

Site

Properties on Westwood Heath Road



Setting Photo 5 - View looking south west from Roughknowles Road

Black Waste Wood

Lodge House Farm

Properties on Westwood Heath Road



Setting Photo 6 - View looking south from Ten Shilling Drive



Setting Photo 7 - View looking north west from a field gate on Bockendon Road



Tile Hill Water Tower

Approximate extent of Site boundary

Old Lodge Farm

Lodge Farm House

Properties on Follis Walk

Properties on Westwood Heath Road



Setting Photo 8 - View looking north from the Public Right of Way near Bockendon Grange Farm



Old Lodge Farm

Lodge Farm House

Approximate extent of Site boundary (Obscured by tree cover, hedges and landform)



Properties along Roughknowles Road

The Moat Bockidene Grange



# DEVELOPMENT PARAMETERS & LANDSCAPE FRAMEWORK

The development proposal for the Site should respond to findings detailed in this appraisal which identified a lower level of vegetation along the southern boundary of the Site, the build line should be pulled back to reflect this finding to allow additional planting to be put in place along the southern boundary. This will not only help filter views towards any future development but help create a strong well defined edge to the Green Belt.

Existing properties along Cromwell Lane and Westwood Heath Road have long gardens with well established vegetation along their back fence lines. Utilising this strong boundary edge the Site is able to relate well to the existing development but is set back to ensure the privacy of the existing properties is retrained. This is implemented by proposing that development along the northern and western boundaries will be orientated with the frontages of the properties facing away from the existing properties.

The gently sloping landform of the Site is interpreted by the masterplan, at the low point of the Site in the north east corner development has been pulled back from the Site boundary to allow for attenuation features.

## LANDSCAPE FRAMEWORK PRINCIPLES

- » The boundaries of the Site are lined with hedgerow vegetation, and in many cases reinforced with hedgerow trees. Where possible mature trees and hedgerow vegetation should be retained and replaced if necessary with locally occurring native species;
- » New woodland planting should be of native broadleaved species, favouring oak as the dominant species and relate to the scale and spatial pattern of the Arden Parklands Landscape Type;
- » Conserve and restore the hedgerow pattern, with particular attention given to primary hedgerows;
- » Enhance Green Infrastructure of the Site, joining up existing green assets such as hedgerows and mature trees;
- » Strengthen the boundaries of the site with additional shrub and characteristic woodland planting, where planting along the southern boundary is proposed ensure it allows visual connections and PRoW links from the Site across to the H42 allocation;
- » Opportunities should be sought to incorporate areas of green infrastructure along the eastern and southern boundaries of the site to increase biodiversity;
- » Strengthen Public Right of Way (PRoW) links ensuring routes through the Site well defined connect to the wider PRoW network; and
- » Enhance and define the vegetation along the boundary of the Site adjacent to the existing settlement limit to create a unified vegetation character.”





-  Primary Vehicular Access Point
-  Pedestrian Access Point
-  Residential Development
-  Public Open Space
-  Existing Tree/ Hedgerow Planting
-  Proposed Tree/ Hedgerow Planting
-  Proposed Area for Formal Play
-  Indicative Attenuation Ponds/ Drainage
-  Proposed Informal Pedestrian Route
-  Public Right of Way
-  Local Authority Boundary (Warwick Dist. / Coventry City / Solihull Met. Borough)
-  Allocated Development Site H42
-  \* PLAN IS DRAFT AND SUBJECT TO DETAILED TECHNICAL INPUT AND SURVEY

# CONCLUSIONS

Overall the Site is not visually prominent and is hard to identify in views from a number of locations along the Public Right of Way (PRoW) network and roads to the south east as a consequence of intervening vegetation which prevents views towards the Site. Mature tree planting provides a visual barrier between the Site and Lodge Farm to the east which further limits views. Where views may be afforded of the Site the masterplan has responded to this constraint by pulling development back from the boundary to enable areas of tree planting to be implemented particularly along the eastern and southern boundaries of the Site.

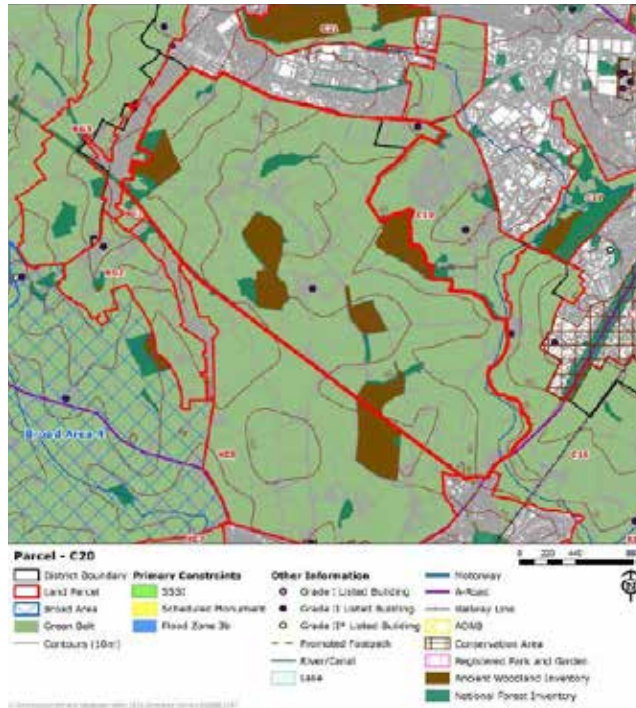
Due to the Sites location between the existing settlement and the proposed housing allocation of H42, is considered that the release of this Site from the Green Belt is a logical proposition. When viewing the Site in plan form this is partially apparent, the large area of land to the east of the Site which is proposed for release from the Green Belt leaves the Site isolated. The proposed development of the Site should be viewed not as a standalone development but as a well-connected Site with potential connections to the existing settlement and the proposed housing allocation of H42 to create a coherent well thought-out proposal with both visual connections and PRoW routes. The proposed access road for the Site although it is located within the Green Belt, this thin strip of land cannot reasonably perform the wider function of the Green Belt.

The Site is considered to be able to accommodate development without significant harm, as long as the scale and form of the development makes a successful fit within the existing boundaries and topography of the Site.



# APPENDIX 1

## GREEN BELT



Land Parcel Ref: C20 Main Authority: Warwick District Council

Parcel Type: Land Parcel

**Purpose 1 - To check the unrestricted spread of large built-up areas**

**Issue 1a - Ribbon Development**

Does the parcel play a role in preventing ribbon development within the Green Belt within the parcel already been compromised by ribbon development?

Score: 2

**Notes:**

Ribbon development has already occurred along Greenwell Lane (in eastern aspect) to the west of the parcel and along Highways Road in the south eastern corner of the parcel. However, the parcel is playing some role in preventing secondary ribbon development north to the corner of the parcel along both sides of Swanton Road.

**Issue 1b - Openness**

Is the parcel free from development?

Does the parcel have a score of approval?

Score: 3

**Notes:**

This parcel primarily contains open farmland and patches of wood and with a few scattered farmhouses and dwellings which compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: C20 Main Authority: Warwick District Council

Parcel Type: Land Parcel

**Purpose 2 - To prevent neighbouring towns merging into one another**

**Issue 2a - Location of parcel and distance between neighbouring settlements**

Is the parcel located within an existing settlement?

If so, what is the width of the gap between the settlements at the point that the parcel is situated?

Score: 2

**Notes:**

Highways Road along the eastern edge of the parcel. Highways Road is to the south of Greenwell Lane.

Land Parcel Ref:  Main Authority:

Parcel Type:

**Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Issue 3a - Significance of existing surrounding influences**

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?  
Has the parcel already been affected by encroachment of urbanised built development?

Score:

**Notes:**

The parcel primarily contains open farmland and consists of ancient woodland with a few scattered barnhouses and isolated buildings which comprise the nucleus of the Green Belt within the immediate vicinity. However, none of the development within the parcel constitutes surrounding influences. Therefore, the land within the parcel is considered to retain the characteristics of countryside.

**Issue 3b - Significance of boundaries / features to contain development and prevent encroachment**

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (Does not fit within the parcel)

Score:

**Notes:**

The Warwick Greenway (a shared surface foot path along the southern edge of the parcel) forms a natural barrier to the parcel from the south. The Greenway runs along to and parallel with the proposed route of A51 which is planned to cut through the parcel from its southern boundary. However, A51 has yet to be constructed and neither of the other boundaries are considered to play a significant role in helping to prevent the encroachment of County countryside in to the countryside.

Land Parcel Ref:  Main Authority:

Parcel Type:

**Purpose 4 - To preserve the setting and special character of historic towns**

**Issue 4a - Parcel focus on historical and/or visual setting to the historic town**

Is the parcel centrally or wholly within or adjacent to a Conservation Area within an historic town?  
Does the parcel have good observability with the historic core of an historic town?

Score:

**Notes:**

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no observability between the historic core of a historic town and the parcel.

Land Parcel Ref:  Main Authority:

Parcel Type:

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

**Issue 5a - The need to intensify development on derelict and other urban land within settlements**

All parcels make an equally significant contribution (+4) to this purpose.

All parcels make a strategic contribution to urban regeneration by optimising the land available for development and encouraging developers to make use and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA), covering the area as an HMA reflects the key functional changes that operate between where people live and work and the financial, personal and professional that define the area. At the whole Housing Market Area function as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to increasing development on previously developed land, what can be said is that all parcels make an equally important contribution to the purpose and are each given a score of 4.

Land Parcel Ref:  Main Authority:

Parcel Type:

**Score Summary**

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

## VILLAGE HOUSING OPTIONS AND SETTLEMENT BOUNDARIES CONSULTATION

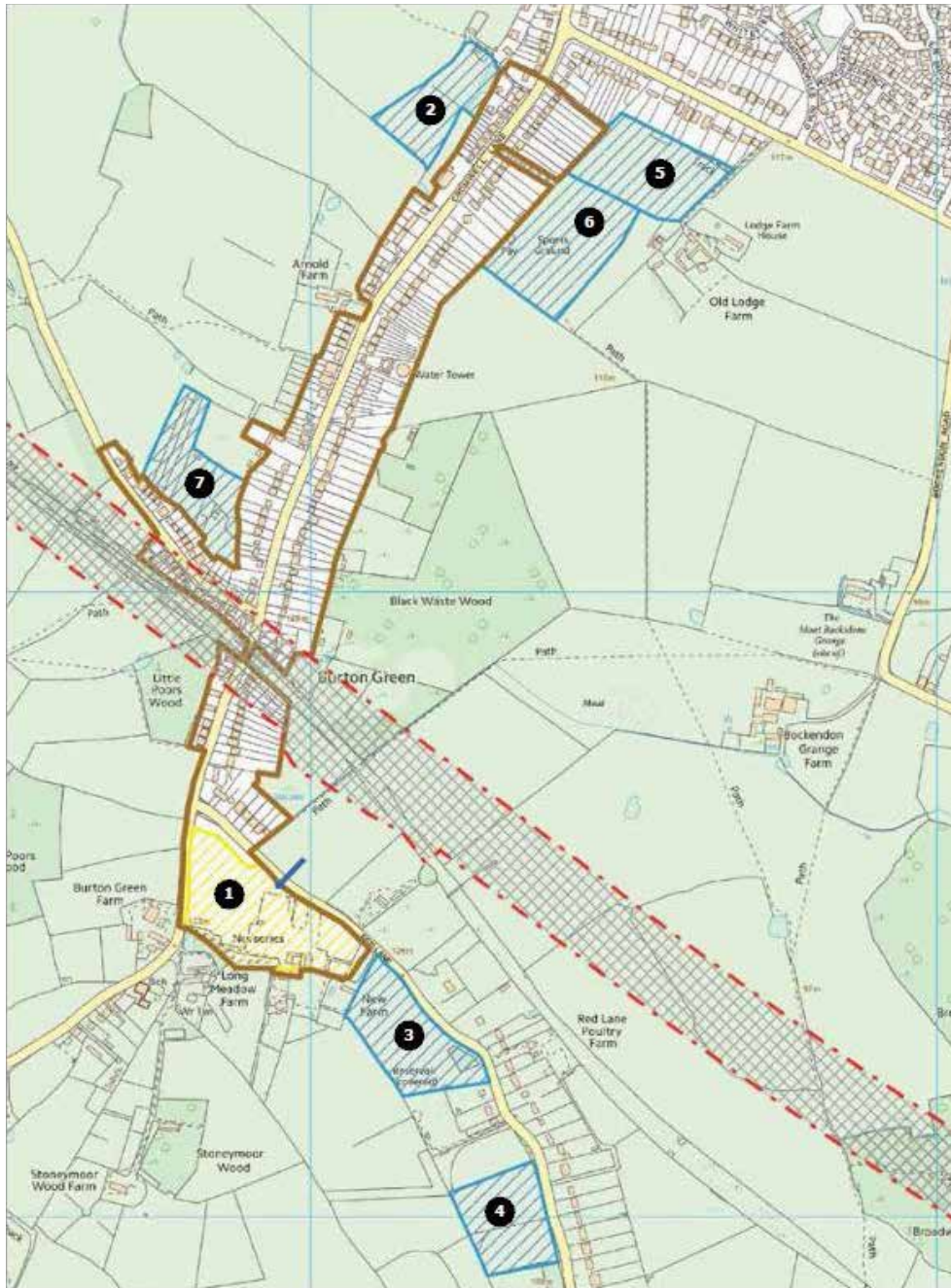
Prepared by Warwick District Council the publication sets out the preferred village site allocations for new housing and indicative proposals for new village boundaries.

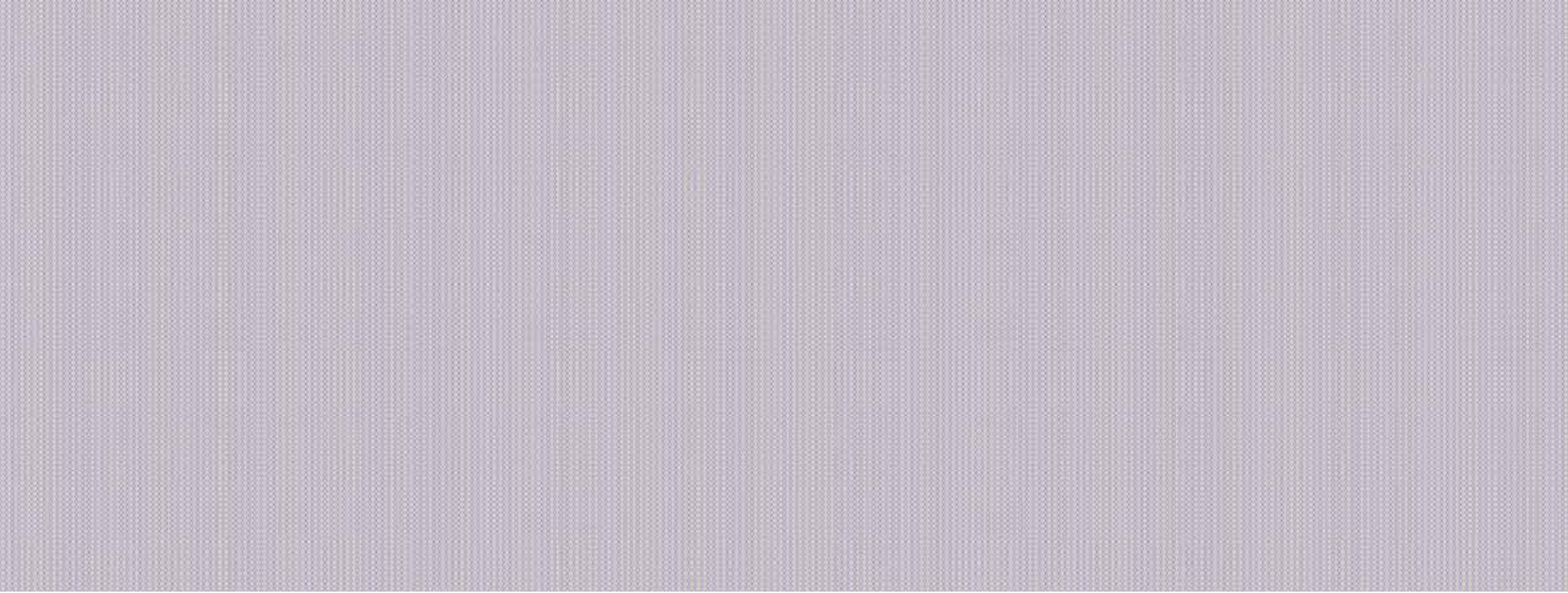
The Site is included in this study and covered with option 5 and 6. Both of these options have been discounted at this stage. Option 5 because of its elevated location with high landscape impact and Option 6 because of its limited site access and high landscape impact.

The area covered by Option 5 is the northern portion of the Site, although this portion of the Site is on land with a higher elevation than the surrounding landform it is well contained by vegetation practically along its eastern boundary and therefore considered to be visually prominent. Development on Option 5 and 6 are considered to have high landscape impact, the Site is currently a rough grassland field surrounded with mature vegetation. To minimise landscape impact development proposed for these areas should be set back from this mature vegetation and retain this vegetation where possible, any proposal should also seek opportunities to increase biodiversity across the Site with the incorporation of features such as attenuation drainage features, new areas of native shrub and tree planting, areas of rough grassland and wildflower.

Options 5 and 6 pre-dated the proposed allocation of the Warwick District Council Local Plan proposed allocation of H42 and the release of SF1.





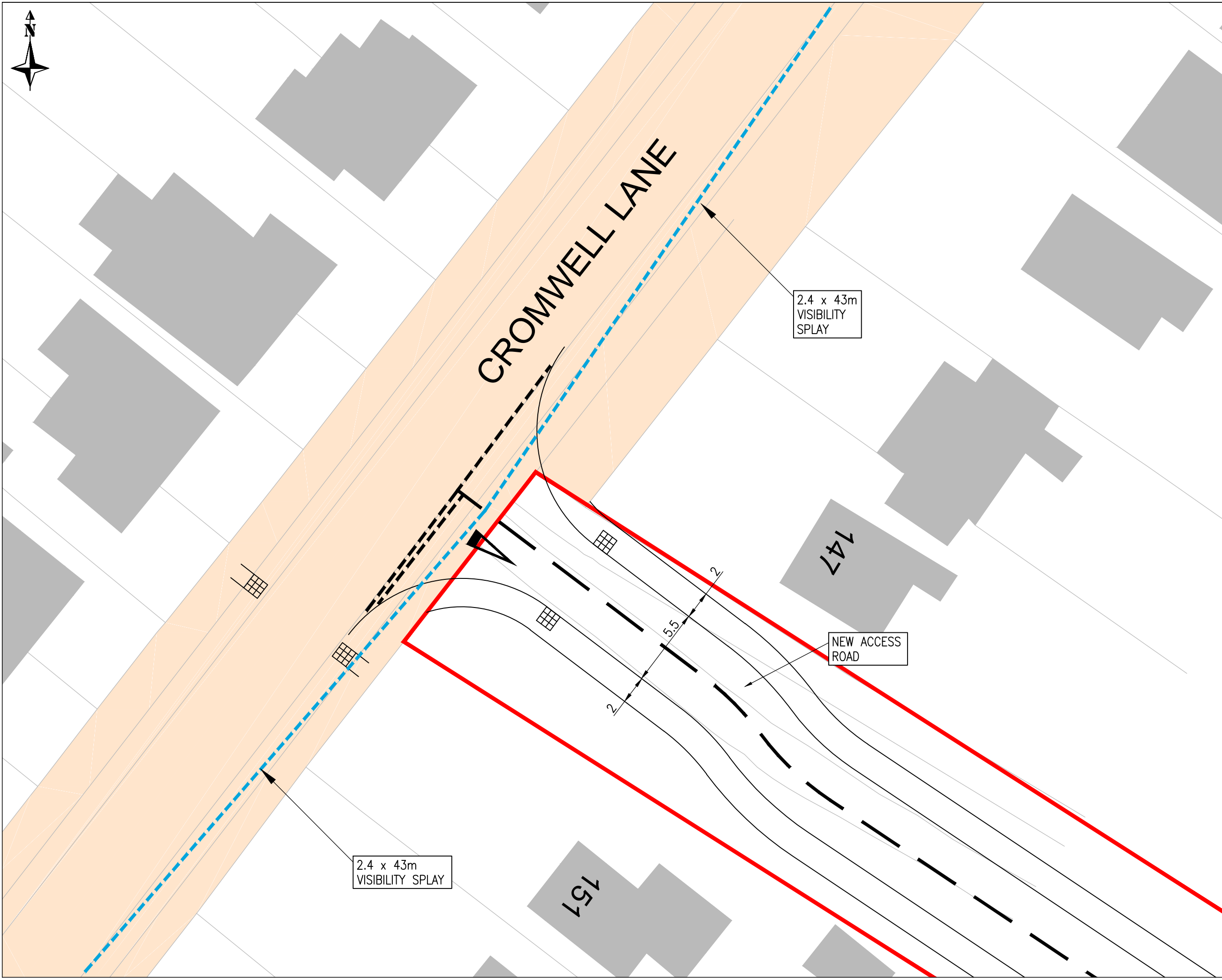


**BARTON  
WILLMORE**





## **Appendix 4: Access Plan**



**GENERAL NOTES.**

- DO NOT SCALE THIS DRAWING.

**KEY.**

- SITE BOUNDARY
- HIGHWAY MAINTAINABLE

REV:	AMENDMENTS:	DRN:	CHK:	DATE:
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PROJECT: CROMWELL LANE  
BURTON GREEN

DRAWING TITLE: ACCESS DESIGN

CLIENT: IM PROPERTIES PLC

DRAWING NUMBER: 22407\_08\_020\_01

REVISION: -	SHEET SIZE: A3	SCALE: 1:250
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DRAWN BY: NH	CHECKED BY: AB	DATE: 31.08.16
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**M-EC** Wellington House Leicester Road  
Birstock Leicestershire LE207 6HP  
T: 01530 264 753  
ibstock@m-ec.co.uk  
www.m-ec.co.uk

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**Turley Office**  
9 Colmore Row  
Birmingham  
B3 2BJ

T 0121 233 0902

**Turley**