmarks on aerial photographs. Flint implements have been found in the area.</p> <p>The significance of the Scheduled Monument (SM) is principally evidential.</p> <p>It is located in a broadly agricultural landscape, with the village of Charlecote to the east. The setting makes some contribution to the significance of the SM</p>	<p>The scheduled monument is located north of the River Dene. The setting of the monument is formed by the agricultural fields and river. The Site contributes to the setting of the scheduled monument.</p>
Within the Study Area		
Five listed buildings of Thelsford Farm, 320m west of Site.	<p>This group of traditional farm buildings are set around a farmyard. They include a 17<sup>th</sup> century timber frame farmhouse, an 18<sup>th</sup> century cart shed and two early 19<sup>th</sup> century barns. The barns and cartsheds are of brick with tile roofs.</p> <p>The listed structures have architectural, and evidential value. The various structures have individual value as well as group value, particularly in demonstrating the evolution of farming techniques in the area.</p> <p>The assets form part of each other's setting. To the north are some modern agricultural sheds, but these</p>	<p>The buildings are located about 300m north and west of the Site. The setting of the buildings is formed by the agricultural landscape.</p> <p>The Site contributes to the wider setting of the buildings and to their significance.</p>

	do not unduly impinge on the listed buildings' relationships to each other around the farmyard. The wider setting is the agricultural landscape associated with the farm, and thus forms part of its significance.	
Seven Elms (NHLE 1035125), 440m north of Site.	<p>This early 17<sup>th</sup> century timber framed cottage has rendered infill panels and modern casement windows. It faces south towards the Site. Its significance is primarily architectural.</p> <p>Its setting is in a small group with some more recent unlisted dwellings. This group sits within their own gardens, with further wooded areas to the south. Its wider setting is the agricultural landscape that surrounds it. Its setting contributes to its significance.</p>	<p>The building is located about 440m north of the Site. Its setting is formed by the agricultural landscape. However, it is separated from the Site by its own wooded gardens and by the tree-lined Thelsford Brook to the south.</p> <p>The Site makes no contribution to the wider setting of the building and to its significance.</p>
Newbold Pacey Conservation Area and associated listed structures	<p>Newbold Pacey CA is a small village with two main groups of listed buildings. The eastern group is centred around the Church of St George (NHLE 1381966) and its associated structures and is not within the Study Area.</p> <p>The western group, within the Study Area, includes the late 18<sup>th</sup> century, Grade II listed Newbold Pacey Hall (NHLE 1381973) and its associated buildings. The hall is of lined stucco with a hipped roof and brick stacks. It is two storeys with a symmetrical five-window range.</p> <p>The CA and its listed structures have architectural, historic and evidential value. The various structures have individual value as well as group value. The assets form part of each other's setting. The principle setting of the listed hall and its associated structures are the immediate grounds and the CA. The wider setting is a largely agricultural landscape. The setting of the conservation area and listed buildings also contributes to their significance.</p>	<p>The Site forms part of the wider landscape setting of the CA and its listed assets.</p> <p>Despite the modern development of the university buildings, the Site continues to make a contribution to the rural landscape setting of the designated assets.</p> <p>The university building parcel of land is separated from Newbold Pacey by the other, eastern parcels.</p>
Charlecote Conservation Area, Charlecote Registered Park and Garden (RPG), and associated listed structures inc Charlecote Bridge scheduled monument	<p>Charlecote CA consists of three separate character areas: the 16<sup>th</sup> century stately home and associated structures, the estate village of Charlecote, and the village of Hampton Lacey further west. The area within the Study Area is the entrance to the stately home and the estate village of Charlecote. The village has historical links to the stately home, and its setting is within the rest of the CA and the designed landscape of the RPG, which was the work of Capability Brown.</p> <p>The village dates to the 16<sup>th</sup> century but was substantially rebuilt in the 19<sup>th</sup> century with blacksmith, workshop, shop and school. It is on a broadly linear plan in an agricultural setting.</p>	<p>The Site forms part of the wider landscape setting of the CA, RPG and its listed assets.</p> <p>Despite the modern development of the university buildings, the Site continues to make a contribution to the rural landscape setting of the designated assets.</p>

	<p>At the south end of the village, the Grade I listed Church of St Leonard (NHLE 1381830) was also rebuilt in 1851. It is in Gothic Revival style, containing outstanding 16<sup>th</sup> and 17<sup>th</sup> century monuments. Its environs include four listed headstones and vicarage, all separately Grade II listed, and a tree-lined walkway to the stately home. Further south of the church is the listed gateway to the Park and the Grade II listed Hiorn's Bridge, also a scheduled monument. This rusticated segmental arch bridge was built by David Hiorn in 1755 when the public road was diverted away from the Park. The CA, RPG, listed structures and scheduled monument have architectural, historic and evidential value. The various structures have individual value as well as strong group value.</p> <p>The assets form part of each other's setting. The principal setting of the listed structures is the designed landscape and the CA. The wider setting is a largely agricultural landscape. Their setting contributes to their significance.</p>	
<p>Wellesbourne Conservation Area and associated listed structures</p>	<p>Wellesbourne consists of two villages, north and south of the stream, which have merged due to intervening development over time. The two historic cores consist of Wellesbourne Hastings, north of the river, which includes the Grade II* listed Church of St Peter (NHLE 1382017) and its associated monuments and structures; and Wellesbourne Mountford, south of the river, which consists of a traditional village street and, at the west edge of the village, the Grade II* listed Wellesbourne Hall (NHLE 1382037). The villages date back to the Norman era. The Church of St Peter is Norman with a 15<sup>th</sup> century tower, it was rebuilt in 1847.</p> <p>Wellesbourne Hall dates to C1700, with some later additions, and is of brick with ashlar dressings. It is a fine example of an early Georgian country house with a symmetrical range and two projecting wings. The character of the CA in general is formed by the building material of warm red brick, with some timber frames still visible. There are pockets of 17<sup>th</sup> and 18<sup>th</sup> century dwellings, with many short Victorian terraces and some 20<sup>th</sup> century houses.</p> <p>The CA and its listed structures have architectural, historic and evidential value. The various structures have individual value as well as strong group value. The assets form part of each other's setting. The principal setting of the listed structures is the CA. The wider setting is formed by modern estates to the north and south, and a largely agricultural landscape to the east and west. The setting of the conservation</p>	<p>The Site forms part of the wider landscape setting to the west of the CA and its listed assets. However, the listed assets are divided from the southern parcels of the Site by the A429, which is largely lined by mature trees and hedgerows.</p> <p>They are divided from the northern parcels of the Site by the modern housing estate to the north of the village. However, due to the modern infrastructure and housing, the Site contributes very little to the setting or significance of the CA.</p>

	area and listed buildings also contributes to their significance.	
POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE		
Name of asset	Description of impact	
Enclosures 600 yards (550m) E of King's Mead (NHLE 1005716)	<p>The enclosures fall within the Site. There is potential for further below ground remains to be affected by any construction works within the Site.</p> <p>This represents a major adverse impact on the scheduled monument.</p> <p>Historic England (HE) has expressed concerns about the two Scheduled Monuments. They stated: "These SMs are prehistoric &amp; associated archaeology will extend beyond the limits of the designation. This has been demonstrated by geophysical survey for NHLE 1005716 showing a multi-period settlement. The extent of the cursus (NHLE 1020437) is not understood."</p> <p>They added: "HE recommends removal of SMs &amp; areas around at this stage of Plan process."</p>	
Cursus and bowl barrow 450m south east of Jackson's Barn (NHLE 1020437)	<p>The cursus and bowl barrow fall within the Site. There is potential for further below ground remains to be affected by any construction works within the Site, which would potentially represent a major adverse impact on the scheduled monument.</p> <p>Historic England comments are as above.</p>	
Non-designated assets	<p>The presence of flint scatters and Romano-British remains found within the Site but outside the scheduled monuments suggests that further undocumented remains may be present in the Site. There is potential for these remains to be affected by any construction works within the Site. The extent of this potential impact is hard to assess but must be flagged in any consideration of impacts.</p> <p>Second World War aircraft crash sites may be protected as war graves; this is a potential issue in any redevelopment.</p>	
Five listed buildings of Thelsford Farm, 320m west of Site.	<p>The farmhouse and its associated structures are not within the Site, but they are traditional agricultural buildings. There is potential for a minor impact on the asset as while modern developments in the Site may represent a visual intrusion into the agricultural setting of the listed buildings.</p>	
Seven Elms (NHLE 1035125), 440m north of Site.	<p>The house is not within the Site and although the Site forms part of the wider setting of the listed assets, it makes little contribution to their significance due to the intervening distance and woodland. The asset's setting is primarily defined by its gardens. Modern development of the Site would have no impact on the significance of the listed asset.</p>	
Newbold Pacey Conservation Area and associated listed structures	<p>The group's setting is primarily defined by the assets' relationship with each other. Although the Site forms part of the wider setting of the group of listed assets, the distance between the Site and the CA means modern developments in the Site would have little impact on the CA and its assets, and the significance of the listed assets would not be impacted.</p>	
Charlecote Conservation Area, Charlecote Registered Park and	<p>The Site forms part of the wider setting of the listed assets. It adjoins the RPG, although none of the listed buildings fall within it.</p>	

<p>Garden (RPG), and associated listed structures including Charlecote Bridge scheduled monument</p>	<p>Modern developments in the Site would alter the rural setting of the CA and the wider setting of the listed buildings. This has the potential to have an adverse impact on the significance of the listed assets.</p> <p>Historic England has expressed serious concerns about the impact on the significance and setting of Charlecote Park RPG (GII*) (especially regarding the designed views), Charlecote &amp; Hampton Lucy CA and Wellesbourne CA and LBs within and around Charlecote Park. They state that listing for the RPG includes: "At the heart of the estate is the impressive Grade I listed house, 16th century in origin. The park contains numerous other heritage assets, including its Grade I listed gatehouse, Grade I listed laundry, brew house, stables and coach house, and various ancillary structures listed at Grade I, II*, and II, including Charlecote (Hiorn's) Bridge and Charlecote Gardens". Historic England also expressed strong concerns regarding harm to the significance and setting of Church of St Leonard (GI). They had less concerns regarding the parcel to east of A429.</p>
<p>Wellesbourne Conservation Area and associated listed structures</p>	<p>Although the Site forms part of the wider setting of the listed assets, it makes little contribution to their significance due to the intervening infrastructure and residential developments. The assets' settings are primarily defined by their relationship to each other within the village. Modern development of the Site would have no impact on the significance of the listed assets.</p> <p>Historic England has expressed concerns about impact on the significance and setting of Wellesbourne CA, as above, but this related to an earlier iteration of the site boundaries. The adjacent SG16 parcels which most impacted the Conservation Area have since been removed.</p>
<p>Non-designated assets</p>	<p>The many prehistoric and Romano-British finds in the study area, together with the presence of the cropmarks and the Scheduled Monuments, suggest the potential for further buried remains within the Site. Although this is difficult to assess accurately, modern development of the Site has the potential for a major adverse impact on any undocumented buried remains.</p>

<b>SETTING ASSESSMENTS</b>
Charlecote House and associated assets including St Leonard's Church
<p>Charlecote House is a National Trust property lying to the west of Birmingham Road. As the Historic England concerns relate to designed views, these are considered individually below, with additional comments on the setting of St Leonard's Church.</p> <p><b>Designed view east-west from Charlecote House to Charlecote Road along tree-lined drive</b></p> <p>This could be considered the most important of the designed views of Charlecote, forming the entrance way to the park. It takes the form of a straight, tree lined driveway leading to the symmetrical gatehouse, through which is glimpsed the courtyard and house. It remains the main entrance for visitors to the house.</p> <p>The drive is bisected by the north-south Birmingham Road. The western part, closer to the house, is part of the enclosed park and is entered through ornamental gates. The eastern part, which is not much used by visitors, also belongs to the National Trust and remains as open green space, but is now flanked by car parks to the north and a commercial garden centre to the south. These developments are hidden by the trees and the bordering hedgerows that flank them.</p> <p>This can be seen in Plates 1 to 8, below. These photographs are in pairs looking east and west from points along the driveway. The views start at the far east, where Charlecote Road connects with the driveway at an angle. This connection is now terminated by a tall hedgerow and a small modern gate.</p>

A potential impact on the designed view would be reduced if the development was kept below a maximum two-storey height, and if a buffer zone at the end of the designed view was created, and if the rows of trees and hedgerows at the field boundaries were preserved.

### **Designed views east towards St Leonard's Church (NHLE 1381830)**

A further designed view was a second tree lined walkway from the house to St Leonard's Church, Plates 9 to 11. The growth of the trees means the church is barely visible from the original, central viewpoint (depending on seasons) but it is still an attractive walkway, Plates 9 and 10.

The church can be seen from the north side of the walkway, Plate 11, against a backdrop of trees within the churchyard and lining Birmingham Road. The site SG15 lies beyond these trees. Development at the edge of the site (an extended pub and conference centre) are not visible due to the trees.

The designed view and setting of St Leonard's Church as seen from within the park could be impacted by development within the site, depending on the height of the permitted development. However, if height restrictions were in place, at least for a buffer zone at the western edge, the views would not be impacted.

### **Setting of St Leonard's Church and other Birmingham Road listed buildings**

The setting of St Leonard's Church as seen from Birmingham Road sits against a backdrop of the listed park, partially concealed by trees. It faces a road which has some sympathetic modern development on the east side in terms of detached houses and large extensions to a pub/conference centre, Plates 12 and 13.

Travelling north along Birmingham Road are a mixture of listed and unlisted buildings on the east side with gardens beyond, Plates 14 and 15. The site SG15 lies beyond these buildings. There are intermittent views between these buildings towards the site, though these are also often partially blocked by trees and hedgerows within the houses' gardens. From within the churchyard, views of the road are largely blocked by trees, Plate 16.

The setting of St Leonard's Church and the nearby listed houses as seen from Birmingham Road could be impacted by development within the site, depending on the height of the permitted development. However, if height restrictions were in place, at least for a buffer zone at the western edge, the views would not be impacted.

### **Views from the Orangery (NHLE 1381809)**

The Orangery restaurant sits on a narrow island of land running north south, separated from the park by a ha-ha. These photographs, Plates 17 to 19, are taken from the eastern border of this island, looking towards the site. The Orangery itself is largely screened by trees and hedges, but benches are at regular intervals along the ha-ha, taking advantage of viewpoints across the east side of the parkland.

The views are open across the parkland and ornamental lake, but the occasional trees in the park, together with the trees at the border, have a cumulative effect of blocking views to Birmingham Road and the site beyond. Development within the site would be unlikely to impact on these views, depending on the height of the permitted development. If height restrictions were in place, at least for a buffer zone at the western edge, the views would not be impacted.

### **Views of and from bridge over the River Dene (Park Bridge at NGR SP 259 562 to south of park NHLE 1381812)**

The bridge over the River Dene forms both a feature of the landscape and a viewpoint across the landscape, including east towards SG 15 and south east to SG16, Plates 20 to 22.

As is the case with the Orangery, the views are open across the parkland, but the occasional trees in the park, together with the trees at the border, have a cumulative effect of blocking views to Birmingham Road and the sites beyond. There is also a slight mound between the bridge and the road which further prevents long-range views.

Development within the site would be unlikely to impact on these views, depending on the height of the permitted development. If height restrictions were in place, at least for a buffer zone at the western edge, the views would not be impacted.

**Views of and from Hiorn's Bridge (NHLE 1005755), also known as Charlecote Bridge (scheduled monument NHLE 100575) Birmingham Road**

Hiorn's Bridge over the River Dene, at the south eastern edge of the park, forms both a feature of the landscape and a viewpoint across the landscape, including east towards SG 15. However the very narrow footway and the traffic means this is not a spot where pedestrians commonly linger, Plate 23.

The view east to the listed estate cottage, Plate 24, is attractive. The small meadow opposite the cottage does not form part of the Registered Park and Garden but forms an attractive part of its setting. This meadow is not included in the site, but the site immediately adjoins it. Again, bordering trees partially block the views into the site, but modern development in the site could impact the setting of the listed estate cottage and the views from the bridge. If height restrictions were in place, or a buffer zone around this meadow, the views would not be impacted.

**Enclosures 600 yards (550m) E of King's Mead**

The scheduled monument NHLE 1005716 is set in a largely flat landscape to the north of the Stratford Road, which separates SG15 to the north (covering the scheduled monument) from SG16 to the south, presently an airfield, Plate 25.

The north boundary of the road consists of a high hedgerow. Plates 26 to 28 of the scheduled monument and SG15 are taken from a small gateway set into the hedgerow. Plate 29 looks south from the same position across the low hedgerow.

The flat topography and lack of trees contribute to long-range views in all directions. Development at the northern edge of SG16 would impact the setting of the scheduled monument. Development within SG15 has the potential to physically impact the scheduled monument, as well as potentially impacting its setting.

**Wellesbourne Conservation Area and assets**

Since Historic England's comments were received, the SG16 parcels to the east and south of Wellesbourne were removed, reducing the impact on listed assets in this village. The SG15 boundary is now formed by the A429, which separates the village from the site. The SG16 parcels adjoining the Conservation Area have been removed. There is minimal intervisibility between the boundary of the Conservation Area and site.

This can be seen in Plate 30, which looks from the edge of the graveyard across open ground to an orange lorry traversing the A429. There are some views into the site SG15 between boundary trees, but these are reduced by distance. Plate 31 looks east from the edge of the boundary at Charlecote Road, B4086, outside the King's Head pub. Here, modern development and a slight curve in the road prevents intervisibility.

The development of SG15 would not impact views from within the Conservation Area, or impact its significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

**Maximising Enhancement**

Development in this area should respect the scale and mass of present settlements and buildings. They could also use traditional materials in keeping with the present buildings, such as brick and tiled roofs, and boundary treatments such as high hedgerows.

Buffer zones around Charlescote and Wellesbourne would help protect the setting of these assets, as would a limit on height of any new development; these could include extended view corridors at the end of designed views. Buffer zones could also protect the SMs, or they could be incorporated as green space in any designs for the Site. In particular, buffer zones would be advisable at the end of the designed view of the east-west driveway with the retention of hedgerows and trees in this area; and further buffer zones on the western edge of the Site adjacent to the listed assets of Birmingham Road.

#### Mitigating Harm

Due to the known presence of prehistoric and Roman remains within the Site, both within and without the boundaries of the Scheduled Monuments, it would be advisable to perform archaeological investigations prior to any development in the Site. The remains of the Romano-British settlement are known to have evidential potential.

Historic England has suggested that the SMs should be removed from the Site, as well as the areas around them, to protect these remains.

In addition, the seven aircraft crash sites should be given due consideration as potential war graves.

When considering possible harm, this report should be read in conjunction with the report on SG16. In particular, the area surrounding the River Dene is liable to cumulative impacts from development across both sites.

There is a risk of harm through cumulative impacts to heritage assets here arising from adjacent site SG16. A cumulative assessment of the potential impact of allocating both these sites has therefore been undertaken.

# Appendix

## Charlecote House and Associated Assets

Designed view east-west from Charlecote House to Charlecote Road



Plate 1: View from Charlecote Road west towards house



Plate 2: View from Charlecote Road east away from house, high hedgerows blocking views to SG15 and scheduled monument Cursus and bowl barrow 450m south east of Jackson's Barn (NHLE 1020437)



Plate 3: View from within boundary at Charlecote Road west towards house. Trees and hedgerows largely conceal car park to right (north), and wholly conceal garden centre to left (south).



Plate 4: View from within boundary at Charlecote Road east towards road, hedgerow concealing road.



Plate 5: View at centre of drive, across Birmingham Road west towards gates, gatehouse and house.



Plate 6: View at centre of drive, away from Birmingham Road east towards Charlecote Road, hedgerow terminating view in distance. Trees and hedgerows conceal the flanking car park to left and garden centre to right.



Plate 7: View beyond gatehouse, west towards house



Plate 8: View from house through gatehouse, east towards Birmingham Road and Charlecote Road, view terminated by hedgerow at end.

## Designed views east towards St Leonard's Church



Plate 9: View from close to Charlecote House north east towards St Leonard's church and Birmingham Road. Growth of trees has blocked views of church.



Plate 10: View from further down avenue north east towards St Leonard's church and Birmingham Road, spire visible amongst trees.



Plate 11: View from north of tree lined avenue looking east towards St Leonard's church with Birmingham Road beyond amongst trees at boundary. Trees on both sides of road block views into SG15.

### St Leonard's Church from Birmingham Road



Plate 12: View north along Birmingham Road, Charlecote Park to east on left, National Trust car park and SG15 to west on right



Plate 13: View south along Birmingham Road, boundary of St Leonard's church and Charlecote park to west on right. Unlisted pub and hotel complex to east on left block views into SG15.



Plate 14: East side of Birmingham Road, looking east, Grade II listed Rowell Cottage (NHLE 1381827)



Plate 15: East side of Birmingham Road, looking east, the Grade II listed Malt House (NHLE 1381828)



Plate 16: View within churchyard east towards Birmingham Road, trees at border block view of road.

## Views from the Orangery (NHLE 1381809)



Plate 17: View from south eastern border of pavilion across haha towards St Leonard's Church, SG15 beyond church hidden by trees on both sides of road.



Plate 18: View along south border of pavilion looking north, the haha separates the two north-south pathways. Birmingham Road and SG15 are to the east on the right.



Plate 19: View from north east corner of island, looking north east along lake, Birmingham Road and SG15 are to east on the right.

### Views of and from bridge over the River Dene (Park Bridge at NGR SP 259 562 to south of park NHLE 1381812)



Plate 20: View south across bridge towards SG15 and SG16 to east on left



Plate 21: View south east from bridge towards SG15 and S16, junction of Stratford Road and Birmingham Road largely hidden by trees.



Plate 22: View south east from trackway beyond bridge, towards SG15 and S16, junction of Stratford Road and Birmingham Road largely hidden by trees.

Views of and from Hiorn's Bridge (NHLE 1005755), Birmingham Road



Plate 23: View looking south east across Hiorn's Bridge, Birmingham Road.



Plate 24: View looking east from Hiorn's Bridge to Charlecote Gardens estate cottage NHLE 1381825), SG 15 beyond the immediate setting.

Setting of Enclosures 600 yards (550m) E of King's Mead, Scheduled Monument  
(NHLE 1005716)



Plate 25: View looking east along Stratford Road, SG15 and SM to north on left, SG16 (currently an airfield) to south on right.



Plate 26: View looking west from centre of SG15 southern boundary towards the southern part of Charlecote Park.



Plate 27: View looking north west from centre of SG15 southern boundary towards St Leonard's church and Charlecote Park.



Plate 28: View looking north from centre of SG15 southern boundary across scheduled monument.



Plate 29: View looking south from centre of SG15 southern boundary away from scheduled monument towards SG16, now an airfield. Low hedgerow and flat land contributes to open views.

## Wellesbourne Conservation Area



Plate 30: View east from the Church of St Peter graveyard towards SG15



Plate 31: View east from King's Head pub, Charlecote Road, towards SG15