

Warwick District Council

Landscape Sensitivity  
and  
Ecological & Geological Study

Produced jointly by

WCC Ecological Services & Habitat Biodiversity Audit

and WCC Landscape Architects

November 2013



Habitat  
Biodiversity  
Audit



THE UNIVERSITY *of* York

## **Contents**

### **BACKGROUND INFORMATION**

- B1 Context and Background**
- B2 Site Selection Process and Methodology**
- B3 The Commission**

### **VOLUME 1 - LANDSCAPE SENSITIVITY ASSESSMENT**

- L1 Introduction**
- L2 Method for assessing sensitivity**
- L3 Summary of Sensitivity findings and conclusions**
  - Appendix L1 – Landscape Character Parcels**

### **VOLUME 2 – BIODIVERSITY & GEODIVERSITY ASSESSMENT**

- E1. The Habitat Biodiversity Audit for Warwickshire, Coventry & Solihull**
- E2. The Warwickshire sub-region Phase 1 habitat survey**
- E3. Phase 1 Habitat Distinctiveness**
- E4. Landscape Ecology Connectivity**
- E5. The Warwickshire, Coventry and Solihull Local Wildlife Sites Project**
- E6. Protected Species maps**
- E7. Species Information**
  - Appendix E1 – Settlement Profiles (including Maps)**

## **BACKGROUND INFORMATION**

### **B1 Context and Background**

Warwick District Council is currently working on a new local plan, which is due for public consultation on its draft / submission document during 2014. The plan proposes significant housing growth with the District's villages identified as locations for some limited housing expansion. A significant number of the District's villages are 'washed over' with greenbelt while others are located in areas of landscape constraint.

To support the identification of headline housing quantities for the villages, the District Council has been working on the development of a Settlement Hierarchy Report, which looks at such matters as size of settlement, accessibility to facilities / services and existing in-village services, community facilities, healthcare and education provision. The scoring methodology is generally weighted towards villages with a higher level of services / facilities, larger settlements and settlements which are more accessible to services.

The District Council has also engaged with Parish Councils in the identification of potential housing sites to support housing growth. This has also resulted in a significant number of landowners coming forward with potential housing land options. Much of this work is being fed into an updated Strategic Housing Land Availability Assessment (SHLAA) and Appendix 6 of the villages report (site appraisal matrix).

### **B2 Site Selection Process and Methodology**

One of the key issues in moving forward with identifying a suitable range of housing site options for the villages is the establishment of a robust appraisal process. The key appraisal considerations are noted below:

- An assessment of site capacity;
- A full understanding of site constraints such as layout, site gradient, access, flooding and service infrastructure;
- Key environmental constraints in terms of noise, air and light pollution as well as site contamination;
- A detailed review of sewage and drainage infrastructure together with site flooding and surface water issues;
- A comprehensive review of Green Belt and green field parcels and their function, and
- A comprehensive review of landscape, ecology and geological considerations.

This report is concerned with a detailed review of landscape, ecology and considerations.

### **B3 The Commission**

Warwick District Council was keen to appoint a suitably qualified and skilled team to undertake a detailed assessment of the land around the various villages and settlements in Warwick District, which have been identified for potential housing growth and / or the establishment of defined settlement envelopes. This covers:

- A brief contextual desk-top review.
- An ecological and geological study - producing a survey of habitats and a 'distinctiveness' (biodiversity) scoring for each settlement area (the study boundaries for each settlement broadly based upon an agreed areas around each the settlement boundary).
- An analysis of landscape character (including historic) for the areas surrounding the settlements, identifying areas of low, moderate and high quality.

The work is based upon current best practice in greenbelt, ecology, geology and landscape assessments. Primary research has been undertaken on 11 village settlements. As the project has developed (including the scale of the work) assessments have also been undertaken covering two additional small village settlements and two edge of urban locations.

### **B4 Report Structure**

The report has been carried out with continual discussions with WDC Officer Leads and comprises of two volumes.

Volume 1 – Landscape Sensitivity Assessment

Volume 2 – Biodiversity & Geodiversity Assessment

Each volume can be read alone as a separate report, but it is recommended that they are read in conjunction with each other and indeed other studies to inform site selection

**VOLUME 1 - LANDSCAPE SENSITIVITY ASSESSMENT FOR CRITICAL VILLAGES IN SETTLEMENT HIERARCHY**



For Warwick District Council

November 2013

Warwickshire County Council  
Steven Warnock, Landscape Matters

## **L1. Introduction**

- 1.1 Warwickshire County Council and landscape consultant Steven Warnock, from Landscape Matters, were appointed in May 2013 to undertake a joint ecological / habitat distinctiveness and landscape sensitivity assessment for 11 settlements in Warwick District, which have been identified for potential housing growth and / or the establishment of defined settlement envelopes. Warwick District Council's (WDC's) Settlement Hierarchy Report identified the following settlements as having scored a higher weighting amongst all the villages in Warwick District: Baginton; Barford; Bishop's Tachbrook; Burton Green; Cubbington; Hampton Magna; Hatton Park; Kingswood; Leek Wootton and Radford Semele. Hatton Station was also included in the initial work, due to potential development pressures on a brownfield site.
- 1.2 The brief for the landscape sensitivity assessment requested:
  - a. The Landscape Description Units (LDU) that covered the settlement edge.
  - b. Landscape sensitivity analysis – looking at the LDUs for potential areas of change as a desk top exercise.
  - c. Further defining the LDUs at a lower level into a number of appropriate Land Cover Parcels (LCPs). This work was undertaken by landscape consultant Steven Warnock and involved sub-dividing the LDUs utilising: the Land Description Units produced under the Living Landscapes Project in 2003/04; the County Council's Historic Landscape Character; and the Habitat Biodiversity Audit. This was essentially a desk-top exercise based on land directly adjacent to, and within, the settlements.
  - d. A field exercise to gather information on verification of character, condition, function, tranquillity, etc.
  - e. Site specific analysis on the above information taking into consideration areas of perceived development pressure (SHLAA sites / Village option sites).
- 1.3 This study is based on the county landscape assessment undertaken by Warwickshire County Council in conjunction with Landscape Matters. An analysis of sensitivity has been made for the LDUs detailed using a method based on three aspects of inherent sensitivity: ecological, cultural and visual. The LDUs have provided the context to the study and within these broadly defined areas sit the LCPs. Information on each relevant LCP has been set out in the Appendix in alphabetical order by settlement. (NB – LCPs are referred to as “zones”.)

- 1.4 The focus for the landscape sensitivity assessment is on land on the edge of and within these settlements which may realistically be considered for development. The areas of study are defined by the character of the landscape and settlement edge, not individual fields, in a similar vein to the Landscape Sensitivity Study for Stratford-on-Avon District conducted in 2011/12.
- 1.5 Overall, the study has found some capacity for development adjacent to the settlements in terms of their landscape sensitivity, although the majority of the zones are considered areas of constraint with high or high-medium sensitivity. These areas tend to be those of inherently higher sensitivity, those in open countryside not closely associated with the settlement, those acting as settings to Conservation Areas, listed buildings or Scheduled Ancient Monuments, those affected because of the nature of the topography, or those that provide valuable green links between the settlement and the open countryside.
- 1.6 The resulting document contains maps for each settlement that show graded areas of landscape sensitivity to change / accommodating growth. It is recommended that these findings are taken into consideration in the preparation of the Local Development Framework and allocation of sites for housing and commercial development.

## **L2. Method for assessing sensitivity**

- 2.1 Although Land Description Units (LDUs) had been undertaken for Warwick District there was no interpretative data available. The first step was to provide a Land Cover Parcel (LCP) analysis/polygons for the settlements utilising: the Land Description Units produced under the Living Landscapes Project in 2003/04; the County Council's Historic Landscape Character; and the Habitat Biodiversity Audit. These Land Cover Parcels were assigned a sensitivity score based on three aspects of inherent sensitivity: ecological, cultural and visual derived from their LDU data.
- 2.2 Understanding Land Cover Parcels - LCPs are defined using landscape criteria – land cover and landform. In some cases they can be limited in size, fairly closely following the SHLAA extents, but in others they can extend some distance from the settlement edge. This can lead to an apparently uneven area covered such as around Burton Green.
- 2.3 LCPs are discrete areas of land bounded by roads, railways, water courses and parish boundaries, where similar patterns of land use, field pattern and tree cover are evident. They are created through the subdivision of LDUs, based primarily on differences in land cover and historic pattern, with reference to:
  - Historic Land Characterisation (HLC)
  - Farm census information,
  - Parish boundaries
  - 1:10,000 OS base maps

This ensures that more detailed patterns of land ownership, field pattern and landscape development are defined.

- 2.4 The relevant LCPs have then been assessed on site using a standard checklist and taking into account physical characteristics, visibility, the settlement edge, potential receptors and other factors such as landscape enhancement/mitigation. Each zone report includes an overall analysis and grading of landscape sensitivity to both housing and commercial development. Additional site appraisal information was fed into the site analysis stage which led to further refinement enabling the identification of individual pockets within the LCPs that may be able to accommodate development subject to appropriate mitigation.
- 2.5 For clarification, a landscape’s sensitivity at the LCP level is defined as the sensitivity of that landscape to a particular type of change or development. Development in this case is either for housing or commercial uses. The sensitivity of zones to commercial development is higher than to housing development because of its larger scale and height, predicted effect within the landscape setting and its potential effect on adjacent residential areas.
- 2.6 Defining Sensitivity - Sensitivity is taken to mean the sensitivity of the landscape to a particular type of change or development. It is defined in terms of the interactions between the landscape itself, the way it is perceived and the nature of development, (definition reproduced with kind permission from Landscape Matters).
- 2.7 Individual LCPs have scored a sensitivity ranging from High, High-medium, Medium to Low. Refer to the following table for explanatory notes.

**Table 1 Sensitivity Definition**

Sensitivity	Definition
<b>High</b>	Landscape and / or visual characteristics of the zone are very vulnerable to change and / or its intrinsic values are high and the zone is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.
<b>High-medium</b>	Landscape and / or visual characteristics of the zone are vulnerable to change and / or its intrinsic values are medium-high and the zone can accommodate the relevant type of development only in limited situations without significant character change or adverse effects. Thresholds for significant change are low.
<b>Medium</b>	Landscape and / or visual characteristics of the zone are susceptible to change and / or its intrinsic values are moderate but the zone has some potential to accommodate the relevant type of development in some situations without significant character change or adverse effects. Thresholds for significant change are

	intermediate.
<b>Medium-low</b>	Landscape and / or visual characteristics of the zone are resilient to change and / or its intrinsic values are medium-low and the zone can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.
<b>Low</b>	Landscape and / or visual characteristics of the zone are robust or degraded and / or its intrinsic values are low and the zone can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.

Table reproduced with kind permission from Landscape Matters

### **L3. Summary of Sensitivity findings and conclusions**

- 3.1 There is some capacity for housing and a limited amount of commercial development around these settlements. The sensitivity of zones to commercial development is higher than for housing development due to the larger scale and height, the greater potential to impact on sloping ground or very open landscapes and the potential effect on adjacent residential areas.
- 3.2 Areas of high sensitivity have tended to be those of intrinsically stronger landscape character/ condition, those in open countryside not closely associated with a settlement, those acting as a setting to Conservation Areas, listing buildings or Sites of Ancient Monuments, those adjacent to ancient woodlands, on steep or prominent slopes, or those forming green wedges within or between settlements. There is a need to maintain these tracts of open space that feature on the edge or within settlements to maintain the quality of life for residents. Some of these assessed zones form an important visual setting to parts of a settlement and act as informal recreational and wildlife corridors, particularly along former railway lines and canals.
- 3.3 Sites with development opportunity tend to be relatively small, mainly owing to the size of the villages or the scale and pattern of the adjoining landscape.
- 3.4 Some settlement edges have very hard, abrupt edges, often comprising a plethora of fence types, garage blocks or inappropriate planting. In these cases there is an opportunity to extend the developed edge as long as the proposed development includes significant native tree planting in order to integrate and enhance the landscape.
- 3.5 The landscape sensitivities of each LCP zone to each development type are summarised in Table 2, and are included in a map format. Full data on each LCP can be found within the Appendix

3.6 The Land Description Unit sensitivity analysis is included within the Appendix, reproduced with kind permission from Landscape Matters.

**Table 2 Landscape Sensitivity Summary**

<b>Settlement</b>	<b>Ref</b>	<b>Sensitivity to housing development</b>	<b>Sensitivity to commercial development</b>
Baginton	BA_01	High	High
	BA_02	High	High
	BA_03	High-medium Development would extend the village boundary creating ribbon development adjacent to the A46 corridor & potentially impacting on the landscape setting to the medieval castle. Any development should be low-density & built within the existing landscape framework.	High-medium Development would extend the village boundary creating ribbon development adjacent to the A46 corridor & potentially impacting on the landscape setting to the medieval castle. Any development should be low-density & built within the existing landscape framework.
	BA_04	High	High
	BA_05	High	High
	BA_06	High	High
	BA_07	High	High
	BA_08	High-medium Due to high visibility and proximity to Conservation Area & designated Open Space development should be restricted to roadside only, with a landscape buffer of native tree planting to the west. Development should not extend further south than the pub.	High
	BA_09	High	High
	BA_10	High-medium Some development could be accommodated east of the PRoW to infill existing settlement edge. It must consider the setting of the Parish Church & Bagot's Castle & be designed sympathetically. Development west of the PRoW should be discouraged in order to preserve the setting of Bagot's Castle & Parish Church & to prevent encroachment of the settlement into the wider countryside.	High
	BA_11	Medium	Medium

Settlement	Ref	Sensitivity to housing development	Sensitivity to commercial development
		Development should include a landscape buffer of native tree planting along the edge of the existing settlement & Rowley Road.	Development should include a landscape buffer of native tree planting along the edge of the existing settlement & Rowley Road, & screen planting of any new buildings / structures.
	BA_12	High	High
	BA_13	High	High
Barford	BF_01	High	High
	BF_02	High	High
	BF_03	High	High
	BF_04	High	High
	BF_05	Medium Development would be appropriate within the former garden nursery site, providing the layout respects the current sense of scale & provides a landscape buffer between it and the existing houses.	High-medium Development of an appropriate scale and design could be accommodated in the area of the former garden nursery as long as a suitable landscape buffer is provided between it and the existing houses.
Bishop's Tachbrook	BT_01	High	High
	BT_02	High	High
	BT_03	High	High
	BT_04	High	High
	BT_05	High-medium Development should be restricted to the northern part of the zone & extend no further west than the existing settlement edge. It must be accompanied by tree / woodland planting to soften the edges and ensure it sits within the landscape. This would also enhance the Feldon Parklands character and help to soften the existing settlement edge too. Roadside vegetation is to be retained and enhanced. Development on the prominent skyline must be avoided.	High
	BT_06	High	High
Burton Green	BG_01	High	High

Settlement	Ref	Sensitivity to housing development	Sensitivity to commercial development
	BG_02	High	High
	BG_03	Medium Limited development dependent on HS2.	High
	BG_04	Medium Limited development provided the green corridor along the Kenilworth Greenway is maintained.	High
	BG_05	High	High
	BG_06	High	High
	BG_07	High - medium A very small amount of infill development may be appropriate, limited to the roadside at the northern end of the zone. Must avoid joining up with properties around the junction with Hob Lane.	High
	BG_08	High	High
	BG_09	High-medium Northern corner (currently occupied by a garden nursery) would be suitable for development in order to link the two parts of the village which currently feel detached. Remainder of the zone is considered unsuitable due to the good condition of the Ancient Arden landscape, particularly the woodland & individual field trees.	High - medium Redevelopment of the garden nursery site for small scale commercial use may be appropriate but development in the rest of the zone is not appropriate due to the good condition of the Ancient Arden landscape, particularly the woodland & individual field trees.
Cubbington	CB_01	High	High
	CB_02	High-medium Majority of zone unsuitable for development as it provides a rural context to the settlement connects with the wider farmland & has open views. Potential for a small amount of development adjacent to the existing settlement edge around the Rugby Road / Coventry Road junction, providing it doesn't encroach further along the Coventry Road than the existing housing as defined in Zone CB_03.	High

Settlement	Ref	Sensitivity to housing development	Sensitivity to commercial development
	CB_03	High	High
	CB_04	High	High
	CB_05	High	High
	CB_06	High	High
	CB_07	High	High
	CB_08	High	High
Hampton Magna	HM_01	High	High
	HM_02	High	High
	HM_03	High	High
	HM_04	High-medium Majority of zone considered unsuitable for development, but potential for a small amount between the existing settlement edge along Blandford Way / Arras Boulevard / Gould Road & Stanks Farm. This would need to include a substantial landscape buffer in order to strengthen the green corridor along the railway & prevent any physical or visual link to Warwick. The railway & A46 give the feeling of separation & this should be heightened with tree planting which would enhance the Wooded Estate lands character and maintain biodiversity corridors.	High
	HM_05	High-medium Potential for a very small amount of development providing that views towards Warwick from the existing settlement are preserved. Any new development should not extend beyond the current settlement edge to the east or south of PRow WB12.	High
	HM_06	High-medium Scope for limited development adjacent to existing settlement edge providing views from	High

Settlement	Ref	Sensitivity to housing development	Sensitivity to commercial development
		there are respected & an appropriate landscape buffer is provided to the school playing fields.	
	HM_07	High-medium Small scale development could be accommodated adjacent to the existing settlement edge. This should be set within a landscape framework of native tree planting to tie in with the adjacent rural zones. No development should take place adjacent to zones HM_01 and HM_02 in order to preserve their character and views.	High
	HM_08	High	High
Hatton Park	HP_01	High-medium Further development would need to be of a very low density, adjacent to the existing settlement edge, & designed within a framework of small wooded copses to strengthen the local character. The rural setting of Turkey Farm (listed building) must be retained & development between here & the existing settlement edge should be avoided. Any new housing should avoid prominent skylines, should respect the indented edge of the existing settlement & prevent a hard straight settlement edge.	High
	HP_02	High	High
	HP_03	High-medium Two areas could be considered for development. 1. North-west of the zone, to abut Barcheston Drive & infill gap in existing development. Must include the planting of small copses / blocks of woodland around the perimeter to help integrate development into the landscape & enhance the Wooded Estateland character. Ensure that new houses do not form a prominent skyline on the	High

Settlement	Ref	Sensitivity to housing development	Sensitivity to commercial development
		<p>higher ground. New development should not extend beyond the existing building line.</p> <p>2. South-west corner between existing settlement and drive to the old Sanatorium. The avenue of trees along this drive should be retained &amp; enhanced by replanting if necessary. A buffer of public open space should be retained between this avenue &amp; any development. A landscape buffer of native trees must be created to maintain a visual link and wildlife corridor between Smith's Covert &amp; the wider countryside to the east. The strong vegetation along the Birmingham Road should also be retained.</p>	
	HP_04	High	High
	HP_05	High	High
	HP_06	High	High
	HP_07	High	High
Hatton Station	HS_01	High	High
	HS_02	High	High
	HS_03	High	High
	HS_04	High	High
	HS_05	<p>High-medium</p> <p>A very small amount of development could be accommodated as long as a landscape buffer of at least 10m width is provided along the railway, &amp; the landscape buffer along the motorway is increased. The tranquillity level is a potential issue.</p>	High
	HS_05(b)	<p>Medium</p> <p>The area of scrub is an important reptile habitat &amp; should not be developed. Small scale development could be accommodated in the three small fields to the south of the zone providing that a landscape buffer is created</p>	High

Settlement	Ref	Sensitivity to housing development	Sensitivity to commercial development
		along the stream to ensure there is a wildlife corridor connecting the area of scrub with the wider farmland.	
	HS_06	Medium Development should be restricted to the west of Station Road. Existing roadside vegetation / trees should be retained for screening & landscape structure.	High
Kingswood	KW_04	High-medium Only low density development could be accommodated, i.e. 1 or 2 dwellings. The landscape setting to Packwood Avenue and other existing mature trees & hedgerows should be protected by either TPOs or a planning condition.	High
	KW_05	High – medium Because of the older permanent pasture only low density roadside development could be accommodated in the northern part of the zone providing it reflects the existing settlement pattern.	High
	KW_09	High – medium Development will need to be low density and designed to strengthen the local character. If further development is to be considered for this zone the remaining blocks of woodland mature hedgerows / mature hedgerow oaks should be protected by either TPOs or a planning condition.	High
	KW_15	High-medium Any development in this zone would further degrade the local character. If it is to be considered the remaining mature hedgerows / mature hedgerow oaks should be protected by either TPOs or a planning condition, & a	High

Settlement	Ref	Sensitivity to housing development	Sensitivity to commercial development
		landscape buffer of at least 10m width would need to be provided to the edge of the canal to retain its rural character.	
	KW_16	High - medium Low density development could be accommodated in the north only, as an extension to existing dwellings in KW_15. A landscape buffer of native trees, a minimum width of 10m, needs to be provided to the edge of the canal to retain its rural character.	High
	KW_17	High Only a very small area of this overall parcel may have some development capacity. The older permanent pasture is of significant local value. Views of the listed building & its setting from the canal should be protected. A landscape buffer of at least the width of one field needs to be provided along both the stream course & canal in order to retain their rural character. Smaller blocks of native planting will also be required to mitigate against the visual impact of any new development, especially on higher ground.	High
	KW_18	High	High
	KW_20	High-medium A small number of additional properties could be incorporated within this zone but attention should be given to retention of field boundaries, respecting the local character & retaining a landscape buffer to the canal.	High
	KW_23	High-medium Additional development would only serve to further connect the settlements of Kingswood & Rowington. Only a small amount of development would be acceptable in this zone,	High

Settlement	Ref	Sensitivity to housing development	Sensitivity to commercial development
		e.g. 2-3 dwellings, & these should be sited adjacent to Kingswood at the north-western edge of the zone.	
	KW_31	Medium Development should complement the local character and respect the canal setting. The strong perimeter vegetation must be retained & enhanced to ensure adequate screening from the canals and railway.	High
	KW_31(b)	High-medium Development should be restricted to the area of wasteland to the north of the B4439 & mature oak & ash retained. The remainder of the zone should not be developed in order to retain the setting of the canal, respect the curtilage of listed buildings & structures, & protect the alder woodland.	High
Leek Wootton	LW_01	High	High
	LW_02	Medium The zone would be suitable for a small number of residential properties providing it respects existing landform & incorporates new planting around the edge to provide a buffer. It should respect views from the neighbouring properties & school. Because of this it may be difficult to mitigate to improve the tranquillity due to the proximity of the A46. Development within this zone is unlikely to improve the landscape setting.	High
	LW_03	Medium The zone has minimal functional or visual relationship with the surrounding area & would be suitable for development providing noise	High

Settlement	Ref	Sensitivity to housing development	Sensitivity to commercial development
		<p>impact from the adjacent A46 could be reduced. A strong landscape buffer should be retained &amp; extended in width along the A46 to maintain connectivity with the wider area &amp; strengthen the green corridor. The avenue of trees along Hill Wootton Road is a strong feature &amp; should be retained and protected by a TPO.</p>	
	LW_04	High	High
	LW_05	<p>Medium The zone bears little relationship to its surroundings and is surrounded by the existing settlement on two sides, &amp; the Police HQ on the third. Therefore it is considered suitable for development providing the strong boundary vegetation &amp; TPO trees are retained &amp; unaffected.</p>	High
	LW_06	<p>Medium Any development in this zone must respect the setting of the listed building &amp; its grounds as well as protect the trees covered by TPOs. Planting in the form of small copses should be carried out to screen development from LW_07 &amp; to maintain a green corridor between the golf course and woodland on Woodcote Lane.</p>	High
	LW_07	<p>High Only a very small area of this overall large parcel may have some development capacity. Any development would have to be carefully designed to be integrated into the landscape, &amp; must take account of the landform / skyline as the ground rises quite steeply in this area. A landscape buffer should also be provided to retain the link between the pastoral fields of LW_01 &amp; the golf course.</p>	High

Settlement	Ref	Sensitivity to housing development	Sensitivity to commercial development
	LW_08	High	High
	LW_09	High	High
	LW_10	High-medium Owing to the open views only very minimal development would be possible. Development should be restricted to the northern part of the zone, going no further south than the school & no further east than the existing building line along Hill Wootton Road. In addition, the area to the east beyond this zone, between the A46 and B4115, should also be protected from development in order to retain a green buffer between neighbouring settlements. The avenue of trees along Hill Wootton Road is a strong feature & should be retained and protected by a TPO.	High
Radford Semele	RS_01	High	High
	RS_02	High-medium Some scope for a small amount of development to the east of Church Lane but should be limited in extent & not cover the whole field. The setting & views of the church must be respected. The existing tree belt along the canal should be widened along the northern edge of the zone & extended along Church Lane.	High
	RS_03	High-medium A small amount of development could be accommodated along Offchurch Lane or adjacent to the existing settlement edge, providing it didn't encroach beyond the first field in order to avoid ribbon development along the A425.	High

Settlement	Ref	Sensitivity to housing development	Sensitivity to commercial development
	RS_04	High	High
	RS_05	High	High
	RS_06	High-medium Limited scope for very small scale development in the most north-east corner providing the existing woodland block is extended along the eastern boundary of the zone. The smaller fields & trees provide a valuable fringe around the edge of the settlement & should be retained.	High
	RS_07	High	High
	RS_08	Medium Development should not extend beyond the existing western boundary of the settlement. Landscape buffers should be provided adjacent to the school & along the western boundary of the development. The existing mature oak tree near the school boundary will need adequate protection during the construction period.	High
	RS_09	High-medium Any development should not extend beyond the edge of the existing housing. A landscape buffer of native tree planting, minimum 10m wide, should be provided where the zone connects with the river corridor.	High
	RS_10	High	High

## **Appendix L1 – Settlement Profiles & LCP Sensitivity Maps**

Land Cover Parcel sensitivity assessments and mapping by settlement:

Baginton

Barford

Bishop's Tachbrook

Burton Green

Cubbington

Hampton Magna

Hatton Park

Hatton Station

Kingswood

Leek Wootton

Radford Semele

### **1. Explanation of sensitivity assessments**

- 1.1 The sensitivity of each Land Cover Parcel (LCP) is set out on the following pages. This is structured into two summaries, the overall landscape sensitivity for housing or commercial development, followed by a supporting desk top and site survey assessment and settlement sensitivity map.

#### **Zone Sensitivity Summary**

- 1.2 This summarises the overall landscape sensitivity for housing or commercial development. Repetition of text in each section is unavoidable since the information presented is relevant to each sensitivity assessment. Where development is considered to be potentially acceptable appropriate mitigation has been outlined.

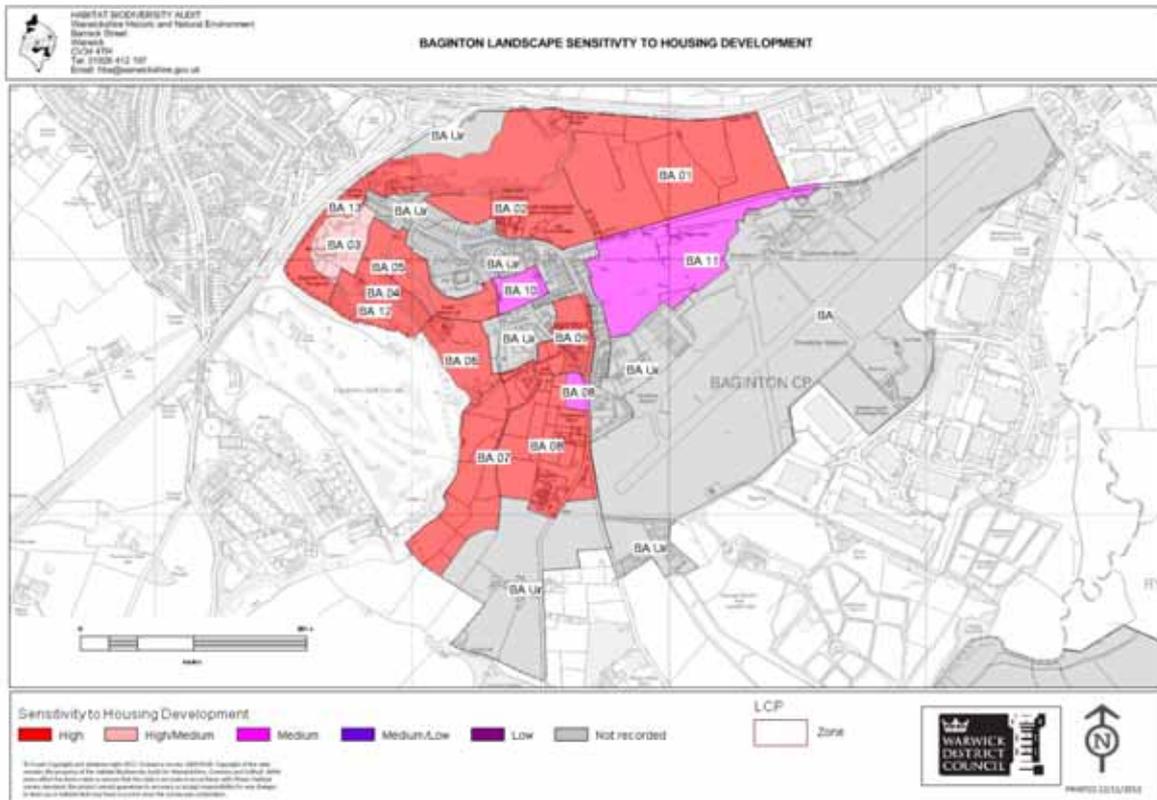
**Landscape Character Context**, (text in italics reproduced with kind permission from Landscape Matters)

- 1.3 *Land Description Unit (LDU) sensitivity is based upon the assumption that a landscape with a clearly defined and strongly unified character will be more sensitive to change by virtue of the fact that such landscapes are less able to accommodate 'alien' features that do not conform to the existing pattern. Thus, any analysis of sensitivity needs to look separately at the inherent character of the landscape, both ecological and cultural, and the visual experiential aspect.*
- 1.4 *Ecological sensitivity - most landscapes in the lowlands have been settled and improved for agricultural production and, as a result, any surviving semi-natural habitat is almost invariably associated with the cultural pattern (woodlands, field boundaries and other manmade features). The oldest and by implication most sensitive, landscapes are those that still survive in a semi-natural state (i.e. heathland, ancient woodland, etc.). Where such patches still survive they will increase overall sensitivity. The analysis is based on a set of critical assumptions:*
- agriculturally marginal land (poor soil and steep slopes) is more likely to be of ecological interest than fertile agricultural land*
  - pastoral land is more likely to support ecological interest as a result of less intensive use than arable*
  - ancient wooded landscapes are more ecologically sensitive than those with more recent plantation woodlands*
- 1.5 *Cultural sensitivity - the inherent cultural sensitivity of a landscape is closely related to the nature and pattern of key elements that define the character of a particular landscape. Landscapes with 'time depth' (i.e. those that display a long and continuous history of evolution), together with those that are characterised by a clear and consistent pattern of key elements, tend to be more sensitive to change than landscapes of more recent origin, or those that have fewer distinguishing features. The measure of landscape continuity is derived by examining the scale and age of the landscape, the assumption being that small scale agricultural landscapes tend to be more sensitive to change than their larger scale counterparts.*
- 1.6 *Visual sensitivity - at a broad scale, visual landscape sensitivity relates to the openness of a landscape – a sloping, treeless landscape may be more*

*sensitive to the visual impact of new development compared to a flat, more wooded landscape. The extent and pattern of woodland cover and characteristic landform (valley, rolling, steeply sloping, upstanding, etc) are both attributes contained with the LDU database and can be used to map visual sensitivity as part of the desk-study context.*

- 1.7 Desk top study information based on landcover, landform, settlement pattern, origin, etc. has been collated as part of the definition of each LCP. Planning designations such as Green Belt, Ancient woodland, biodiversity and historic / archaeological interest have also been recorded.
- 1.8 Each LCP has then been assessed in the field using a standard checklist taking into account physical characteristics, visibility, the settlement edge, potential receptors and other factors such as landscape enhancement/mitigation.

# BAGINTON



## **Baginton**

### **Introductory note**

Baginton village occupies an elevated position looking towards Coventry and has a Grade I listed medieval church of 13<sup>th</sup> century origin and Bagot's Castle, a medieval castle ruin that stands on a steep slope within a 19 acre site overlooking the River Sowe. The ruin has been recently consolidated and the castle and its setting is a Scheduled Ancient Monument. Immediately adjacent stands a 13<sup>th</sup> century medieval church within a raised churchyard, which is also a Scheduled Ancient Monument, and a small number of listed buildings dating from the 17<sup>th</sup> and late 18<sup>th</sup> century, these form part of a Conservation Area. The site of the former Baginton Hall is in close proximity to the Church and has not been fully redeveloped; 18<sup>th</sup> century boundary walls and gate piers are all that remain of the grounds. The historic core is around Church Road and The Green. The village is set within the Dunsmore Plateau Fringe landscape with its undulating topography of low rounded hills and narrow meandering river valleys.

LCP/Zone      BA\_01      Settlement:      Baginton      Parish: Baginton

### **Landscape Sensitivity to housing development**      High

This zone is on the north eastern edge of the settlement and lies immediately adjacent to Lunt Fort, the site of a Roman Military Camp. It comprises a regular medium / large scale mixed farmed landscape bounded by the A45 to the north with Coventry Airport and Rowley Road to the south, Stonebridge Trading Estate to the east and Lunt Fort to the west. The zone is on higher ground that slopes away from the Rowley Road to the north. The zone still retains its rural character, despite internal field boundaries surviving only as relics with sections that are either very gappy or which are now lost. Hedgerow trees are overmature and insignificant, the only tree cover comprises a few birch trees which are providing a partial screen to farm buildings. Roadside hedgerows are non-existent / patchy with gaps allowing open views into the zone from Rowley Road and the A45 road corridor. The landscape is open with long range views towards Coventry City Centre. The zone has no relationship to the settlement and although very degraded is part of the wider farmed landscape and the setting to Lunt Fort. It also forms a very important green buffer between Baginton and Coventry. Any development would be highly visible and would extend the settlement boundary towards Coventry, creating a pattern of ribbon development into the surrounding countryside, and should therefore be discouraged.

### **Landscape sensitivity to commercial development**      High

Commercial development is not apparent within this zone. It comprises a regular medium / large scale mixed farmed landscape bounded by the A45 to the north with Coventry Airport and Rowley road to the south, Stonebridge Trading Estate to the east and Lunt Fort to the west. The zone is on higher ground that slopes away from the Rowley Road to the north. The zone still retains its rural character, despite internal field boundaries surviving only as relics with sections that are either very gappy or which are now lost. Hedgerow trees are overmature and insignificant, the only tree cover comprises a few birch trees which are providing a partial screen to farm buildings. Roadside hedgerows are non-existent / patchy with gaps allowing open views into the zone from Rowley Road

and the A45 road corridor. The landscape is open with long range views towards Coventry City Centre. The zone has no relationship to the settlement and although very degraded is part of the wider farmed landscape and the setting to Lunt Fort. It also forms a very important green buffer between Baginton and Coventry. Any commercial development would be highly visible and would extend the village boundary towards Coventry, creating a pattern of ribbon development into the surrounding countryside, and should therefore be discouraged.

### **Landscape characteristics** (DESK TOP)

LDU Level DUNSMORE PLATEAU FRINGE

Physiographic

Ground type Loamy brown soils

Landcover Arable farmlands

Settlement pattern Villages and small farms

Cultural sensitivity LOW

Ecological sensitivity LOW

Visual sensitivity MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood - North western edge

### **Characteristics**

Landform Hard rock lowlands

Land use Mixed farmland

#### **Field boundaries** (FIELD SURVEY)

Type Hedgerows / fenced boundaries

Species           Mixed  
Condition       Relic  
Mgmt             Intensive

### **Hedge /stream trees**

Extent           Insignificant within internal field boundaries / scattered on road boundaries and stream courses.

Age structure   Overmature

**Other trees**    Apparent

Age structure   Mixed

Patch survival

Extent           Relic

Mgmt             Intensive

### **Ecological corridors**

Condition       Fragmented

### **Intensity of use**

Impact           High

### **Pattern**

Settlement pattern    -

Other built features   -

Presence of water     Stream courses

Scale                 Medium / Large                   Sense of enclosure     Open

Diversity             Simple

### **Skyline**

This is generally very open and in places the horizon is quite distant. The centre of Coventry can be seen on the skyline to the north.

### **Key views**

Views are of a large scale open farmland landscape and are generally rural in character, although the post and wire fences give a slightly degraded feel. Views towards industrial buildings to the east and on the edge of Coventry detract from the rural character. Coventry city centre is prominent on the skyline to the north.

### **Intervisibility**

Site observation            High

Views across the zone are very open.

### **Tranquillity**

Noise sources: Noise from road traffic on both A45 and Rowley Road, Coventry Airport and Trading Estate

Urban views: Road traffic on A45, industrial units, Coventry city skyline and glimpsed views of individual properties / gardens / grounds

Presence of people: Infrequent

Tranquillity rating: Medium / low

### **Functional relationship**

The zone is an important green wedge between Coventry and Baginton and forms part of a wildlife corridor linking the River Sowe to the wider countryside. There is also some connection to adjacent farmland.

### **Visual relationship**

The zone provides a visual separation between Baginton and the urban area of Coventry.

### **Settlement edge**

There is no settlement edge adjacent to this zone.

### **Key receptors**

### **Sensitivity**

Urban residents            High

Road                            Medium

### **Potential for landscape enhancement**

Replant key hedgerow boundaries to include hedgerow trees. Plant a landscape buffer of native tree planting (at least 10m width) against the existing industrial units to the east of the zone.

**Landscape Sensitivity to housing development** High

This zone is on the north eastern edge of the settlement and includes Lunt Fort, a Scheduled Monument and the site of a Roman Military Camp. It comprises a sub-regular small / medium scale mixed farmed landscape bounded by the River Sowe to the north and west, the edge of settlement of Mill Road and Coventry Road to the south and adjacent farmland (zone BA\_01) to the east. The zone retains its rural character with pasture managed as paddocks and a wooded zone that follows the River Sowe corridor and around the perimeter of Lunt Fort. Internal field boundaries have largely been replaced by post and wire fencing and have few remaining overmature hedgerow trees. The structure of roadside hedgerows is more variable, ranging from dense tree cover to very gappy permitting open views across to Coventry’s suburbs and city centre skyline. There appears to be an area of ridge and furrow in the south-east part of the zone. The zone has no relationship to the settlement and although degraded is part of the wider farmed landscape and provides the setting to Lunt Fort. Any development would extend the settlement boundary towards Coventry, creating a pattern of ribbon development into the surrounding countryside, and should therefore be discouraged.

**Landscape sensitivity to commercial development** High

Commercial development is not apparent within this zone. It comprises a sub-regular small / medium scale mixed farmed landscape bounded by the River Sowe to the north and west, the edge of settlement of Mill Road and Coventry Road to the south and adjacent farmland (zone BA\_01) to the east. The zone retains its rural character with pasture managed as paddocks and a wooded zone that follows the River Sowe corridor and around the perimeter of Lunt Fort. Internal field boundaries have largely been replaced by post and wire fencing and have few remaining overmature hedgerow trees. The structure of roadside hedgerows is more variable, ranging from dense tree cover to very gappy permitting open views across to Coventry’s suburbs and city centre skyline. There appears to be an area of ridge and furrow in the south-east part of the zone. The zone has no relationship to the settlement and although degraded is part of the wider farmed landscape and provides the setting to Lunt Fort. Any development would extend the village boundary towards Coventry, creating a pattern of ribbon development into the surrounding countryside, and should therefore be discouraged.

**Landscape characteristics** (DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	MODERATE / HIGH
Ecological sensitivity	LOW

Visual sensitivity MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area SAMS **YES** Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood - Northern edge

### **Characteristics**

Landform Hard rock lowlands

Land use Mixed farmland

#### **Field boundaries (FIELD SURVEY)**

Type Hedgerows / fenced boundaries

Species mixed

Condition Relic

Mgmt Intensive

#### **Hedge /stream trees**

Extent Insignificant within internal field boundaries / scattered on road boundaries and stream courses.

Age structure Overmature

**Other trees** Apparent

Age structure Mixed

Patch survival

Extent Localised

Mgmt Intensive

### **Ecological corridors**

Condition      Fragmented

### **Intensity of use**

Impact          High

### **Pattern**

Settlement pattern      -

Other built features      -

Presence of water      Stream courses

Scale                      Small / Medium                      Sense of enclosure      Open

Diversity                  Simple

### **Skyline**

This is formed by trees, the edge of the settlement and the more distant skyline of Coventry city centre to the north.

### **Key views**

Views are of an undulating pasture landscape with the Lunt Roman Fort forming a prominent landmark in the centre of the zone. The replacement of hedgerows with post and wire fencing gives a slightly degraded feel, and industrial buildings, traffic on the A45 and farm sheds detract from the rural character.

### **Intervisibility**

Site observation          Medium

To the east of the Lunt Fort the zone is more open and visible than to the west.

### **Tranquillity**

Noise sources:              Road traffic

Urban views:                Edge of settlement, A45, Coventry skyline in distance.

Presence of people:      Visitors to Lunt Fort

Tranquillity rating:      Medium / low

### **Functional relationship**

The zone is an important green wedge between Coventry and Baginton and forms part of a wildlife corridor linking the River Sowe to the wider countryside. There is also some connection to adjacent farmland.

### **Visual relationship**

The zone provides a visual separation between Baginton and the urban area of Coventry and an important setting to the Lunt Fort.

### **Settlement edge**

In the western part of the zone the adjacent settlement edge comprises large modern detached properties set within substantial gardens. The edge is well softened by vegetation. At the eastern end is a row of modern terraced properties along Rowley Road which form a harder edge.

### **Key receptors**

### **Sensitivity**

Urban residents	High
Lunt Fort visitors	High
Roads	Low

### **Potential for landscape enhancement**

Replant key hedgerow boundaries, particularly the roadside boundary, to include hedgerow trees.

**Landscape Sensitivity to housing development** High / medium

This zone is on the south-west edge of the settlement and comprises Russells Garden Centre and Avondale Nursery. It is a sub-regular small / medium scale landscape bounded by the River Sowe to the north and west, the edge of the settlement adjacent to the Nursery entrance on Mill Hill and the golf course to the east. The zone retains an element of its rural character with its internal hedgelines and cultivated plots. Perimeter hedgerows blend in with the neighbouring golf course and the tree belt along the A46 and River Sowe provides both a landscape framework and a wooded entrance to the village. The zone relates to the adjacent settlement owing to its mature landscaped garden, however any development would extend the village boundary creating a pattern of ribbon development adjacent to the A46 corridor and potentially impacting on the landscape setting to the medieval castle. Therefore any development should be low-density and built within the existing landscape framework.

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

Commercial development comprises Russells Garden Centre and Avondale Nursery, with small units within the complex for other businesses. The zone comprises a sub-regular small / medium scale landscape bounded by the River Sowe to the north and west, the edge of the settlement adjacent to the Nursery entrance on Mill Hill and the golf course to the east. The zone retains an element of its rural character with its internal hedgelines and cultivated plots. Perimeter hedgerows blend in with the neighbouring golf course and the tree belt along the A46 and River Sowe provides both a landscape framework and a 'green' entrance to the village. The zone relates to the adjacent settlement owing to its mature landscaped garden, however any development would extend the village boundary creating a pattern of ribbon development adjacent to the A46 corridor and potentially impacting on the landscape setting to the medieval castle. Therefore any commercial development should take the form of small offices and be built within the existing landscape framework.

**Landscape characteristics** (DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood - Northern edge

### **Characteristics**

Landform Hard rock lowlands

Land use Garden centre / plant nursery

### **Field boundaries (FIELD SURVEY)**

Type Hedgerows both native species and ornamental

Species Mixed

Condition Relic

Mgmt Traditional

### **Hedge /stream trees**

Extent Insignificant within internal boundaries / scattered on perimeter of zone and blending in with mature planting to golf course.

Age structure Mixed

**Other trees** Insignificant

Age structure Mixed

Patch survival

Extent Relic

Mgmt Traditional

### **Ecological corridors**

Condition      Fragmented

### **Intensity of use**

Impact          High

### **Pattern**

Settlement pattern      -

Other built features      -

Presence of water      -

Scale              Small / Medium                      Sense of enclosure      Enclosed

Diversity          Simple

### **Skyline**

This is formed by good tree cover around the edges of the zone.

### **Key views**

Views are of the Garden Centre and Nursery, with its associated buildings, sales areas, growing areas, car parking etc.

### **Intervisibility**

Site observation          Low

Views into and out of the zone are very restricted by trees / vegetation.

### **Tranquillity**

Noise sources:              Vehicles & people associated with the Garden Centre / Nursery

Urban views:              Garden Centre buildings

Presence of people:      Frequent

Tranquillity rating:      Low

### **Functional relationship**

The zone relates to the adjacent settlement owing to its landscaped garden.

### **Visual relationship**

Due to good tree cover around the zone it has little visual relationship with the surrounding area.

### **Settlement edge**

Only the very edge of the settlement abuts the zone at the entrance to the Garden Centre. It comprises large detached modern properties well softened by garden vegetation.

#### **Key receptors**

#### **Sensitivity**

Urban residents

High

Road

Low

#### **Potential for landscape enhancement**

Replant key hedgerow boundaries to include hedgerow trees.

LCP/Zone BA\_04 Settlement: Baginton Parish: Baginton

**Landscape Sensitivity to housing development** High

This zone is south of the settlement and comprises part of the golf course, including some tree belts. Immediately to the east of the zone is the Bagot's Castle scheduled monument. There is no public access into the zone therefore field survey information, e.g. with regards to views is incomplete.

Due to the zone's separation from the existing settlement, and in order to preserve the setting of Bagot's Castle, this zone is not considered suitable for development.

**Landscape sensitivity to commercial development** High

This zone is south of the settlement and comprises part of the golf course, including some tree belts. Immediately to the east of the zone is the Bagot's Castle scheduled monument. There is no public access into the zone therefore field survey information, e.g. with regards to views is incomplete.

Due to the zone's separation from the existing settlement, and in order to preserve the setting of Bagot's Castle, this zone is not considered suitable for development.

**Landscape characteristics** (DESK TOP)

LDU Level DUNSMORE PLATEAU FRINGE

Physiographic

Ground type Loamy brown soils

Landcover Arable farmlands

Settlement pattern Villages and small farms

Cultural sensitivity LOW

Ecological sensitivity LOW

Visual sensitivity MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

Cons. Area SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood - Northern edge

**Characteristics**

Landform      Hard rock lowlands

Land use      Golf course

**Field boundaries**      (FIELD SURVEY – incomplete due to lack of public access)

Type            Hedgerows both native species and ornamental

Species        Mixed

Condition     Relic

Mgmt          Traditional

**Hedge /stream trees**

Extent         Insignificant within internal boundaries / scattered on perimeter of zone and blending in with mature planting to golf course.

Age structure   Mixed

**Other trees**    Insignificant

Age structure   Mixed

Patch survival

Extent         Relic

Mgmt          Traditional

**Ecological corridors**

Condition     Fragmented

**Intensity of use**

Impact         High

**Pattern**

Settlement pattern    -

Other built features    -

Presence of water      -

Scale            Small / Medium

Sense of enclosure    Enclosed

Diversity      Simple

**Skyline**

**Key views**

**Intervisibility**

Site observation

**Tranquillity**

Noise sources:

Urban views:

Presence of people:

Tranquillity rating:

**Functional relationship**

**Visual relationship**

**Settlement edge**

**Key receptors**

**Sensitivity**

**Potential for landscape enhancement**

Conserve and manage existing tree belts.

**Landscape Sensitivity to housing development** High

This zone is south of the settlement and comprises an arboretum / garden to the west and adjoining rough land to the east with good perimeter tree cover. A significant portion of the zone is covered by a Tree Preservation Order and forms part of the former Baginton Hall site. The zone is has a number of informal pedestrian routes across it and is used by local residents for informal recreation. Japanese knotweed is growing unchecked and is widespread. Immediately to the south of the zone is the Bagot’s Castle scheduled monument. Although the zone is separate from the existing settlement it is a degraded landscape which needs more proactive management to ensure that the Japanese knotweed is eradicated. In order to preserve the setting of Bagot’s Castle, this zone is not considered suitable for development.

**Landscape sensitivity to commercial development** High

Commercial development is not apparent in this zone. A significant portion of the zone is rough land that is covered by a Tree Preservation Order and forms part of the former Baginton Hall site. The zone is has a number of informal pedestrian routes across it and is used by local residents for informal recreation. Japanese knotweed is growing unchecked and is widespread. Immediately to the south of the zone is the Bagot’s Castle scheduled monument. Although the zone is separate from the existing settlement it is a degraded landscape which needs more proactive management to ensure that the Japanese knotweed is eradicated. In order to preserve the setting of Bagot’s Castle, this zone is not considered suitable for development.

**Landscape characteristics** (DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area      SAMS    Historic Parks / Gdns    Listed Blgs    Registered Battlefield

Other

Flood - Northern edge

## **Characteristics**

Landform      Hard rock lowlands

Land use      Arboretum / rough land connected with former Baginton Hall

**Field boundaries**      (FIELD SURVEY – incomplete due to lack of public access)

Type            Hedgerows both native species and ornamental

Species        Mixed

Condition     Relic

Mgmt          Mixed

## **Hedge /stream trees**

Extent        Insignificant within internal boundaries / scattered on perimeter of zone and blending in with mature planting to golf course.

Age structure   Mixed

**Other trees**    Insignificant

Age structure   Mixed

Patch survival

Extent        Relic

Mgmt          Traditional / Neglected

## **Ecological corridors**

Condition     Fragmented

## **Intensity of use**

Impact        High

## **Pattern**

Settlement pattern    -

Other built features -  
Presence of water -  
Scale - Sense of enclosure Enclosed  
Diversity Simple

### **Skyline**

### **Key views**

### **Intervisibility**

Site observation

### **Tranquillity**

Noise sources:

Urban views:

Presence of people:

Tranquillity rating:

### **Functional relationship**

### **Visual relationship**

### **Settlement edge**

### **Key receptors**

### **Sensitivity**

### **Potential for landscape enhancement**

Manage Tree Preservation Order(s) and eradicate Japanese knotweed to ensure continuity of species diversity.

**Landscape Sensitivity to housing development** High

This zone lies to the west of the Conservation Area and includes the Scheduled Ancient Monument of Bagot's Castle and its grounds, including ornamental fishponds and a WWII Tank Testing area. Land use is pasture and there are two copses – one in the north-west corner and one in the south which includes some wet woodland. There is also good tree cover along the River Sowe to the west which helps to frame views, although there are some more distant views from the higher ground to the north of the zone. The zone is on steeply sloping ground.

Due to the presence of a Scheduled Ancient Monument this zone is unsuitable for development.

**Landscape sensitivity to commercial development** High

This zone lies to the west of the Conservation Area and includes the Scheduled Ancient Monument of Bagot's Castle and its grounds, including ornamental fishponds and a WWII Tank Testing area. Land use is pasture and there are two copses – one in the north-west corner and one in the south which includes some wet woodland. There is also good tree cover along the River Sowe to the west which helps to frame views, although there are some more distant views from the higher ground to the north of the zone. The zone is on steeply sloping ground.

Due to the presence of a Scheduled Ancient Monument this zone is unsuitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level DUNSMORE PLATEAU FRINGE

Physiographic

Ground type Loamy brown soils

Landcover Arable farmlands

Settlement pattern Villages and small farms

Cultural sensitivity MODERATE / HIGH

Ecological sensitivity MODERATE / HIGH

Visual sensitivity MODERATE / HIGH

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS **YES** Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood -

## **Characteristics**

Landform Hard Rock Lowlands

Land use Pastoral farmland

## **Field boundaries (FIELD SURVEY)**

Type fenced /hedged boundaries. Perimeter of zone is fenced either with security fencing or post and rail permitting views in. Internal hedged boundaries are relic and have been replaced with post and wire fencing.

Species Mixed

Condition Relic

Mgmt Outgrown

## **Hedge /stream trees**

Extent Scattered / insignificant

Age structure Overmature

**Other trees** Apparent

Age structure Overmature

Patch survival

Extent Relic

Mgmt Traditional

## **Ecological corridors**

Condition Fragmented

## **Intensity of use**

Impact Low

### **Pattern**

Settlement pattern      There is a strong hedged boundary to properties that lie to the east of the zone.

Other built features      Ancient Scheduled Monument

Presence of water      Ornamental fish ponds. River Sowe immediately to the west and river tributary within south of zone.

Scale                      Small / medium                      Sense of enclosure              Framed

Diversity                  Diverse

### **Skyline**

This is predominantly formed by trees within and around the zone. From the higher ground in the north of the zone there is a more distant treed horizon to the south-west.

### **Key views**

Views are of a rural pastoral landscape framed by trees. The remains of Bagot's Castle are visible from within the zone.

### **Intervisibility**

Site observation              Medium / high

Although this zone is on sharply rising ground the good tree cover limits views to some extent, especially into the southern part of the zone.

### **Tranquillity**

Noise sources:                  A quiet zone

Urban views:                      None

Presence of people:              Infrequent

Tranquillity rating:              High

### **Functional relationship**

The zone links with the fields of pasture to the south / south-east and the copses connect with tree belts along the adjacent River Sowe and golf course, creating wildlife corridors.

### **Visual relationship**

The rural pastoral character of the zone has a visual connection with the wider landscape. Trees within the zone enhance this connection, creating the appearance of a well-wooded landscape.

### **Settlement edge**

Other than the churchyard the settlement edge does not abut this zone.

**Key receptors**

**Sensitivity**

Visitors to Bagot's Castle

High

Urban residents

High

Adjacent PRoW

High

**Potential for landscape enhancement**

Replace post and wire fences with native hedgerows.

**Landscape Sensitivity to housing development** High

This is a long thin zone stretching from Church Lane in the east to the Parish boundary in the south-west. It follows the contours of a steep slope which rises approximately 30m from the River Sowe in the west to the top of the ridge along the eastern edge of the zone. It comprises a small to medium scale pastoral landscape which has a rather degraded feel due to the presence of post and wire / tape fencing and lack of hedgerows. Tree cover within the zone itself is limited to scattered field trees, although there is good tree cover immediately to the west of the zone, along the River Sowe. There is one PRoW (W160) which runs along part the western edge of the zone. The extreme eastern end of the zone falls partly within, or abuts, a Conservation Area and there is an area of designated Open Space, part of which is wooded.

Due to the proximity of the Conservation Area, designated Open Space, topography and rural character of this zone it is considered unsuitable for development.

**Landscape sensitivity to commercial development** High

This is a long thin zone stretching from Church Lane in the east to the Parish boundary in the south-west. It follows the contours of a steep slope which rises approximately 30m from the River Sowe in the west to the top of the ridge along the eastern edge of the zone. It comprises a small to medium scale pastoral landscape which has a rather degraded feel due to the presence of post and wire / tape fencing and lack of hedgerows. Tree cover within the zone itself is limited to scattered field trees, although there is good tree cover immediately to the west of the zone, along the River Sowe. There is one PRoW (W160) which runs along part the western edge of the zone. The extreme eastern end of the zone falls partly within, or abuts, a Conservation Area and there is an area of designated Open Space, part of which is wooded.

Due to the proximity of the Conservation Area, designated Open Space, topography and rural character of this zone it is considered unsuitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable Farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces **YES** Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area **YES** SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform Hard rock lowlands

Land use Pastoral farmland

### **Field boundaries (FIELD SURVEY)**

Type Post and wire fencing / relic hedgerow lines

Species Mixed

Condition Relic

Mgmt Outgrown

### **Hedge /stream trees**

Extent Scattered / insignificant

Age structure Overmature

**Other trees** River corridor only

Age structure Overmature

Patch survival

Extent Relic

Mgmt Traditional

### **Ecological corridors**

Condition Fragmented



### **Settlement edge**

A small part of the settlement edge abuts the northern tip of the zone and is part of the Conservation Area. There is very good tree / vegetation cover which gives rise to a very soft edge.

#### **Key receptors**

#### **Sensitivity**

Urban residents

High

PRoW

High

Road

Low

#### **Potential for landscape enhancement**

Reinstate native hedgerows along fenced boundaries.

**Landscape Sensitivity to housing development** High / medium

This zone lies to the south of the settlement, between the Stoneleigh Road / Coventry Road to the east and the ridgeline forming the boundary to BA\_07 to the west. It is part of the Dunsmore Plateau Farmlands and as such is more elevated than the surrounding area and has a flat topography which also continues over the Coventry Airport area to the east. It is an open landscape comprising small to medium scale fields of pasture / paddocks. Internal field boundaries have largely been replaced by post and wire / tape fencing, although the roadside hedge still remains intact.

Due to the high visibility of this zone, and its proximity to the Conservation Area and area of designated Open Space to the north, development should be restricted to roadside only, with a landscape buffer of native tree planting to the west. Any development should not extend any further south than the pub.

**Landscape sensitivity to commercial development** High

Commercial development within this zone consists of a plant nursery and a farm shop. This zone lies to the south of the settlement, between the Stoneleigh Road / Coventry Road to the east and the ridgeline forming the boundary to BA\_07 to the west. It is part of the Dunsmore Plateau Farmlands and as such is more elevated than the surrounding area and has a flat topography which also continues over the Coventry Airport area to the east. It is an open landscape comprising small to medium scale fields of pasture / paddocks. Internal field boundaries have largely been replaced by post and wire / tape fencing, although the roadside hedge still remains intact.

Due to the high visibility of this zone, and its proximity to the Conservation Area and area of designated Open Space to the north, it is not considered suitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	DUNSMORE PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform Periglacial plateau

Land use Pastoral farmland / paddocks

### **Field boundaries** (FIELD SURVEY)

Type Fenced / roadside boundary is hedged

Species Mixed

Condition Rredundant / relic

Mgmt Outgrown

### **Hedge /stream trees**

Extent Scattered / insignificant

Age structure Overmature

**Other trees** Insignificant

Age structure Overmature

Patch survival

Extent Relic

Mgmt Traditional

## **Ecological corridors**

Condition Fragmented

### **Intensity of use**

Impact                      Moderate

### **Pattern**

Settlement pattern        There is no settlement pattern

Other built features       -

Presence of water         -

Scale                        Small / medium              Sense of enclosure        Open

Diversity                    Simple

### **Skyline**

This is very prominent due to the zone's elevated, flat topography.

### **Key views**

Views are of a pastoral farmed landscape which appears to be used mainly for horse grazing. The zone has a slightly degraded appearance due to the lack of hedgerows which have been replaced by post and wire / tape fences. Views are open across the zone but framed by more distant tree cover. Coventry Airport is very visible beyond the zone to the east.

### **Intervisibility**

Site observation            High

The elevated, flat, open nature of the zone means it is widely visible from the surrounding area.

### **Tranquillity**

Noise sources:              Road traffic; airport

Urban views:                Coventry Airport

Presence of people:        Infrequent

Tranquillity rating:        Medium

### **Functional relationship**

The pasture fields form part of a wider farmed landscape.

### **Visual relationship**

The pasture fields visually link to the wider farmed landscape.

### **Settlement edge**

The settlement edge does not abut this zone.

**Key receptors**

Rural residents

Pub (opposite zone), farm shop, nursery

Roads

**Sensitivity**

High

Medium

Low

**Potential for landscape enhancement**

Replace fences with native hedgerows. Plant a landscape buffer of native woodland around any new development.

**Landscape Sensitivity to housing development** High

This zone lies within the settlement and the Conservation Area and has been designated a Millennium Green. It is a triangular pocket of land bordered by Church Road, Coventry Road and the Coventry Road and forms part of the wider Dunsmore Plateau Farmlands landscape. It is an open landscape comprising a single medium scale field of pasture which has recent tree planting along its perimeter. It provides a rural landscape setting to the more traditional buildings of the settlement and as such should be retained.

Due to the high visibility of this zone, and its context within the Conservation Area it is not considered suitable for development.

**Landscape sensitivity to commercial development** High

Commercial development is not apparent within this zone. This zone lies within the settlement and the Conservation Area and has been designated a Millennium Green. It is a triangular pocket of land bordered by Church Road, Coventry Road and the Coventry Road and forms part of the wider Dunsmore Plateau Farmlands landscape. It is an open landscape comprising a single medium scale field of pasture which has recent tree planting along its perimeter. It provides a rural landscape setting to the more traditional buildings of the settlement and as such should be retained.

Due to the high visibility of this zone, and its context within the Conservation Area it is not considered suitable for development.

**Landscape characteristics** (DESK TOP)

LDU Level	DUNSMORE PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces **YES** Ancient woodland  TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area **YES** SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform Periglacial plateau

Land use Pastoral farmland

## **Field boundaries (FIELD SURVEY)**

Type -

Species -

Condition -

Mgmt -

## **Hedge /stream trees**

Extent -

Age structure -

**Other trees** Apparent

Age structure Mixed age

Patch survival

Extent Localised

Mgmt Traditional

## **Ecological corridors**

Condition Fragmented

## **Intensity of use**

Impact Moderate

### **Pattern**

Settlement pattern      Rear garden boundaries back onto field. New tree planting will in time soften the settlement edge.

Other built features      -

Presence of water      -

Scale                      Small / medium              Sense of enclosure      Open

Diversity                  Simple

### **Skyline**

This is formed predominantly by trees and buildings immediately around the perimeter of the zone, and in the north of the zone is very prominent.

### **Key views**

Views are open across the whole zone and comprise a field of mown grass (public open space) bordered by trees and the settlement edge. There are glimpsed views beyond the zone to the higher ground to the south-west (BA\_07).

### **Intervisibility**

Site observation              High

The whole is visible from adjacent roads and properties although views from further afield are restricted by vegetation and buildings.

### **Tranquillity**

Noise sources:                  A quiet zone

Urban views:                      Settlement edge

Presence of people:          Infrequent

Tranquillity rating:          High

### **Functional relationship**

The zone is a Millennium Green and forms an important amenity for the adjacent settlement.

### **Visual relationship**

The zone provides a visual link to the wider pastoral landscape and an important setting to the Conservation Area.

### **Settlement edge**

This is generally a fairly hard modern edge around the perimeter of the zone. Some more traditional properties border the extreme south-east boundary.

**Key receptors**

**Sensitivity**

Urban residents

High

Users of the Millennium Green

High

Roads

Low

**Potential for landscape enhancement**

Manage new blocks of tree planting. Replace dead or dying trees.

**Landscape Sensitivity to housing development** High / Medium

This is a long thin zone that wraps around the southern edge of the settlement, between residential areas and the Brethren’s Meeting Room to the north, and St. John the Baptist Church, Bagot’s Castle and the golf course to the south. The edge of a Conservation Area abuts part of the southern boundary of the zone, by the church, and the majority of the zone is covered by TPOs. Some, if not all, was part of the grounds of the old Baginton Hall, and was later used for sand and gravel extraction before being filled with industrial waste. There are few hedgerows remaining and these are only adjacent to northern boundary of the churchyard. The zone’s perimeter is still largely treed, which may be within former hedgerow lines. The zone is currently rough ground colonised by scrub, brambles and Japanese Knotweed. One PRoW runs through the zone, linking the Church to the residential area to the north.

The zone could accommodate some development to the east of the PRoW as this would infill the existing settlement edge. However, any development must consider the setting of the Parish Church and Bagot’s Castle and be designed sympathetically. Development to the west of the PRoW should be discouraged in order to preserve the setting of Bagot’s Castle and the Parish Church and to prevent the encroachment of the settlement into the wider countryside.

**Landscape sensitivity to commercial development** High

Commercial development is not apparent within this zone. This is a long thin zone that wraps around the southern edge of the settlement, between residential areas and the Brethren’s Meeting Room to the north, and St. John the Baptist Church, Bagot’s Castle and the golf course to the south. The edge of a Conservation Area abuts part of the southern boundary of the zone, by the church, and the majority of the zone is covered by TPOs. Some, if not all, was part of the grounds of the old Baginton Hall, and was later used for sand and gravel extraction before being filled with industrial waste. There are few hedgerows remaining and these are only adjacent to northern boundary of the churchyard. The zone’s perimeter is still largely treed, which may be within former hedgerow lines. The zone is currently rough ground colonised by scrub, brambles and Japanese Knotweed. One PRoW runs through the zone, linking the Parish Church to the residential area to the north.

The zone could not accommodate commercial development that comprises offices / industrial units.

**Landscape characteristics** (DESK TOP)

LDU Level	DUNSMORE PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	MODERATE

Ecological sensitivity    LOW

Visual sensitivity        MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland     TPO **YES**

#### **Biodiversity**

SSSI  Local Wildlife Sites     Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area     SAMS  Historic Parks / Gdns     Listed Blgs     Registered Battlefield

Other

Flood    -

### **Characteristics**

Landform        Periglacial plateau

Land use        Rough land connected with former Baginton Hall

#### **Field boundaries        (FIELD SURVEY)**

Type            Few hedgerow lines remain and these are only adjacent to the churchyard

Species        Mixed

Condition     Relic

Mgmt          Outgrown

#### **Hedge /stream trees**

Extent        -

Age structure    -

**Other trees**    Apparent

Age structure    Mixed

Patch survival

Extent        Relic

Mgmt          Neglected

### **Ecological corridors**

Condition      Fragmented

### **Intensity of use**

Impact          Low

### **Pattern**

Settlement pattern      tree / shrub screen to Brethren boundary and Village Hall. Garden fencing only visible from back of Kimberley Road and Holly Walk

Other built features      -

Presence of water      -

Scale                      -                      Sense of enclosure      Framed

Diversity                  Simple

### **Skyline**

This is formed mainly by trees and scrub vegetation. To the west of the PRoW landform forms a more prominent skyline in places; to the east there are glimpses of the settlement edge on the skyline.

### **Key views**

Views are of an area of apparently unused land, framed by trees and the settlement edge. The distinctive church spire forms a prominent landmark. The zone has a degraded feel which is heightened by the unmanaged vegetation and presence of bramble and Japanese Knotweed.

### **Intervisibility**

Site observation          Low

The zone is generally well concealed by vegetation and the settlement edge and views both in and out are very limited.

### **Tranquillity**

Noise sources:      A quiet zone

Urban views:      Glimpses of settlement edge

Presence of people:      Infrequent (walkers)

Tranquillity rating:      High

### **Functional relationship**

This zone has little relationship to its surroundings although it does provide an important setting to Bagot's Castle, the Church and the Conservation Area.

### **Visual relationship**

Due to the concealed nature of the zone it has little visual relationship with the surrounding area.

### **Settlement edge**

The settlement edge encloses the eastern end of the zone and comprises mainly modern properties, the Village Hall and the Church. The edge is softened by good tree / vegetation cover.

### **Key receptors**

### **Sensitivity**

Urban residents

High

PROW

High

Visitors / users of adjacent facilities,

Medium / high

e.g. Village Hall, Church, Bagot's Castle

### **Potential for landscape enhancement**

Manage the vegetation to eradicate Japanese Knotweed and encourage biodiversity.

**Landscape Sensitivity to housing development** Medium

This zone comprises a wedge of land to the east of the settlement, bordered by Rowley Road to the north and Coventry Airport to the south. There are no PRoWs through the zone and only a small part can be seen from Rowley Road due to trees / scrub vegetation. The roadside boundary is defined by chain link fencing and remnant hedgerow, trees and scrub. Other trees of mixed age are apparent. Land use appears to be rough scrubland, with an area of sports pitches and facilities (Trinity Guild RFC). The roofline of airport buildings is visible from Rowley Road.

If development was to take place in this zone there should be a landscape buffer of native tree planting along the edge of the existing settlement and Rowley Road.

**Landscape sensitivity to commercial development** Medium

This zone comprises a wedge of land to the east of the settlement, bordered by Rowley Road to the north and Coventry Airport to the south. There are no PRoWs through the zone and only a small part can be seen from Rowley Road due to trees / scrub vegetation. The roadside boundary is defined by chain link fencing and remnant hedgerow, trees and scrub. Other trees of mixed age are apparent. Land use appears to be rough scrubland, with an area of sports pitches and facilities (Trinity Guild RFC). The roofline of airport buildings is visible from Rowley Road.

If development was to take place in this zone there should be a landscape buffer of native tree planting along the edge of the existing settlement and Rowley Road, and screen planting of any new buildings / structures.

**Landscape characteristics** (DESK TOP)

LDU Level	DUNSMORE PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces **YES** Ancient woodland  TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform Periglacial plateau

Land use Amenity

## **Field boundaries (FIELD SURVEY)**

Type Chain link fencing / remnant hedgerow / trees / scrub

Species Mixed

Condition Relic

Mgmt Outgrown

## **Hedge /stream trees**

Extent -

Age structure -

**Other trees** Apparent

Age structure Mixed

Patch survival

Extent Relic

Mgmt Neglected

## **Ecological corridors**

Condition Fragmented

## **Intensity of use**

Impact Low

### **Pattern**

Settlement pattern	Chain link fenced boundary
Other built features	-
Presence of water	-
Scale	- Sense of enclosure open
Diversity	simple

### **Skyline**

From Rowley Road the skyline is quite prominent, broken by scrub vegetation.

### **Key views**

Views are very open and comprise scrub / rough ground which has quite a degraded appearance. Views of a mast, the settlement edge and the tops of airport buildings all contribute to an urban feel.

### **Intervisibility**

Site observation High

The zone is quite open and flat and is therefore visible, although scrub and roadside vegetation does offer some screening.

### **Tranquillity**

Noise sources:	Road traffic; airport
Urban views:	Airport buildings; settlement edge; mast; sports facilities
Presence of people:	Infrequent
Tranquillity rating:	Medium / low

### **Functional relationship**

The zone has little functional relationship with its surroundings.

### **Visual relationship**

Visually the zone is a transition between the airport to the south and wider farmland to the north.

### **Settlement edge**

The settlement abuts the western end of the zone but is softened to some extent by the vegetation within the zone.

### **Key receptors**

Urban residents

### **Sensitivity**

High

Recreational users

High / medium

Road

Medium

**Potential for landscape enhancement**

If development was to take place in this zone there should be a landscape buffer of native tree planting along the edge of the existing settlement and Rowley Road, and screen planting of any new buildings / structures.

LCP/Zone BA\_12 Settlement: Baginton Parish: Baginton

**Landscape Sensitivity to housing development** High

This zone forms part of the golf course and is bordered by the River Sowe along its southern boundary. There is good tree cover in and around the zone and this, together with lack of public access, limits views into the zone. The whole zone is a flood zone and this, combined with its detachment from the existing settlement and the need to protect the setting of the adjacent Bagot's Castle, makes the zone unsuitable for development.

**Landscape sensitivity to commercial development** High

This zone forms part of the golf course and is bordered by the River Sowe along its southern boundary. There is good tree cover in and around the zone and this, together with lack of public access, limits views into the zone. The whole zone is a flood zone and this, combined with its detachment from the existing settlement and the need to protect the setting of the adjacent Bagot's Castle, makes the zone unsuitable for development.

**Landscape characteristics** (DESK TOP)

LDU Level DUNSMORE PLATEAU FRINGE

Physiographic

Ground type Wet meadowland

Landcover Pastoral farmlands

Settlement pattern Meadowland on small farms

Cultural sensitivity LOW

Ecological sensitivity HIGH

Visual sensitivity MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt  Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood - Whole zone

### **Characteristics**

Landform River valleys

Land use Golf course

### **Field boundaries** (FIELD SURVEY – incomplete information due to lack of public access)

Type -

Species -

Condition -

Mgmt -

### **Hedge /stream trees**

Extent -

Age structure -

**Other trees** Apparent

Age structure Mixed

Patch survival

Extent Localised

Mgmt Traditional

### **Ecological corridors**

Condition Fragmented

### **Intensity of use**

Impact Low

### **Pattern**

Settlement pattern -

Other built features -

Presence of water River Sowe

Scale Medium / large                      Sense of enclosure      Enclosed

Diversity Simple

### **Skyline**

-

### **Key views**

-

### **Intervisibility**

Site observation            Low

Visibility into the zone is limited due to good vegetation cover and the fact it is on lower lying ground than the surrounding areas.

### **Tranquillity**

Noise sources:

Urban views:

Presence of people:

Tranquillity rating:

### **Functional relationship**

The zone is part of the surrounding golf course.

### **Visual relationship**

-

### **Settlement edge**

There is no settlement edge adjacent to this zone.

### **Key receptors**

Golf course users

### **Sensitivity**

High

### **Potential for landscape enhancement**

LCP/Zone BA\_13 Settlement: Baginton Parish: Baginton

**Landscape Sensitivity to housing development** High

This zone lies to the north of the River Sowe and south of the A46 / A45 junction. It comprises a hotel, woodland which is covered by a TPO and a wooded corridor along the river. This tree cover restricts views into the zone. The majority of the zone is a flood zone. The zone does not relate to the settlement and forms part of the wider landscape, therefore development should be discouraged.

**Landscape sensitivity to commercial development** High

This zone lies to the north of the River Sowe and south of the A46 / A45 junction. It comprises a hotel, woodland which is covered by a TPO and a wooded corridor along the river. This tree cover restricts views into the zone. The majority of the zone is a flood zone. The zone does not relate to the settlement and forms part of the wider landscape, therefore development should be discouraged.

**Landscape characteristics** (DESK TOP)

LDU Level DUNSMORE PLATEAU FRINGE

Physiographic

Ground type Wet meadowland

Landcover Pastoral farmlands

Settlement pattern Meadowland on small farms

Cultural sensitivity LOW

Ecological sensitivity HIGH

Visual sensitivity MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO **YES**

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood - Majority of zone

### **Characteristics**

Landform River valleys

Land use Pastoral farmland

**Field boundaries** (FIELD SURVEY – incomplete information due to lack of public access)

Type -

Species -

Condition -

Mgmt -

### **Hedge /stream trees (trees along River Sowe corridor)**

Extent Dense

Age structure Not known

**Other trees** Prominent

Age structure Mixed

Patch survival

Extent Localised

Mgmt Traditional

### **Ecological corridors**

Condition Not known

### **Intensity of use**

Impact Moderate

### **Pattern**

Settlement pattern There is no settlement edge

Other built features -

Presence of water River Sowe and tributaries

Scale Medium / large                      Sense of enclosure      Enclosed

Diversity Diverse

### **Skyline**

-

### **Key views**

-

### **Intervisibility**

Site observation            Medium

Due to good vegetation cover and lower lying ground views into the zone are limited. There are some glimpsed views in from the A45 slip road.

### **Tranquillity**

Noise sources: -

Urban views: -

Presence of people: -

Tranquillity rating: -

### **Functional relationship**

The zone links to the wider farmland to the east / south-east. The River Sowe also provides a link to the wider area and is a green corridor.

### **Visual relationship**

-

### **Settlement edge**

There is no settlement edge adjacent to this zone.

### **Key receptors**

Road

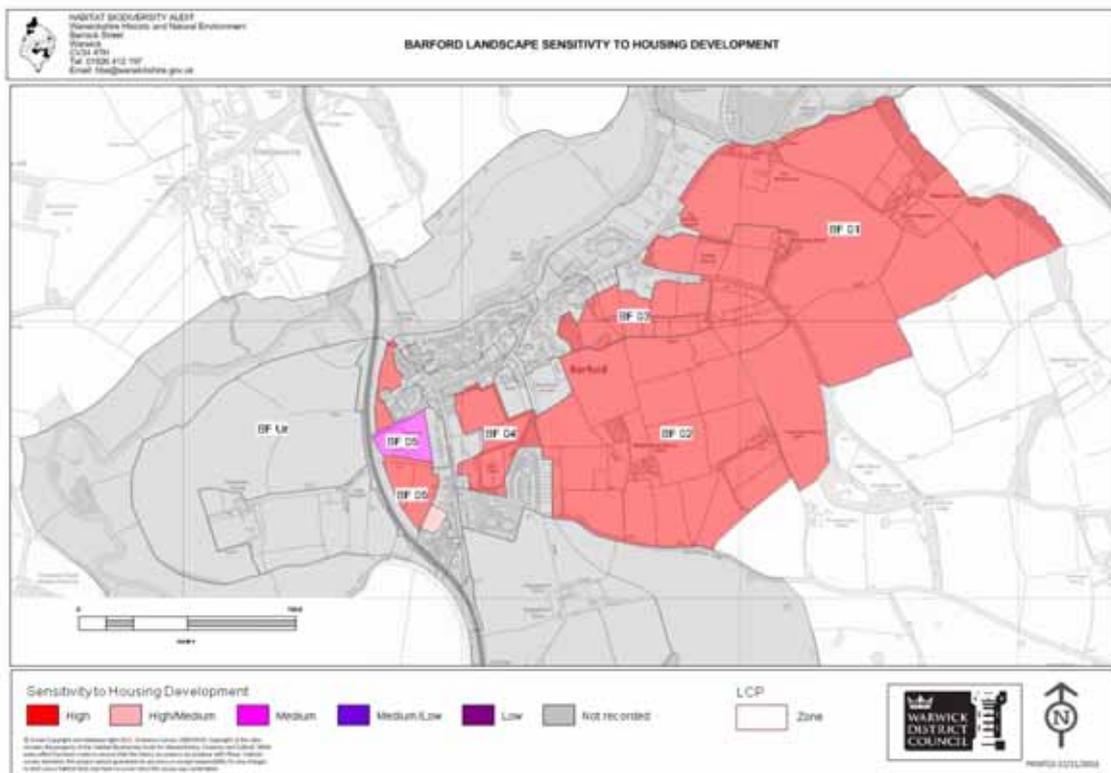
### **Sensitivity**

Low

### **Potential for landscape enhancement**

Manage treed river corridor and adjacent meadow.

# BARFORD



## Barford

### Introductory note

Barford is a village of varied building periods, styles and frontages with some individual dwellings dating back to Tudor times although more recent development has been constructed using the local Warwickshire Red brick. The historic core includes long areas of wall marking the boundary to the former Red House estate. The majority of these traditional dwellings are on Church Street, Bridge Street and part of Wellesbourne Road and High Street. The village is set within the Feldon Parklands / Terrace Farmlands landscapes with the 18<sup>th</sup> Century stone arch bridge providing a northern 'entrance' to the village. The settlement is bounded by the M40, A429 and River Avon corridors.

LCP/Zone      BF\_01      Settlement:      Barford

Parish: Barford

### Landscape Sensitivity to housing development      High

This zone is at the north-eastern end of the settlement and is on gently rolling land. It comprises a regular large scale arable landscape with a few large individual properties set within large gardens / grounds but still retains its rural character. Management of internal hedgerows is varied and the structure is in decline with sections that are either gappy or lost. Roadside hedgerows are generally overgrown with occasional gaps / breaks allowing views into the zone from Hareway Lane. Tree cover includes copses adjacent to water courses, and around properties and the zone boundary.

The tree belt along Barford Hill, on the western boundary of the zone, lies within the edge of a Conservation Area that encompasses most of the village. Within the zone the landscape is relatively open with long range views that include blocks of flats in Lillington on the horizon, housing development and a mosque in Leamington. Traffic on the M40 corridor is visible in the middle distance. The zone has no relationship to the settlement and is part of the wider farmed landscape. Any development would extend the village boundary north of Hareway Lane, into the surrounding countryside, and should therefore be discouraged.

**Landscape sensitivity to commercial development**      high

Commercial development is not apparent in this zone. It comprises a regular large scale arable landscape with a few large individual properties set within large gardens / grounds but still retains its rural character. Management of internal hedgerows is varied and the structure is in decline with sections that are either gappy or lost. Roadside hedgerows are generally overgrown with occasional gaps / breaks allowing views into the zone from Hareway Lane. Tree cover includes copses adjacent to water courses, and around properties and the zone boundary. The tree belt along Barford Hill, on the western boundary of the zone, lies within the edge of a Conservation Area that encompasses most of the village. Within the zone the landscape is relatively open with long range views that include blocks of flats in Lillington on the horizon, housing development and a mosque in Leamington. Traffic on the M40 corridor is visible in the middle distance. The zone has no relationship to the settlement and is part of the wider farmed landscape. Any commercial development would extend the village boundary north of Hareway Lane, into the surrounding countryside, and should therefore be discouraged.

**Landscape characteristics**      (DESK TOP)

LDU Level	FELDON PARKLANDS
Physiographic	
Ground type	Low glacial plateau
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area **YES** SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform      Soft rock lowlands

Land use      Arable farmland

## **Field boundaries      (FIELD SURVEY)**

Type            Hedgerows / fenced boundaries

Species        mixed

Condition     Redundant

Mgmt          mixed

## **Hedge /stream trees**

Extent         Scattered

Age structure Overmature

**Other trees**    Apparent

Age structure Mixed

Patch survival

Extent         Localised

Mgmt          Intensive

## **Ecological corridors**

Condition     Fragmented

## **Intensity of use**

Impact         moderate

## **Pattern**

Settlement pattern      a few individual properties set within large gardens / grounds

Other built features -

Presence of water -

Scale Large Sense of enclosure framed

Diversity simple

### **Skyline**

To the north and east of Hareway Lane the skyline is formed by trees around the boundary of the zone or beyond, with occasional glimpses towards the more distant horizon around Leamington / Lillington. To the south-west of Hareway Lane the ground rises and forms a prominent skyline, although there are some views to a distant horizon of hills to the south-west.

### **Key views**

Views are of a rural, open, arable landscape framed by tree belts. To the north and south they are contained within the zone, however there are more distant views over the M40 towards Leamington and Lillington to the north-east, and very distant views to the south-west. Telegraph poles / wires across the zone detract from its rural nature.

### **Intervisibility**

Site observation High

Views across the zone are open and there are good views from Hareway Lane. Vegetation and landform restrict views into the zone from further afield.

### **Tranquillity**

Noise sources: Background noise from road traffic on M40

Urban views: Road traffic on M40 corridor and glimpsed views of individual properties / gardens / grounds

Presence of people: infrequent

Tranquillity rating: high

### **Functional relationship**

Farmland within this zone forms part of a much wider farmed landscape. Hareway Lane, running through the zone, also provides a link to the wider area.

### **Visual relationship**

The zone visually relates to the wider farmland, with mature trees / copses providing a visual link to tree cover beyond the zone.

### **Settlement edge**

There is no settlement edge.

**Key receptors**

**Sensitivity**

Rural residents

high

Road

medium

**Potential for landscape enhancement**

Replant key hedgerow boundaries to include hedgerow trees.

LCP/Zone BF\_02 Settlement: Barford

Parish: Barford

**Landscape Sensitivity to housing development** High

This zone is predominantly to the south of Hareway Lane and is on gently rolling land. It comprises a regular medium / large scale mixed farmland with a strong rural character. Management of internal hedgerows is varied and the structure is in decline with sections that are either gappy or lost. There is a plethora of field fencing in a range of styles but with large sections that may segregate livestock from walkers left open. Roadside hedgerows are trimmed but there are breaks allowing views into the zone from Hareway Lane. Tree cover includes scattered hedgerow trees and a small wooded block around Middle Watchbury Farm. Of particular interest are a line of mature limes along PRoW W103 and a line of sweet chestnuts to the north of the cricket ground, which may be former parkland trees. The landscape is relatively open with long range views to hills on the horizon to the south-west. The zone has no relationship to the settlement and is part of the wider farmed landscape. Any development would extend the village boundary into the surrounding countryside and should therefore be discouraged. Care should also be taken not to develop the field adjacent to the allotments in zone BF\_04 as this would completely sever the parkland landscape of BF\_04 from the wider farmland setting.

**Landscape sensitivity to commercial development** high

Commercial development is not apparent in this zone. It comprises a regular medium / large scale mixed farmland with a strong rural character. Management of internal hedgerows is varied and the structure is in decline with sections that are either gappy or lost. There is a plethora of field fencing in a range of styles but with large sections that may segregate livestock from walkers left open. Roadside hedgerows are trimmed but there are breaks allowing views into the zone from Hareway Lane. Tree cover includes scattered hedgerow trees and a small wooded block around Middle Watchbury Farm. Of particular interest are a line of mature limes along PRoW W103 and a line of sweet chestnuts to the north of the cricket ground, which may be former parkland trees. The landscape is relatively open with long range views to hills on the horizon to the south-west. The zone has no relationship to the settlement and is part of the wider farmed landscape. Any commercial development would extend the village boundary into the surrounding countryside and should therefore be discouraged.

**Landscape characteristics** (DESK TOP)

LDU Level	FELDON PARKLANDS
Physiographic	
Ground type	Low glacial plateau
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	LOW

Ecological sensitivity    LOW

Visual sensitivity        MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt YES   Parks, Gdns & Amenity Green Spaces    Ancient woodland    TPO

#### **Biodiversity**

SSSI    Local Wildlife Sites    Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area    SAMS    Historic Parks / Gdns    Listed Blgs    Registered Battlefield

Other

Flood -

### **Characteristics**

Landform        Soft rock lowlands

Land use        Mixed farmland

#### **Field boundaries        (FIELD SURVEY)**

Type            Hedgerows / fenced boundaries

Species        mixed

Condition     Redundant

Mgmt          mixed

#### **Hedge /stream trees**

Extent        Scattered

Age structure   Mixed

**Other trees**    Apparent

Age structure   Mixed

Patch survival

Extent        Localised

Mgmt         Intensive

### **Ecological corridors**

Condition      Fragmented

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern      a few individual properties set within large gardens / grounds

Other built features      -

Presence of water      field ponds

Scale              Medium / Large                      Sense of enclosure      framed

Diversity          simple

### **Skyline**

The higher ground within the zone forms a prominent skyline. Elsewhere it is formed by trees either within or close to the zone. To the south-west there are views towards more distant hills on the horizon.

### **Key views**

Views within this zone are generally quite open and comprise mixed farmland with a strong rural character. Mature trees and blocks of woodland help to frame views and a row of lime trees along PRoW W103 forms a strong visual feature, as does a row of sweet chestnuts along the northern boundary of the zone. The small part of the zone to the north of Hareway Lane has a smaller scale character and comprises horse paddocks with tape fencing. This, along with the area immediately on the opposite side of Hareway Lane, appears to differ in character to the rest of the zone, being smaller in scale and slightly more enclosed. There are glimpsed views through the sweet chestnuts of a small cluster of properties off Barford Hill adjacent to the northern boundary of the zone. The neatly trimmed conifer hedge boundary around these properties gives a slight urban feel to the view from Hareway Lane.

### **Intervisibility**

Site observation          High

Due to the large, open nature of this zone, and the rising landform, there are wide views across the zone. Views into the zone from Wasperton Lane are particularly good.

### **Tranquillity**

Noise sources:    A quiet zone

Urban views:      None

Presence of people:    Infrequent

Tranquillity rating: High

**Functional relationship**

Farmland within this zone forms part of a much wider farmed landscape. The PRoW, and Hareway Lane, which both run through the zone also provide a link to the wider area.

**Visual relationship**

The zone visually relates to the wider farmland, with mature trees / copses providing a visual link to tree cover beyond the zone.

**Settlement edge**

The settlement abuts the western edge of the zone, but is very soft edge, comprising garden boundaries, allotments and recreation ground.

**Key receptors**

**Sensitivity**

Urban & rural residents	high
PRoW	high
Roads	medium

**Potential for landscape enhancement**

Replant roadside hedgerow boundaries to include hedgerow trees. Consideration should be given to protecting the rows of limes and sweet chestnuts with a TPO to ensure their long term survival. Care should also be taken not to develop the field adjacent to the allotments in zone BF\_04 as this would completely sever the parkland landscape of BF\_04 from the wider farmland setting.

LCP/Zone      BF\_03      Settlement:      Barford

Parish: Barford

**Landscape Sensitivity to housing development**      High

This zone is immediately south of the settlement edge off High Street and Hareway Lane and is on gently rolling land. It comprises a small scale pastoral farmland currently managed as paddocks or grazing for alpacas. Tree cover includes scattered hedgerow trees and a small unmanaged semi-wooded zone to the west. Management of internal hedgerows is varied and the structure is in decline with several sections that are either gappy or lost and replaced by stockproof fencing. There is, however, evidence of a single line of hedgerow planting on the southern edge of the zone that includes the planting of hedgerow trees in the last 10-15 years. The wooded area in the west of the zone lies within the Conservation Area. The landscape is enclosed with only glimpsed views into the zone through gaps in the hedgerow and from the gated entrance off Hareway Lane. The zone is adjacent to the settlement and it is possible to see occasional houses softened by mature vegetation within the garden boundaries. The zone currently lacks any cohesive structure and this could be addressed by reintroducing hedge lines to conserve and enhance the small scale field pattern.

**Landscape sensitivity to commercial development**      high

Commercial development is not apparent in this zone. It comprises a small scale pastoral farmland currently managed as paddocks or grazing for alpacas. Tree cover includes scattered hedgerow trees and a small unmanaged semi-wooded zone to the west. Management of internal hedgerows is varied and the structure is in decline with several sections that are either gappy or lost and replaced by stockproof fencing. There is, however, evidence of a single line of hedgerow planting on the southern edge of the zone that includes the planting of hedgerow trees in the last 10-15 years. The wooded area in the west of the zone lies within the Conservation Area. The landscape is enclosed with only glimpsed views into the zone through gaps in the hedgerow and from the gated entrance off Hareway Lane. The zone is adjacent to the settlement and it is possible to see occasional houses softened by mature vegetation within the garden boundaries. The zone's proximity to the Conservation Area, and the individual landscape elements, mean that it is unsuitable for commercial development.

**Landscape characteristics**      (DESK TOP)

LDU Level	FELDON PARKLANDS
Physiographic	
Ground type	Low glacial plateau
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	LOW
Ecological sensitivity	LOW

Visual sensitivity MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area **YES** SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform Soft rock lowlands

Land use Pasture

#### **Field boundaries (FIELD SURVEY)**

Type Hedgerows / fenced boundaries

Species mixed

Condition Redundant

Mgmt mixed

#### **Hedge /stream trees**

Extent Scattered

Age structure Mixed

**Other trees** Apparent

Age structure Mixed

#### **Patch survival**

Extent Localised

Mgmt Intensive

### **Ecological corridors**

Condition      Fragmented

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern

Other built features      -

Presence of water      field ponds

Scale            small                              Sense of enclosure      enclosed

Diversity        diverse

### **Skyline**

This is quite varied, and formed by trees and buildings around the immediate boundary of the zone.

### **Key views**

Views are enclosed by trees and comprise a small scale pastoral landscape. The edge of the settlement is apparent but well softened by trees and mature garden vegetation. There are one or two more distant glimpsed views beyond the houses.

### **Intervisibility**

Site observation      Low

Views into the zone are limited to gaps in vegetation.

### **Tranquillity**

Noise sources:    A quiet zone

Urban views:      Glimpsed views of settlement edge

Presence of people:    Infrequent

Tranquillity rating:    High

### **Functional relationship**

The pasture relates to the wider farmland, particularly that immediately adjacent to the eastern boundary of the zone and on the opposite side of Hareway Lane.

### **Visual relationship**

Visually the zone relates to the paddocks / small pasture fields immediately adjacent to the east and north of Hareway Lane.

### **Settlement edge**

This is adjacent to the northern boundary of the zone and is a soft edge with views broken up by trees and mature garden vegetation.

#### **Key receptors**

#### **Sensitivity**

Urban residents	high
PRoW	high
Roads	low

### **Potential for landscape enhancement**

The zone currently lacks any cohesive structure and this could be addressed by allowing some residential development to take place. For example the small wooded area and field pond could be more positively managed to promote better biodiversity. The row of limes on the boundary with BF\_02, and their setting, should be safeguarded. Replace internal hedgerow lines.

LCP/Zone      BF\_04      Settlement:      Barford

Parish: Barford

**Landscape Sensitivity to housing development**      High

This zone is south of the settlement edge on Church Street and comprises a regular small / medium scale pastoral farmland currently managed as pasture and well attended allotments. Part of the zone - the fields of pasture and the field with scrub / trees to the south west - lies within a Conservation Area. There is good mature tree cover around the perimeter of the pasture fields as well as individual trees scattered throughout the zone, the majority of which are protected by TPOs. There is also an area of trees / scrub in the south-west corner of the zone. There are hedgerows adjacent to the southern end of the allotments and to the roadside off Wasperton Lane. The structure of these is in good condition though the roadside hedge is overgrown. The mature tree blocks to the perimeter enclose the zone so glimpsed views into the zone are only possible where the roadside hedge has been trimmed (area immediately around the scout hut). The zone is adjacent to the settlement and it is possible to see occasional houses which are softened by mature vegetation within the garden boundaries.

This zone is highly sensitive to development because of its historic significance as former estate parkland with its belts of trees. Care should also be taken not to develop the field adjacent to the allotments, in zone BF\_02, as this would completely sever the parkland landscape of BF\_04 from the wider farmland setting.

**Landscape sensitivity to commercial development**      high

Commercial development is not apparent in this zone. This zone is south of the settlement edge on Church Street and comprises a regular small / medium scale pastoral farmland currently managed as pasture and well attended allotments. Part of the zone - the fields of pasture and the field with scrub / trees to the south west - lies within a Conservation Area. There is good mature tree cover around the perimeter of the pasture fields as well as individual trees scattered throughout the zone, the majority of which are protected by TPOs. There is also an area of trees / scrub in the south-west corner of the zone. There are hedgerows adjacent to the southern end of the allotments and to the roadside off Wasperton Lane. The structure of these is in good condition though the roadside hedge is overgrown. The mature tree blocks to the perimeter enclose the zone so glimpsed views into the zone are only possible where the roadside hedge has been trimmed (area immediately around the scout hut). The zone is adjacent to the settlement and it is possible to see occasional houses which are softened by mature vegetation within the garden boundaries.

This zone is highly sensitive to commercial development because of its historic significance as former estate parkland with its belts of trees. Care should also be taken not to develop the field adjacent to the allotments, in zone BF\_02, as this would completely sever the parkland landscape of BF\_04 from the wider farmland setting.

**Landscape characteristics**      (DESK TOP)

LDU Level      FELDON PARKLANDS

Physiographic

Ground type            Low glacial plateau  
Landcover            Ancient wooded farmlands  
Settlement pattern    Villages and estate farms  
Cultural sensitivity    LOW  
Ecological sensitivity    LOW  
Visual sensitivity      MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area **YES** SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform            river valleys

Land use            Pasture / allotments

#### **Field boundaries            (FIELD SURVEY)**

Type            Hedgerows / fenced boundaries

Species            mixed

Condition            Redundant

Mgmt            mixed

#### **Hedge /stream trees**

Extent            Insignificant

Age structure    Mixed

**Other trees**        Prominent



### **Functional relationship**

This zone has little functional relationship with the wider area, although the allotments and Scout hut feel like they belong to the village. The allotments relate more to the gardens of properties, whereas the fields of pasture are physically detached from any wider farmland however they form part of the former parkland estate and are therefore historically important.

### **Visual relationship**

Visually the allotments connect with the village but, in contrast, the fields of pasture seem rather out of place and isolated within the settlement edge, possibly due to more recent residential development off Dugard Place. However, as part of the former parkland estate they provide an important setting for the adjacent listed buildings.

### **Settlement edge**

There are glimpsed views of the settlement edge, especially the modern houses on Dugard Place.

<b><u>Key receptors</u></b>	<b><u>Sensitivity</u></b>
Urban residents	high
PRoW	high
Allotments	high
Road	low

### **Potential for landscape enhancement**

Care should be taken not to develop the field adjacent to the allotments, in zone BF\_02, as this would completely sever the parkland landscape of BF\_04 from the wider farmland setting. Retain and manage wooded zones. Plant a native species hedgerow to the boundary of land adjacent to the scout hut.

LCP/Zone      BF\_05                      Settlement:      Barford

Parish: Barford

**Landscape Sensitivity to housing development**                      Medium

This zone is west of the settlement edge on Wellesbourne Road and is accessible off Westham Lane. It comprises a regular small / medium scale pastoral farmland currently managed as paddocks and a disused garden nursery. The perimeters of the fields of pasture have been redefined with post and rail fencing and subdivided by post and wire, although the hedgerow is still intact. Tree cover includes a line of Scots Pine to the north edge of the zone, which is showing signs of stress / dieback, and infrequent hedgerow trees to either side of Westham Lane and within the field boundaries south of the lane. The hedge structure is in good condition and trimmed with only one hedgerow line lost. The roadside hedge is overgrown. The zone is immediately adjacent to the settlement and the settlement edge is a very abrupt fenced line, particularly on the boundary of the former nursery, but softened in places by overhanging vegetation and intermittent garden hedges. A conifer hedge, which subdivided the former garden nursery, and the remaining greenhouse / polytunnel structures are detractors in this landscape. A replacement hedgeline / landscape buffer of more appropriate species along this line would maintain the current sense of scale.

Residential development would be appropriate within the former garden nursery site providing the layout respects the current sense of scale and provides a landscape buffer between it and the existing houses. The remainder of the zone is high / high-medium sensitivity as it forms an important green wedge between the existing settlement and the A429 which should be retained.

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

Commercial development comprises the now closed garden nursery. It comprises a regular small / medium scale pastoral farmland currently managed as paddocks and a disused garden nursery. The perimeters of the fields of pasture have been redefined with post and rail fencing and subdivided by post and wire, although the hedgerow is still intact. Tree cover includes a line of Scots Pine to the north edge of the zone, which is showing signs of stress / dieback, and infrequent hedgerow trees to either side of Westham Lane and within the field boundaries south of the lane. The hedge structure is in good condition and trimmed with only one hedgerow line lost. The roadside hedge is overgrown. The zone is immediately adjacent to the settlement and the settlement edge is a very abrupt fenced line, particularly on the boundary of the former nursery, but softened in places by overhanging vegetation and intermittent garden hedges. A conifer hedge, which subdivided the former garden nursery, and the remaining greenhouse / polytunnel structures are detractors in this landscape. A replacement hedgeline / landscape buffer of more appropriate species along this line would maintain the current sense of scale.

Commercial development of an appropriate scale and design could be accommodated in the area of the former garden nursery as long as a suitable landscape buffer is provided between it and the existing houses.

**Landscape characteristics** (DESK TOP)

LDU Level FELDON PARKLANDS  
Physiographic  
Ground type Low glacial plateau  
Landcover Ancient wooded farmlands  
Settlement pattern Villages and estate farms  
Cultural sensitivity LOW  
Ecological sensitivity LOW  
Visual sensitivity MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt YES Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

**Characteristics**

Landform river valleys  
Land use Pasture / rough land

**Field boundaries** (FIELD SURVEY)

Type Hedgerows / fenced boundaries  
Species mixed  
Condition Redundant  
Mgmt mixed



### **Intervisibility**

Site observation            Low

The zone is relatively low-lying and enclosed by vegetation and is therefore only visible from its immediate surroundings.

### **Tranquillity**

Noise sources:    Traffic on the A429

Urban views:    Settlement edge; disused greenhouses / polytunnels

Presence of people:    Infrequent, walkers

Tranquillity rating:    medium

### **Functional relationship**

The zone is surrounded by the settlement edge and A429 Barford Bypass and therefore feels 'cut off' from the wider farmland to the west.

### **Visual relationship**

North of Westham Lane the zone appears to have little visual relationship with its surroundings. To the south the pasture fields and scattered hedgerow trees provide some continuity with the wider landscape.

### **Settlement edge**

To the north of Westham Lane the settlement edge is quite prominent and comprises modern brick-built dwellings which are softened to some extent by garden vegetation. The settlement edge to the south is less prominent, with more trees / vegetation to provide a screen.

### **Key receptors**

### **Sensitivity**

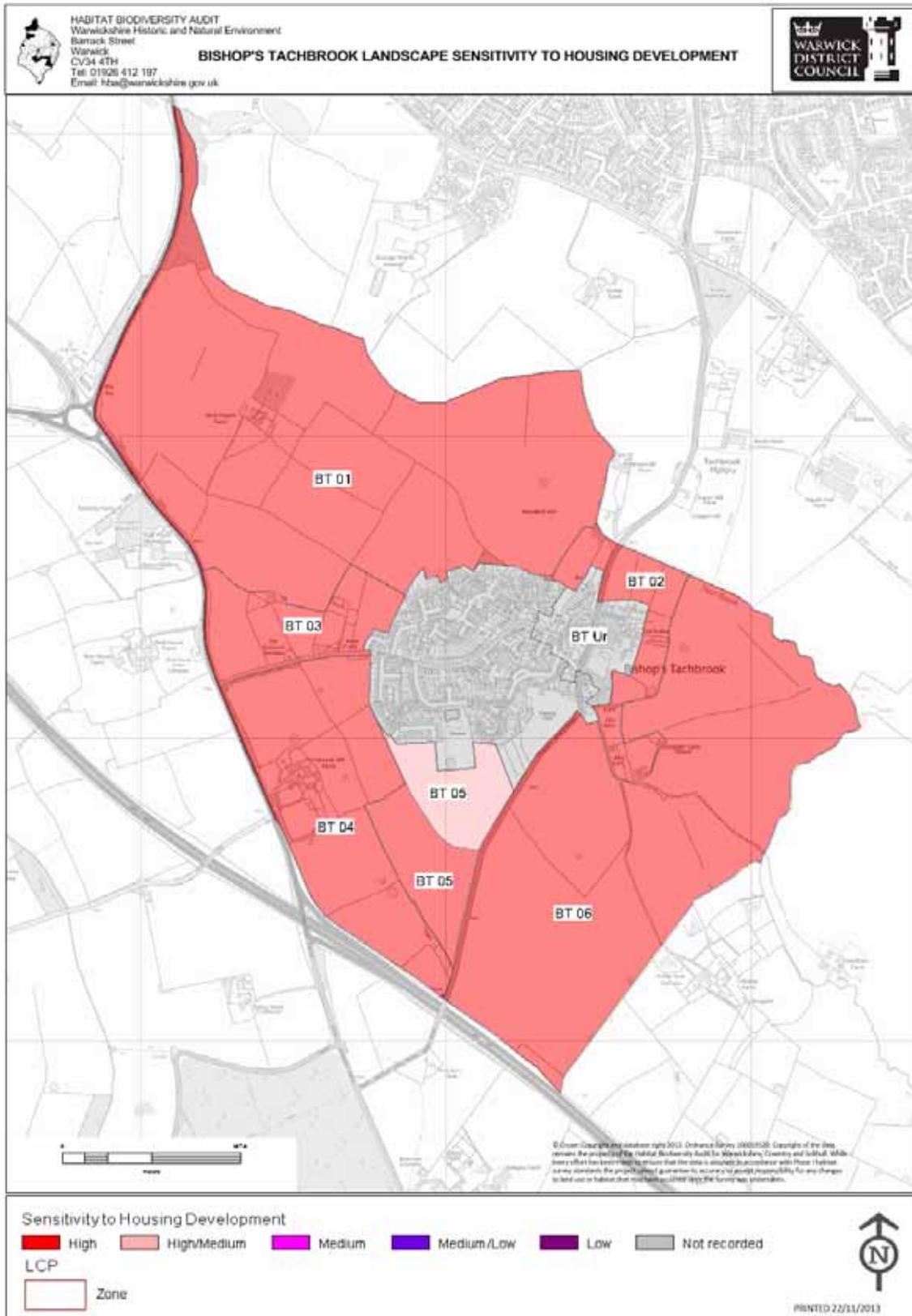
Urban residents            high

Westham Lane            high

### **Potential for landscape enhancement**

Retain and manage existing hedgerows. Replant the conifer hedge with appropriate native species to maintain the sense of scale. Provide landscape buffers to the west of the garden nursery site to help filter out noise / pollution from the A429 and adjacent to the existing settlement edge. Monitor Scots Pine with a view to replacing dead trees.

# BISHOP'S TACHBROOK



## **Bishop's Tachbrook**

### **Introductory note**

The settlement of Bishop's Tachbrook lies within the Feldon Parklands Landscape Character Area. It is surrounded by farmland which, to the north of the village, provides an important buffer separating it from Heathcote / Whitnash. Tach Brook lies to the north of the settlement, the A452 Banbury Road to the west and the M40 to the south. The settlement includes a Conservation Area that covers significant groups of buildings within the core to the village such as the Grade I listed building, St. Chads Church.

LCP/Zone      BT\_01      Settlement:      Bishop's Tachbrook      Parish:      Bishop's Tachbrook

### **Landscape Sensitivity to housing development**      High

This is a large zone to the north of the settlement, bordered by the A452 Europa Way / Banbury Road on the west and Tach Brook to the north and east. The brook corridor is a flood zone. The zone comprises an open, medium to large scale, mainly arable landscape. Hedgerows are largely redundant – many are gappy, some have been trimmed whereas others have been left to grow tall. Some new hedgerow planting, mainly thorn, has been carried out near to the settlement edge. There is very little tree cover in this zone, with just the occasional hedgerow or field tree, although tree cover along Tach Brook is more significant and there appears to be a block of tree planting by New House Farm. This is a listed building situated in the centre of the zone.

This zone is considered unsuitable for development due to its open nature and high visibility, its strong rural character and to prevent the encroachment of the settlement edge towards Leamington / Whitnash.

### **Landscape sensitivity to commercial development**      High

This is a large zone to the north of the settlement, bordered by the A452 Europa Way / Banbury Road on the west and Tach Brook to the north and east. The brook corridor is a flood zone. The zone comprises an open, medium to large scale, mainly arable landscape. Hedgerows are largely redundant – many are gappy, some have been trimmed whereas others have been left to grow tall. Some new hedgerow planting, mainly thorn, has been carried out near to the settlement edge. There is very little tree cover in this zone, with just the occasional hedgerow or field tree, although tree cover along Tach Brook is more significant. New House Farm, in the centre of the zone, is a listed building.

There is no commercial development currently in this zone and it is considered unsuitable for this purpose due to its open nature and high visibility, its strong rural character and to prevent the encroachment of the built up area towards Leamington / Whitnash.

### **Landscape characteristics**      (DESK TOP)

LDU Level      FELDON PARKLANDS

## Physiographic

Ground type	Loamy brown soils
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Low
Ecological sensitivity	Low
Visual sensitivity	Moderate

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt  Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood Along Tach Brook, northern and eastern boundary to zone

## **Characteristics**

Landform Soft rock lowlands

Land use Cropping

### **Field boundaries (FIELD SURVEY)**

Type Hedgerows

Species Thorn

Condition Redundant

Mgmt Mixed (mainly outgrown)

### **Hedge /stream trees**

Extent Insignificant (stream trees – scattered)

Age structure Overmature

### **Other trees**

Extent            Insignificant

Age structure    Mixed

### **Patch survival**

Extent            Relic

Mgmt             Intensive

### **Ecological corridors**

Condition        Fragmented

### **Intensity of use**

Impact            High

### **Pattern**

Settlement pattern    Individual farm

Other built features    -

Presence of water     Tach Brook along northern and eastern boundary; 'garden' lake at New House Farm

Scale              Large

Sense of enclosure    Open

Diversity            Simple

### **Skyline**

This is very varied, formed by a combination of trees, hedgerows, landform and the settlement edge.

### **Key views**

Views are of an open arable farmland and are very rural in character, although this is diminished in views towards the modern settlement edge. Wider views beyond the zone are afforded to the north-east and north-west, with St. Mary's Church tower in Warwick, a church spire in Leamington and block of flats in Lillington all prominent landmarks.

### **Intervisibility**

Site observation        High

The open nature and fairly prominent landform of this zone makes it widely visible from the surrounding area.

### **Tranquillity**

Noise sources: A quiet zone

Urban views: Edge of settlement; edge of Heathcote / Whitnash

Presence of people: Infrequent

Tranquillity rating: High

### **Functional relationship**

The zone forms part of the wider farmland.

### **Visual relationship**

The farmland relates visually to the wider farmed landscape.

### **Settlement edge**

The modern settlement edge abuts the south-east of the zone. Trees / vegetation help to soften the edge.

### **Key receptors**

### **Sensitivity**

Rural & urban residents

High

PRoW

High

Roads

Low

### **Potential for landscape enhancement**

Replace hedgerow oaks and plant coverts / belts of trees to restore Feldon Parklands character.

**Landscape Sensitivity to housing development** High

This zone wraps around the northern and eastern sides of the historic core of the settlement, which is a Conservation Area. This Conservation Area extends into the northern part of the zone, along Oakley Wood Road, and the eastern boundary of the Conservation Area abuts the zone. The zone's northern boundary is formed by Tach Brook and is a flood zone. PRow W114 runs along the south-west boundary of the zone. It has a regular small scale field pattern and land use is predominantly pasture, with allotments in the southern part of the zone. Tree cover is good, with hedgerow trees, dense trees along Tach Brook and a small block of trees in the south of the zone.

This small scale landscape forms an important setting to the Conservation Area and therefore should be retained.

**Landscape sensitivity to commercial development** High

This zone wraps around the northern and eastern sides of the historic core of the settlement, which is a Conservation Area. This Conservation Area extends into the northern part of the zone, along Oakley Wood Road, and the eastern boundary of the Conservation Area abuts the zone. The zone's northern boundary is formed by Tach Brook and is a flood zone. PRow W114 runs along the south-west boundary of the zone. It has a regular small scale field pattern and land use is predominantly pasture, with allotments in the southern part of the zone. Tree cover is good, with hedgerow trees, dense trees along Tach Brook and a small block of trees in the south of the zone.

There appears to be some small scale commercial use around Wyslade Farm but the small scale landscape and proximity to the Conservation Area means that this zone is considered unsuitable for further commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	FELDON PARKLANDS
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Low
Ecological sensitivity	Low
Visual sensitivity	Moderate

**Land Cover Parcel data**

**Landscape / planning**

Green Belt  Parks, Gdns & Amenity Green Spaces **YES** Ancient woodland  TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area **YES** SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood Along Tach Brook, northern boundary to zone

## **Characteristics**

Landform Soft rock lowlands

Land use Pastoral

## **Field boundaries (FIELD SURVEY)**

Type Hedgerows

Species Mixed

Condition Mixed

Mgmt Mixed (mainly outgrown)

## **Hedge /stream trees**

Extent Dense

Age structure Mixed

## **Other trees**

Extent Prominent

Age structure Mixed

## **Patch survival**

Extent Localised

Mgmt Traditional

## **Ecological corridors**

Condition Intact

### **Intensity of use**

Impact            Moderate

### **Pattern**

Settlement pattern    Individual properties

Other built features    -

Presence of water    Tach Brook along northern boundary

Scale                    Small

Sense of enclosure    Enclosed

Diversity                Diverse

### **Skyline**

This is predominantly formed by trees in and around the zone.

### **Key views**

Views are of a rural pastoral landscape with a small, almost intimate, scale. Good tree cover encloses views, containing them mainly within the zone although there are glimpsed views into the middle distance from the allotments in the south of the zone. Some large farm / business units in the south of the zone detract from the rural feel, although these are partially screened by trees.

### **Intervisibility**

Site observation        Low

Landform, trees and vegetation restrict views into the zone.

### **Tranquillity**

Noise sources:    A quiet zone

Urban views:        None

Presence of people:    Infrequent

Tranquillity rating:    High

### **Functional relationship**

The zone forms a 'fringe' to the Conservation Area and a transition between the settlement and the wider farmland beyond. The PRow also links to the wider area.

### **Visual relationship**

Visually the zone forms a transition between the settlement and the wider farmland and provides a setting to the Conservation Area.

**Settlement edge**

The settlement edge abuts the zone but is not apparent due to good tree / vegetation cover.

**Key receptors**

**Sensitivity**

Rural & urban residents

High

PRoW

High

Roads

Low

**Potential for landscape enhancement**

-

**Landscape Sensitivity to housing development** High

This zone lies on the western boundary of the settlement, to the north of Mallory Road and stretching as far as the A452 in the west. It comprises a regular small to medium scale field pattern of mixed farmland. Views from the higher ground near the settlement edge are extensive, especially to the north-west. There is an area of new tree planting / scrub adjacent to the settlement edge. Hedgerow condition is generally quite good although some are starting to decline and become gappy and an area of paddocks is divided by post and wire fencing. Hedgerow trees are insignificant.

Due to the zone's high visibility, and the area of young trees on the settlement edge, this zone is considered unsuitable for development.

**Landscape sensitivity to commercial development** High

This zone lies on the western boundary of the settlement, to the north of Mallory Road and stretching as far as the A452 in the west. It comprises a regular small to medium scale field pattern of mixed farmland. Views from the higher ground near the settlement edge are extensive, especially to the north-west. There is an area of new tree planting / scrub adjacent to the settlement edge. Hedgerow condition is generally quite good although some are starting to decline and become gappy and an area of paddocks is divided by post and wire fencing. Hedgerow trees are insignificant.

Due to the zone's high visibility, and the area of young trees on the settlement edge, this zone is considered unsuitable for commercial development.

<b><u>Landscape characteristics</u></b>	(DESK TOP)
LDU Level	FELDON PARKLANDS
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Low
Ecological sensitivity	Low
Visual sensitivity	Moderate

**Land Cover Parcel data**

**Landscape / planning**

Green Belt  Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood

## **Characteristics**

Landform        Soft rock lowlands

Land use        Mixed farmland

## **Field boundaries        (FIELD SURVEY)**

Type            Hedgerows

Species        Mixed

Condition      Good / poor

Mgmt           Trimmed

## **Hedge /stream trees**

Extent         Insignificant

Age structure   Mixed

## **Other trees**

Extent         Prominent

Age structure   Mixed

## **Patch survival**

Extent         Localised

Mgmt           Traditional / intensive

## **Ecological corridors**

Condition      Intact

### **Intensity of use**

Impact            Moderate

### **Pattern**

Settlement pattern    Individual properties

Other built features    -

Presence of water    Field pond

Scale                    Small / medium

Sense of enclosure    Framed / open

Diversity                Diverse

### **Skyline**

From the higher ground in the east there is a distant horizon towards Warwick and Leamington to the north / north-west. Elsewhere the skyline is formed by vegetation / landform within the zone.

### **Key views**

Views are of a medium scale landscape and are diverse in nature due to the mix of land use within the zone. Industrial buildings in Leamington, and blocks of flats in Lillington, can be seen to the north, and there are extensive views towards and beyond Warwick, where St. Mary's Church tower is visible. Within the zone a collection of corrugated metal pens, horse boxes, fenced paddocks and telegraph poles detract slightly from the otherwise rural character.

### **Intervisibility**

Site observation            Medium / high

The higher ground around the edge of the settlement is more widely visible than the remainder of the zone.

### **Tranquillity**

Noise sources:    Some road traffic

Urban views:    Edge of settlement and views towards Leamington / Lillington.

Presence of people:    Infrequent

Tranquillity rating:    High / medium

### **Functional relationship**

The zone forms part of the wider farmed landscape.

**Visual relationship**

The rural farmland landscape has visual continuity with that surrounding it.

**Settlement edge**

This is a modern edge but the harshness is softened by good tree / vegetation cover.

**Key receptors**

**Sensitivity**

Urban & rural residents

High

Roads

Low

**Potential for landscape enhancement**

Gap up hedgerows.

**Landscape Sensitivity to housing development** High

This zone lies to the west of the settlement, bordered by Mallory Road to the north, A452 Banbury Road to the west and the M40 to the south-west. It comprises a regular, medium to large field pattern of mixed farmland. Ground rises to a high point of 91m in the middle of the zone, giving rise to some distant views. There is one property within the zone – Tachbrook Hill Farm – which is a listed building. Hedgerow condition is mixed, with some internal hedgerows becoming gappy and very open at the base. There are few hedgerow trees within the zone, but roadside hedgerows have good tree cover and there are also small clusters of trees associated with several field ponds within the zone. PRowS W106 and W109 run through the zone. The zone has a strong rural character and functions as part of the wider farmed landscape, providing a green buffer between the edge of the settlement and the Banbury Road.

The existing settlement edge is very prominent in this zone and any further development would exacerbate this and erode the rural character of the zone and the setting of the listed building. Development on the higher ground would be particularly visible and should be avoided.

**Landscape sensitivity to commercial development** High

This zone lies to the west of the settlement, bordered by Mallory Road to the north, A452 Banbury Road to the west and the M40 to the south-west. It comprises a regular, medium to large field pattern of mixed farmland. Ground rises to a high point of 91m in the middle of the zone, giving rise to some distant views. There is one property within the zone – Tachbrook Hill Farm – which is a listed building. Hedgerow condition is mixed, with some internal hedgerows becoming gappy and very open at the base. There are few hedgerow trees within the zone, but roadside hedgerows have good tree cover and there are also small clusters of trees associated with several field ponds within the zone. PRowS W106 and W109 run through the zone. The zone has a strong rural character and functions as part of the wider farmed landscape, providing a green buffer between the edge of the settlement and the Banbury Road. There is no commercial development apparent within this zone.

In order to protect the rural character of the zone and the setting of the listed building, and because of the zone's high visibility, commercial development is considered unsuitable.

<b><u>Landscape characteristics</u></b>	(DESK TOP)
LDU Level	FELDON PARKLANDS
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Low

Ecological sensitivity                      Low

Visual sensitivity                            Moderate

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt     Parks, Gdns & Amenity Green Spaces     Ancient woodland     TPO

#### **Biodiversity**

SSSI     Local Wildlife Sites     Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area     SAMS     Historic Parks / Gdns     Listed Blgs **YES**    Registered Battlefield

Other

Flood

### **Characteristics**

Landform                      Soft rock lowlands

Land use                        Mixed farmland

#### **Field boundaries                      (FIELD SURVEY)**

Type                            Hedgerows

Species                        Thorn (roadside: mixed)

Condition                      Good / poor

Mgmt                            Trimmed

#### **Hedge /stream trees**

Extent                        Insignificant (dense roadside trees)

Age structure                Mixed

#### **Other trees**

Extent                        Apparent

Age structure                Overmature

#### **Patch survival**

Extent                        Localised

Mgmt            Traditional / intensive

### **Ecological corridors**

Condition       Declining

### **Intensity of use**

Impact            Moderate

### **Pattern**

Settlement pattern    Individual farm

Other built features   -

Presence of water    Field ponds

Scale                Medium / large

Sense of enclosure   Framed

Diversity             Simple

### **Skyline**

This is generally quite prominent due to the higher ground in the centre of the zone. The edge of the settlement is very prominent on the skyline.

### **Key views**

Views are of a mixed farmland and are very rural in character, although the rather hard, prominent settlement edge detracts from this in some views. A mast in the far south of the zone also detracts from the rural character. From the higher ground there are glimpsed distant views to the north-west.

### **Intervisibility**

Site observation        Medium / high

Due to higher ground this zone is quite visible although good roadside vegetation limits views, especially along the A452.

### **Tranquillity**

Noise sources:    Road traffic, including M40

Urban views:        Edge of settlement

Presence of people:    Infrequent

Tranquillity rating:    High

**Functional relationship**

Farmland forms part of the wider farmed landscape.

**Visual relationship**

The zone relates visually to the surrounding farmland.

**Settlement edge**

This is a modern, hard edge which is very prominent in certain views.

**Key receptors**

**Sensitivity**

Urban & rural residents

High

PRoWs

High

Roads

Low

**Potential for landscape enhancement**

Plant coverts / belts of trees to restore the Feldon Parklands character and soften the settlement edge. Gap up hedgerows.

**Landscape Sensitivity to housing development** High - medium

This is a triangular zone between the settlement edge to the north, zone BT\_04 to the west and Oakley Wood Road to the east. It comprises one large arable field and views are very open, with only scattered hedgerow trees, mainly along the roadside. Hedgerow condition is mixed, with some good but others having been replaced by post and wire fencing. The ground rises from east to west across the zone, forming a very prominent skyline. PRow W109 runs across the southern tip of the zone. The zone functions as part of the wider farmed landscape and forms an important green buffer between the settlement and M40 motorway.

If development was to take place in this zone it should be restricted to the northern part of the zone and not encroach further west than the existing settlement edge. It must be accompanied by the planting of tree belts and small blocks of woodland to soften the western and southern edges and ensure it sits within the landscape. This would also enhance the Feldon Parklands character and help to soften the existing settlement edge too. Roadside vegetation is to be retained and enhanced. In line with other sensitive areas, a detailed masterplan with an integrated landscape study should be undertaken. Development on the prominent skyline must be avoided.

**Landscape sensitivity to commercial development** High

This is a triangular zone between the settlement edge to the north, zone BT\_04 to the west and Oakley Wood Road to the east. It comprises one large arable field and views are very open, with only scattered hedgerow trees, mainly along the roadside. Hedgerow condition is mixed, with some good but others having been replaced by post and wire fencing. The ground rises from east to west across the zone, forming a very prominent skyline. PRow W109 runs across the southern tip of the zone. The zone functions as part of the wider farmed landscape and forms an important green buffer between the settlement and M40 motorway. There is no commercial development currently in this zone.

Due to the open rural views and prominent skyline this zone is considered unsuitable for commercial development.

<b><u>Landscape characteristics</u></b>	(DESK TOP)
LDU Level	FELDON PARKLANDS
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Low
Ecological sensitivity	Low
Visual sensitivity	Moderate

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt  Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood

## **Characteristics**

Landform      Soft rock lowlands

Land use      Arable

### **Field boundaries      (FIELD SURVEY)**

Type            Hedgerows / fences

Species        Mixed

Condition     Redundant

Mgmt          Mixed

### **Hedge /stream trees**

Extent        Scattered

Age structure   Mixed

### **Other trees**

Extent        None

Age structure   -

### **Patch survival**

Extent        Relic

Mgmt Intensive

### **Ecological corridors**

Condition Fragmented

### **Intensity of use**

Impact Moderate

### **Pattern**

Settlement pattern None

Other built features -

Presence of water -

Scale Large

Sense of enclosure Open

Diversity Simple

### **Skyline**

Due to rising ground this is very open and prominent, punctuated by the occasional tree. The hard settlement edge is prominent on the skyline in the north-east corner of the zone.

### **Key views**

Views are open, across one large arable field. The edge of the settlement is visible, especially to the north-east of the zone where it forms quite a prominent hard edge.

### **Intervisibility**

Site observation High

Rising ground and limited vegetation cover make this zone very visible.

### **Tranquillity**

Noise sources: Road traffic, including M40

Urban views: Edge of settlement

Presence of people: Infrequent

Tranquillity rating: High / medium

### **Functional relationship**

Farmland forms part of a wider farmed landscape.

### **Visual relationship**

The zone relates visually to the surrounding farmland.

**Settlement edge**

This is a modern, hard edge abutting the north-east corner of the zone. To the west of the school the edge is softened by garden vegetation.

**Key receptors**

**Sensitivity**

Urban residents

High

PRoW

High

Roads

Low

**Potential for landscape enhancement**

Plant small blocks of woodland / tree belts to enhance the Feldon Parklands character and help to soften any new development.

**Landscape Sensitivity to housing development**      High

This is a large zone to the east and south-east of the settlement, bordered by zone BT\_02 and Oakley Wood Road to the west, the M40 to the south, Tach Brook to the north and east and open farmland to the south-east. It comprises a sub-regular large scale field pattern with limited tree cover and open views. Landform is undulating, giving rise to some very prominent skylines. Hedgerows are largely redundant with scattered hedgerow trees and there is the occasional field tree / clump of trees around a field pond. There is one PRow, W114, running through the zone.

Due to the open nature of views, prominent skyline and detachment from the existing settlement this zone is not considered suitable for development.

**Landscape sensitivity to commercial development**      High

This is a large zone to the east and south-east of the settlement, bordered by zone BT\_02 and Oakley Wood Road to the west, the M40 to the south, Tach Brook to the north and east and open farmland to the south-east. It comprises a sub-regular large scale field pattern with limited tree cover and open views. Landform is undulating, giving rise to some very prominent skylines. Hedgerows are largely redundant with scattered hedgerow trees and there is the occasional field tree / clump of trees around a field pond. There is one PRow, W114, running through the zone. There is no existing commercial development apparent within this zone.

Due to the open nature of views, prominent skyline and strong rural character of this zone it is not considered suitable for commercial development.

<b><u>Landscape characteristics</u></b>	(DESK TOP)
LDU Level	FELDON PARKLANDS
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Low
Ecological sensitivity	Low
Visual sensitivity	Moderate

**Land Cover Parcel data**

**Landscape / planning**

Green Belt       Parks, Gdns & Amenity Green Spaces       Ancient woodland       TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood Along Tach Brook

## **Characteristics**

Landform Soft rock lowlands

Land use Mixed farmland

## **Field boundaries (FIELD SURVEY)**

Type Hedgerows

Species Mixed

Condition Redundant

Mgmt Mixed

## **Hedge /stream trees**

Extent Scattered

Age structure Mixed

## **Other trees**

Extent Insignificant

Age structure Overmature

## **Patch survival**

Extent Localised

Mgmt Intensive

## **Ecological corridors**

Condition Fragmented

### **Intensity of use**

Impact            High

### **Pattern**

Settlement pattern    None

Other built features    -

Presence of water      Tach Brook along north / east boundary; field ponds

Scale                    Large

Sense of enclosure     Open

Diversity                Simple

### **Skyline**

Due to rising ground this is very open and prominent, punctuated by the occasional tree / hedgerow.

### **Key views**

Views are open and rural, across a largely arable landscape. There are some extensive views towards the north-east / east / south-east, and Highdown Hill Plantation forms a prominent feature on the skyline to the east of the zone. There are some glimpsed views of the M40.

### **Intervisibility**

Site observation        High

Rising ground and limited vegetation cover make this zone very visible.

### **Tranquillity**

Noise sources:    Background noise of M40 traffic

Urban views:      Glimpsed views of M40; farm / industrial units in BT\_02

Presence of people:    Infrequent

Tranquillity rating:    High

### **Functional relationship**

Farmland forms part of a wider farmed landscape. The PRoW and Tach Brook also provide links to the wider area.

### **Visual relationship**

The rural character of the zone relates visually to the surrounding farmland.

**Settlement edge**

There is no settlement edge abutting this zone.

**Key receptors**

**Sensitivity**

Rural residents

High

PRoW

High

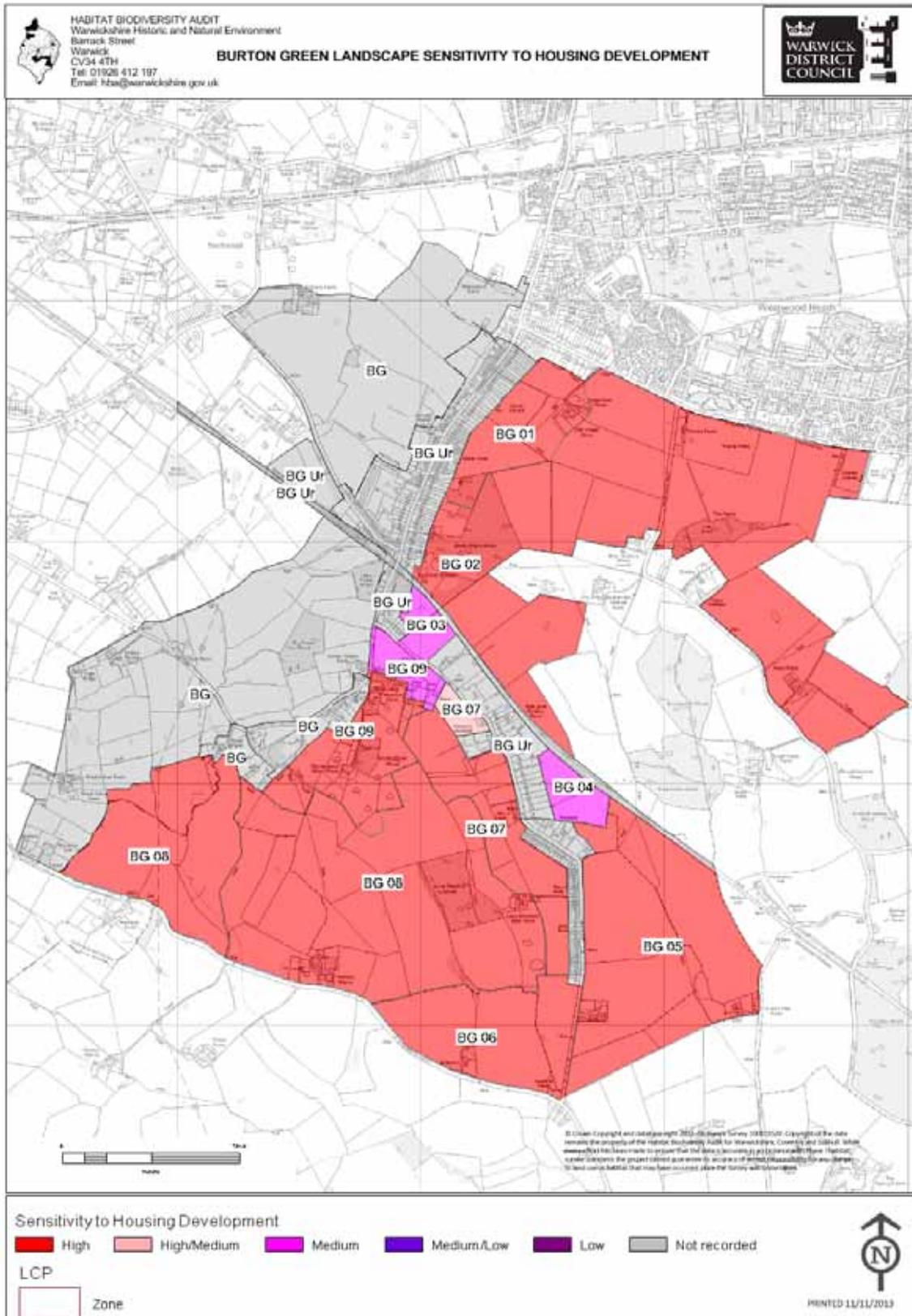
Roads

Low

**Potential for landscape enhancement**

Gap up and manage hedgerows.

# BURTON GREEN



## **Burton Green**

### **Introductory note**

Burton Green is a small commuter settlement situated on high ground overlooking Coventry and Kenilworth. It comprises a network of four roads: Hob Lane, Red lane, Hodgetts Lane and Cromwell Lane, the latter connecting with Westwood Heath and Tile Hill Station. Residential development is linear adjacent to the roads with a couple of distinctive buildings and structures dotted here and there including the disused water tower off Cromwell Lane. The settlement is surrounded by farmland to the south, east and west with small blocks of woodland and the dismantled railway affording a strong rural landscape setting.

LCP/Zone      BG\_01      Settlement:      Burton Green      Parish: Canley

### **Landscape Sensitivity to housing development**      High

This zone is on sloping ground which falls eastwards from Cromwell Lane towards Lodge Farm, providing views of Coventry, and falls more gently southwards towards Kenilworth. The zone lies within the north western parish boundary of the settlement and can be viewed from PRow W168. It comprises a geometric pattern of medium / large scale mixed farmland within the Arden Parklands landscape. Large gardens / grounds and strong treed boundaries back onto the zone with the disused water tower presenting a striking feature in the landscape. The settlement edge is blurred by mature vegetation within the long back gardens with only occasional glimpses of individual properties providing a semi-rural character. In the main, tree cover comprises infrequent hedgerow trees and possibly one or two emerging young field trees. Field boundaries have been replaced by post and wire fencing with relic hedgerow reverting to scrub. There are goal posts within one of the fields suggesting that it is, or was in the past, used for recreation at some point in the year. The trees around Lodge Farm and the small wood, Black Waste Wood, to the south help to frame the zone. Thus views are filtered by boundary vegetation although the zone is open internally providing views through to the adjoining zones and of Westwood Park, the University of Warwick and the built edge of Coventry. The zone has no relationship to the settlement and is part of the wider farmed landscape.

The zone is on higher ground and as such is extremely visible from the surrounding area and therefore unsuitable for development.

### **Landscape sensitivity to commercial development**      High

Commercial development is not apparent in this zone. This zone comprises a geometric pattern of medium / large scale mixed farmland within the Arden Parklands landscape. Large gardens / grounds and strong treed boundaries back onto the zone with the disused water tower presenting a striking feature in the landscape. The settlement edge is blurred by mature vegetation within the long back gardens with only occasional glimpses of individual properties providing a semi-rural character. In the main, tree cover comprises infrequent hedgerow trees and possibly one or two emerging young field trees. Field boundaries have been replaced by post and wire fencing with relic hedgerow reverting to scrub. There are goal posts within one of the fields suggesting that it is, or was in the past, used for recreation at some point in the year. The trees around Lodge Farm and the

small wood Black Waste Wood to the south help to frame the zone. Thus views are filtered by boundary vegetation although the zone is open internally providing views through to the adjoining zones and of Westwood Park, the University of Warwick and the built edge of Coventry. The zone is on higher ground and as such is extremely visible from the surrounding area and therefore unsuitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Low glacial plateau
Landcover	Ancient wooded farmlands
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH
Ecological sensitivity	MODERATE
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt YES Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

**Characteristics**

Landform Soft rock lowlands

Land use Mixed farmland

**Field boundaries** (FIELD SURVEY)

Type Hedgerows / fenced boundaries

Species mixed

Condition      Relic  
Mgmt            trimmed / outgrown

### **Hedge /stream trees**

Extent          Scattered  
Age structure   Overmature

**Other trees**    Apparent

Age structure   Mixed

Patch survival

Extent          Relic  
Mgmt            Intensive

### **Ecological corridors**

Condition      Fragmented

### **Intensity of use**

Impact          moderate

### **Pattern**

Settlement pattern    -

Other built features    -

Presence of water      -

Scale            Medium / Large                      Sense of enclosure      framed

Diversity        simple

### **Skyline**

As the ground rises from east to west the skyline becomes more prominent and is generally formed by the tops of trees and dwellings on the edge of the settlement. Looking to the south-east the horizon is much more open and distant.

### **Key views**

Views within the zone are of a rural, medium to large scale landscape with a mixture of arable and pasture farmland. Views to the north, east and south are framed by trees and the settlement edge. However, there are some extensive views beyond the zone to the Coventry skyline in the north-east, The University of Warwick to the east and south-east towards the high rise block of flats in Lillington to the wider landscape beyond. A water tower on the edge of Burton Green is a very prominent landmark on the skyline in the west of the zone.

### **Intervisibility**

Site observation: high

This zone is on high ground and is therefore visible from the surrounding area.

### **Tranquillity**

Noise sources: Generally quiet; occasional aeroplanes

Urban views: Beyond the zone towards Coventry and the University of Warwick; water tower on edge of settlement.

Presence of people: Very infrequent

Tranquillity rating: High

### **Functional relationship**

The zone forms part of the wider farmed landscape to the south and east. The PRowS which run through the zone also provide a link to the wider area.

### **Visual relationship**

Visually the zone forms part of the wider farmland landscape.

### **Settlement edge**

Although the settlement edge forms the northern and western boundary to the zone it is well screened by trees and vegetation, with only glimpsed views of properties.

### **Key receptors**

### **Sensitivity**

Urban & rural residents High

PRowS High

### **Potential for landscape enhancement**

Access to the PRow from Cromwell Lane is via a dark alleyway and progress is impeded by dense overgrown vegetation. This should be 'opened up' to encourage its use. Replanting of key hedgerow boundaries should be encouraged, to include hedgerow trees.

**Landscape Sensitivity to housing development**      High

This zone is on sloping ground which falls eastwards towards Bockendon Road and Crackley Lane, providing views of Coventry, and falls more gently southwards towards Kenilworth. The zone lies within the north eastern parish boundary of the settlement and can be viewed from PRoWs W168 and W169, Bockendon Road, Crackley Lane and Westwood Heath Road. The Kenilworth Greenway runs adjacent to the south-west boundary of the zone on the line of the old dismantled railway. The proposed route for HS2 clips the southern part of the zone to go into a tunnel by Black Waste Wood on the line of this dismantled railway. The zone comprises a geometric pattern of medium / large scale mixed farmland within the Arden Parklands landscape. There is no settlement edge and the small number of adjacent properties do not detract from the rural character of the zone. In the main tree cover comprises woodland blocks such as Black Waste Wood ancient woodland, trees adjacent to stream courses and field ponds, scattered hedgerow trees and a small number of field trees. Some internal field boundaries have disappeared while others are becoming increasingly gappy. Thus views are filtered by woodland blocks and boundary vegetation although the zone is open internally providing views through to the adjoining zones and of Westwood Park, the University of Warwick and the built edge of Coventry. The zone has no relationship to the settlement and is part of the wider farmed landscape. The proximity to ancient woodland, its rural character and the fact it has no physical connection with the existing settlement mean that this zone is unsuitable for development.

**Landscape sensitivity to commercial development**      High

Commercial development is not apparent in this zone. The Kenilworth Greenway runs adjacent to the south-west boundary of the zone on the line of the old dismantled railway. The proposed route for HS2 clips the southern part of the zone to go into a tunnel by Black Waste Wood on the line of this dismantled railway. The zone comprises a geometric pattern of medium / large scale mixed farmland within the Arden Parklands landscape. There is no settlement edge and the small number of adjacent properties do not detract from the rural character of the zone. In the main tree cover comprises woodland blocks such as Black Waste Wood ancient woodland, trees adjacent to stream courses and field ponds, scattered hedgerow trees and a small number of field trees. Some internal field boundaries have disappeared while others are becoming increasingly gappy. Thus views are filtered by woodland blocks and boundary vegetation although the zone is open internally providing views through to the adjoining zones and of Westwood Park, the University of Warwick and the built edge of Coventry. The zone has no relationship to the settlement and is part of the wider farmed landscape. The proximity to ancient woodland, its rural character and the fact it has no physical connection with the existing settlement mean that this zone is unsuitable for development.

**Landscape characteristics**      (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Hard rock lowlands
Landcover	Ancient wooded farmlands

Settlement pattern      Dispersed with large estates

Cultural sensitivity      MODERATE

Ecological sensitivity      LOW

Visual sensitivity      MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt YES   Parks, Gdns & Amenity Green Spaces    Ancient woodland    TPO

#### **Biodiversity**

SSSI    Local Wildlife Sites    Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area    SAMS    Historic Parks / Gdns    Listed Blgs    Registered Battlefield

Other

Flood -

### **Characteristics**

Landform      Soft rock lowlands

Land use      Mixed farmland

#### **Field boundaries      (FIELD SURVEY)**

Type      Hedgerows / fenced boundaries

Species      mixed

Condition      Relic

Mgmt      trimmed / outgrown

#### **Hedge /stream trees**

Extent      Scattered

Age structure      Overmature

**Other trees**      Prominent

Age structure      Mixed

Patch survival

Extent            Localised

Mgmt            Intensive

### **Ecological corridors**

Condition        Fragmented

### **Intensity of use**

Impact           Moderate

### **Pattern**

Settlement pattern    -

Other built features    -

Presence of water      stream course and field ponds

Scale            Medium / Large                    Sense of enclosure        framed

Diversity        simple

### **Skyline**

As the ground rises from east to west the skyline becomes more prominent and is generally formed by the tops of trees and dwellings on the edge of the settlement. Looking to the south-east the horizon is much more open and distant.

### **Key views**

Views within this zone are of a large scale arable landscape, framed by trees and woodland blocks around the edge. There are some wider views beyond the zone towards the east / north-east, where the Business Park and University of Warwick can be seen amongst trees.

### **Intervisibility**

Site observation:        High

The zone is very open in nature and this, together with the rising topography, makes it very visible from the surrounding area and across the zone itself.

### **Tranquillity**

Noise sources:    Generally quiet; occasional aeroplanes

Urban views:    Beyond the zone towards Coventry and the University of Warwick; water tower on edge of settlement.

Presence of people:    infrequent

Tranquillity rating:    high

### **Functional relationship**

The zone forms part of the wider farmed landscape to the south and east. The PRoWs which run through the zone also provide a link to the wider area.

### **Visual relationship**

Visually the zone forms part of the wider farmland landscape. Woodland blocks form a visual link to those beyond the zone, giving the general appearance of a well-wooded landscape.

### **Settlement edge**

The settlement edge abuts a small section of the zone's western boundary but is screened by Black Waste Wood.

### **Key receptors**

### **Sensitivity**

Rural residents	high
PRoWs	high
Roads	medium

### **Potential for landscape enhancement**

Increase connectivity of the woodland blocks for wildlife benefit whilst respecting the original design intentions of individual parks.

**Landscape Sensitivity to housing development**      Medium

This zone is on sloping ground which falls northwards away from Red Lane towards the dismantled railway line which is now the Kenilworth Greenway. The only part of the zone that is visible from the PRow is an arable field as the western section of the zone is obscured by mature boundary vegetation. It comprises a regular pattern of small / medium scale mixed farmland within the Arden Parklands landscape. Properties with large gardens / grounds and strong treed boundaries along Red Lane and Cromwell Lane back onto the zone so it is unclear what area is contained within the gardens or lies within the adjacent wooded area. The western settlement edge is blurred by mature vegetation within the long back gardens with only occasional glimpses of individual properties providing a rural character. This is in marked contrast to the individual properties / static mobile homes on Red Lane that are visible from within the zone. In the main tree cover comprises roadside hedgerow, trees on or adjacent to the internal field boundary and dismantled railway line. The zone is relatively enclosed with just an occasional glimpsed distant view to the north-east. The proposals for HS2 affect a large part of this zone as the Burton Green tunnel portal would lie immediately adjacent on the line of the dismantled railway. The zone has no relationship to the wider farmed landscape.

The zone could accommodate limited development but this would be dependent on HS2.

**Landscape sensitivity to commercial development**      High

Commercial development is not apparent in this zone. It comprises a regular pattern of small / medium scale mixed farmland within the Arden Parklands landscape. Properties with large gardens / grounds and strong treed boundaries along Red Lane and Cromwell Lane back onto the zone so it is unclear what area is contained within the gardens or lies within the adjacent wooded area. The western settlement edge is blurred by mature vegetation within the long back gardens with only occasional glimpses of individual properties providing a rural character. This is in marked contrast to the individual properties / static mobile homes on Red Lane that are visible from within the zone. In the main tree cover comprises roadside hedgerow, trees on or adjacent to the internal field boundary and dismantled railway line. The zone is relatively enclosed with just an occasional glimpsed distant view to the north-east. The proposals for HS2 affect a large part of this zone as the Burton Green tunnel portal would lie immediately adjacent on the line of the dismantled railway. The zone has no relationship to the wider farmed landscape.

The zone is not suitable for commercial development because of the proximity of the existing settlement and the Kenilworth Greenway.

**Landscape characteristics**      (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Hard rock lowlands
Landcover	Ancient wooded farmlands

Settlement pattern      Dispersed with large estates

Cultural sensitivity      MODERATE

Ecological sensitivity      LOW

Visual sensitivity      MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt YES   Parks, Gdns & Amenity Green Spaces    Ancient woodland    TPO

#### **Biodiversity**

SSSI    Local Wildlife Sites    Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area    SAMS    Historic Parks / Gdns    Listed Blgs    Registered Battlefield

Other

Flood -

### **Characteristics**

Landform      Soft rock lowlands

Land use      Mixed farmland

#### **Field boundaries      (FIELD SURVEY)**

Type      Hedgerows / fenced boundaries

Species      mixed

Condition      Relic

Mgmt      Outgrown

#### **Hedge /stream trees**

Extent      Scattered

Age structure      Overmature

**Other trees**      Apparent

Age structure      Mixed

Patch survival



from the wider farmland to the north-east, although the PRow along this route links to the PRow through the zone, and to the wider landscape.

**Visual relationship**

The trees in and around this zone form a visual link to the tree belt along the dismantled railway and to woodland blocks beyond.

**Settlement edge**

The properties on Cromwell Lane and Red Lane are not visible due to good vegetation / tree cover.

**Key receptors**

**Sensitivity**

Urban residents

high

PRow

high

Road

medium

**Potential for landscape enhancement**

Retain and manage existing green corridors.

**Landscape Sensitivity to housing development**      Medium

This zone is on gently sloping ground sandwiched between the back gardens of residential properties along Red Lane and the dismantled railway line / Kenilworth Greenway. It comprises a single field of pasture, where internal field boundaries have been lost apart from a couple of very small sections of relic hedgerow. The resulting field pattern is atypical of the regular pattern of small / medium scale pastoral farmland within the Arden Parklands landscape. It is accessible from Red Lane via a farm track which also provides access to the field immediately to the north and a small number of mobile homes that may also be reached from an alternative access.

The zone is considered suitable for limited development provided the green corridor along the Kenilworth Greenway is maintained.

**Landscape sensitivity to commercial development**      High

Commercial development is not apparent in this zone. It comprises a single field of pasture, where internal field boundaries have been lost apart from a couple of very small sections of relic hedgerow. The resulting field pattern is atypical of the regular pattern of small / medium scale pastoral farmland within the Arden Parklands landscape. It is accessible from Red Lane via a farm track which also provides access to the field immediately to the north and a small number of mobile homes that may also be reached from an alternative access.

This zone is not considered suitable for development due to its proximity to the existing settlement and Kenilworth Greenway.

**Landscape characteristics**      (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Hard rock lowlands
Landcover	Ancient wooded farmlands
Settlement pattern	Dispersed with large estates
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform        Soft rock lowlands

Land use        Pasture

## **Field boundaries        (FIELD SURVEY)**

Type            Hedgerows

Species        Mixed

Condition      Boundary hedgerows generally good; internal hedgerows relic / replaced by fences.

Mgmt            Outgrown

## **Hedge /stream trees**

Extent        Insignificant

Age structure   Mixed

## **Other trees**

Extent        Insignificant

Age structure   Mixed

Patch survival

Extent        Localised

Mgmt            Traditional

## **Ecological corridors**

Condition      Declining

## **Intensity of use**



**Key receptors****Sensitivity**

Urban residents

high

Kenilworth Greenway (adjacent)

high

**Potential for landscape enhancement**

Retain and manage existing green corridor along the Kenilworth Greenway. Gap up and replace hedgerows to maintain connectivity.

LCP/Zone      BG\_05      Settlement:      Burton Green

Parish: Kenilworth

**Landscape Sensitivity to housing development**      High

This zone is on very gently undulating ground and comprises a regular pattern of medium / large scale mixed farmland within the Arden Parklands landscape. The northernmost part of the zone comprises horse paddocks with tape fencing. There is a small group of individual properties off Hollis Lane and another cluster around Red Lane Farm. The linear settlement edge along Red Lane is visible from PRoW K8 but its abruptness is reduced by mature vegetation. Tree cover comprises a small copse, scattered hedgerow trees and those around a small field pond and the clusters of properties. There is a good belt of trees along the dismantled railway (Kenilworth Greenway) which forms the north-east boundary of the zone. The zone is very open, although framed by trees in most directions. The zone has no relationship to the settlement and is part of the wider farmed landscape.

Due to the zone's rural character, the open views and detachment from the existing settlement development is not considered appropriate.

**Landscape sensitivity to commercial development**      High

Commercial development is not apparent in this zone. The zone is on very gently undulating ground and comprises a regular pattern of medium / large scale mixed farmland within the Arden Parklands landscape. The northernmost part of the zone comprises horse paddocks with tape fencing. There is a small group of individual properties off Hollis Lane and another cluster around Red Lane Farm. The linear settlement edge along Red Lane is visible from PRoW K8 but its abruptness is reduced by mature vegetation. Tree cover comprises a small copse, scattered hedgerow trees and those around a small field pond and the clusters of properties. There is a good belt of trees along the dismantled railway (Kenilworth Greenway) which forms the north-east boundary of the zone. The zone is very open, although framed by trees in most directions. The zone has no relationship to the settlement and is part of the wider farmed landscape.

Due to the zone's rural character, the open views and detachment from the existing settlement commercial development is not considered appropriate.

**Landscape characteristics**      (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Hard rock lowlands
Landcover	Ancient wooded farmlands
Settlement pattern	Dispersed with large estates
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW

Visual sensitivity          MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt YES Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform          Soft rock lowlands

Land use          Mixed farmland

#### **Field boundaries          (FIELD SURVEY)**

Type                  Hedgerows / tape fences

Species              mixed

Condition          Good / poor

Mgmt                  Trimmed / Outgrown

#### **Hedge /stream trees**

Extent                Scattered

Age structure      Mixed age

**Other trees**          Apparent

Age structure      Mixed

#### **Patch survival**

Extent                Localised

Mgmt                  Intensive

### **Ecological corridors**

Condition      Declining

### **Intensity of use**

Impact          Moderate

### **Pattern**

Settlement pattern      Linear along Red Lane adjacent to zone plus two clusters of properties within zone.

Other built features      -

Presence of water      field ponds

Scale              Medium / large                      Sense of enclosure      Open / framed

Diversity          simple

### **Skyline**

This is formed by trees / hedgerows and buildings, mostly around the edge of the zone.

### **Key views**

Views within the zone are generally very open and rural in nature, of a farmland landscape framed by trees. Properties along Red Lane are visible, but the hard edge is softened to some extent by hedgerow trees. There are views across the whole zone, but very few go beyond the zone apart from those to the south where Kenilworth Castle forms a prominent landmark.

### **Intervisibility**

Site observation          Medium

The open nature of the zone means it is very visible from its immediate surroundings, although landform and vegetation make it less visible from further afield.

### **Tranquillity**

Noise sources:      Quiet

Urban views:      Edge of settlement

Presence of people:      Infrequent

Tranquillity rating:      High

### **Functional relationship**

This zone forms part of a much wider farmed landscape. The PRoWs which run through the zone also provide a link to the wider area.

### **Visual relationship**

The farmland nature of the zone visually connects with the wider farmed landscape and the small spinney and hedgerow trees provide visual continuity.

### **Settlement edge**

This is a modern, linear edge of detached properties along Red Lane, adjacent to the zone.

### **Key receptors**

### **Sensitivity**

Urban & rural residents

high

PRoWs

high

Roads

medium

### **Potential for landscape enhancement**

Gap up and replace lost hedgerows, particularly along roadside and PRoWs.

LCP/Zone      BG\_06      Settlement:      Burton Green

Parish: Kenilworth

**Landscape Sensitivity to housing development**      High

This zone is on sloping ground which rises to the west from Red Lane in the direction of the Birmingham Road. It comprises a regular pattern of medium / large scale mixed farmland within the Arden Parklands landscape. There are two individual properties off the Birmingham Road but the buildings themselves are well screened by mature vegetation within their gardens, giving only a fleeting glimpse of the development and thus retaining the local rural character. Tree cover comprises roadside hedgerow trees and trees on or adjacent to the internal field boundaries and field ponds. The zone is relatively open.

This zone is detached from any existing settlement and forms part of the wider farmed landscape and is therefore considered unsuitable for development.

**Landscape sensitivity to commercial development**      High

Commercial development is not apparent in this zone. It comprises a regular pattern of medium / large scale mixed farmland within the Arden Parklands landscape. There are two individual properties off the Birmingham Road but the buildings themselves are well screened by mature vegetation within their gardens, giving only a fleeting glimpse of the development and thus retaining the local rural character. Tree cover comprises roadside hedgerow trees and trees on or adjacent to the internal field boundaries and field ponds. The zone is relatively open.

This zone is detached from any existing settlement and forms part of the wider farmed landscape and is therefore considered unsuitable for commercial development.

**Landscape characteristics**      (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Hard rock lowlands
Landcover	Ancient wooded farmlands
Settlement pattern	Dispersed with large estates
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt YES   Parks, Gdns & Amenity Green Spaces    Ancient woodland    TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform      Soft rock lowlands

Land use      Mixed farmland

## **Field boundaries      (FIELD SURVEY)**

Type            Hedgerows / fenced boundaries

Species        mixed

Condition     Redundant

Mgmt          Outgrown

## **Hedge /stream trees**

Extent        Scattered

Age structure Overmature

**Other trees**    Apparent

Age structure Mixed

Patch survival

Extent        Localised

Mgmt          Intensive

## **Ecological corridors**

Condition     Fragmented

## **Intensity of use**

Impact        Moderate

### **Pattern**

Settlement pattern -

Other built features -

Presence of water field ponds

Scale Medium / large Sense of enclosure enclosed

Diversity simple

### **Skyline**

Due to the rising ground the skyline is very prominent, especially from Red Lane.

### **Key views**

Views within the zone are open and rural in character, framed by good tree cover around two field ponds. From the higher ground the linear settlement along Red Lane is visible, although filtered by vegetation, and there are wider views across the surrounding farmland.

### **Intervisibility**

Site observation High

Due to the rising landform this zone is very visible from its immediate surroundings.

### **Tranquillity**

Noise sources: Road traffic

Urban views: Edge of settlement (but not prominent)

Presence of people: None

Tranquillity rating: High

### **Functional relationship**

Farmland within this zone forms part of a much wider farmed landscape.

### **Visual relationship**

The farmland nature of the zone visually connects with the wider farmed landscape. Groups of mature trees around field ponds visually link to copses and woodland blocks beyond the zone.

### **Settlement edge**

N/A

### **Key receptors**

Rural residents

### **Sensitivity**

high

Roads

medium

**Potential for landscape enhancement**

Gap up hedgerows, including hedgerow trees, to strengthen field pattern.

LCP/Zone      BG\_07      Settlement:      Burton Green

Parish: Kenilworth

**Landscape Sensitivity to housing development**      High - medium

This zone is immediately to the west of properties off Red Lane and is on sloping ground which rises to the north. It comprises a regular pattern of medium / large scale pasture within the Arden Parklands landscape. The settlement edge includes a small play area (accessible from the farm track to Long Meadow Barn Farm) which is set within a hedged boundary. This hedge continues northwards defining the edge of settlement and contributing to the local rural character. The settlement edge to the south of the play area is defined by garden boundaries, where mature garden vegetation is helping to soften what would otherwise be an abrupt urban edge. Tree cover comprises roadside hedgerow trees and those on or adjacent to the internal field boundaries and field ponds. Views into the zone are limited by roadside vegetation and the properties along Red Lane. The zone has no relationship to the settlement and is part of the wider farmed landscape.

A very small amount of infill development may be appropriate but should be limited to the roadside at the northern end of the zone but care should be taken to avoid joining up with properties around the junction with Hob Lane.

**Landscape sensitivity to commercial development**      High

Commercial development is not apparent in this zone. This zone is immediately to the west of properties off Red Lane and is on sloping ground which rises to the north. It comprises a regular pattern of medium / large scale pasture within the Arden Parklands landscape. The settlement edge includes a small play area (accessible from the farm track to Long Meadow Barn Farm) which is set within a hedged boundary. This hedge continues northwards defining the edge of settlement and contributing to the local rural character. The settlement edge to the south of the play area is defined by garden boundaries, where mature garden vegetation is helping to soften what would otherwise be an abrupt urban edge. Tree cover comprises roadside hedgerow trees and those on or adjacent to the internal field boundaries and field ponds. Views into the zone are limited by roadside vegetation and the properties along Red Lane.

The zone has no relationship to the settlement and is part of the wider farmed landscape. Therefore it is considered unsuitable for commercial development.

**Landscape characteristics**      (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Hard rock lowlands
Landcover	Ancient wooded farmlands
Settlement pattern	Dispersed with large estates
Cultural sensitivity	MODERATE

Ecological sensitivity    LOW

Visual sensitivity        MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES**   Parks, Gdns & Amenity Green Spaces **YES**        Ancient woodland     TPO

#### **Biodiversity**

SSSI    Local Wildlife Sites     Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area    SAMS    Historic Parks / Gdns    Listed Blgs    Registered Battlefield

Other

Flood -

### **Characteristics**

Landform        Soft rock lowlands

Land use        Pasture

#### **Field boundaries        (FIELD SURVEY)**

Type            Hedgerows / fenced boundaries

Species        mixed

Condition     mainly good

Mgmt          Trimmed

#### **Hedge /stream trees**

Extent        Scattered

Age structure   Overmature

**Other trees**    Apparent

Age structure   Mixed

#### **Patch survival**

Extent        Localised

Mgmt         Traditional

### **Ecological corridors**

Condition      Declining

### **Intensity of use**

Impact            Moderate

### **Pattern**

Settlement pattern      Linear edge along Red Lane adjacent to zone.

Other built features      -

Presence of water      -

Scale              Medium / large                      Sense of enclosure      Framed

Diversity          simple

### **Skyline**

From the lower ground this is generally formed by trees, including Long Meadow Wood just outside the zone, and properties along Red Lane. From the higher ground there is a much more distant horizon to the south.

### **Key views**

Views are of a pastoral landscape, framed by trees / woodland. The linear settlement edge detracts from the otherwise rural character.

### **Intervisibility**

Site observation          Medium

Roadside vegetation and properties limit views into the zone, although visibility is increased as the ground rises to the north.

### **Tranquillity**

Noise sources:    Intermittent traffic

Urban views:      Edge of settlement

Presence of people:    None

Tranquillity rating:    High

### **Functional relationship**

Farmland within this zone forms part of a much wider farmed landscape.

### **Visual relationship**

The farmland nature of the zone visually connects with the wider farmed landscape. Scattered hedgerow trees link to the field trees and woodland beyond the zone.

### **Settlement edge**

A modern, linear edge along Red Lane adjacent to the zone.

### **Key receptors**

### **Sensitivity**

Urban residents

high

Road

medium

### **Potential for landscape enhancement**

A very small amount of infill development may be appropriate but should be limited to the roadside at the northern end of the zone but care should be taken to avoid joining up with properties around the junction with Hob Lane. Gap up existing hedgerows where necessary.

LCP/Zone      BG\_08      Settlement:      Burton Green

Parish: Kenilworth

**Landscape Sensitivity to housing development**      High

This zone is on sloping ground rising northwards towards the disused water tower off Hobs Lane and falling towards the west. It comprises a sub-regular pattern of medium / large scale mixed farmland within the Arden Parklands landscape. There is no settlement edge but the zone comprises two working farms (including a Listed Building) with several scattered field ponds. Tree cover comprises Long Meadow Wood, an adjacent copse around a field pond, roadside hedgerow and trees within or adjacent to internal field boundaries. Hedgerow management is varied, the structure is becoming gappy and a couple of hedgerow lines have been lost. The zone is a relatively open but framed landscape with scattered over mature hedgerow trees punctuating the skyline. The zone has no relationship to the settlement and is part of the wider farmed landscape.

The zone's detachment from the existing settlement and its open, rural views make it unsuitable for development.

**Landscape sensitivity to commercial development**      High

Commercial development is not apparent in this zone. The zone comprises a sub-regular pattern of medium / large scale mixed farmland within the Arden Parklands landscape. There is no settlement edge but the zone comprises two working farms (including a Listed Building) with several scattered field ponds. Tree cover comprises Long Meadow Wood, an adjacent copse around a field pond, roadside hedgerow and trees within or adjacent to internal field boundaries. Hedgerow management is varied, the structure is becoming gappy and a couple of hedgerow lines have been lost. The zone is a relatively open but framed landscape with scattered over mature hedgerow trees punctuating the skyline. The zone has no relationship to the settlement and is part of the wider farmed landscape.

The zone's detachment from the existing settlement and its open, rural views make it unsuitable for commercial development.

**Landscape characteristics**      (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Hard rock lowlands
Landcover	Ancient wooded farmlands
Settlement pattern	Dispersed with large estates
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt YES Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform Soft rock lowlands

Land use Mixed farmland

### **Field boundaries (FIELD SURVEY)**

Type Hedgerows / fenced boundaries

Species mixed

Condition Redundant

Mgmt Mixed

### **Hedge /stream trees**

Extent Scattered

Age structure Over mature

**Other trees** Apparent

Age structure Mixed

Patch survival

Extent Localised

Mgmt Intensive

### **Ecological corridors**

Condition Fragmented

### **Intensity of use**

Impact            Moderate

### **Pattern**

Settlement pattern    -

Other built features    two farms

Presence of water      field ponds

Scale            Medium / large                            Sense of enclosure      framed

Diversity          simple

### **Skyline**

As the zone is quite large the skyline is varied and is formed by field boundaries, trees and landform. From the north there is a more distant horizon to the south / south-west.

### **Key views**

Views are very rural in character and comprise mixed farmland framed by mature trees. A row of pylons through the western end of the zone detracts from the rural character.

### **Intervisibility**

Site observation          High

Due to the rising ground views there are extensive views across the zone from the PRowS, and into it from its immediate surroundings. Landform and trees limit views in some directions.

### **Tranquillity**

Noise sources:    A quiet zone

Urban views:    None

Presence of people:    Infrequent

Tranquillity rating:    High

### **Functional relationship**

Farmland within this zone forms part of a much wider farmed landscape. The PRowS which run through the zone also provide a link to the wider area, as does a stream that runs through the zone.

### **Visual relationship**

The farmland nature of the zone visually connects with the wider farmed landscape, with hedgerow trees, copses and the woodland block contributing to the appearance of a well-treed landscape.

**Settlement edge**

N/A

**Key receptors**

**Sensitivity**

Rural residents

high

PRoWs

high

Road

medium

**Potential for landscape enhancement**

Gap up existing hedgerows where necessary and enhance green corridors through native tree planting.

LCP/Zone      BG\_09      Settlement:      Burton Green

Parish: Kenilworth

**Landscape Sensitivity to housing development**      High - medium

This zone is on sloping ground which rises to the north towards Hob Lane. It comprises a regular pattern of small / medium scale pastoral farmland within the Ancient Arden landscape. Development adjacent to the zone comprises the local primary school and individual properties set within large landscaped gardens / grounds on the edge of woodland. Tree cover comprises tree belts, overgrown hedgerows with dense tree cover including over mature oak and groups of field trees which may be part of former ancient woodland and as such should be safeguarded. Hedgerow management is varied, the structure is becoming gappy and has been replaced by post and rail fencing and a couple of hedgerow lines have been lost. There are two PRowS in the western part of the zone – K4 and K6 which is not easily accessible and has part of the route blocked, impeding further progress. The zone is enclosed with only occasional glimpses of individual properties. The zone has no relationship to the settlement and is part of the wider farmed landscape.

The northernmost corner of the zone (currently occupied by a garden nursery) would be suitable for development in order to link the two parts of the village which currently feel detached. Development in the remainder of the zone is considered unsuitable due to the good condition of the Ancient Arden landscape, particularly the woodland and individual field trees.

**Landscape sensitivity to commercial development**      High - medium

Commercial development comprises a garden nursery that is mainly screened from view with only glimpsed views of the units possible from within the zone. This zone is on sloping ground which rises to the north towards Hob Lane. It comprises a regular pattern of small / medium scale pastoral farmland within the Ancient Arden landscape. Development adjacent to the zone comprises the local primary school and individual properties set within large landscaped gardens / grounds on the edge of woodland. Tree cover comprises tree belts, overgrown hedgerows with dense tree cover including over mature oak and groups of field trees which may be part of former ancient woodland and as such should be safeguarded. Hedgerow management is varied, the structure is becoming gappy and has been replaced by post and rail fencing and a couple of hedgerow lines have been lost. There are two PRowS in the western part of the zone – K4 and K6 which is not easily accessible and has part of the route blocked, impeding further progress. The zone is enclosed with only occasional glimpses of individual properties. The zone has no relationship to the settlement and is part of the wider farmed landscape.

Redevelopment of the garden nursery site for small scale commercial use may be appropriate but commercial development in the rest of the zone is not appropriate due to the good condition of the Ancient Arden landscape, particularly the woodland and individual field trees.

**Landscape characteristics**      (DESK TOP)

LDU Level      ANCIENT ARDEN

Physiographic

Ground type      Low glacial plateau

Landcover Ancient wooded farmlands  
Settlement pattern Dispersed with small farms  
Cultural sensitivity HIGH  
Ecological sensitivity MODERATE  
Visual sensitivity MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt YES Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform Gently rolling

Land use Pasture

#### **Field boundaries (FIELD SURVEY)**

Type Hedgerows / fenced boundaries

Species mixed

Condition Redundant

Mgmt Mixed

#### **Hedge /stream trees**

Extent Scattered

Age structure Over mature

**Other trees** Apparent

Age structure Mixed

Patch survival

Extent            Localised

Mgmt            Intensive

### **Ecological corridors**

Condition        Fragmented

### **Intensity of use**

Impact           Moderate

### **Pattern**

Settlement pattern    -

Other built features    two farms

Presence of water      field ponds

Scale            Small / Medium                      Sense of enclosure        enclosed

Diversity        Diverse

### **Skyline**

This is formed predominantly by mature tree belts and boundary trees.

### **Key views**

Views are of a small to medium scale pastoral landscape framed by mature tree belts.

### **Intervisibility**

Site observation        Low

Tree cover makes views into this zone very limited

### **Tranquillity**

Noise sources:    A quiet zone

Urban views:    None

Presence of people:    Infrequent

Tranquillity rating:    High

### **Functional relationship**

Farmland within this zone forms part of a much wider farmed landscape. The short section of PRow K6 which runs across the western end of the zone should provide a link to the wider area, however it appears to be unmaintained and blocked off.

### **Visual relationship**

The zone relates visually to the farmed landscape of zone BG\_08, with mature trees providing continuity.

### **Settlement edge**

N/A

### **Key receptors**

### **Sensitivity**

Rural residents

high

PRoW

high

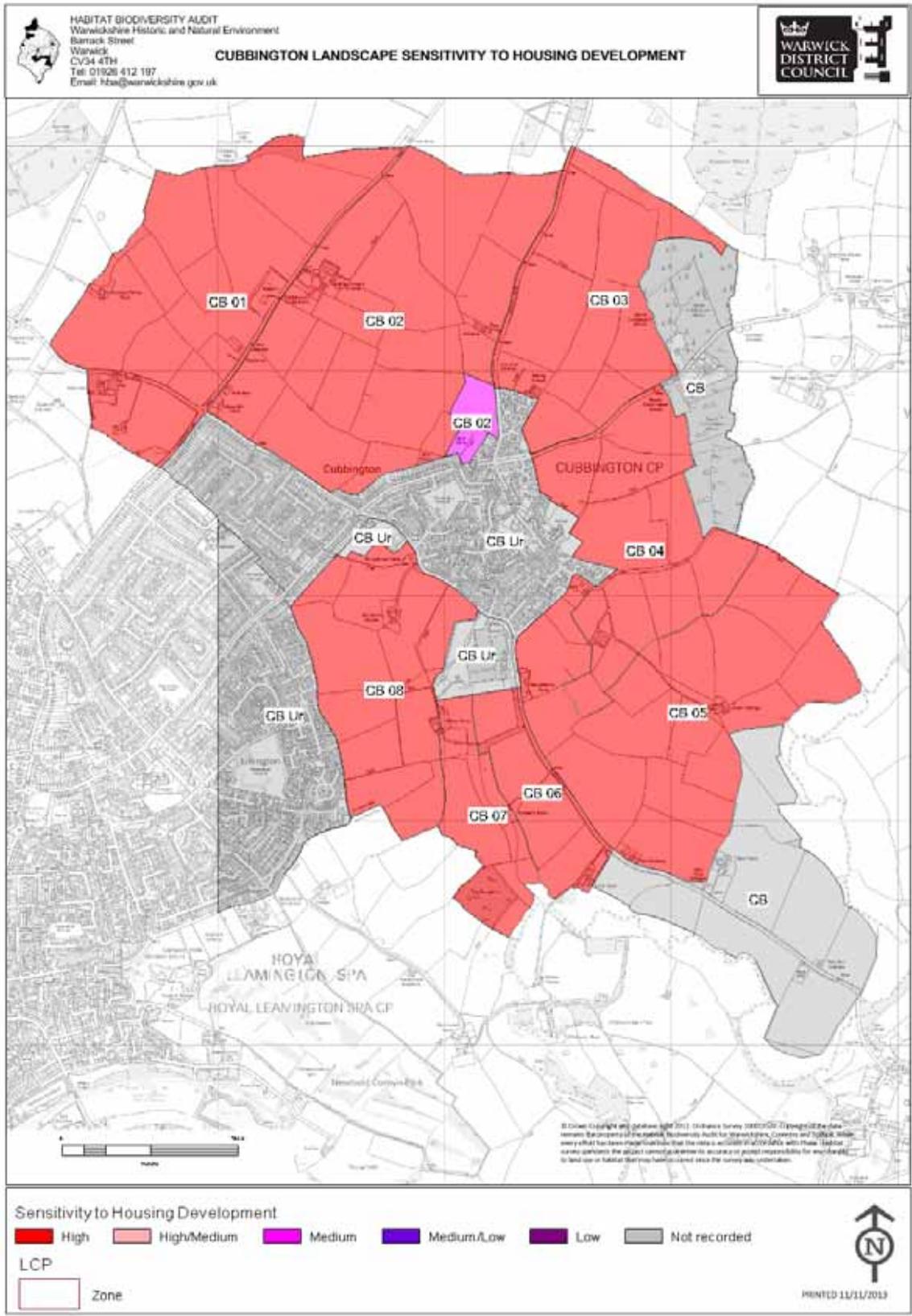
Roads

medium

### **Potential for landscape enhancement**

Protect and enhance remaining woodland, including ancient woodland and field trees. Re-open PRoW K6, gap up hedgerows including hedgerow trees.

# CUBBINGTON



## **Cubbington**

### **Introductory note**

Cubbington's historic core is set within a hollow to the north-eastern end of the settlement and is screened from view by modern development. The historic core lies within a Conservation Area and is centred on the Church of St Mary and its churchyard. It includes a number of small scale late 18<sup>th</sup> Century buildings and 19<sup>th</sup> Century cottages and an important group of buildings at the junction with the High Street and Church Lane. Modern development has extended the village to the west connecting the settlement to neighbouring Lillington and the town of Leamington. The Conservation Area notice has highlighted a number of important views into the Conservation Area and the importance of the remains of the grounds of the former Vicarage and the open space next to Church Terrace.

LCP/Zone      CB\_01      Settlement: Cubbington      Parish: Cubbington

### **Landscape Sensitivity to housing development**      High

This zone is on sloping ground which falls northwards from Westhill Road towards the woods and more gently southwards towards Leamington. The zone lies within the north eastern parish boundary of the settlement and can be viewed from Westhill Road and Leicester Lane. It comprises a regular pattern of medium / large scale framed arable farmland within the Arden Parklands landscape. There are a small number of scattered roadside residential dwellings with large gardens / grounds and strong treed boundaries. The fronts of these properties are more exposed with their wide gated entrances / driveways and high maintenance of road verges providing a more urban character. In the main tree cover comprises scattered hedgerow trees and Cotton Mill Spinney to the north. Bericote Wood is to the west and Decoy Wood to the north, both lie outside the zone but help to frame it. Views of the zone are filtered by boundary vegetation although the zone is open internally providing views of the roofline including the Cathedral spire of central Coventry to the north and a layered settlement edge of Cubbington to the south west. Hedgerows have become redundant and are under varied management. The zone has no relationship to the settlement and is part of the wider farmed landscape.

Although there are scattered roadside residential dwellings further development will lead to ribbon development and should be avoided. This zone is outside the curtilage of the existing settlement and the openness of the landscape means any development would be highly visible.

### **Landscape sensitivity to commercial development**      High

Commercial development is not apparent in this zone. This zone comprises a regular pattern of medium / large scale framed arable farmland within the Arden Parklands landscape. There are a small number of scattered roadside residential dwellings with large gardens / grounds and strong treed boundaries. The fronts of these properties are more exposed with their wide gated entrances / driveways and high maintenance of road verges providing a more urban character. In the main tree cover comprises scattered hedgerow trees and Cotton Mill Spinney to the north. Bericote

Wood is to the west and Decoy Wood to the north, both lie outside the zone but help to frame it. Views of the zone are filtered by boundary vegetation although the zone is open internally providing views of the roofline including the Cathedral spire of central Coventry to the north and a layered settlement edge of Cubbington to the south west. Hedgerows have become redundant and are under varied management.

The zone has no relationship to the settlement and is part of the wider farmed landscape therefore commercial development is not considered to be appropriate. This zone is outside the curtilage of the existing settlement and the openness of the landscape means any commercial development would be highly visible.

### **Landscape characteristics** (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Sandy Brown Soils
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt YES Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform Soft rock lowlands

Land use Arable

**Field boundaries** (FIELD SURVEY)

Type Hedgerows / fenced boundaries  
Species mixed  
Condition Redundant  
Mgmt trimmed / outgrown

**Hedge /stream trees**

Extent Scattered  
Age structure Overmature

**Other trees** Apparent

Age structure Mixed

Patch survival

Extent Relic

Mgmt Intensive

**Ecological corridors**

Condition Declining

**Intensity of use**

Impact moderate

**Pattern**

Settlement pattern -

Other built features -

Presence of water -

Scale Medium / Large Sense of enclosure framed

Diversity simple

**Skyline**

This is prominent in the north of the zone where the ground rises. Coventry city centre is visible on the skyline in the distance. In the south the skyline is more varied, comprising the edge of the settlement, also on rising ground, and trees.

### **Key views**

Views are of a rural arable farmland landscape, framed by hedgerows and woodland blocks outside the zone. The modern urban edge detracts from this rural character.

### **Intervisibility**

Site observation            High

This zone sits on higher ground and there are good views into it from the surrounding area, adjacent roads and the settlement. There are some extensive views from the zone looking north towards Coventry.

### **Tranquillity**

Noise sources: Road traffic

Urban views: Edge of settlement

Presence of people: infrequent

Tranquillity rating:        moderate

### **Functional relationship**

Farmland within this zone forms part of a much wider farmed landscape. The short section of a PRoW which runs along the zone boundary also provides a link to the wider area.

### **Visual relationship**

The zone relates more to the farmland to the north, east and west and less to the hard settlement edge to the south. However, mature trees within and adjacent to the settlement create a visual link to the trees in the wider area, giving an overall well wooded appearance.

### **Settlement edge**

This is a modern linear edge adjacent to the zone.

### **Key receptors**

### **Sensitivity**

Urban & rural residents        high

PROW                                high

Roads                                medium

### **Potential for landscape enhancement**

Gap up key hedgerows.

**Landscape Sensitivity to housing development**

High - medium

This zone consists of gently sloping mainly arable farmland on the north side of Cubbington. It contains two - three groups of farm buildings around which are individual residential properties, including barn conversions. Ribbon development on the edge of Kenilworth Road, Rugby Road and Coventry Road abuts the zone with allotments to the rear of garden boundaries on the Rugby and Coventry Roads. The proposed route of HS2 crosses the north-eastern corner of the zone. There is only occasional tree cover within the roadside hedgerows and scattered over mature hedgerow oaks to internal field boundaries and because the zone is very open internally there are views to the north as far as the roofline of central Coventry. However, local landform and woodland belts limit views to the east and west and there are no long distance views to the south due to the settlement edge.

This zone provides a rural context to the settlement and connects with the wider farmed landscape which, together with the open nature of views, makes the majority of the zone unsuitable for development. However, there is potential for a small amount of development adjacent to the existing settlement edge around the Rugby Road / Coventry Road junction. Any new development should not encroach further along the Coventry Road than the existing housing as defined in Zone CB\_03.

**Landscape sensitivity to commercial development**

High

Commercial development lies immediately adjacent to this zone and comprises a car centre? And a three storey office block. This zone consists of gently sloping mainly arable farmland on the north side of Cubbington. It contains two - three groups of farm buildings around which are clusters of individual residential properties, including barn conversions. Ribbon development on the edge of Kenilworth Road, Rugby Road and Coventry Road abuts the zone with allotments to the rear of garden boundaries on the Rugby and Coventry Roads. There is only occasional tree cover within the roadside hedgerows and scattered over mature hedgerow oaks to internal field boundaries and because the zone is very open internally there are views to the north as far as the roofline of central Coventry. However, local landform and woodland belts limit views to the east and west and there are no long distance views to the south due to the settlement edge.

This zone provides a rural context to the settlement and connects with the wider farmed landscape which, together with the open nature of views, makes it unsuitable for commercial development.

**Landscape characteristics**

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Sandy Brown Soils
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	MODERATE

Ecological sensitivity    LOW

Visual sensitivity        MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES**   Parks, Gdns & Amenity Green Spaces **YES**        Ancient woodland     TPO

#### **Biodiversity**

SSSI    Local Wildlife Sites     Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area    SAMS    Historic Parks / Gdns    Listed Blgs    Registered Battlefield

Other

Flood -

### **Characteristics**

Landform        Soft rock lowlands

Land use        Arable

#### **Field boundaries**

Type            Hedgerows

Species        mixed

Condition     Redundant

Mgmt          trimmed

#### **Hedge /stream trees**

Extent        Scattered

Age structure   Overmature

**Other trees**    -

Age structure   -

Patch survival

Extent        Relic

Mgmt         Intensive

### **Ecological corridors**

Condition      Declining

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern      -

Other built features      -

Presence of water      -

Scale              Medium / Large                      Sense of enclosure      framed

Diversity          simple

### **Skyline**

This is mainly formed by hedgerow boundaries / trees and the edge of the settlement. The higher ground in the middle of the forms a more prominent skyline in some views. The skyline to the north / north-west is more open and distant, and Coventry city centre can be picked out on the horizon.

### **Key views**

Views within the zone are of a gently undulating arable farmland. They are generally very rural in nature, although the hard edge of the settlement, including an office building on the Coventry Road, detracts from this.

### **Intervisibility**

Site observation          High

The large fields and open nature of this zone, together with slightly higher ground in the centre, make this zone very visible from the surrounding area.

### **Tranquillity**

Noise sources: Intermittent road traffic.

Urban views: Edge of settlement

Presence of people: infrequent

Tranquillity rating:      high

### **Functional relationship**

The arable farmland is part of a much wider farmed landscape.

### **Visual relationship**

The zone forms part of a wider rolling arable landscape. The field pattern, hedgerows and scattered trees create a visual link to the surrounding area and a rural backdrop to the settlement. The settlement appears to come to a very abrupt edge against this backdrop.

### **Settlement edge**

This is a hard linear edge of modern dwellings along the roads adjacent to the southern part of the zone.

#### **Key receptors**

#### **Sensitivity**

Urban & rural residents

high

PROW

high

Roads

medium

### **Potential for landscape enhancement**

Gap up and replace key hedgerows.

**Landscape Sensitivity to housing development** High

This zone consists of gently sloping mainly arable farmland on the north side of Cubbington. It contains an equestrian centre and allotments. There may be small pockets of pasture immediately adjacent to the allotments but these were not possible to see from the PRoW. Ribbon development extends northwards along the Coventry Road and abuts the zone and on the eastern boundary is a timber / builders merchants. There is only occasional tree cover within the roadside hedgerows and scattered over mature hedgerow oaks to internal field boundaries. Local landform and woodland belts limit views to the north and east. There are no long distance views to the south due to the settlement edge. Large units were visible from within the zone, which are likely to have been connected with the equestrian centre and builders merchants. The proposed route of HS2 cuts through the middle of the zone, from south-east to north-west, and this may necessitate the need for a strong landscape buffer against the existing settlement edge.

This zone provides a rural context to the settlement and connects with the wider farmed landscape. This, together with the open nature of views, rural landscape and proximity to ancient woodland makes this zone unsuitable for development.

**Landscape sensitivity to commercial development** High

Commercial development comprises an equestrian centre. Immediately outside the zone is a timbers merchants. The zone consists of gently sloping mainly arable farmland on the north side of Cubbington. It contains an equestrian centre and allotments. There may be small pockets of pasture immediately adjacent to the allotments but these were not possible to see from the PRoW. Ribbon development extends northwards along the Coventry Road and abuts the zone and on the eastern boundary is a timber / builders merchant. There is only occasional tree cover within the roadside hedgerows and scattered over mature hedgerow oaks to internal field boundaries. Local landform and woodland belts limit views to the north and east. There are no long distance views to the south due to the settlement edge. Large units were visible from within the zone, which are likely to have been connected with the equestrian centre and builders merchants. The proposed route of HS2 cuts through the middle of the zone, from south-east to north-west, and this may necessitate the need for a strong landscape buffer against the existing settlement edge.

This zone provides a rural context to the settlement and connects with the wider farmed landscape. This, together with the open nature of views, rural landscape and proximity to ancient woodland makes this zone unsuitable for commercial development.

**Landscape characteristics**

LDU Level	PLATEAU FARMLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms

Cultural sensitivity MODERATE

Ecological sensitivity LOW

Visual sensitivity MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces **YES** Ancient woodland  TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform Hard rock lowlands

Land use mixed farmland and allotments

#### **Field boundaries**

Type Hedgerows

Species mixed

Condition Redundant

Mgmt trimmed

#### **Hedge /stream trees**

Extent Scattered

Age structure Overmature

**Other trees** -

Age structure -

Patch survival

Extent Relic

Mgmt Intensive

### **Ecological corridors**

Condition Declining

### **Intensity of use**

Impact moderate

### **Pattern**

Settlement pattern -

Other built features -

Presence of water -

Scale Medium / Large Sense of enclosure framed

Diversity simple

### **Skyline**

This is very prominent in places due to rising ground and open fields. Woodland outside the zone forms the skyline to the east, whilst the settlement edge sits on the skyline to the south.

### **Key views**

Views are of a large open arable farmland landscape, framed by the adjacent ancient woodland. The modern settlement edge and large buildings associated with the timber merchant's yard and equestrian centre detract from an otherwise rural landscape. The church tower in old Cubbington village can be seen on the skyline to the south.

### **Intervisibility**

Site observation High

There is high visibility into and across this zone, especially from the south and west. Woodland encloses views to and from the zone to the east.

### **Tranquillity**

Noise sources: Road traffic

Urban views: Edge of settlement

Presence of people: infrequent

Tranquillity rating: high

### **Functional relationship**

Farmland within this zone is connected to a wider farmed landscape. The PROW also provides a link to the wider area.

### **Visual relationship**

The zone forms part of a wider rolling arable landscape. The field pattern, hedgerows and scattered trees create a visual link to the surrounding area and a link to the nearby woodland. It creates a rural backdrop to the settlement.

### **Settlement edge**

This is a hard linear edge of modern properties adjacent to the southern corner of the zone.

### **Key receptors**

### **Sensitivity**

Urban residents

high

PROW

high

Roads

medium

### **Potential for landscape enhancement**

Gap up and replace key hedgerows.

**Landscape Sensitivity to housing development** High

This is a gently undulating zone comprising a mix of medium to large scale arable and pasture farmland on the eastern edge of Cubbington. A good example of ridge and furrow exists to the north of Mill Lane near the edge of the settlement. The ancient woodland of South Cubbington Wood lies on the eastern boundary of the zone and the B4453 Rugby Road forms the northern boundary. The proposed route of HS2 cuts through the eastern edge of the zone as it goes through South Cubbington Wood. Views are framed by landform, the settlement edge and the woodland, although from higher ground there are more extensive views to the south / east. The settlement edge is softened by good tree cover which helps it to blend into the landscape.

This zone provides a rural setting to the historic core of Cubbington and links visually and functionally to zones CB\_03 and CB\_05 to the north and south. This, plus the presence of ridge and furrow and the proximity to ancient woodland, make this zone unsuitable for development.

**Landscape sensitivity to commercial development** High

This is a gently undulating zone comprising a mix of medium to large scale arable and pasture farmland on the eastern edge of Cubbington. A good example of ridge and furrow exists to the north of Mill Lane near the edge of the settlement. The ancient woodland of South Cubbington Wood lies on the eastern boundary of the zone and the B4453 Rugby Road forms the northern boundary. The proposed route of HS2 cuts through the eastern edge of the zone as it goes through South Cubbington Wood. Views are framed by landform, the settlement edge and the woodland, although from higher ground there are more extensive views to the south / east. The settlement edge is softened by good tree cover which helps it to blend into the landscape.

This zone provides a rural setting to the historic core of Cubbington and links visually and functionally to zones CB\_03 and CB\_05 to the north and south. This, plus the presence of ridge and furrow and the proximity to ancient woodland, make this zone unsuitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	PLATEAU FARMLANDS
Physiographic	Low glacial plateau
Ground type	Loamy gleys
Landcover	Ancient wooded land
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH
Ecological sensitivity	MODERATE

Visual sensitivity      LOW

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform      Low glacial plateau

Land use      Mixed farmland

#### **Field boundaries**

Type            Hedgerows / post and wire fencing

Species        Mixed

Condition     Good - Redundant

Mgmt          Trimmed

#### **Hedge /stream trees**

Extent        Scattered

Age structure Overmature

#### **Other trees**

Extent        None

Age structure n/a

#### **Patch survival**

Extent        Localised

Mgmt            Traditional

### **Ecological corridors**

Condition       Declining

### **Intensity of use**

Impact           Moderate

### **Pattern**

Settlement pattern    Dispersed with small farms

Other built features   -

Presence of water     Stream

Scale            Medium / Large                    Sense of enclosure        framed

Diversity        simple

### **Skyline**

Higher ground to the north and south of Mill Lane forms a prominent skyline in both directions. Otherwise it is formed by South Cubbington Wood and the settlement edge.

### **Key views**

Views within the zone are of a mixed farmland and very rural in nature. Views are framed by the woodland, settlement edge and field boundaries, with more extensive views across a well wooded landscape to the south / east. The church in the old part of the village can be seen from Mill Lane. The high rise block of flats in Lillington can be seen in certain views and is a detractor, as is a row of non-native conifer trees screening some large farm buildings.

### **Intervisibility**

Site observation        High

Due to the rising ground and large scale fields there are extensive views across this zone from the Rugby Road, settlement edge and PRoWs.

### **Tranquillity**

Noise sources:    A quiet zone

Urban views:    Edge of settlement

Presence of people:    infrequent

Tranquillity rating:    High

### **Functional relationship**

Farmland within this zone is connected to a wider farmed landscape to the north and south. PROWs also link to the wider area.

### **Visual relationship**

The zone links visually with the wider farmed landscape and the settlement edge appears to sit more comfortably in the landscape on this side of the village. Scattered hedgerow trees provide a visual link between the trees within the settlement and the larger area of woodland to the east.

### **Settlement edge**

This edge is more indented which, together with the presence of trees, softens it and helps it to fit better into its surroundings.

### **Key receptors**

### **Sensitivity**

Urban residents

high

PROWs

high

Road

medium

### **Potential for landscape enhancement**

Conserve and protect existing landscape features and gap up hedgerows where necessary.

**Landscape Sensitivity to housing development** High

This is a large zone to the south-east of the settlement, bordered by Welsh Road to the south-west, the settlement edge to the north-west and open farmland in all other directions. The zone lies within the Dunsmore Plateau Fringe landscape character area and comprises a sub-regular medium to large scale mixed farmland. Generally the hedgerows are trimmed but they are becoming gappy / lost. There are few remaining hedgerow trees. Topography is very undulating affording open, rural views especially looking towards the south-east.

Due to the large scale, open views, and to prevent ribbon development encroaching into an area with a very strong rural character, this zone is not considered suitable for development.

**Landscape sensitivity to commercial development** High

This is a large zone to the south-east of the settlement, bordered by Welsh Road to the south-west, the settlement edge to the north-west and open farmland in all other directions. The zone lies within the Dunsmore Plateau Fringe landscape character area and comprises a sub-regular medium to large scale mixed farmland. Generally the hedgerows are trimmed but they are becoming gappy / lost. There are few remaining hedgerow trees. Topography is very undulating, affording open, rural views especially looking towards the south-east.

Due to the large scale, open views, and to prevent ribbon development encroaching into an area with a very strong rural character, this zone is not considered suitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level DUNSMORE PLATEAU FRINGE

Physiographic

Ground type Loamy brown soils

Landcover Arable farmlands

Settlement pattern Villages and large farms

Cultural sensitivity LOW

Ecological sensitivity LOW

Visual sensitivity MODERATE

**Land Cover Parcel data****Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform      Soft rock lowlands

Land use      Mixed farmland

## **Field boundaries      (FIELD SURVEY)**

Type            Hedgerows / post and wire fencing

Species        Mixed

Condition     Redundant

Mgmt          Trimmed

## **Hedge /stream trees**

Extent        Scattered

Age structure Overmature

## **Other trees**

Extent        Insignificant

Age structure n/a

## **Patch survival**

Extent        Relic

Mgmt          Traditional

## **Ecological corridors**

Condition     Fragmented

## **Intensity of use**

Impact        Moderate

## **Pattern**

Settlement pattern      Dispersed with small farms

Other built features -

Presence of water -

Scale Medium / Large Sense of enclosure open

Diversity simple

### **Skyline**

From the lower ground along Welsh Road the skyline is formed by a very prominent ridgeline. From the PRoW on the higher ground to the north there is a distant horizon.

### **Key views**

Views are of a large open farmland landscape and are very rural in character. The landscape has a well treed appearance, with hedgerow trees within the zone and larger blocks of woodland beyond. From the south-west boundary of the zone views are more contained by landform and hedgerows.

### **Intervisibility**

Site observation High

From the PRoW in the north of the zone there are extensive views to the east / south, across the whole zone and beyond. There are also some wide views into the zone from Welsh Road, although other views from this road are restricted by the prominent landform.

### **Tranquillity**

Noise sources: Traffic on Welsh Road but away from this road it is a very quiet zone.

Urban views: None

Presence of people: Infrequent

Tranquillity rating: High

### **Functional relationship**

The farmland is part of a wider agricultural landscape and the PRoW provides a link to the surrounding area.

### **Visual relationship**

The topography of this zone is markedly steeper than the surrounding zones but it still has a strong visual link to the rural farmland surrounding it. Hedgerows and mature trees also provide a visual link to the wider area and to the larger woodland blocks beyond, giving a unified appearance to the landscape.

### **Settlement edge**

This is a hard, linear, modern edge adjacent to a small section of the zone's north-west boundary. Substantial vegetation along the field boundary means that the settlement is well screened from the zone.

#### **Key receptors**

#### **Sensitivity**

Urban & rural residents

High

PROW

High

Road

Medium

#### **Potential for landscape enhancement**

Gap up and replace key hedgerows.

**Landscape Sensitivity to housing development** High

This is a linear zone running along the south-western side of Welsh Lane from the Thwaites site. It is part of the Dunsmore Plateau Fringe character area and comprises a regular medium to large scale arable field pattern. There is a good tree belt which effectively screens the Thwaites site but other than this there are few hedgerow trees. This, together with the flat topography, gives rise to open views across the zone. Blocks of high rise flats in Lillington are a prominent landmark on the horizon to the west. There is one listed building – Ford Farmhouse (grade II) – on the south-east boundary of the zone.

The zone is distinctly separate from the existing housing within the settlement. The open nature of views and risk of ribbon development extending into the countryside mean that this zone is not considered suitable for development.

**Landscape sensitivity to commercial development** High

This is a linear zone running along the south-western side of Welsh Lane from the Thwaites site. It is part of the Dunsmore Plateau Fringe character area and comprises a regular medium to large scale arable field pattern. There is a good tree belt which effectively screens the Thwaites site but other than this there are few hedgerow trees. This, together with the flat topography, gives rise to open views across the zone. Blocks of high rise flats in Lillington are a prominent landmark on the horizon to the west.

The open nature of views and risk of ribbon development extending into the countryside mean that this zone is not considered suitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level DUNSMORE PLATEAU FRINGE

Physiographic

Ground type Loamy brown soils

Landcover Arable farmlands

Settlement pattern Villages and large farms

Cultural sensitivity LOW

Ecological sensitivity LOW

Visual sensitivity MODERATE

**Land Cover Parcel data****Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood - small area along north-west boundary

## **Characteristics**

Landform        Soft rock lowlands

Land use        Arable

## **Field boundaries        (FIELD SURVEY)**

Type            Hedgerows

Species        Mixed

Condition     Redundant

Mgmt          Trimmed

## **Hedge /stream trees**

Extent        Scattered

Age structure Mixed age

## **Other trees**

Extent        Apparent

Age structure Mixed age

## **Patch survival**

Extent        Relic

Mgmt         Traditional

## **Ecological corridors**

Condition     Fragmented

## **Intensity of use**

Impact        Moderate

### **Pattern**

Settlement pattern Villages and large farms

Other built features -

Presence of water -

Scale Medium / Large Sense of enclosure framed

Diversity simple

### **Skyline**

This is formed by higher ground beyond the zone and by a tree belt to the northern part of the zone. To the west the edge of Lillington, with its high rise blocks of flats, sits on the horizon.

### **Key views**

Views within the zone are of a flat, medium to large scale arable landscape, framed by rising ground and strong boundary vegetation / belts of trees. The rural character is marred by the high rise blocks of flats in Lillington on the horizon. Some non-native conifer planting effectively screens the Thwaites yard but, together with the closely mown verge, is incongruous with the rural landscape and emphasises the transition into the urban area.

### **Intervisibility**

Site observation Medium

There is good visibility across the zone itself and from nearby areas but views into it from further afield are less apparent due to its lower topography and good boundary vegetation.

### **Tranquillity**

Noise sources: Traffic on Welsh Road

Urban views: Blocks of flats

Presence of people: Very infrequent

Tranquillity rating: Medium

### **Functional relationship**

The farmland forms part of a wider farmed landscape.

### **Visual relationship**

The farmland links visually with that of the surrounding areas. A tree belt and boundary hedgerows also provide continuity with the wider area.

### **Settlement edge**

N/A

**Key receptors**

**Sensitivity**

Rural residents

High

Road

Medium

**Potential for landscape enhancement**

Safeguard individual field trees.

**Landscape Sensitivity to housing development** High

This zone lies parallel to CB\_06, with its south-west boundary formed by the Parish boundary. It comprises a sub-regular medium to large scale mixed farmland landscape. A small block of woodland - The Runghills – is prominent on rising ground in the south of the zone, and there is also good tree cover along a stream running through the zone. This tree cover frames views, although there are some more distant views, and blocks of flats in Lillington are prominent on the horizon.

The zone's rural character and complete detachment from the existing settlement make it unsuitable for development.

**Landscape sensitivity to commercial development** High

This zone lies parallel to CB\_06, with its south-west boundary formed by the Parish boundary. It comprises a sub-regular medium to large scale mixed farmland landscape. A small block of woodland - The Runghills – is prominent on rising ground in the south of the zone, and there is also good tree cover along a stream running through the zone. This tree cover frames views, although there are some more distant views, and blocks of flats in Lillington are prominent on the horizon.

The zone's rural character and detachment from the existing settlement make it unsuitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level DUNSMORE PLATEAU FRINGE

Physiographic

Ground type Loamy brown soils

Landcover Arable farmlands

Settlement pattern Villages and large farms

Cultural sensitivity LOW

Ecological sensitivity LOW

Visual sensitivity MODERATE

**Land Cover Parcel data****Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood - Along stream on eastern edge of zone.

## **Characteristics**

Landform      Soft rock lowlands

Land use      Mixed farmland

## **Field boundaries      (FIELD SURVEY)**

Type            Hedgerows

Species        Mixed

Condition     Redundant

Mgmt          Outgrown

## **Hedge /stream trees**

Extent        Scattered

Age structure Mixed Age

## **Other trees**

Extent        Apparent

Age structure Mixed age

## **Patch survival**

Extent        Relic

Mgmt          Intensive

## **Ecological corridors**

Condition     Fragmented

## **Intensity of use**

Impact        Moderate

## **Pattern**

Settlement pattern      Villages and large farms

Other built features -

Presence of water Stream course

Scale Medium / Large Sense of enclosure framed

Diversity simple

### **Skyline**

This is formed by higher ground beyond the zone and by a block of woodland in the southern part of the zone. To the west the edge of Lillington, with its high rise blocks of flats, sits on the horizon.

### **Key views**

Views within the zone are of a rural farmland landscape, framed by The Runghills block of woodland, field boundary hedgerows and a well-treed streamline. The blocks of flats in Lillington detract from the otherwise rural character.

### **Intervisibility**

Site observation Medium

Landform and vegetation limit views both within and into the zone, although it is visible from Welsh Road.

### **Tranquillity**

Noise sources: a quiet zone

Urban views: blocks of flats in Lillington

Presence of people: infrequent

Tranquillity rating: high

### **Functional relationship**

The farmland is part of the wider farmed area. The streamside vegetation and small block of woodland connect with tree belts and spinneys beyond the zone and help to create wildlife corridors.

### **Visual relationship**

The farmland landscape connects with that in the wider area and the trees / woodland give a unified appearance to the whole landscape.

### **Settlement edge**

N/A

### **Key receptors**

Rural residents

### **Sensitivity**

High

PROWs

High

**Potential for landscape enhancement**

Manage and maintain existing woodland block.

**Landscape Sensitivity to housing development** High

This zone is on steeply sloping ground between Lillington to the west and Cubbington to the north-west / north-east. It is part of the Dunsmore Plateau Fringe and comprises a sub-regular medium to large scale arable landscape. There are no woodland blocks and few hedgerow trees which makes the zone very open and visible. The settlement edges of Cubbington and Lillington are visible in all directions except to the south-east.

Despite the visible settlement edges the zone has a strong rural feel and development should be avoided in order to preserve this character and maintain a physical and visual separation between Cubbington and Lillington.

**Landscape sensitivity to commercial development** High

This zone is on steeply sloping ground between Lillington to the west and Cubbington to the north-west / north-east. It is part of the Dunsmore Plateau Fringe and comprises a sub-regular medium to large scale arable landscape. There are no woodland blocks and few hedgerow trees which makes the zone very open and visible. The settlement edges of Cubbington and Lillington are visible in all directions except to the south-east.

Despite the visible settlement edges the zone has a strong rural feel and commercial development should be avoided in order to preserve this character and maintain a physical and visual separation between Cubbington and Lillington.

**Landscape characteristics** (DESK TOP)

LDU Level DUNSMORE PLATEAU FRINGE

Physiographic

Ground type Loamy brown soils

Landcover Arable farmlands

Settlement pattern Villages and large farms

Cultural sensitivity LOW

Ecological sensitivity LOW

Visual sensitivity MODERATE

**Land Cover Parcel data****Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform Soft rock lowlands

Land use Cropping

## **Field boundaries (FIELD SURVEY)**

Type Hedgerows

Species Mixed

Condition Redundant

Mgmt Trimmed

## **Hedge /stream trees**

Extent Scattered

Age structure Mixed age

## **Other trees**

Extent Apparent

Age structure Overmature

## **Patch survival**

Extent Localised

Mgmt Intensive

## **Ecological corridors**

Condition Fragmented

## **Intensity of use**

Impact High

## **Pattern**

Settlement pattern -

Other built features -

Presence of water -

Scale Medium / Large Sense of enclosure Open

Diversity Simple

### **Skyline**

This is very varied. From the higher ground there is a distant horizon, whereas in other areas the skyline is formed by landform, hedgerows / trees or the settlement edges of Cubbington and Lillington. The blocks of flats in Lillington stand out on the skyline.

### **Key views**

Views within the zone are of a large scale arable landscape with hedgerows and scattered trees. The urban edges of Cubbington and Lillington, blocks of flats, pylons and the industrial units of Thwaites all detract from an otherwise rural landscape.

### **Intervisibility**

Site observation High

Due to the rising ground this zone is very visible from both Welsh Road to the east and the settlement edge surrounding it. There are long distance views out of the zone towards the south-east.

### **Tranquillity**

Noise sources: a quiet zone

Urban views: Settlement edge, pylons, industrial units

Presence of people: Infrequent

Tranquillity rating: Medium

### **Functional relationship**

The farmland connects with that to the south and east and forms a buffer between the adjacent settlements of Cubbington and Lillington. PRowS form a link to the wider area.

### **Visual relationship**

The zone relates to the wider farmland to the south and east.

### **Settlement edge**

This is a hard, linear, modern edge abutting the north and west of the zone. The blocks of flats stand out on higher ground. Garden and field boundary vegetation / trees do help to soften the edge to some extent.

**Key receptors**

Urban residents

PROWs

Cubbington Sports & Social Club

School

**Sensitivity**

High

High

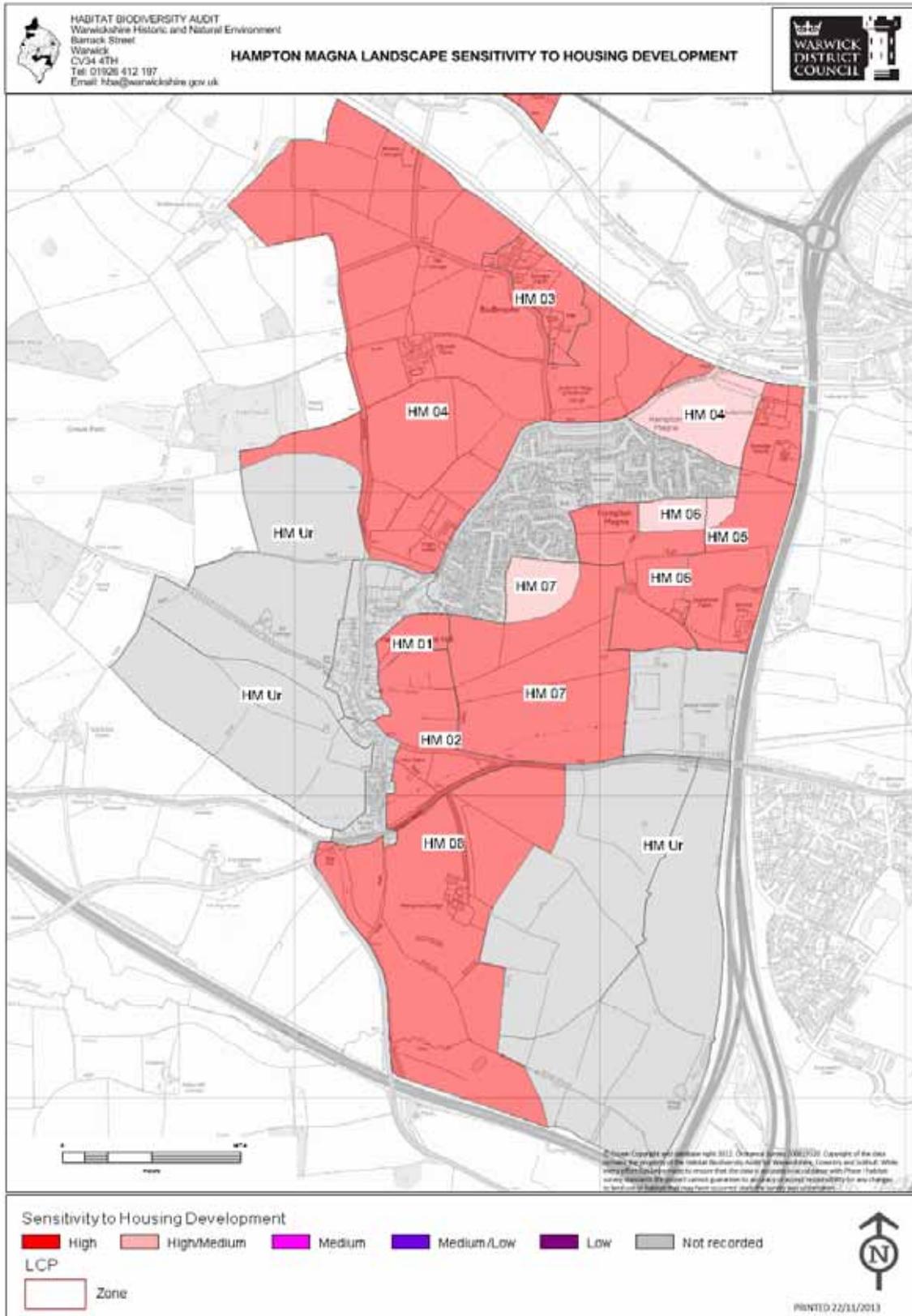
Medium

Medium

**Potential for landscape enhancement**

Provide further screening to the Thwaites site in the form of native tree planting.

# HAMPTON MAGNA



## **Hampton Magna**

### **Introductory note**

Development within Hampton Magna is predominantly recent and forms a ribbon pattern. The settlement lies in close proximity to the town of Warwick and remains distinctly separate because of the remaining field pattern around Stanks Farm, the railway and A46 corridor. The immediate area is a sub-regular medium to large scale open landscape with pockets of small scale pasture. There are a number of small woodland blocks to the west and the M40 corridor to the south.

LCP/Zone      HM\_01      Settlement:      Budbrooke

### **Landscape Sensitivity to housing development**      High

This zone comprises a sub-regular pattern of small/medium scale pastoral farmland that lies to the back of residential development off the Hampton Road, Montgomery Avenue, Old Budbrooke Road and Chichester Lane. The zone is rural in character although there is a general decline in the structure of the hedgerows with the rise of fenced garden boundaries. The internal field pattern has become quite fragmented but its remnant wind swept sections and individual field trees are possibly indicative of older hedgerow lines. There is a series of non-uniform mounds across the top of the zone which might indicate ridge and furrow. From this hill top position there are views into adjacent residential development, adjoining zones, the A46 corridor and distant views towards Leek Wootton and an extensive area to the south / south-east. PRoW 85 crosses straight through the southern edge of the zone although its route has become unclear to walkers.

This zone is indicative of an older landscape, possibly Ancient Arden, owing to its small scale pastoral character and any development within the zone or immediately adjacent to it would completely destroy this.

### **Landscape sensitivity to commercial development**      High

There is no commercial development within this zone. The zone comprises a sub-regular pattern of small/medium scale pastoral farmland that lies to the back of residential development off the Hampton Road, Montgomery Avenue, Old Budbrooke Road and Chichester Lane. The zone is rural in character although there is a general decline in the structure of the hedgerows with the rise of fenced garden boundaries. The internal field pattern has become quite fragmented but its remnant wind swept sections and individual field trees are possibly indicative of older hedgerow lines. There is a series of non-uniform mounds across the top of the zone which might indicate ridge and furrow. From this hill top position there are views into adjacent residential development, adjoining adjoining zones, the A46 corridor and distant views towards Leek Wootton and an extensive area to the south / south-east. PRoW 85 crosses straight through the southern edge of the zone although its route has become unclear to walkers.

This zone is indicative of an older landscape, possibly Ancient Arden, owing to its small scale pastoral character and any commercial development within the zone or immediately adjacent to it would completely destroy this. The proximity to the adjacent settlement area also means that it is not considered appropriate for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level WOODED ESTATELANDS – possibly a remnant pocket of Ancient Arden

Physiographic

Ground type Loamy gleys

Landcover Pastoral farmlands

Settlement pattern Villages and estate farms

Cultural sensitivity LOW

Ecological sensitivity LOW

Visual sensitivity MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt ▪ Parks, Gdns & Amenity Green Spaces □ Ancient woodland □ TPO □

**Biodiversity**

SSSI □ Local Wildlife Sites □ Warks Wildlife Trust Reserves □

**Historic /archaeology**

Cons. Area □ SAMS □ Historic Parks / Gdns □ Listed Blgs □ Registered Battlefield □

Other

Flood -

**Characteristics**

Landform Low glacial plateau - hill top

Land use Pastoral

**Field boundaries** (FIELD SURVEY)

Type Hedgerows / fenced boundaries

Species thorn

Condition Redundant

Mgmt trimmed / outgrown

### **Hedge /stream trees**

Extent Scattered

Age structure Mixed

**Other trees** Apparent

Age structure Over mature

Patch survival

Extent Relic

Mgmt Traditional

### **Ecological corridors**

Condition Declining

### **Intensity of use**

Impact moderate

### **Pattern**

Settlement pattern linear

Other built features -

Presence of water -

Scale Small / medium Sense of enclosure framed

Diversity simple

### **Skyline**

The skyline in this zone is very prominent, being on higher ground which drops sharply away to the south and east. From the edge of the settlement to the north the remnant hedgerow along the southern part of the zone stands out on the skyline.

### **Key views**

Views within the zone are of a very rural pastoral landscape. The edges of Hampton Magna and Hampton-on-the-Hill, with their modern properties and mixture of garden boundaries, detract from this rural character, although trees and boundary vegetation do help to mask these views.

### **Intervisibility**

Site observation High

There is high visibility from this zone, to the north, south and east, as it sits on higher ground. There are views into the neighbouring zones, to the A46 and Warwick, and more extensive views to the

south and south-east and towards Leek Wootton in the north-east. Views to the north and west are obstructed by residential properties and vegetation.

### **Tranquillity**

Noise sources: A quiet zone

Urban views: Edge of settlement

Presence of people: infrequent

Tranquillity rating: high

### **Functional relationship**

Farmland within this zone is connected to that beyond, especially to the south. The PRoW also provides a link to the wider area.

### **Visual relationship**

The rural pasture character of this zone, with its remaining hedgerows and trees, has a strong visual link with the landscape of a similar character to the east and especially the south.

### **Settlement edge**

The settlements of Hampton Magna and Hampton-on-the-Hill abut the zone to the north and west. Hampton Magna is a modern estate comprising mainly red brick properties arranged in a cluster, whereas the properties in Hampton-on-the-Hill are more individual in character and sit in a linear pattern along the Hampton Road. Properties are detached with mature back gardens.

### **Key receptors**

### **Sensitivity**

Urban residents	high
PROW	high
Roads	medium

### **Potential for landscape enhancement**

Confirmation of whether mounds are examples of ridge and furrow, reinstatement of former hedgerow lines and retention, protection and enhancement of existing older hedgerows and mature oaks along roadside and internal field boundaries.

LCP/Zone HM\_02 Settlement: Budbrooke

**Landscape Sensitivity to housing development** High

This zone comprises a sub-regular pattern of small/medium scale pasture that lies to the back of residential development off the Hampton Road. A small area is used for allotment gardens. The zone is rural in character although there is a general decline in the structure of the hedgerows with the rise of fenced garden boundaries and conifer planting. To the north of Hampton Road the internal field pattern has become quite fragmented but its remnant wind swept sections and individual field trees are possibly indicative of older hedgerow lines. There are views into adjacent residential development, the churchyard, adjoining zones, the A46 corridor and some more distant views.

This zone is indicative of an older landscape, possibly Ancient Arden, owing to its small scale pastoral character similar to zone HM\_01. Any development within the zone or immediately adjacent to it would completely destroy this character and read as an extension to the existing ribbon development.

**Landscape sensitivity to commercial development** High

There is no commercial development within this zone. This zone comprises a sub-regular pattern of small/medium scale pasture that lies to the back of residential development off the Hampton Road. A small area is used for allotment gardens. The zone is rural in character although there is a general decline in the structure of the hedgerows with the rise of fenced garden boundaries and conifer planting. To the north of Hampton Road the internal field pattern has become quite fragmented but its remnant wind swept sections and individual field trees are possibly indicative of older hedgerow lines. There are views into adjacent residential development, the churchyard, adjoining zones, the A46 corridor and some more distant views.

This zone is indicative of an older landscape, possibly Ancient Arden, owing to its small scale pastoral character similar to zone HM\_01. Any commercial development within the zone or immediately adjacent to it would completely destroy this character and read as an extension to the existing ribbon development.

**Landscape characteristics** (DESK TOP)

LDU Level	WOODED ESTATELANDS – possibly a remnant pocket of Ancient Arden
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	LOW

Ecological sensitivity    LOW

Visual sensitivity        MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt ▪    Parks, Gdns & Amenity Green Spaces □    Ancient woodland □    TPO □

#### **Biodiversity**

SSSI □    Local Wildlife Sites □    Warks Wildlife Trust Reserves □

#### **Historic /archaeology**

Cons. Area □    SAMS □    Historic Parks / Gdns □    Listed Blgs □    Registered Battlefield □

Other

Flood -

### **Characteristics**

Landform        Low glacial plateau - hill top

Land use        Pastoral farmland

#### **Field boundaries        (FIELD SURVEY)**

Type            Hedgerows / fenced boundaries

Species        thorn

Condition     Redundant

Mgmt          trimmed / outgrown

#### **Hedge /stream trees**

Extent        Scattered

Age structure    Mixed

**Other trees**    Insignificant

Age structure    Over mature

Patch survival

Extent        Relic

Mgmt            Traditional

### **Ecological corridors**

Condition       Declining

### **Intensity of use**

Impact           moderate

### **Pattern**

Settlement pattern    linear

Other built features   -

Presence of water     -

Scale            Small / medium                      Sense of enclosure        framed

Diversity        simple

### **Skyline**

The skyline is generally prominent due to the zone being on higher ground. In some views to the east the horizon is distant, with St. Mary's Church in Warwick standing out against the skyline.

### **Key views**

Views within the zone comprise a very rural, pastoral landscape. The edge of the settlement of Hampton-on-the-Hill is visible.

### **Intervisibility**

Site observation        Medium

Views from some parts of the zone are limited to within the zone by landform and vegetation. However, there are views into the neighbouring zones to the north, east and south and some extensive views towards Warwick, Leamington and beyond.

### **Tranquillity**

Noise sources: Road traffic

Urban views: Edge of settlement.

Presence of people: infrequent

Tranquillity rating:    high.

### **Functional relationship**

Farmland within this zone is connected to that beyond, especially to the south and east. Roads also provide a link to the wider area.

### **Visual relationship**

The small to medium scale of this landscape, with its pasture fields, connects most strongly to zone HM\_01. Whilst the hedgerows and mature trees have a visual connection with the farmland to the south and east, the scale and topography of the landscape does not relate so easily.

### **Settlement edge**

The settlement of Hampton-on-the-Hill abuts the western edge of the zone. It comprises ribbon development along the road, with detached properties with rear gardens.

### **Key receptors**

### **Sensitivity**

Urban residents

high

Roads

medium

### **Potential for landscape enhancement**

Reinstate former hedgerow lines and retain, protect and enhance existing hedgerows and mature oaks along roadside and internal field boundaries.

LCP/Zone HM\_03 Settlement: Budbrooke

**Landscape Sensitivity to housing development** High

This zone comprises a sub-regular pattern of small/medium pastoral farmland that lies to the back of individual dwellings, St. Michael's Church and Church Centre and Grange Farm off Church Lane. The zone abuts the railway corridor and can only be viewed from the PRow and through gaps in the overmature hedgerow/ hedgerow trees to the edge of the churchyard. It is also overlooked by backs of dwellings. The land is rural in character and although there is a general decline in the structure of the hedgerows there is evidence of recent native tree / hedgerow planting and hedgerow management. However, some hedgerows have been replaced with post and rail fencing and there is a recently planted conifer hedge on the roadside boundary to the farm. There is a small meadow attached to the Church Centre which is used for village / Church events. Views out of the zone are towards the railway line and Warwick, with St. Mary's Church tower forming a prominent landmark.

This zone forms part of the wider area that provides the rural context to Budbrooke and the northern edge of Hampton Magna and therefore further development should be avoided.

**Landscape sensitivity to commercial development** High

There is no commercial development within this zone. The zone comprises a sub-regular pattern of small/medium pastoral farmland that lies to the back of individual dwellings, St. Michael's Church and Church Centre and Grange Farm off Church Lane. The zone abuts the railway corridor and can only be viewed from the PRow and through gaps in the overmature hedgerow/ hedgerow trees to the edge of the churchyard. It is also overlooked by backs of dwellings. The land is rural in character and although there is a general decline in the structure of the hedgerows there is evidence of recent native tree / hedgerow planting and hedgerow management. However, some hedgerows have been replaced with post and rail fencing and there is a recently planted conifer hedge on the roadside boundary to the farm. There is a small meadow attached to the Church Centre which is used for village / Church events. Views out of the zone are towards the railway line and Warwick, with St. Mary's Church tower forming a prominent landmark. This zone forms part of the wider area that provides the rural context to Budbrooke and the northern edge of Hampton Magna.

The proximity to the adjacent settlement area means that it is not considered appropriate for additional commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	Wooded Estatelands
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and estate farms

Cultural sensitivity      HIGH  
Ecological sensitivity    LOW  
Visual sensitivity        MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces **YES**      Ancient woodland     TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites     Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area     SAMS  Historic Parks / Gdns     Listed Blgs **YES**    Registered Battlefield

Other

Flood -

### **Characteristics**

Landform      Low glacial plateau - hill top

Land use      Pastoral with dwellings

#### **Field boundaries      (FIELD SURVEY)**

Type            Hedgerows / fenced boundaries

Species        thorn

Condition     Redundant

Mgmt          trimmed / outgrown

#### **Hedge /stream trees**

Extent         Scattered

Age structure   Mixed

**Other trees**    Insignificant

Age structure   Over mature

Patch survival

Extent            Relic

Mgmt            Traditional

### **Ecological corridors**

Condition       Declining

### **Intensity of use**

Impact           moderate

### **Pattern**

Settlement pattern    linear

Other built features    -

Presence of water      -

Scale            Small / medium                      Sense of enclosure        framed

Diversity        simple

### **Skyline**

To the north the skyline comprises woodland and copses on the higher ground around Hatton Park, with some of the houses also forming part of the skyline. In other directions the skyline is less prominent and mainly formed by hedgerows and mature trees within, or close to, the zone.

### **Key views**

Views within the zone are of a small to medium scale pastoral landscape with a rural feel. The railway line is visible along the north-east boundary as it runs on an embankment with little mature vegetation to screen it.

### **Intervisibility**

Site observation        Medium

Views from the zone towards the north and east are framed by mature trees along the canal, although there are glimpsed views between trees towards Warwick, with St. Mary's Church tower a prominent feature. To the north views are framed by copses and woodlands on higher ground beyond the canal, and the settlement of Hatton Park can also be seen. Other views are mainly contained within the zone by vegetation and buildings along Church Lane.

### **Tranquillity**

Noise sources: Generally quiet with intermittent noise from trains and road traffic on the boundaries.

Urban views: Small cluster of buildings (dwellings, farm, church, hall) and non-native (conifer) hedgerow.

Presence of people: infrequent

Tranquillity rating: high

### **Functional relationship**

This zone has some functional link with its surroundings through the farmland, especially to the north-west and south-east. The railway forms a barrier to the north-east, as does the road to the west. The road and PRoW provide links to the wider area.

### **Visual relationship**

Visually the zone connects with the wider area through continued views of rural farmland with mature trees, although beyond the immediate zone the scale of the landscape becomes larger, especially to the west.

### **Settlement edge**

There is no settlement edge as such, but a cluster of dwellings, farm and church along the road.

### **Key receptors**

### **Sensitivity**

Rural residents	high
PRoW	high
Users of Church / Church Centre	medium
Road	medium

### **Potential for landscape enhancement**

Reinstate former hedgerow lines and retain, protect and enhance existing hedgerows and mature oaks along roadside and internal field boundaries.

**Landscape Sensitivity to housing development** High - medium

This zone covers a wide area and includes the edge of the settlements of both Budbrooke and Hampton Magna. It comprises a gently undulating sub-regular pattern of open medium / large scale mixed farmland with Church Farm, a working farm and Listed Building towards its centre. The zone abuts the railway corridor to the north and the edge of settlement to the south and east and the road Woodway to the west. The land is rural in character with good tree / hedgerow cover alongside the stream courses and a small roadside wooded copse on Woodway. There is a small area of recent tree planting (possibly planted as an orchard) to the edge of one of the fields on Church Lane, otherwise tree cover is limited to scattered overmature oaks within generally trimmed roadside / internal hedgerows. The zone also includes the site of the old Medieval village (to the north-east of the junction between Church Lane and Old Budbrooke Road).

The majority of this zone is considered unsuitable for development, however there is potential for a small amount between the existing settlement edge along Blandford Way / Arras Boulevard / Gould Road and Stanks Farm. However, this would need to include a substantial landscape buffer in order to strengthen the green corridor along the railway and prevent any physical or visual link to Warwick. The railway and A46 give the feeling of separation and this should be heightened with tree planting which would enhance the Wooded Estatelands character and maintain biodiversity corridors.

**Landscape sensitivity to commercial development** High

There is an equestrian centre (Maple Lodge) with fenced paddocks that do not reflect the pattern of the traditional field boundaries. This development is on higher ground and is visible at the junction of Old Budbrooke Road and Montgomery Avenue. If this site is considered for redevelopment it should incorporate a landscape framework that reflects the former field pattern, enhances the wooded copse on Woodway and provides a landscaped buffer to the stream course.

This zone covers a wide area and includes the edge of the settlements of both Budbrooke and Hampton Magna. It comprises a gently undulating sub-regular pattern of open medium / large scale mixed farmland with Church Farm, a working farm and Listed Building towards its centre. The zone abuts the railway corridor to the north and the edge of settlement to the south and east and the road Woodway to the west. The land is rural in character with good tree / hedgerow cover alongside the stream courses and a small roadside wooded copse on Woodway. There is a small area of recent tree planting (possibly planted as an orchard) to the edge of one of the fields on Church Lane, otherwise tree cover is limited to scattered overmature oaks within generally trimmed roadside / internal hedgerows.

This zone is not considered appropriate for commercial development because of its proximity to the adjacent settlement. The openness of the landscape would mean there would be wide-ranging views from within and outside the zone to any development of this nature.

**Landscape characteristics** (DESK TOP)

LDU Level                    Wooded Estatelands  
Physiographic  
Ground type                Loamy gleys  
Landcover                 Ancient wooded farmlands  
Settlement pattern        Dispersed with large estates  
Cultural sensitivity        LOW  
Ecological sensitivity     LOW  
Visual sensitivity         MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs - **YES** Registered Battlefield

Other – site of Medieval village

Flood -

**Characteristics**

Landform                 Gently rolling / soft rock lowlands  
Land use                  Mixed farmland

**Field boundaries** (FIELD SURVEY)

Type                        Hedgerows / fenced boundaries  
Species                    thorn  
Condition                 Redundant  
Mgmt                        trimmed / outgrown

### **Hedge /stream trees**

Extent            Scattered

Age structure    Overmature

**Other trees**    Insignificant – new orchard planting

Age structure    Mixed

Patch survival

Extent            Relic

Mgmt             Traditional

### **Ecological corridors**

Condition        Declining

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern    linear

Other built features    -

Presence of water      stream courses

Scale              medium / large                      Sense of enclosure      open

Diversity          simple

### **Skyline**

The skyline in most directions is formed by trees outside the zone, e.g. along the railway, small copses and woods such as Holes Wood and Blackbrake Plantation, and along the Old Budbrooke Road. From the southern part of Woodway the skyline is more prominent in some directions as it is formed by rising land, uninterrupted by vegetation. The houses on Blandford Way, Arras Boulevard and Gould Road are prominent against the skyline from Old Budbrooke Road.

### **Key views**

Views within the zone are of an undulating mixed farmland landscape with hedgerows and streamside trees, and are very rural in character. The edge of Hampton Magna is visible from some parts of the zone, although garden and roadside vegetation does help to filter these views. From the higher ground around Church Farm some of the houses in Hatton Park are also visible nestled among trees.

### **Intervisibility**

Site observation            medium / high

Views are mostly contained within the zone, or framed by landform and copses / woodland in the middle distance. From the higher ground around Church Farm there are more extensive views over Warwick, with St. Mary's Church tower a prominent feature, towards a more distant horizon beyond.

### **Tranquillity**

Noise sources: A very quiet zone with occasional road traffic. Intermittent noise from trains is only heard in the north-eastern part of the zone.

Urban views: edge of settlement, Warwick Parkway Station.

Presence of people: infrequent

Tranquillity rating:        high.

### **Functional relationship**

The zone has a functional connection with the wider farmed landscape to the west and east rather than the settlement to the south. Roads, streams and the PRow also provide links to the wider area.

### **Visual relationship**

The rural farmland landscape has a visual connection with that to the west which is of a similar type and scale. Tree cover along streams, roadsides and in field boundaries also connects visually with the strong tree cover beyond the zone.

### **Settlement edge**

The edge of Hampton Magna abuts the zone and in some places forms a hard urban edge, especially along its north-eastern side.

### **Key receptors**

### **Sensitivity**

Rural & urban residents

high

Roads

medium

PRowS

high

### **Potential for landscape enhancement**

The extreme eastern part of this zone, between Old Budbrook Road and Stanks Farm, could be developed provided that a strong landscape buffer of native tree planting was created between any development and the railway, and that no development extended further east than Stanks Farm. This is to avoid the settlement joining up with Warwick, either physically or visually – currently there are no views of Warwick from this area. The railway and A46 give the feeling of separation and this should be heightened with native tree planting which would enhance the Wooded Estatelands character and maintain biodiversity corridors.

**Landscape Sensitivity to housing development** High - medium

This zone covers a small number of fields that abut the A46 corridor. It comprises a gently undulating sub-regular pattern of open medium / large scale mixed farmland with the farm buildings of Stanks Farm, a sewage works and a service area accessible off the A46. The zone is overlooked by the edge of the settlement of Hampton Magna, which is built on higher ground. It has retained its rural character; there is good tree cover to the field boundaries and the road corridor and a tree belt that helps to screen the service area. However it is possible to pick out the rooflines of the buildings within the rugby / football club off the Hampton Road and the buildings to Leasowes Farm. There are three PRoWs that cross the zone (WB12, WB13 and W79).

There is some potential for a very small amount of development in this zone providing that views towards Warwick from the existing settlement are preserved. Any new development should not extend beyond the current settlement edge to the east or south of PRoW WB12.

**Landscape sensitivity to commercial development** High

Existing commercial development in this zone consists of a service area accessible off the A46. This development has been screened by an embankment and tree planting. This zone covers a small number of fields that abut the A46 corridor. It comprises a gently undulating sub-regular pattern of open medium / large scale mixed farmland with the farm buildings to Stanks Farm, a sewage works and a service area accessible off the A46. The zone is overlooked by the edge of settlement to Hampton Magna, which is built on higher ground. It has retained its rural character; there is good tree cover to the field boundaries and the road corridor and a treed area that helps to screen the service area. However it is possible to pick out the rooflines of the buildings within the rugby / football club off the Hampton.

The proximity to the adjacent settlement area means that it is not considered appropriate for commercial development as it would be highly visible.

**Landscape characteristics** (DESK TOP)

LDU Level	Wooded Estatelands
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform Gently rolling / soft rock lowlands

Land use Mixed farmland

### **Field boundaries (FIELD SURVEY)**

Type Hedgerows / fenced boundaries

Species mixed

Condition Redundant

Mgmt trimmed / outgrown

### **Hedge /stream trees**

Extent Scattered

Age structure Mixed age

**Other trees** Apparent – screening to service area, perimeter planting to rugby / football club and Leasowes Farm

Age structure Mixed

Patch survival

Extent Localised

Mgmt Traditional

### **Ecological corridors**

Condition      Declining

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern      linear

Other built features      -

Presence of water      -

Scale            medium / large                      Sense of enclosure      open

Diversity        simple

### **Skyline**

To the east and south-east the skyline is quite open with a distant horizon beyond Warwick, punctuated by the tower of St. Mary's Church.

### **Key views**

Views are across a fairly flat, mainly arable farmland, with good tree cover. Several landmarks can be picked out within Warwick, such as St. Mary's Church, Warwick Castle, West Gate and the Racecourse.

### **Intervisibility**

Site observation            Medium

Views east and south-east stretch beyond Warwick but views in other directions are contained by the settlement edge or good hedgerow vegetation.

### **Tranquillity**

Noise sources: Road traffic on the A46.

Urban views: Settlement edge of Hampton Magna.

Presence of people: infrequent

Tranquillity rating:      moderate

### **Functional relationship**

The zone has a functional relationship with the area to the south and south-west through the continuation of arable farmland. It also has a minimal relationship with the farmland where it adjoins HM\_03, although this is interrupted by the Old Budbrooke Road. The settlement, railway and A46 prevent any relationship in other directions. PROWs link the zone to the wider area.

### **Visual relationship**

The main visual connectivity is through the belts of trees and boundary trees which give continuity with the wider landscape.

### **Settlement edge**

The edge of Hampton Magna abuts a small part of the zone.

### **Key receptors**

### **Sensitivity**

Rural residents

high

PRoWs

high

### **Potential for landscape enhancement**

Continue management of hedgerows, particularly along WB12. Maintain and enhance the green corridor along the A46.

**Landscape Sensitivity to housing development** High - medium

This zone covers a small number of fields that lie immediately south of Budbrooke Primary School's playing field. The zone comprises a gently undulating sub-regular pattern of open medium / large scale mixed farmland with the farm buildings to Leasowes Farm a small copse and stream course. The zone is overlooked by the edge of the settlement of Hampton Magna, which is built on higher ground. It has retained its rural character; there is scattered tree cover to the field boundaries. However it is possible to pick out the rooflines of the buildings within the rugby / football club off the Hampton Road and the buildings to Leasowes Farm. PRoW W84 crosses the middle of the zone.

There is some scope for limited development adjacent to the existing settlement edge providing views from the existing settlement are respected and an appropriate landscape buffer is provided to the school playing fields.

**Landscape sensitivity to commercial development** High

There is no existing commercial development in this zone. The zone covers a small number of fields that abut the A46 corridor. It comprises a gently undulating sub-regular pattern of open medium / large scale mixed farmland with the farm buildings to Stanks Farm, a sewage works and a service area accessible off the A46. The zone is overlooked by the edge of settlement to Hampton Magna, which is built on higher ground. It has retained its rural character; there is good tree cover to the field boundaries and the road corridor and a treed area that helps to screen the service area. However it is possible to pick out the rooflines of the buildings within the rugby / football club off the Hampton.

The proximity to the adjacent settlement area means that it is not considered appropriate for additional commercial development as it would be highly visible.

**Landscape characteristics** (DESK TOP)

LDU Level WOODDED ESTATELANDS

Physiographic

Ground type Loamy gleys

Landcover Arable farmlands

Settlement pattern Villages and estate farms

Cultural sensitivity LOW

Ecological sensitivity LOW

Visual sensitivity MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt YES Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform Gently rolling / soft rock lowlands

Land use Mixed farmland

### **Field boundaries (FIELD SURVEY)**

Type Hedgerows / fenced boundaries

Species mixed

Condition Redundant

Mgmt trimmed / outgrown

### **Hedge /stream trees**

Extent Scattered

Age structure Mixed age

**Other trees** Apparent – screening to service area, perimeter planting to rugby / football club and Leasowes Farm

Age structure Mixed

Patch survival

Extent Localised

Mgmt Traditional

### **Ecological corridors**

Condition      Declining

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern      linear

Other built features      -

Presence of water      -

Scale            medium / large                      Sense of enclosure      open

Diversity        simple

### **Skyline**

The skyline in this zone is predominantly formed by the edge of the settlement and boundary vegetation around the edge, or just outside, the zone. There are occasional glimpses of a more distant horizon to the south and east.

### **Key views**

Views within the zone are of a medium to large scale rural arable landscape, framed by tall hedgerows and mature trees. To the north the settlement edge of Hampton Magna gives views a more urban feeling although there are mature trees which break up the hard edge to some extent.

### **Intervisibility**

Site observation            Medium

Views are mostly contained within the zone, or to the immediate vicinity to the south and south-west. However, there are some glimpsed views further afield e.g. Warwick Castle.

### **Tranquillity**

Noise sources: This is a quiet zone

Urban views: Edge of settlement

Presence of people: infrequent

Tranquillity rating:      high.

### **Functional relationship**

The zone has a functional relationship with zones HM\_05 and HM\_07 through the continuation of arable farmland and PRoWs. Any relationship with the wider landscape to the south is prevented by the football ground.

### **Visual relationship**

The farmland, tall hedgerows and mature trees provide a visual link to the wider landscape to the south and south-west.

### **Settlement edge**

The settlement of Hampton Magna abuts the zone and comprises modern detached dwellings. In some places the hard edge is broken up by garden vegetation and mature trees, although in others the desire to retain the view from the property has prevented this.

### **Key receptors**

### **Sensitivity**

Urban residents	high
PRoWs	high
School	Medium

### **Potential for landscape enhancement**

If new development takes place then a landscape buffer of native tree planting should be created to the school boundary. Maintain and enhance hedgerows, particularly that along PRoW W84.

LCP/Zone HM\_07 Settlement: Budbrooke

**Landscape Sensitivity to housing development** High - medium

This zone lies immediately to the south of Hampton Magna and is bordered by the Hampton Road to the south. It comprises a sub-regular large scale field pattern of arable farmland. The topography rises from east to west across the zone. Hedgerows are in mixed condition, with only occasional hedgerow oaks, giving rise to open views across the whole zone. These hedgerows frame the views, although there are limited more distant views towards Warwick and Sherbourne Church. The settlement edge is prominent.

The zone could accommodate some small scale development adjacent to the existing settlement edge. This should be set within a landscape framework of native tree planting to tie in with the adjacent rural zones. No development should take place adjacent to zones HM\_01 and HM\_02 in order to preserve their character and views.

**Landscape sensitivity to commercial development** High

There is no commercial development within this zone. The zone lies immediately to the south of Hampton Magna and is bordered by the Hampton Road to the south. It comprises a sub-regular large scale field pattern of arable farmland. The topography rises from east to west across the zone. Hedgerows are in mixed condition, with only occasional hedgerow oaks, giving rise to open views across the whole zone. These hedgerows frame the views, although there are limited more distant views towards Warwick and Sherbourne Church. The settlement edge is prominent.

Commercial development is not appropriate in this zone due to the open nature of views and proximity to the highly sensitive zones of HM\_01 and HM\_02 adjacent.

**Landscape characteristics** (DESK TOP)

LDU Level WOODED ESTATELANDS

Physiographic

Ground type Loamy gleys

Landcover Arable farmlands

Settlement pattern Villages and estate farms

Cultural sensitivity LOW

Ecological sensitivity LOW

Visual sensitivity MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt - YES Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform Gently rolling / soft rock lowlands

Land use Mixed farmland

### **Field boundaries (FIELD SURVEY)**

Type Hedgerows with hedgerow/ fenced edge adjacent to housing

Species mixed

Condition Redundant

Mgmt trimmed / outgrown

### **Hedge /stream trees**

Extent Scattered

Age structure Mixed age

**Other trees** None

Age structure -

Patch survival

Extent Localised

Mgmt Traditional

### **Ecological corridors**

Condition Fragmented

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern    linear

Other built features    -

Presence of water      -

Scale            Large                            Sense of enclosure      open

Diversity        simple

### **Skyline**

To the east and south-east the skyline is formed by woodland around the edge of Warwick and Warwick Castle Park, punctuated by mature hedgerow trees nearer to. To the south the skyline is more prominent, formed by a ridgeline within the zone, but again punctuated by mature trees. In other directions the skyline is formed by mature vegetation / trees and the edge of the settlement.

### **Key views**

Views within the zone, and from the adjacent settlement, are of an open arable landscape, framed by hedgerows and mature trees. There are some glimpsed views of more distant landmarks such as Warwick and Sherbourne Church spire. The edge of the settlement can be seen from the roads to the south of the zone.

### **Intervisibility**

Site observation        medium

Views are generally either within this zone or more distant beyond the surveyed area. There are very few views into the adjacent zones due to landform and vegetation. The zone is overlooked by the properties on the edge of the adjacent settlement and there are views in from the road to the south.

### **Tranquillity**

Noise sources:    A quiet zone with little noise

Urban views:    Edge of settlement

Presence of people:    infrequent

Tranquillity rating:    high

### **Functional relationship**

The farmland connects with adjacent zones, although less so with HM\_01 and HM\_02 which are a smaller scale and not arable. The PRoW also provides a link with the wider area.

### **Visual relationship**

The rural farmland character of the zone, with its remaining hedgerows and mature trees, connects visually with the landscape of a similar character to the south and east. There is also some connection with zones HM\_01 and HM\_02 although this is less so as the scale of the landscape here is much smaller, landcover is different and the topography also becomes more undulating.

### **Settlement edge**

The settlement of Hampton Magna abuts the zone and comprises modern detached dwellings. In some places the hard edge is softened by garden vegetation and mature trees, although in others the desire to retain the view from the property has prevented this.

### **Key receptors**

### **Sensitivity**

Urban residents	high
PRoWs	high
Road	medium

### **Potential for landscape enhancement**

Replant field boundaries while still allowing views across. If development is to take place then a landscape framework of native tree planting should be created in order to soften the settlement edge.

LCP/Zone HM\_08 Settlement: Budbrooke

**Landscape Sensitivity to housing development** High

This is a large zone to the south of the A4189 Hampton Road and bordered by the B4463 to the west, M40 to the south and Parish boundary to the east. It comprises a sub-regular large scale mixed farmland on gently sloping ground. Field trees and small copses are present within the zone, and there is good tree cover along the stream in the south of the zone. There is a good tree avenue along the track to Hampton Lodge which is covered by a TPO. Hedgerows are poor / redundant with scattered over-mature hedgerow trees, some of which have significant signs of dieback. Some hedgerows are becoming gappy which adds to the open character of the zone and makes it highly visible.

This zone is not considered suitable for development as it is detached from the existing settlement and functions as part of the wider farmed landscape. Its flat, open character would make any development highly visible.

**Landscape sensitivity to commercial development** High

This is a large zone to the south of the A4189 Hampton Road and bordered by the B4463 to the west, M40 to the south and Parish boundary to the east. It comprises a sub-regular large scale mixed farmland on gently sloping ground. Field trees and small copses are present within the zone, and there is good tree cover along the stream in the south of the zone. There is a good tree avenue along the track to Hampton Lodge which is covered by a TPO. Hedgerows are poor / redundant with scattered over-mature hedgerow trees, some of which have significant signs of dieback. Some hedgerows are becoming gappy which adds to the open character of the zone and makes it highly visible.

This zone is not considered suitable for commercial development as it is detached from the existing settlement and functions as part of the wider farmed landscape. Its flat, open character would make any commercial development highly visible.

**Landscape characteristics** (DESK TOP)

LDU Level WOODED ESTATELANDS

Physiographic

Ground type Loamy gleys

Landcover Arable farmlands

Settlement pattern Villages and estate farms

Cultural sensitivity LOW

Ecological sensitivity LOW

Visual sensitivity        MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt - YES   Parks, Gdns & Amenity Green Spaces  Ancient woodland     TPO

#### **Biodiversity**

SSSI    Local Wildlife Sites     Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area    SAMS    Historic Parks / Gdns    Listed Blgs    Registered Battlefield

Other

Flood - yes, across southern section of zone.

### **Characteristics**

Landform        Gently rolling / soft rock lowlands

Landcover        Mixed farmland

#### **Field boundaries        (FIELD SURVEY)**

Type              Hedgerows / fenced boundaries

Species            mixed

Condition        Redundant

Mgmt              trimmed / outgrown

#### **Hedge /stream trees**

Extent            Scattered

Age structure    Overmature

**Other trees**      Apparent

Age structure    Overmature

Patch survival

Extent            Localised

Mgmt              Traditional

### **Ecological corridors**

Condition      Declining

### **Intensity of use**

Impact            Moderate

### **Pattern**

Settlement pattern      -

Other built features      -

Presence of water      Horse Brook / field pond

Scale            Large                              Sense of enclosure      open

Diversity      simple

### **Skyline**

The skyline in this zone is generally quite open but punctuated with hedgerow and streamside trees.

### **Key views**

Views within this zone are open and large scale in nature, across a rural farmland landscape. In places hedgerows have been allowed to become gappy, and often replaced by fences, which adds to the feeling of openness.

### **Intervisibility**

Site observation      high / medium

There are views across, and out of, the zone in all directions. These views tend to be contained in the middle distance by rising ground, although are more extensive to the south-east.

### **Tranquility**

Noise sources: Road traffic.

Urban views: None

Presence of people: infrequent

Tranquillity: high.

### **Functional relationship**

The farmland in this zone is part of a wider agricultural landscape and the stream also links to the wider area.

### **Visual relationship**

The rural farmland nature of this zone connects visually with the surrounding landscape, particularly to the south-east with its continuing flat topography.

### **Settlement edge**

N/A

### **Key receptors**

### **Sensitivity**

Rural residents

high

Roads

medium / high

### **Potential for landscape enhancement**

Replanting and gapping up of hedgerow field boundaries, including hedgerow trees, to restore the structure of the landscape.





The openness of the surrounding landscape and the proximity to housing means that this zone is not considered appropriate for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level ARDEN PARKLANDS  
Physiographic  
Ground type Loamy gleys  
Landcover Ancient wooded farmlands  
Settlement pattern Dispersed with large estates  
Cultural sensitivity MODERATE  
Ecological sensitivity LOW  
Visual sensitivity MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood

**Characteristics**

Landform low glacial plateau

Land use Cropping

**Field boundaries** (FIELD SURVEY)

Type Hedgerows

Species thorn

Condition redundant

Mgmt trimmed

### **Hedge /stream trees**

Extent            Scattered

Age structure    Mixed

**Other trees**    thinly scattered, there is a small wooded copse and a small block of recently planted community orchard adjacent to the Village Hall

Age structure    Mixed

Patch survival

Extent            Relic

Mgmt             Intensive

### **Ecological corridors**

Condition        Declining

### **Intensity of use**

Impact           moderate

### **Pattern**

Settlement pattern    Dispersed with large estates

Other built features    individual properties on western boundary, former farmhouse and outbuildings (listed building)

Presence of water     field ponds

Scale             medium /large                            Sense of enclosure     open

Diversity         simple

### **Skyline**

The skyline is generally formed by mature trees and copses in the surrounding zones, or by the houses of the Hatton Park development. From the higher ground around Turkey Farm the skyline is much more distant, with extensive views towards the south-east.

### **Key views**

Views within this zone are of a rural farmland landscape, framed by belts of trees and copses. The urban edge of Hatton Park detracts from the otherwise rural character of these views.

### **Intervisibility**

Site observation        High

The neighbouring zones of HP\_02 and HP\_03 are easily visible from this zone, and there are also more extensive views all the way to Northamptonshire in the south-east.

### **Tranquillity**

Noise: A generally quiet zone

Urban views: Hard settlement edge of Hatton Park

Presence of people: Infrequent (users of the PROWs)

Tranquillity rating: High

### **Functional relationship**

The fields form part of the wider agricultural landscape and the PROWs also provide links to the wider area.

### **Visual relationship**

The farmland landscape visually connects with that of the surrounding area, as does the small copse near Turkey Farm which gives visual continuity with the numerous copses and woodland blocks beyond the immediate zone.

### **Settlement edge**

The settlement edge comprises modern brick properties and garden boundaries and is quite urban in nature. The lack of mature garden vegetation or trees around some parts of the perimeter means that there is little to soften the hard edge. The indented nature of the edge helps in some way to make it a little less intrusive.

### **Key receptors**

### **Sensitivity**

Urban & rural residents high

PROW high

### **Potential for landscape enhancement**

Retain, protect and enhance existing hedgerows and mature oaks along PROW and internal field boundaries.

Care must be taken to ensure the rural setting of Turkey Farm (listed building) is retained, and development between here and the existing settlement edge should be avoided. Blocks of woodland should be planted to visually break up the hard settlement edge and provide a visual link to the copses and woodlands in the surrounding area.

LCP/Zone      HP\_02                      Settlement:      Hatton Park

Parish: Hatton

**Landscape Sensitivity to housing development**                      High

This zone comprises a sub-regular medium to large scale mixed field pattern forming part of the wider agricultural landscape with its gently rolling topography. The zone comprises two fields and an office development. The unit is within the Arden Wooded Estate lands landscape, formerly a deer park although tree cover is now limited mainly to that along Brownley Green Lane. The decline in the hedgerow pattern has left isolated mature hedgerow oaks. There is a thin line of vegetation including some trees along the track beside the office units but this does little to screen the glare of the roof line. The recent high density suburban development within Hatton Park is generally well designed although the large dwellings set within small garden plots on the perimeter abruptly abut the adjacent field pattern. The hard edge to the settlement is a combination of fenced / walled garden boundaries, softened in places by intervening scrub vegetation.

This zone therefore has a high sensitivity and would benefit from a landscaped edge of a narrow belt of native trees. It is not suitable for further development because there are strong boundary features and due to the proximity of the office units to the north.

**Landscape sensitivity to commercial development**                      High

This zone consists of two fields and an office development. It comprises a sub-regular medium to large scale mixed field pattern forming part of the wider agricultural landscape with its gently rolling topography. The unit is within the Arden Wooded Estate lands landscape, formerly a deer park although tree cover is now limited mainly to that along Brownley Green Lane. The decline in the hedgerow pattern has left isolated mature hedgerow oaks. There is a thin line of vegetation including some trees along the track beside the office units but this does little to screen the glare of the roof line. The recent high density suburban development within Hatton Park is generally well designed although the large dwellings set within small garden plots on the perimeter abruptly abut the adjacent field pattern. The hard edge to the settlement is a combination of fenced /walled garden boundaries softened in places by intervening scrub vegetation.

Although there is already an office development within this zone the openness of the surrounding landscape and the proximity to housing means that it is not considered appropriate for any further commercial development.

**Landscape characteristics**                      (DESK TOP)

LDU Level	WOODED ESTATELANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded farmlands
Settlement pattern	Dispersed with large estates
Cultural sensitivity	LOW

Ecological sensitivity    LOW

Visual sensitivity        MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES**   Parks, Gdns & Amenity Green Spaces    Ancient woodland    TPO

#### **Biodiversity**

SSSI    Local Wildlife Sites    Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area    SAMS    Historic Parks / Gdns    Listed Blgs    Registered Battlefield

Other

Flood

### **Characteristics**

Landform        Soft rock lowlands

Land use        Mixed farmland

#### **Field boundaries        (FIELD SURVEY)**

Type            Hedgerows

Species thorn

Condition        redundant

Mgmt            trimmed

#### **Hedge /stream trees**

Extent            thinly scattered

Age structure    overmature

**Other trees**      Thin belt alongside Brownley Green Lane

Age structure    Mixed age

Patch survival

Extent            Relic

Mgmt            Intensive

### **Ecological corridors**

Condition      Fragmented

### **Intensity of use**

Impact          high

### **Pattern**

Settlement pattern      Dispersed with large estates

Other built features      -

Presence of water      -

Scale              medium / large              Sense of enclosure      Framed

Diversity          simple

### **Skyline**

This is formed mainly by mature vegetation and trees along Brownley Green Road and the track to Turkey Farm in zone HP\_01. To the south the skyline is a well wooded ridge in the distance, well beyond the buildings of Hatton Park.

### **Key views**

Views within this zone are of a rural farmland landscape but due to the prominent office building and hard settlement edge it appears as more of a transition between urban and rural.

### **Intervisibility**

Site observation          Medium

To the north views are no further than the neighbouring zone of HP\_01. Views to the west are screened by the strong vegetation along Brownley Green Road, and views into the zone from this road are well concealed. There is, however, a view towards Green Grove, a copse by Home Farm which sits on the horizon in zone HP\_07. Views to the south and east are of the settlement edge, although there are more extensive views to the south, beyond the houses.

### **Tranquillity**

Noise sources: A quiet zone with infrequent traffic on Brownley Green Road.

Urban views:              Hard settlement edge and office building

Presence of people:      Very few (limited to users of the office building although it is unclear as to whether this is currently occupied).

Tranquillity rating:      High

### **Functional relationship**

The fields are connected to adjacent farmland but other than this the zone has little relationship with its surroundings.

### **Visual relationship**

The mature vegetation and trees along the road and near the office building provide a visual link to the copses that can be seen beyond the zone.

### **Settlement edge**

The edge of the settlement forms a hard line with an abrupt fenced edge which is highly visible where the development projects into the field pattern. An original brick wall forms another boundary to the settlement along the southern edge of the zone. Whilst the buildings are highly visible they have been designed sympathetically and are in keeping with the style of the original Central Hospital (listed building) which remains as part of the development.

### **Key receptors**

### **Sensitivity**

Urban residents	High
Road users	Medium / low
Village hall / play area users	High
Office workers	High

### **Potential for landscape enhancement**

Retain, protect and enhance existing hedgerows and mature oaks, particularly adjacent to the office units. This zone would also benefit from a landscaped edge of a narrow belt of native trees that connects to the community orchard. The old walled boundary adjacent to Lower Farm should be left open.

Parish: Hatton

**Landscape Sensitivity to housing development**      High - medium

This zone comprises a sub-regular medium to large scale mixed field pattern and is part of the wider open landscape with its gently rolling topography allowing extensive views to the east. The zone is within the Arden Wooded Estatelands landscape, formerly a deer park although tree cover is now very limited. The decline in the hedgerow pattern has left thinly scattered mature hedgerow oaks and the remnants of a wooded copse adjacent to the former access to the old King Edward VII Memorial Sanatorium within the Hatton Park development. This former drive has a number of diseased / dying chestnut trees along it.

Two areas within this zone could be considered for development. One is in the north-west of the zone, to abut Barcheston Drive and infill the gap in the existing development. Any development here must include the planting of small copses / blocks of woodland around the perimeter to help the development fit better into the landscape and enhance the Wooded Esteland character of the area. As this is on higher ground care should be taken to ensure that new houses do not form a prominent skyline. New development should not extend beyond the existing building line. A strong landscape buffer must be provided along the PROW.

The other area of this zone that may be appropriate for development is the south-west corner between the existing settlement and the drive to the old Sanatorium. The existing avenue of trees along this drive should be retained and enhanced by replanting if necessary. A buffer of public open space should be retained between this avenue and any new development. It is also imperative that a landscape buffer of native trees, preferably the extent of one field, should be created to maintain a visual link and wildlife corridor between Smith's Covert and the wider countryside to the east. The strong vegetation along the Birmingham Road should also be retained.

**Landscape sensitivity to commercial development**      High

There is no commercial development apparent within this zone. This zone comprises a sub-regular medium to large scale mixed field pattern and is part of the wider open landscape with its gently rolling topography allowing extensive views to the east. The zone is within the Arden Wooded Estatelands landscape, formerly a deer park although tree cover is now very limited. The decline in the hedgerow pattern has left thinly scattered mature hedgerow oaks and the remnants of a wooded copse adjacent to the former access to the old King Edward VII Memorial Sanatorium within the Hatton Park development. This former drive has a number of diseased / dying chestnut trees along it.

Due to the large open landscape and proximity to housing this zone is considered unsuitable for commercial development.

**Landscape characteristics**      (DESK TOP)

LDU Level      WOODED ESTATELANDS

Physiographic

Ground type           Loamy gleys  
Landcover            Ancient wooded farmlands  
Settlement pattern   Dispersed with large estates  
Cultural sensitivity   LOW  
Ecological sensitivity  LOW  
Visual sensitivity    MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt    **YES**   Parks, Gdns & Amenity Green Spaces  Ancient woodland    TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites    Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood

### **Characteristics**

Landform       Soft rock lowlands

Land use        Cropping

#### **Field boundaries       (FIELD SURVEY)**

Type            Hedgerows

Species         Thorn

Condition       Redundant

Mgmt

#### **Hedge /stream trees**

Extent          Scattered

Age structure   Overmature

**Other trees**    Apparent

Age structure   Overmature

Patch survival Relic

Extent Intensive

Mgmt Arable with no field margins

### **Ecological corridors**

Condition Fragmented

### **Intensity of use**

Impact High

### **Pattern**

Settlement pattern Dispersed with large estates

Other built features -

Presence of water field ponds

Scale medium - large Sense of enclosure framed

Diversity simple

### **Skyline**

In the north of the zone the skyline is generally quite prominent, formed by higher ground sometimes with small copses on the top. Looking east the skyline is often more distant but interrupted by trees and copses nearer to. The houses of Hatton Park and the woodland copse of Smith's Covert are prominent against the skyline in this direction.

### **Key views**

Views within this zone are of a rolling arable landscape framed by hedgerows, trees and small copses. However, in views towards Hatton Park the hard urban edge starts to detract from this otherwise rural character.

### **Intervisibility**

Site observation Medium / High

Views to the south and east extend well beyond the boundary of the zone, especially towards the east where there are extensive views beyond Leamington. Views to the west are restricted by landform, tree cover and the Hatton Park development. There are extensive views over the zone from the settlement and PRoW but views in from further afield are more limited.

### **Tranquillity**

Noise: A very quiet zone; traffic on the A4177 is only heard in the south of the zone.

Urban views: Edge of settlement.

Presence of people: Users of the PRow and driveway to the old Sanatorium (now a footway / cycleway).

Tranquillity rating: Medium / high

### **Functional relationship**

The arable farmland connects with that to the north and east and is part of a much larger agricultural landscape. The PRow also provides a link to surrounding areas, as does a stream that runs through the zone.

### **Visual relationship**

The rolling arable farmland has a very strong visual connection with the surrounding area. Hedgerow trees and other small clusters / belts of trees within the zone provide a visual link to the copses and small woodlands just beyond the zone.

### **Settlement edge**

The settlement edge comprises modern brick properties and garden boundaries and is quite urban in nature. There are only very occasional mature trees which do little to break up and soften the hard edge. The indented nature of the edge helps in some way to make it a little less intrusive.

### **Key receptors**

### **Sensitivity**

Road users (A4177):

Medium

PRow users:

High

Urban residents:

High

### **Potential for landscape enhancement**

Any development in the north-west of the zone must include the planting of small copses / blocks of woodland around the perimeter to help the development fit better into the landscape and enhance the Wooded Estate land character of the area. New development should not extend beyond the existing building line. A strong landscape buffer must be provided along the PRow.

Any development in the south-west corner between the existing settlement and the drive to the old Sanatorium should allow for the replanting of the existing avenue of trees. A buffer of public open space should be retained between this avenue and any new development. It is also imperative that a landscape buffer of native trees, at least 10m in width, should be created to maintain a visual link and wildlife corridor between Smith's Covert and the wider countryside to the east.

LCP/Zone      HP\_04      Settlement:      Hatton Park

Parish: Budbrooke

**Landscape Sensitivity to housing development**      High

This zone comprises a thin strip sandwiched between the A4177 Birmingham Road and the Grand Union Canal with its flight of locks. The zone stretches from Middle Lock Lane in the west to Oaklands Farm in the east and comprises some linear development along the A4177 (Hatton Terrace and other individual properties) and a few small paddocks. There is one Grade II listed building, Lock House, a typical Canal Company cottage. At the extreme western end there is a small copse and a larger area of scrub / trees lies between the A4177 and the canal by the roundabout onto Hatton Park. Despite much of the zone being occupied by a number of properties and their gardens it still has a rural feel to it. This is helped by the presence of the paddocks and good vegetation / tree cover. This rural feel only starts to become lessened at the eastern end of the zone, with the petrol station and development around Oaklands Farm, including mown verges, post and rail fencing and conifer hedgerows.

In order to retain the rural setting of the canal, for the benefit of both visitors and wildlife, this zone should not be developed.

**Landscape sensitivity to commercial development**      High

There are various small scale businesses within this zone along the A4177, e.g. petrol station, stables, kennels / cattery and campsite. The zone comprises a thin strip sandwiched between the A4177 Birmingham Road and the Grand Union Canal with its flight of locks. The zone stretches from Middle Lock Lane in the west to Oaklands Farm in the east and comprises some linear development along the A4177 (Hatton Terrace and other individual properties) and a few small paddocks. There is one Grade II listed building, Lock House, a typical Canal Company cottage. At the extreme western end there is a small copse and a larger area of scrub / trees lies between the A4177 and the canal by the roundabout onto Hatton Park. Despite much of the zone being occupied by a number of properties and their gardens it still has a rural feel to it. This is helped by the presence of the paddocks and good vegetation / tree cover. This rural feel only starts to become lessened at the eastern end of the zone, with the petrol station and development around Oaklands Farm, including mown verges, post and rail fencing and conifer hedgerows.

Although there are various small scale businesses within the zone it is nevertheless considered to have high sensitivity to any further commercial development because of its canal-side setting.

**Landscape characteristics**      (DESK TOP)

LDU Level      Arden Wooded Estatelands

Physiographic

Ground type

Landcover      Ancient wooded farmlands

Settlement pattern      Dispersed with large estates

Cultural sensitivity      LOW

Ecological sensitivity    LOW

Visual sensitivity        MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood Part

### **Characteristics**

Landform                  Soft rock lowlands

Land use                  Pastoral – possibly parkland?

#### **Field boundaries                  (FIELD SURVEY)**

Type                        hedgerows

Species                    thorn

Condition                redundant

Mgmt                        outgrown

#### **Hedge /stream trees**

Extent                     Scattered

Age structure            Mixed age

#### **Other trees**

Age structure            Apparent

Patch survival           Overmature

Extent                     Localised

Mgmt                        Traditional

### **Ecological corridors**

Condition      Declining

### **Intensity of use**

Impact            Moderate

### **Pattern**

Settlement pattern      clusters of residential properties

Other built features      -

Presence of water      -

Scale                      small - medium              Sense of enclosure      framed

Diversity                      simple

### **Skyline**

This is very enclosed and formed by mature vegetation and trees around the boundary of the zone.

### **Key views**

Views within this zone are very enclosed due to the trees and mature vegetation, which gives it an intimate feel. The nature of the views changes towards the eastern end where the petrol station and development around Oaklands Farm start to give the zone a more urban and therefore diverse feel.

### **Intervisibility**

Site observation:            Low

Due to good vegetation and tree cover views are mainly contained within the zone. Any views out are confined to the near distance by good tree cover in the immediate vicinity of the zone. Likewise, there are only glimpsed views into the zone, through gaps in vegetation from the A4177 and canal.

### **Tranquillity**

Noise: Traffic on A4177.

Urban views: Petrol Station, residential properties including caravans, sheds, stables, kennels etc.

Presence of people: Residents, users of the various businesses within the zone, users of the PRow, users of the canal and road adjacent to the zone.

Tranquillity rating:      Low

### **Functional relationship**

There is little functional relationship between this zone and the surrounding area, although the trees and scrub vegetation enhance the canal corridor both in terms of its visual setting and as a wildlife corridor.

### **Visual relationship**

The zone is visually connected to the surrounding areas through the tree cover.

### **Settlement edge**

This comprises the row of properties of Hatton Terrace and some individual properties, mainly along the A4177 but also the Lock House listed building.

### **Key receptors**

### **Sensitivity**

Urban / rural residents:	High
PRoW:	High
Users of businesses:	Medium
Road users:	Medium

### **Potential for landscape enhancement**

The area of scrub / tree vegetation by the Hatton Park roundabout should be retained, and enhanced if necessary, to maintain the setting for the listed building. Native hedgerows around Oaklands Farm should be reinstated to be in character with the local landscape.

LCP/Zone      HP\_05      Settlement:      Hatton Park

Parish: Budbrooke

**Landscape Sensitivity to housing development**      High

This zone is a small area to the west of Middle Lock Lane, between the A4177 and Grand Union Canal. It comprises a Severn Trent Water Treatment Works, two individual dwellings, two small fields and some small tree belts. The western boundary of the site is formed by a stream with strong vegetation cover. It is a small scale landscape, enclosed by trees, with limited views in or out.

In order to retain the canal setting and to avoid ribbon development along the A4177 this zone is considered unsuitable for development.

**Landscape sensitivity to commercial development**      High

This zone is a small area to the west of Middle Lock Lane, between the A4177 and Grand Union Canal. It comprises a Severn Trent Water Treatment Works, two individual dwellings, two small fields and some small tree belts. The western boundary of the site is formed by a stream with strong vegetation cover. It is a small scale landscape, enclosed by trees, with limited views in or out.

In order to retain the canal setting and to avoid ribbon development along the A4177 this zone is considered unsuitable for commercial development.

**Landscape characteristics**      (DESK TOP)

LDU Level	Arden wooded estate lands
Physiographic	
Ground type	Loamy gleys
Landcover	
Settlement pattern	Dispersed with large estates
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood

## **Characteristics**

Landform Soft rock lowlands

Land use Pastoral

## **Field boundaries (FIELD SURVEY)**

Type Hedgerows

Species thorn

Condition redundant

Mgmt outgrown

## **Hedge /stream trees**

Extent scattered

Age structure mixed

**Other trees** apparent

Age structure overmature

Patch survival

Extent relic

Mgmt intensive

## **Ecological corridors**

Condition declining

## **Intensity of use**

Impact moderate

## **Pattern**

Settlement pattern -

Other built features -

Presence of water -

Scale                      Small                      Sense of enclosure                      Enclosed

Diversity                      Simple

### **Skyline**

Much of the skyline is formed by trees within the zone, however the higher ground immediately to the east of the Water Treatment Works forms a more prominent skyline when viewed from the adjacent houses.

### **Key views**

Views within the zone are very enclosed, giving a small scale, well treed appearance to the landscape.

### **Intervisibility**

Site observation:                      Low

Views both out of and in to the zone are restricted due to the good amount of tree cover around the boundary and in the immediate vicinity.

### **Tranquillity**

Noise: Water Treatment Works; traffic on A4177

Urban views: Water Treatment Works

Presence of people: Very few within the zone itself (workers at the Water Treatment Works) but a large number using the A4177 and the adjacent canal.

Tranquillity rating:                      Medium / low

### **Functional relationship**

The field in the north-west of the zone connects with zone HP\_06 adjacent. The stream, tree belt along the canal, and A4177 also link to the wider area.

### **Visual relationship**

Good tree cover gives a strong visual link to the tree belts and copses of the surrounding area.

### **Settlement edge**

N/A

### **Key receptors**

### **Sensitivity**

Rural residents                      High

Severn Trent workers                      Medium

Road users                      Medium

Canal users (adjacent)

High

**Potential for landscape enhancement**

A copse / small woodland block could be planted to the north-west of the Water Treatment Works to help to screen the engineered embankment and structures in views from the west. This would enhance the Wooded Estatelands character and improve the wildlife corridor along the stream line from the canal to the wider countryside to the north.

**Landscape Sensitivity to housing development** High

This zone comprises a single field lying between the A4177, Grand Union Canal and Canal Lane. It currently appears to be a grass field used for overflow car parking for the nearby Hatton Arms pub, although in the past the land has been used for arable farming. There is good tree cover around the majority of the perimeter, especially alongside the canal. This tree belt forms an important setting for the canal and its flight of locks, which is a major tourist attraction within Warwickshire, and the whole zone provides an important green link between the canal and the wider countryside to the north of the A4177.

This zone forms the setting to the canal and is an important green corridor and is therefore considered unsuitable for development.

**Landscape sensitivity to commercial development** High

This zone comprises a single field lying between the A4177, Grand Union Canal and Canal Lane. It currently appears to be a grass field used for overflow car parking for the nearby Hatton Arms pub, although in the past the land has been used for arable farming. There is good tree cover around the majority of the perimeter, especially alongside the canal. This tree belt forms an important setting for the canal and its flight of locks, which is a major tourist attraction within Warwickshire, and the whole zone provides an important green link between the canal and the wider countryside to the north of the A4177.

This zone forms the setting to the canal and is an important green corridor and is therefore considered unsuitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	WOODED ESTATELANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded farmlands
Settlement pattern	Dispersed with large estates
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood

## **Characteristics**

Landform      Soft rock lowlands

Land use      Pastoral

### **Field boundaries**      (FIELD SURVEY)

Type          Hedgerows

Species      Mixed

Condition    Redundant

Mgmt         Outgrown

### **Hedge /stream trees**

Extent        Dense

Age structure Mixed age

**Other trees**    Apparent

Age structure Mixed age

Patch survival

Extent        Localised

Mgmt         Traditional

## **Ecological corridors**

Condition    Declining

## **Intensity of use**

Impact        Moderate

### **Pattern**

Settlement pattern -

Other built features -

Presence of water -

Scale Medium Sense of enclosure Framed

Diversity Simple

### **Skyline**

This is formed in all directions by mature trees, mostly around the immediate boundary of the zone. The bell tower of the Central Hospital (listed building) is visible between trees on the skyline to the north-east.

### **Key views**

Views are generally rural in character and are contained within the zone by mature vegetation and trees around all sides. A landmark is the bell tower of the old Central Hospital building. The Severn Trent Water Treatment Works in zone HP\_05 detracts from the otherwise rural character and would benefit from additional planting to act as a screen.

### **Intervisibility**

Site observation: Medium

There are no views beyond the zone other than glimpsed views of the Water Treatment Works, the old Central Hospital bell tower and cottages on Canal Lane. There is, however, high visibility into the zone from these cottages, which look across the whole length of it and into the western end of zone HP\_05. Other views into the zone are limited to glimpsed views through the vegetation from both the canal and road.

### **Tranquillity**

Noise: Some road noise from the A4177

Urban views: Severn Trent water Treatment Works

Presence of people: None within the zone itself, although canal and road users are present immediately adjacent to the zone.

Tranquillity rating: High / medium

### **Functional relationship**

This zone acts as a green link between the farmland to the north and the canal to the south and is therefore an important green infrastructure asset which helps maintain a wildlife corridor.

### **Visual relationship**

The zone provides one of the few remaining visual links in this area between the canal and the wider countryside to the north. The tree belts around the boundary visually link to the copses and woodlands nearby, giving the whole landscape a well wooded appearance.

### **Settlement edge**

There is no settlement edge although the rear gardens of three cottages on Canal Lane abut the western end of the zone.

### **Key receptors**

### **Sensitivity**

Rural residents (Canal Lane):	High
Canal users:	High
Road users:	Medium

### **Potential for landscape enhancement**

Planting of a native hedge along the western boundary would enhance the wildlife corridor and provide a distinction between housing and agriculture.

**Landscape Sensitivity to housing development** High

This zone is within the Arden Wooded Estate lands character area and comprises an undulating large scale landscape of mixed arable and pasture fields. There is a copse and larger area of ancient woodland on the north-west boundary (Green Grove), with some more recent tree planting adjacent. There is also good tree cover along the A4177 and Brownley Green Lane, some of which again is ancient woodland. There are limited views into the zone due to good vegetation cover around the boundary, but there are extensive views across the zone from the higher ground on the north-west boundary.

Owing to the proximity to ancient woodland, together with significant rural views and the zone's high tranquillity, it is not considered suitable for development.

**Landscape sensitivity to commercial development** High

This zone is within the Arden Wooded Estate lands character area and comprises an undulating large scale landscape of mixed arable and pasture fields. There is a copse and larger area of ancient woodland on the north-west boundary (Green Grove), with some more recent tree planting adjacent. There is also good tree cover along the A4177 and Brownley Green Lane, some of which again is ancient woodland. There are limited views into the zone due to good vegetation cover around the boundary, but there are extensive views across the zone from the higher ground on the north-west boundary.

Owing to the proximity to ancient woodland, together with significant rural views and the zone's high tranquillity, it is not considered suitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	WOODED ESTATELANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient Wooded Farmlands
Settlement pattern	Dispersed with large estates
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland **YES** TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood

## **Characteristics**

Landform      Soft rock lowlands

Land use      Mixed Farmland

### **Field boundaries**      (FIELD SURVEY)

Type            Remnant hedgerows / stock proof fencing and taped paddocks

Species        Mixed

Condition     Redundant / relic

Mgmt          Outgrown

### **Hedge /stream trees**

Extent        Scattered

Age structure Overmature

**Other trees**    Prominent

Age structure Mixed age

Patch survival

Extent        Localised

Mgmt          Traditional

### **Ecological corridors**

Condition     Fragmented

### **Intensity of use**

Impact        Moderate

### **Pattern**

Settlement pattern	-		
Other built features	-		
Presence of water	Stream		
Scale	Medium / large	Sense of enclosure	Framed
Diversity	Simple		

### **Skyline**

This is generally formed by copses, small blocks of woodland and tree belts. However, the higher ground to the north and west of the zone forms a more prominent skyline from lower ground. The old Central Hospital listed building appears on the skyline in views from Home Farm, and from here there are also much more extensive views to a horizon in the distance.

### **Key views**

Views within this zone are very rural in character and comprise a mix of arable and pasture farmland. They are generally large scale and framed by copses, small woodland blocks and belts of mature trees.

### **Intervisibility**

Site observation: Medium

Views are generally contained within the zone either by landform or the woodland, copses and belts of trees around the boundaries. However, from the higher ground around Home Farm there are more extensive views well out of the zone to Hatton Park and beyond.

### **Tranquillity**

Noise: Adjacent to the A4177 noise is high from traffic but further away from this the zone is very quiet.

Urban views: None

Presence of people: Infrequent (residents & users of PRoW).

Tranquillity rating: High

### **Functional relationship**

The zone has a strong functional relationship with its surroundings as it forms part of an extensive farmed landscape. The stream, PRoW and Brownley Green Lane also link to the wider area.

### **Visual relationship**

The copses, small woodland and other trees provide a strong visual link to trees in the surrounding area, giving the whole landscape a well wooded appearance.

### **Settlement edge**

Not applicable

### **Key receptors**

### **Sensitivity**

Rural residents:

High

PRoW users:

High

Road users:

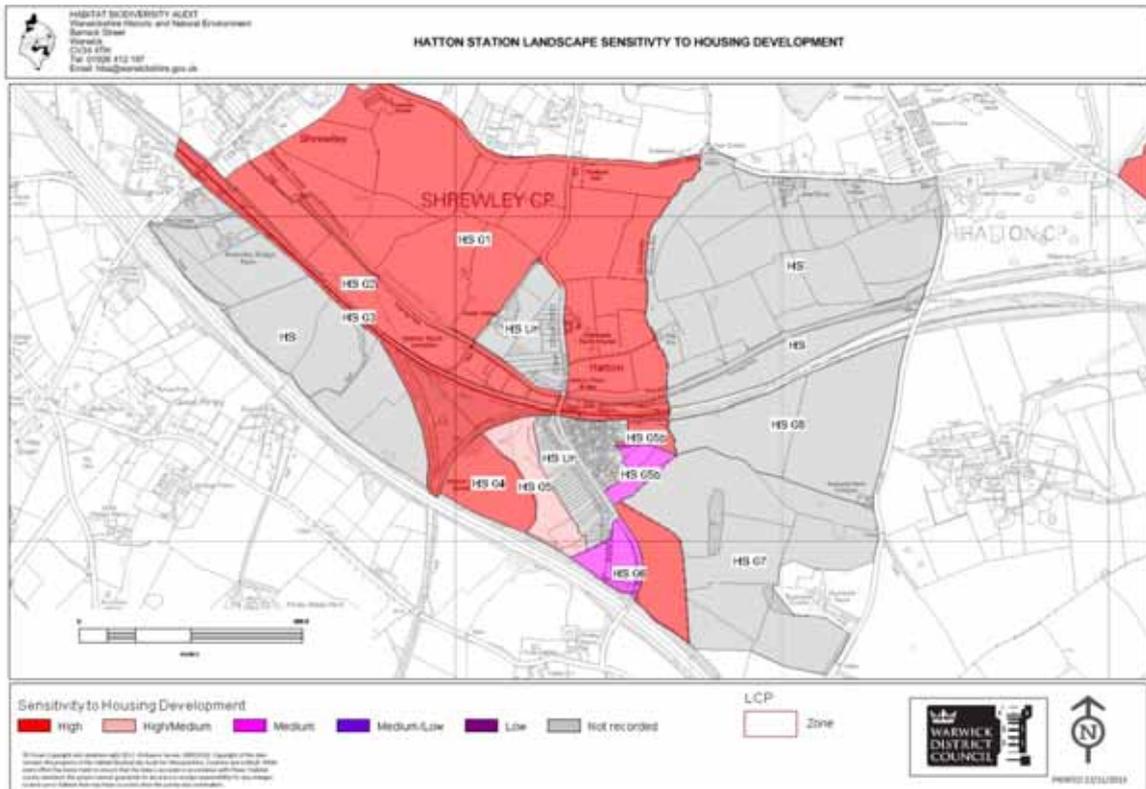
Medium

### **Potential for landscape enhancement**

Natural regeneration of trees along one side of the streamline should be encouraged to enhance the landscape character and increase biodiversity. Native hedgerows should be replanted where they have been replaced by fences, particularly in gaps along the roadside.



# HATTON STATION



## **Hatton Station**

### **Introductory note**

The settlement of Hatton Station is within a rural setting where development is contained around the station and canal area and forms a strong ribbon pattern along Station Road. Within the wider area there are individual farmhouses and barns (listed buildings) that have been incorporated within residential /commercial development and which provide visual references to the former small scale pastoral landscape synonymous with Ancient Arden. The zones lie within the Parishes of Hatton and Shrewley. The settlement is defined by road and rail corridors and is split by the railway and canal.

LCP/Zone      HS\_01                      Settlement: Hatton Station                      Parish: Shrewley

### **Landscape Sensitivity to housing development**                      High

This zone predominantly comprises a sub-regular pattern of medium / large scale mixed farmland that abuts the B4439 Hockley Road to the north, a stream to the east, back gardens to Shrewley Common to the west and the Grand Union Canal to the south. The area immediately around Station Road, north of the canal consists of a small to medium scale pattern more akin to the Ancient Arden landscape. There are two listed buildings (former farmhouses that have been absorbed within more recent residential development) and one listed structure (the canal tunnel). The zone wraps around linear residential development along Station Road, Hatton but includes the traditional red brick farm buildings which have now been converted to commercial use. Hedgerows are in varied states of management and include some mature hedgerow oaks. There is a general decline in the structure of the hedgerows but there has been some recent tree planting adjacent to the canal. The zone includes a number of individual field trees, possibly indicative of former hedgerow, and mature hedgerow oaks. There are views into the zone from the canal, the adjacent road and several PRoWs. Views from the eastern part of the zone are generally contained within the zone, framed by hedgerows, mature trees and undulating ground. The ground rises to the western part of the zone and, from here, more distant views towards the east can be glimpsed between the vegetation within the zone. The zone has high tranquillity due to its quietness, lack of urban views and few people and this is enhanced by the presence of the canal corridor. The zone separates Shrewley from Little Shrewley and Hatton forming a rural backdrop to these settlements with links to wider farmland to the south.

In order to protect the setting of the listed buildings and the canal, and to preserve the rural quality of the landscape, this zone is considered unsuitable for development.

### **Landscape sensitivity to commercial development**                      High

Commercial development within this zone is limited to businesses occupying the converted farm buildings at Oakslade Farm on Station Road. The zone predominantly comprises a sub-regular pattern of medium / large scale mixed farmland that abuts the B4439 Hockley Road to the north, a stream to the east, back gardens to Shrewley Common to the west and the Grand Union Canal to the south. The area immediately around Station Road, north of the canal consists of a small to medium scale pattern more akin to the Ancient Arden landscape. There are two listed buildings (former farmhouses that have been absorbed within more recent residential development) and one listed structure (the canal tunnel). The zone wraps around linear residential development along Station

Road, Hatton but includes the traditional red brick farm buildings which have now been converted to commercial use. Hedgerows are in varied states of management and include some mature hedgerow oaks. There is a general decline in the structure of the hedgerows but there has been some recent tree planting adjacent to the canal. The zone includes a number of individual field trees, possibly indicative of former hedgerow, and mature hedgerow oaks. There are views into the zone from the canal, the adjacent road and several PROWs. Views from the eastern part of the zone are generally contained within the zone, framed by hedgerows, mature trees and undulating ground. The ground rises to the western part of the zone and from here more distant views towards the east can be glimpsed between the vegetation within the zone. The zone has high tranquillity due to its quietness, lack of urban views and few people and this is enhanced by the presence of the canal corridor. The zone separates Shrewley from Little Shrewley and Hatton forming a rural backdrop to these settlements with links to wider farmland to the south.

The proximity to the adjacent settlement areas means that it is not considered appropriate for additional commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	ANCIENT ARDEN
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded pastures
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood -

### **Characteristics**

Landform      Soft rock lowlands

Land use      Mixed farmland

### **Field boundaries      (FIELD SURVEY)**

Type          Hedgerows / fenced boundaries

Species      mixed

Condition    good / redundant

Mgmt         trimmed / outgrown

### **Hedge /stream trees**

Extent        Scattered

Age structure   Mixed

**Other trees**    Apparent

Age structure   Overmature

Patch survival

Extent        localised

Mgmt         Traditional

### **Ecological corridors**

Condition    Declining

### **Intensity of use**

Impact        moderate

### **Pattern**

Settlement pattern    linear

Other built features    adjacent to railway corridor

Presence of water      stream on eastern edge and canal to south

Scale            medium / large                      Sense of enclosure      framed

Diversity        simple

### **Skyline**

The skyline is generally well vegetated, formed by hedgerows and mature trees within, or immediately adjacent to, the site. It becomes more prominent in views looking towards the west of the zone (towards Shrewley) as the ground rises in this direction.

### **Key views**

Views are generally very rural across farmland, and framed by hedgerows and mature trees. Views of settlement are mainly restricted to one or two scattered properties and a field barn. These are all traditional red brick buildings and do not detract from the rural character of the area. The exception to this is views of properties along Station Road and the station area itself which give a slightly more urban feel to this part of the zone. Views from the canal are in places quite open across farmland in the foreground, towards a well vegetated skyline.

### **Intervisibility**

Site observation: medium / high

Due to landform and vegetation views into neighbouring zones are limited and are mostly into zone HS\_02, especially from the canal. Landform and vegetation also prevent extensive views within the zone itself. There are one or two glimpsed views to the middle distance and beyond, especially looking east from the higher ground near Shrewley. The part of the zone east of Station Road is generally more visible, especially from the roads and canal towpath.

### **Tranquillity**

Noise sources: Railway and B4439. Noise from the railway is significant but intermittent.

Urban views: One or two traditional red brick properties; linear development along Station Road adjacent to the zone boundary; views of station adjacent to zone.

Presence of people: infrequent

Tranquillity rating: high

### **Functional relationship**

Farmland within this zone is connected to that beyond, especially to the east. PRowS and the roads also provide links to the wider area.

### **Visual relationship**

The rural farmland character of the zone, with hedgerows and mature trees, connects visually with the landscape of a similar character to the east and south. Vegetation limits views in other directions.

### **Settlement edge**

The main settlement is adjacent to the zone and includes rear gardens of properties along Shrewley Common which abut the zone and those along Station Road. Properties are detached with medium to large scale mature back gardens.

**Key receptors****Sensitivity**

Urban &amp; rural residents

high

PROW

high

Canal

high

Roads

medium

**Potential for landscape enhancement**

Gap up hedgerows where necessary, especially internal boundaries.

**Landscape Sensitivity to housing development** High

This zone comprises a regular pattern of small scale pasture that abuts the Grand Union Canal to the north, the railway line to the south, rear garden boundaries of Shrewley Common to the west and Station Road to the east. The hedgerow to the towpath is overgrown and there is a general decline in the structure of the internal hedgerows with scattered individual trees indicative of former field boundaries and a thinly treed stream course. There is also an area of marshy grassland which should be safeguarded.

This zone forms an important rural setting to the canal and is therefore considered unsuitable for development.

**Landscape sensitivity to commercial development** High

There is no commercial development apparent within this zone; it comprises a regular pattern of small scale pasture that abuts the Grand Union Canal to the north, the railway line to the south, rear garden boundaries of Shrewley Common to the west and Station Road to the east. The hedgerow to the towpath is overgrown and there is a general decline in the structure of the internal hedgerows with scattered individual trees indicative of former field boundaries and a thinly treed stream course.

This zone is not considered appropriate for commercial development because of visibility and flood risk.

**Landscape characteristics** (DESK TOP)

LDU Level	ANCIENT ARDEN
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded pastures
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data****Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood - in part, canal feeders

## **Characteristics**

Landform        Soft rock lowlands

Land use        Pastoral with adjacent infill development

## **Field boundaries        (FIELD SURVEY)**

Type            Hedgerows / fenced boundaries

Species        mixed

Condition      localised

Mgmt            trimmed / outgrown

## **Hedge /stream trees**

Extent         Scattered

Age structure   Mixed

**Other trees**    Apparent

Age structure   Mixed

## **Patch survival**

Extent         localised

Mgmt            Traditional

## **Ecological corridors**

Condition      Declining

## **Intensity of use**

Impact         moderate

## **Pattern**

Settlement pattern      linear

Other built features      adjacent to railway corridor

Presence of water      stream on eastern edge and canal to south

Scale                      medium / large                      Sense of enclosure              framed

Diversity                  simple

## **Skyline**

The skyline is generally well vegetated, formed by hedgerows and mature trees within, or immediately adjacent to, the site. In one or two places looking to the south-west it is slightly more open to higher ground beyond the railway and broken up with individual trees.

## **Key views**

Views are generally contained within the zone and are very rural in character, comprising pasture fields and mature trees. The well vegetated nature of the zone means that views are very enclosed. An exception to this is from the higher ground at the western end of the zone where there are glimpsed views beyond the zone to the south-east. These wider views are also well-wooded in nature.

## **Intervisibility**

Site observation:              low

Due to landform and vegetation views are predominantly contained within the zone itself and views into the zone are limited. There are one or two glimpsed views over the wider landscape to the south-east and a short way beyond the railway line.

## **Tranquillity**

Noise sources: Railway and constant background noise from the M40. Noise from the railway is significant but intermittent.

Urban views: None

Presence of people: infrequent

Tranquillity rating:              high

## **Functional relationship**

Despite this being a narrow strip sandwiched between the railway and canal there still appears to be a functional relationship between the pasture fields and those beyond the zone. The canal also links with the wider area.

### **Visual relationship**

At the eastern end of the zone the pasture fields are very enclosed by mature vegetation but towards the western part they become more visible and connect with those beyond the zone. The mature vegetation along the canal and railway also provides a visual link to the countryside beyond. This helps the zone to appear as part of the rural landscape of the wider area, rather than an isolated area between canal and railway, and the whole area generally has a well-wooded appearance.

### **Settlement edge**

Settlement is adjacent to the zone and is limited to the back gardens of a few properties along Shrewley Common and Station Road. Properties are detached with medium to large scale mature back gardens.

<b><u>Key receptors</u></b>	<b><u>Sensitivity</u></b>
Rural & urban residents	high
PROW	high
Canal	high
Railway	medium
Roads	low

### **Potential for landscape enhancement**

Retain and carefully manage marshy grassland. Replant hedgerow species along fenced boundaries.

**Landscape Sensitivity to housing development** High

This zone is a triangular area, bordered on all three sides by railway lines as it lies at the junction of the Birmingham to Leamington and Stratford lines. As such there is no public access into the zone and it can only be viewed from the road bridge on Station Road. The M40 motorway crosses the southern tip of the zone, and the canal lies to the north. The zone contains scrub vegetation, wetland and mature trees and forms part of a green corridor with vegetation along the railway and motorway corridors.

Due to this and its inaccessibility the zone is unsuitable for housing development.

**Landscape sensitivity to commercial development** High

This zone is a triangular area, bordered on all three sides by railway lines as it lies at the junction of the Birmingham to Leamington and Stratford lines. As such there is no public access into the zone and it can only be viewed from the road bridge on Station Road. The M40 motorway crosses the southern tip of the zone, and the canal lies to the north. The zone contains scrub vegetation, wetland and mature trees and forms part of a green corridor with vegetation along the railway and motorway corridors.

Due to this and its inaccessibility the zone is unsuitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level ANCIENT ARDEN

**Physiographic**

Ground type Loamy gleys

Landcover Ancient wooded pastures

Settlement pattern Dispersed with small farms

Cultural sensitivity HIGH

Ecological sensitivity LOW

Visual sensitivity MODERATE

**Land Cover Parcel data****Landscape / planning**

Green Belt – YES Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform Soft rock lowlands

Land use Railway

**Field boundaries** (FIELD SURVEY) (Due to lack of access into this zone some of the following information may be incomplete.)

Type -

Species -

Condition -

Mgmt -

## **Hedge /stream trees**

Extent -

Age structure -

**Other trees** Apparent

Age structure Mixed

## **Patch survival**

Extent localised

Mgmt -

## **Ecological corridors**

Condition -

## **Intensity of use** -

Impact -

## **Pattern** -

Settlement pattern -

Other built features adjacent to railway /M40 corridors

Presence of water      stream through centre of zone  
Scale                      -                      Sense of enclosure      -  
Diversity              simple

**Skyline:**

Trees / vegetation

**Key views**

**Intervisibility**

Site observation:      low

Views into site only possible from back of settlement edge and road bridge on Station Road.

**Tranquillity**

Noise: Railway & M40

Urban Views:      -

Presence of people:      None

Tranquillity rating:      low / medium

**Functional relationship**

Although the zone is an island within the railway junction the trees and vegetation form part of a green corridor along the railway lines and M40 which stretches beyond the zone. A stream also links to the wider area.

**Visual relationship**

The trees / vegetation form part of a well-wooded wider landscape.

**Settlement edge**

Not applicable.

**Key receptors**

Not applicable.

**Potential for landscape enhancement**

Manage emerging scrub/ wooded zone to promote biodiversity.

LCP/Zone      HS\_04      Settlement: Hatton Station      Parish: Shrewley

**Landscape Sensitivity to housing development**      High

This zone is almost completely enclosed and can only be viewed from the road bridge on Station Road and from the rear of the properties on Station Road. The zone comprises a single field of pasture that abuts the M40, the railway line and zone HS\_05. Tree cover on the perimeter of the zone is good effectively screening the land from view.

Due to the proximity to the road and rail corridors, and its detachment from the existing settlement, this zone is not considered suitable for development.

**Landscape sensitivity to commercial development**      High

There is no commercial development apparent within this zone, it is almost completely enclosed and can only be viewed from the road bridge on Station Road and from the rear of the properties on Station Road. The zone comprises a single field of pasture that abuts the M40, the railway line and zone HS\_05. Tree cover on the perimeter of the zone is good effectively screening the land from view.

This zone is considered unsuitable for commercial development because of proximity to existing settlement.

**Landscape characteristics**      (DESK TOP)

LDU Level	ANCIENT ARDEN
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded pastures
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt - **YES**      Parks, Gdns & Amenity Green Spaces       Ancient woodland       TPO

**Biodiversity**

SSSI       Local Wildlife Sites       Warks Wildlife Trust Reserves

**Historic /archaeology**

Cons. Area       SAMS       Historic Parks / Gdns       Listed Blgs       Registered Battlefield

Other

Flood -

### **Characteristics**

Landform      Soft rock lowlands

Land use      Pastoral with adjacent ribbon development

### **Field boundaries      (FIELD SURVEY)**

Type            Hedgerows / fenced boundaries

Species        Mixed

Condition      Redundant

Mgmt            Outgrown

### **Hedge /stream trees**

Extent          Scattered

Age structure   Mixed

**Other trees**    Apparent

Age structure   Mixed

### **Patch survival**

Extent          Relic

Mgmt            Traditional

### **Ecological corridors**

Condition      Declining

### **Intensity of use**

Impact          moderate

### **Pattern**

Settlement pattern    no pattern

Other built features    adjacent to railway corridor

Presence of water    - field pond to northern boundary and stream to east.

Scale            medium / large                      Sense of enclosure      framed

Diversity            simple

### **Skyline**

This is formed by good tree cover.

### **Key views**

As there is no public access into this zone views from within the zone could not be assessed.

### **Intervisibility**

Site observation            low

Views into the zone are extremely limited due to the good vegetation cover around the boundaries. There are glimpsed views in from the road bridge.

### **Tranquillity**

Noise sources:    railway & motorway

Urban views:    railway and back of settlement edge on Station Road.

Presence of people:    none

Tranquillity rating:    low

### **Functional relationship**

The zone has little or no relationship with the surrounding area due to its enclosed nature, bordered by the railway, motorway and edge of settlement.

### **Visual relationship**

Due to the strong vegetation cover around the perimeter of the zone, and lack of views into and out of the area, it has little visual relationship with the surrounding landscape.

### **Settlement edge**

Settlement adjacent to the zone forms a ribbon pattern along Station Road. There are no dwellings within the zone.

### **Key receptors**

### **Sensitivity**

Urban residents            high

Road /railway            medium

### **Potential for landscape enhancement**

Maintain and enhance landscape buffers along road and rail corridors.

**Landscape Sensitivity to housing development**      High / medium

This zone comprises a sub- regular pattern of small to medium scale pastoral farmland that is almost completely enclosed by the residential development on Station Road, the railway line and the M40. Views into the zone are only possible from the road bridge and railway line. It is also overlooked by the backs of the properties on Station Road. Tree cover along the boundary to zone HS\_06 is good and there appears to be a fenced boundary to the garden boundaries while field boundaries are defined by mixed hedges with scattered trees. This small area lies to the west of ribbon development but because of its proximity to the railway and M40 has a low tranquillity score. The zone forms a semi-rural context to the Hatton Station area although its links to wider farmland to the south are severed by the motorway.

This zone could potentially accommodate a very small amount of development providing a landscape buffer of at least 10m width is provided along the railway, and the landscape buffer along the motorway is increased. However, the level of tranquillity is a potential issue.

**Landscape sensitivity to commercial development**      High

No commercial development is evident within this zone; it comprises a sub- regular pattern of small to medium scale pastoral farmland that is almost completely enclosed by the residential development on Station Road, the railway line and the M40. Views into the zone are only possible from the road bridge and railway line. It is also overlooked by the backs of the properties on Station Road. Tree cover along the boundary to zone HS\_06 is good and there appears to be a fenced boundary to the garden boundaries while field boundaries are defined by mixed hedges with scattered trees. This small area lies to the west of ribbon development but because of its proximity to the railway and M40 has a low tranquillity score. The zone forms a semi -rural context to the area around Hatton Station although its links to wider farmland to the south are severed by the motorway.

The small scale of the zone and immediate proximity to housing means that it is not considered appropriate for commercial development.

**Landscape characteristics**      (DESK TOP)

LDU Level	ANCIENT ARDEN
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded pastures
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt - **YES**      Parks, Gdns & Amenity Green Spaces     Ancient woodland     TPO

### **Biodiversity**

SSSI     Local Wildlife Sites     Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area     SAMS     Historic Parks / Gdns     Listed Blgs     Registered Battlefield

Other

Flood - YES – stream in south of zone

## **Characteristics**

Landform      Soft rock lowlands

Land use      Pasture

### **Field boundaries**      (FIELD SURVEY)

Type      Hedgerows / fenced boundaries

Species      Mixed

Condition      Redundant

Mgmt      Outgrown

### **Hedge /stream trees**

Extent      Scattered

Age structure      Mixed

**Other trees**      -

Age structure      -

### **Patch survival**

Extent      Relic

Mgmt      Traditional

## **Ecological corridors**

Condition      Declining

Intensity of use:

Impact            moderate

### **Pattern**

Settlement pattern    no pattern

Other built features    adjacent to railway corridor

Presence of water      stream on south eastern edge

Scale            small / medium                      Sense of enclosure      framed

Diversity          simple

### **Skyline**

Treed

### **Key views**

Views are of a small scale pastoral landscape surrounded by mature trees, and an area of scrub vegetation, which may be a working area for the railway. The edge of the settlement is visible adjacent to the zone, comprising modern, red brick detached houses / bungalows and a mix of garden boundaries.

### **Intervisibility**

Site observation:      low

The zone is enclosed by mature trees along the railway line and the settlement edge and therefore there are no views out into the wider landscape beyond. Views into the zone are limited to the road bridge and from the properties on Station Road.

### **Tranquillity**

Noise sources:    railway and motorway

Urban views:    back of settlement edge to Station Road.

Presence of people:    none

Tranquillity rating:    low

### **Functional relationship**

The zone is severed from the wider farmed landscape by M40 corridor and railway.

### **Visual relationship**

Visual connection with the adjacent zone HS\_04.

### **Settlement edge**

This comprises a single line of detached properties with medium – long mature back gardens.

#### **Key receptors**

#### **Sensitivity**

Urban residents	high
Road	low
Railway	low

### **Potential for landscape enhancement**

This zone could potentially accommodate a very small amount of development providing a landscape buffer of native trees, at least 10m width, is provided along the railway, and the landscape buffer along the motorway is increased.

**Landscape Sensitivity to housing development**      Medium

This zone comprises a sub- regular pattern of small to medium scale pastoral farmland including an area of regenerating scrub with garden escapes (buddleia, damson) and self seeded young trees including oak, birch, hawthorn and willow, the northern edge forming part of Hatton Country World’s ‘Watery Stroll’. Generally tree cover to the stream course is good. The short section of roadside hedgerow is smothered in bramble while field boundaries have become outgrown. This small area lies to the east of recent infill residential development that has no clear pattern and an abrupt fenced boundary softened in parts by overgrown garden vegetation. The zone has medium tranquillity due to proximity of the railway and constant background road noise and is on the edge of the main developed part of the settlement. It forms a semi rural backdrop with links to wider farmland to the east.

The area of scrub is an important reptile habitat and therefore should not be developed, however the zone could accommodate small scale development in the three small fields to the south of the zone. If these three fields were developed a landscape buffer should be created along the stream to ensure there is a wildlife corridor connecting the area of scrub with the wider farmland.

**Landscape sensitivity to commercial development**      High

No commercial development is evident within this zone, it comprises a sub- regular pattern of small to medium scale mixed farmland. The zone has medium tranquillity due to proximity of the railway and constant background road noise and is on the edge of the main developed part of the settlement and forms a semi rural backdrop with links to wider farmland to the east.

The small scale of the zone and proximity to housing means that it is not considered appropriate for commercial development.

**Landscape characteristics**

LDU Level	ANCIENT ARDEN
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded pastures
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH
Ecological sensitivity	MODERATE
Visual sensitivity	MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt ▪ Parks, Gdns & Amenity Green Spaces □ Ancient woodland □ TPO □

### **Biodiversity**

SSSI □ Local Wildlife Sites □ Warks Wildlife Trust Reserves □

### **Historic /archaeology**

Cons. Area □ SAMS □ Historic Parks / Gdns □ Listed Blgs □ Registered Battlefield □

Other

Flood -

### **Characteristics**

Landform Soft rock lowlands

Land use Pastoral / regenerating land with adjacent infill development

### **Field boundaries (FIELD SURVEY)**

Type Hedgerows / fenced boundaries

Species mixed

Condition Relic

Mgmt Outgrown

### **Hedge /stream trees**

Extent Scattered

Age structure Mixed

**Other trees** Apparent

Age structure Mixed

Patch survival

Extent Relic

Mgmt Traditional

### **Ecological corridors**

Condition Declining

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern    no pattern

Other built features    adjacent to railway corridor

Presence of water      stream on eastern edge

Scale            small / medium                      Sense of enclosure      framed

Diversity          simple

### **Skyline**

This is predominantly formed by trees and partially by properties on the edge of the settlement.

### **Key views**

Views into the zone are of a small scale pastoral landscape surrounded by mature trees, and an area of scrub vegetation. The edge of the settlement is visible adjacent to the zone, comprising modern, red brick detached houses and a mix of garden boundaries.

### **Intervisibility**

Site observation:        Low

The zone is enclosed by mature trees and the settlement edge and therefore there are no views out into the wider landscape beyond. Views into the zone are limited to those from the adjacent properties and from a short section of Station Road.

### **Tranquillity**

Noise sources:    Railway and background noise from motorway

Urban views:    edge of settlement adjacent to zone

Presence of people:    Infrequent - people using the scrub area to the rear of the houses for dog walking

Tranquillity rating:    Medium / high

### **Functional relationship**

Whilst the fields of pasture are physically connected to the farmland to the east, they are very small and not in keeping with the scale of surrounding fields. The stream that forms the eastern boundary of the zone, and its associated mature vegetation, forms a link to the wider area. The area of scrub contains some garden escape shrubs and the edges are starting to become extensions of the neighbouring gardens.

### **Visual relationship**

As there are very few views into, or out of, the zone it has little visual relationship with its surroundings. The mature vegetation and trees provide a visual link to the wider landscape, as do the mature trees in the gardens adjacent to the zone.

### **Settlement edge**

Recent development consisting of detached properties with medium – long mature back gardens. Neutral edge – moderately indented.

<b><u>Key receptors</u></b>	<b><u>Sensitivity</u></b>
Urban residents	high
Informal footpaths	high
Road	medium
Railway	low

### **Potential for landscape enhancement**

The area of scrub is an important reptile habitat and therefore should not be developed, however the zone could accommodate small scale development in the three small fields to the south of the zone. If these three fields were developed a landscape buffer of native trees should be created along the stream to ensure there is a wildlife corridor connecting the area of scrub with the wider farmland.

**Landscape Sensitivity to housing development**

Medium

This zone lies either side of Station Road and is bordered by the M40 motorway along the south-eastern edge. It is adjacent to the southern edge of the settlement. It has a contrasting character, with a medium to large scale arable field to the east of Station Road and a small scale enclosed field pattern to the west. The latter includes a field of marshy grassland and a wooded copse adjacent to the M40 corridor. Views into the eastern part of the zone are more open, whereas those into the western part are much more restricted due to vegetation / tree cover.

Any new development should be restricted to the west of Station Road and the existing roadside vegetation / trees should be retained for screening and landscape structure.

**Landscape sensitivity to commercial development**

High

Commercial development is not apparent within this zone. The zone lies either side of Station Road and is bordered by the M40 motorway along the south-eastern edge. It is adjacent to the southern edge of the settlement. It has a contrasting character, with a medium to large scale arable field to the east of Station Road and a small scale enclosed field pattern to the west. The latter includes a field of marshy grassland and a wooded copse adjacent to the M40 corridor. Views into the eastern part of the zone are more open, whereas those into the western part are much more restricted due to vegetation / tree cover.

Commercial development is not appropriate in this zone due to its proximity to the edge of the settlement, the small scale of the landscape to the west and the open nature of views to the east.

**Landscape characteristics** (DESK TOP)

LDU Level ANCIENT ARDEN

Physiographic

Ground type Loamy gleys

Landcover Ancient wooded pastures

Settlement pattern Dispersed with small farms

Cultural sensitivity HIGH

Ecological sensitivity MODERATE

Visual sensitivity MODERATE

**Land Cover Parcel data**Landscape / planningGreen Belt - **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO 

Biodiversity

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

### **Other**

Flood -

### **Characteristics**

Landform        Soft rock lowlands

Land use        Mixed farmland

### **Field boundaries**        (FIELD SURVEY)

Type            Hedgerows / fenced boundaries

Species        Mixed

Condition      Poor/redundant

Mgmt            Outgrown

### **Hedge /stream trees**

Extent         Scattered

Age structure   Mixed

Other trees    Apparent

Age structure   Mixed

### **Patch survival**

Extent         Localised

Mgmt            Traditional

### **Ecological corridors**

Condition      Declining

Intensity of use

Impact         moderate

Pattern

**Settlement pattern:**    **no pattern**

Other built features    adjacent to railway corridor



### **Visual relationship**

The eastern part of the zone has a strong visual connection to the wider landscape, through the scale, landcover and mature trees. The western part appears more isolated from its surroundings, other than the mature trees which again provide a visual link to the wider area.

### **Settlement edge**

The zone is adjacent to the end of the settlement on Station Road which comprises modern detached properties with gardens. There is one individual property within the zone.

### **Key receptors**

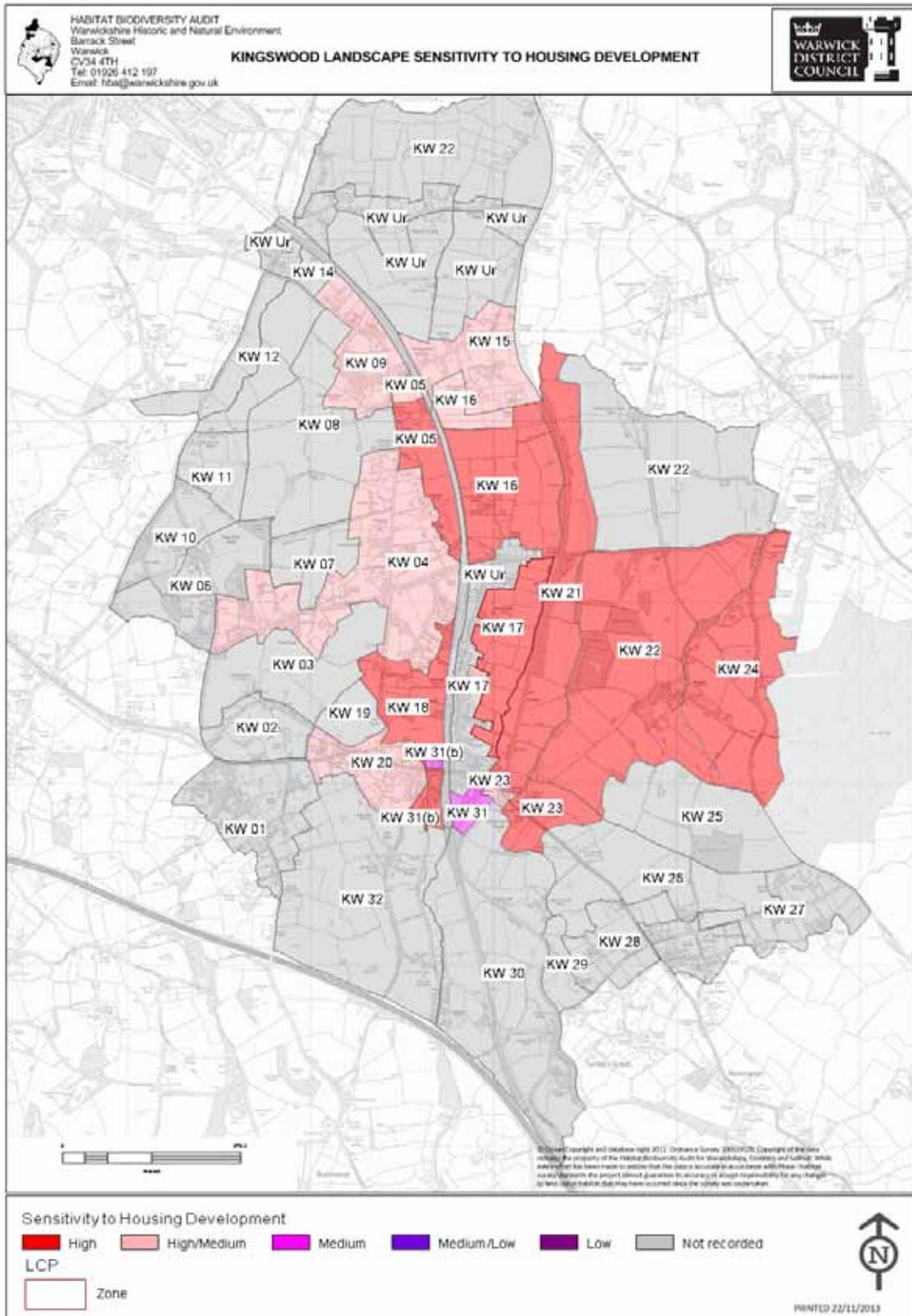
### **Sensitivity**

Rural & urban residents:	High
Road users:	Medium
PROW users:	High

### **Potential for landscape enhancement**

Conserve and manage areas of wet woodland, hedgerows and field margins to promote biodiversity.

# KINGSWOOD



## **Kingswood**

Introductory note

Kingswood is a ribbon development that follows key roads and lanes but has an ill-defined historic core. Within the wider area there is a medieval moated manor house and garden, a timber framed Tudor manor house and garden, and individual timber framed farmhouses and barns that provide strong visual references to the small scale pastoral landscape synonymous with the Arden pastures. The pattern of development has been shaped more recently with the advent of transport corridors; canal, rail and road. There are several listed buildings / structures adjacent to the canal locks and towpath comprising lock keepers / engineers cottages in the main. Newer housing is clustered off Station Lane and the junction with the B4439 where there is a small group of local shops / businesses.

LCP/Zone

KW\_04

Settlement: Kingswood

Parish: Lapworth

### **Landscape Sensitivity to housing development**

High - medium

Development within this zone comprises large residential dwellings set within generous gardens which can only be glimpsed from the roadside. The gardens and small fields of pasture make up the majority of this unit. The roads are flanked by mainly thorn hedges with mature hedgerow oaks and together with the mature planting within the gardens help to maintain a semi-rural character. This zone is starting to become fragmented through the introduction of conifer / evergreen hedging, fencing materials, ornate entrances /gateways and high maintenance of verges to properties, particularly to the west of the zone. Footpath access to Packwood Avenue (National Trust), a Registered Park and Garden, can be reached within the northern section of the zone, unfortunately the entrance to the adjacent properties detracts from this viewpoint.

The unit is of high to medium sensitivity and could only accommodate low density development consisting of one or two individual dwellings. If further housing development is to be considered for this site the landscape setting to Packwood Avenue and other existing mature trees and hedgerows should be protected by either TPOs or a planning condition.

### **Landscape sensitivity to commercial development**

High

Commercial development within this zone comprises an MOT garage on a farm site and a pub. The zone is predominantly residential comprising large dwellings set within generous gardens which can only be glimpsed from the roadside. The gardens and small fields of pasture make up the majority of this unit. The roads are flanked by mainly thorn hedges with mature hedgerow oaks and together with the mature planting within the gardens help to maintain a semi-rural character. This is starting to become fragmented through the introduction of conifer / evergreen hedging, fencing materials and ornate entrances /gateways and high maintenance of verges to the properties to the west of the zone. Footpath access to Packwood Avenue (National Trust), a Registered Park and Garden, can be reached within the northern section of the zone, unfortunately the entrance to the adjacent properties detracts from this viewpoint. This zone is of high sensitivity. Due to the landscape's small scale and the degree of enclosure in a residential area this zone is not considered suitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level ARDEN PASTURES  
Physiographic  
Ground type Loamy gleys  
Landcover Ancient wooded pastures  
Settlement pattern Dispersed with small farms  
Cultural sensitivity HIGH  
Ecological sensitivity MODERATE  
Visual sensitivity MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt - **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO **YES**

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns **YES** Listed Blgs **YES** Registered Battlefield

Other

Flood

**Characteristics**

Landform Low glacial plateau  
Land use Pastoral with dwellings

**Field boundaries** (FIELD SURVEY)

Type Hedgerows / post and rail  
Species Thorn  
Condition Good  
Mgmt Trimmed

**Hedge /stream trees**

Extent Dense

Age structure Mixed

**Other trees** Apparent

Age structure Mixed

Patch survival

Extent Localised

Mgmt Traditional

### **Ecological corridors**

Condition Intact

### **Intensity of use**

Impact moderate

### **Pattern**

Settlement pattern linear, settlement is only apparent in filtered views and at road junctions.

Other built features -

Presence of water - (glimpsed within gardens only)

Scale small Sense of enclosure enclosed

Diversity diverse

### **Skyline**

Closed by good tree cover, views of middle distance glimpsed through pockets of pasture.

Key views -

### **Intervisibility**

Site observation low

Views are generally contained to within the immediate zone and in many cases are very confined due to the roadside trees and houses. However there are occasional glimpses through the vegetation into neighbouring zones.

### **Tranquillity**

Noise sources: A quiet zone with noise from occasional traffic.

Urban views: large individual residential properties and ornate entrance gateways.

Presence of people: infrequent pedestrians and vehicles.

Tranquillity rating: High - high/medium

### **Functional relationship**

Pasture is generally in use and probably connected to adjacent farm(s), although some pockets appear to be merely an extension to the garden area. Roads and PROWs link to the wider area and one PROW links to Packwood House NT. Internal field boundaries are becoming poor as they are replaced with post and rail fencing and therefore do not form wildlife corridors to link with the wider area.

### **Visual relationship**

The roadside trees and settlement pattern link visually with some of the adjacent zones where this pattern continues. However, the vegetation limits wider views both into, and out of, the zone.

### **Settlement edge**

There is no urban edge. Settlement pattern is large individual residential properties set back from the road and partially screened by roadside and garden vegetation.

### **Key receptors**

### **Sensitivity**

Rural residents

high

PROWs

high

Roads

medium

### **Potential for landscape enhancement**

Maintain protection of TPOs. Retain, protect and enhance existing hedgerows along lines of PROWs and other boundaries. If further housing development is to be considered for this site the landscape setting to Packwood Avenue and other existing mature trees and hedgerows should be protected by either TPOs or a planning condition. Retain view of avenue down to Packwood House.

**Landscape Sensitivity to housing development**                      High - medium

This zone is defined by the railway and Chapel Lane/ Chessetts Wood Road and comprises a regular small / medium scale pastoral field pattern up to the edge of the railway. Views of the zone are filtered by roadside hedges, mature oak and ash and occasional residential roadside development. The condition of the internal field boundaries is generally poor with the remaining structure outgrown, although the small/medium scale field pattern is still readable and managed as pasture. Other trees include a small copse. A small man-made lake can be seen from two points along the PROW and is surrounded by pasture. There are views beyond the railway corridor of Land Cover Parcel KW\_16 and filtered views into neighbouring parcels KW\_04, KW\_08 and KW\_09.

This zone has a high - medium sensitivity because of the older permanent pasture and could only accommodate low density roadside development in the northern part of the zone providing it reflects the existing settlement pattern.

**Landscape sensitivity to commercial development**                      High

There is no commercial development apparent within this zone, it is defined by the railway and Chapel Lane/ Chessetts Wood Road and comprises a regular small / medium scale pastoral field pattern up to the railway. Views of the zone are filtered by roadside hedges and roadside residential development. The condition of the internal field boundaries is generally poor with the remaining structure outgrown, although the small/medium scale field pattern is still readable. The fields are still managed for pasture. There are views beyond the railway corridor of Land Cover Parcel KW\_16 and views into parcels KW\_04, KW\_08 and KW\_09.

The relatively small scale of this zone contributes to its high sensitivity and therefore it is not considered suitable for commercial development.

**Landscape characteristics**                      (DESK TOP)

LDU Level	ARDEN PASTURES
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded pastures
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH
Ecological sensitivity	MODERATE
Visual sensitivity	MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt - **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood

### **Characteristics**

Landform Low glacial plateau

Land use Pastoral

### **Field boundaries (FIELD SURVEY)**

Type Hedgerows

Species Thorn

Condition Poor

Mgmt Outgrown

### **Hedge /stream trees**

Extent Scattered

Age structure Mixed

**Other trees** Apparent

Age structure Mixed

Patch survival

Extent Localised

Mgmt Traditional

### **Ecological corridors**

Condition Declining

### **Intensity of use**

Impact            low

### **Pattern**

Settlement pattern    dispersed pattern of farmstead.

Other built features    -

Presence of water    stream / field pond(s)

Scale            small                            Sense of enclosure    framed

Diversity            diverse

### **Skyline**

To the north, south and west the skyline is generally formed by vegetation close to the zone. To the east the skyline is again well vegetated but views are further afield towards a wooded ridge line.

### **Key views**

Views of settlement are restricted to one or two individual properties, mainly in the neighbouring zone KW\_04. Views within the zone are rural, or semi-rural of large gardens, and mostly contained to the near distance. More extensive views occur to the east, over a well-treed landscape towards the canal. Pylons on the skyline are the only detractor.

### **Intervisibility**

Site observation            medium

The zone is not easily visible from surrounding areas other than glimpsed views through vegetation.

### **Tranquillity**

Noise sources: A moderately quiet zone with background noise from nearby traffic.

Urban views:    none

Presence of people:    Infrequent pedestrians.

Tranquillity rating:    high/medium

### **Functional relationship**

This zone seems to provide a transition between the properties in KW\_04, with their associated large gardens, and the wider landscape beyond the railway corridor. This feeling is enhanced by the man-made lake which is very natural in character.

Pasture is productive and connected to adjacent farm and is visible from the road.

### **Visual relationship**

Although some field boundaries are poor there is a strong presence of trees which provide a visual link to the wider area.

### **Settlement edge**

There is no settlement edge. Scattered individual properties to the north of the zone and in adjacent zones are visible but partially screened by vegetation.

### **Key receptors**

### **Sensitivity**

Rural residents

high

Roads / railway

medium

### **Potential for landscape enhancement**

This zone can only accommodate low density roadside development in the northern part of the zone providing it reflects the existing settlement pattern.

Encourage species rich grassland.

Retain, protect and enhance existing hedgerows along field boundaries.

**Landscape Sensitivity to housing development**      High -medium

This zone comprises linear residential development with large gardens, broken up with small pockets of pastoral fields and small wooded blocks. The fields are managed as paddocks where internal boundaries are being replaced with post and rail fencing. Tree cover is good: there is a wooded area in the middle of the zone (Chessetts Wood) and a further copse in the south. Residential development is visible from the roadside, some have open frontages while others still retain the hedgerow boundary and/or mature hedgerow trees. The zone is becoming urbanised through the high maintenance of road verges and increased ornamentation of hedges and gateways. Views are generally limited to within the zone or adjacent parcels.

This zone has high - medium sensitivity. Any additional development will need to be of a low density and be designed to strengthen the local character. If further development is to be considered for this zone the remaining blocks of woodland mature hedgerows / mature hedgerow oaks should be protected by either TPOs or a planning condition.

**Landscape sensitivity to commercial development**      High

No commercial development is apparent within this zone. This zone comprises linear residential development with large gardens, broken up with small pockets of pastoral fields and small wooded blocks. The fields are managed as paddocks where internal boundaries are being replaced with post and rail fencing. Tree cover is good: there is a wooded area in the middle of the zone (Chessetts Wood) and a further copse in the south. Residential development is visible from the roadside, some have open frontages while others still retain the hedgerow boundary and/or mature hedgerow trees. The zone is becoming urbanised through the high maintenance of road verges and increased ornamentation of hedges and gateways. Views are generally limited to within the zone or adjacent parcels.

The scale of the zone is very small and proximity to housing means that it is not considered appropriate for commercial development.

**Landscape characteristics**      (DESK TOP)

LDU Level	ARDEN PASTURES
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded pastures
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH
Ecological sensitivity	MODERATE
Visual sensitivity	MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform Low glacial plateau

Land use Pastoral with dwellings

**Field boundaries** (FIELD SURVEY)

Type Hedgerows / post and rail

Species mixed

Condition Poor

Mgmt Outgrown

### **Hedge /stream trees**

Extent Scattered

Age structure Mixed

**Other trees** Prominent – woodland blocks /copses, ornamental species in gardens adjacent to roadside

Age structure Mixed

Patch survival

Extent Localised

Mgmt Traditional

### **Ecological corridors**

Condition Declining

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern    linear

Other built features    railway corridor

Presence of water      stream on northern boundary

Scale            small /medium                            Sense of enclosure      enclosed

Diversity          diverse

### **Skyline**

For the most part, the skyline in this zone is formed by near views of trees, e.g. along the railway line, and occasional properties. From the northern part of the zone there are middle distance views towards a well-treed skyline to the west.

### **Key views**

Views are mostly contained within the zone itself, with a dominant feature being the mature hedgerow trees. Views from the road are mainly of the roadside properties and have a semi-urban feel despite the majority of the houses being set in large gardens, and a number of mature trees that filter these views. This is increased by front gardens and driveways becoming increasingly ornate, weakening the continuity of the roadside hedgerow. Views from the northern part of the zone are more rural in character as a trimmed roadside hedgerow allows wider views across the farmland.

### **Intervisibility**

Site observation        low

Views are limited to neighbouring parcels in the north, south and west, and contained by the railway vegetation to the east.

### **Tranquillity**

Noise sources: road traffic and intermittent trains

Urban views: properties along road

Presence of people: steady flow of traffic but few pedestrians

Tranquillity rating: medium

### **Functional relationship**

The majority of this zone comprises large gardens and therefore has no functional relationship with the surrounding farmland landscape. The roads and a PRow at the southern end of the zone provide some connectivity with the surrounding area.

### **Visual relationship**

The mature roadside trees provide a visual link to neighbouring zones. These trees, together with the nature of the settlement, suggest the zone has more of a visual link with KW\_04 than its immediate neighbours which are more rural in character.

### **Settlement edge**

Settlement in this zone comprises large detached properties in a linear pattern along the roadside.

### **Key receptors**

### **Sensitivity**

Rural residents	high
PROW	Medium / high
Roads / railway	Medium

### **Potential for landscape enhancement**

If further development is to be considered for this zone the remaining blocks of woodland mature hedgerows / mature hedgerow oaks should be protected by either TPOs or a planning condition.

**Landscape Sensitivity to housing development**      High - medium

This zone comprises a stock farm with a regular pattern of small to medium scale arable fields where internal boundaries are being replaced with post and wire fencing. There are a small number of medium / large residential dwellings, set within large garden plots /fields which are visible from Chapel Lane, Valley Lane and the PROW. Recent suburban development is of varying styles that do not fit together, with little or no referencing back to the local character. There is no readable pattern, individual properties are randomly positioned on either side of Chapel Lane and small clusters of more traditional construction have been built on or around former farm buildings off Valley Lane. There are a small number of copses which together with the mature planting in gardens helps to break up the development. Views are generally limited to within the zone or adjacent parcels.

Any additional development in this zone would further degrade the local character. If development is to be considered the remaining mature hedgerows / mature hedgerow oaks should be protected by either TPOs or a planning condition, and a landscape buffer of at least 10m width would need to be provided to the edge of the canal to retain its rural character.

**Landscape sensitivity to commercial development**      High

There is only small scale office development within this zone, in the form of a converted chapel, otherwise it comprises a stock farm and a small number of medium to large residential dwellings, set within large garden plots /fields which are visible from Chapel Lane, Valley Lane and the PROW. Recent suburban development is of varying styles that do not fit together with little or no referencing back to the local character. There is no readable pattern, individual properties are randomly positioned on either side of Chapel Lane and small clusters of new build have been built on or around former farm buildings off Valley Lane. There are a small number of copses which together with the mature planting in gardens helps to screen the development. Views are generally limited to within the zone or adjacent parcels. This zone has high sensitivity.

The scale of the zone is very small and proximity to housing means that it is not considered appropriate for commercial development.

**Landscape characteristics**      (DESK TOP)

LDU Level	ARDEN PASTURES
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded pastures
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH
Ecological sensitivity	LOW

Visual sensitivity          MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt - **YES**          Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood - part (south-east edge)

### **Characteristics**

Landform          Soft rock lowlands

Land use          Pastoral with dwellings

**Field boundaries**          (FIELD SURVEY)

Type          Hedgerows / post and rail

Species          mixed

Condition          Poor

Mgmt          Outgrown

#### **Hedge /stream trees**

Extent          Scattered

Age structure          Mixed

**Other trees**          Prominent – copses, ornamental species in gardens adjacent to roadside

Age structure          Mixed

Patch survival

Extent          Relic

Mgmt          Traditional

### **Ecological corridors**

Condition          Declining

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern      Large individual residential properties set back from the road and within their own gardens / grounds.

Other built features      -

Presence of water      ditch adjacent to roadside copse, canal

Scale            small                              Sense of enclosure      enclosed

Diversity            diverse

### **Skyline**

There is no prominent skyline in this zone as views in all directions are contained by trees.

### **Key views**

Views are predominantly rural but the large houses with their ornate gateways, non-native garden vegetation, trimmed garden hedgerows and tennis courts detract from this. Views are very contained within the zone.

### **Intervisibility**

Site observation            low

Views are almost entirely limited to within the zone itself and are enclosed by trees in all directions.

### **Tranquillity**

Noise sources: A quiet zone with occasional noise from traffic and trains.

Urban Views: Large residential properties and associated gardens with non-native trees, trimmed hedges and ornate gateways.

Presence of people: occasional pedestrians.

Tranquillity rating:      high

### **Functional relationship**

The fields of pasture connect to a wider farmland landscape, especially to the north and south. The railway and canal to the west and east form more of a barrier to the wider landscape in these directions. Hedgerows and copses also link to those beyond the zone. The railway to the west, canal to the east, road and PROW also link this zone to the surrounding area.

### **Visual relationship**

Vegetation limits views into surrounding areas and helps to screen properties. Likewise, views into the zone are also limited.

### **Settlement edge**

There is no settlement edge as such, but individual properties set within large gardens / grounds. Mature vegetation helps to screen the properties but some front gardens and ornate gateways are not in keeping with their rural surroundings.

### **Key receptors**

### **Sensitivity**

Rural residents	high
Canal and railway	low to medium
PRoWs	high
Road	medium

There is one farm. Residents would be very aware of change, as would users of the PROWs through the zone. Road users would experience some change, as the area becomes increasingly urban.

### **Potential for landscape enhancement**

The zone comprises individual properties set within large gardens /grounds and any additional housing would lead to ribbon development. Existing hedgerows and mature oaks along the roadside, PRoW and other boundaries should be retained, protected and enhanced. A landscape buffer of native trees, a minimum width of 10m, should be provided to the canal corridor to retain its rural character which may help to create a landscape framework.

Landscape Sensitivity to housing development

High - medium

This zone comprises an Equestrian Centre with the fields managed as pasture for horse grazing and riding activities. Field pattern is regular on a small to medium scale. There is a significant group of mature field trees adjacent to the railway line and Rising Lane. Generally hedgerows are in good condition but some internal hedgerows are absent and have been replaced by post and rail fencing, particularly around the immediate area of the Centre buildings. The hedge line that runs parallel to the PROW is higher and screens views from the east and there are scattered hedge trees and thin wooded strips adjacent to the canal. There is a risk of flooding along the eastern boundary. The settlement within the adjacent zone is visible on the southern edge of this zone.

This zone is of high - medium sensitivity and could only accommodate low density development in the northern part of the zone as an extension to the existing cluster of dwellings in KW\_15. A landscape buffer of native trees, a minimum width of 10m, needs to be provided to the edge of the canal to retain its rural character.

Landscape sensitivity to commercial development

High

Commercial development within this zone comprises an Equestrian Centre with the fields managed as pasture for horse grazing and riding activities. Field pattern is regular on a small to medium scale. There is a significant group of mature field trees adjacent to the railway line and Rising Lane. Generally hedgerows are in good condition but some internal hedgerows are absent and have been replaced by post and rail fencing, particularly around the immediate area of the Centre buildings. The hedge line that runs parallel to the PROW is higher and screens views from the east and there are scattered hedge trees and thin wooded strips adjacent to the canal. There is a risk of flooding along the eastern boundary. The settlement within the adjacent zone is visible on the southern edge of this zone.

The zone forms part of the wider farmed landscape and this, together with the rural nature of views, means it is not considered suitable for further commercial development.

Landscape characteristics (DESK TOP)

LDU Level	ARDEN PASTURES
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded pastures
Settlement pattern	Dispersed with small farms.
Cultural sensitivity	HIGH
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

Land Cover Parcel data

Landscape / planning

Green Belt – **YES**      Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

Biodiversity

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood – Yes - eastern boundary

Characteristics

Landform      Soft rock lowlands

Land use      Pastoral

**Field boundaries**      (FIELD SURVEY)

Type      Hedgerows / post and rail

Species      Thorn

Condition      Good

Mgmt      Trimmed

Hedge /stream trees

Extent      Scattered

Age structure      Mixed

Other trees      Apparent

Age structure      Mixed

Patch survival

Extent      Localised

Mgmt      Traditional

Ecological corridors

Condition      Declining

Intensity of use

Impact moderate

Pattern

Settlement pattern There is no settlement edge.

Other built features -

Presence of water - canal corridor

Scale small Sense of enclosure enclosed

Diversity diverse

### **Skyline**

This comprises mature hedgerows and trees in all directions.

### **Key views**

Views within this zone are of a rural landscape of pasture fields, mature hedgerows and trees, but with the Equestrian Centre facilities detracting from this to some extent.

### **Intervisibility**

Site observation medium / low

Views are predominantly contained within the zone by mature vegetation in all directions. The exception to this is views towards the railway line to the west, where some buildings can be seen on the edge of zones KW\_04 and KW\_05. The ground gently rises to Chessetts Wood Road and vegetation prevents any views beyond this, but there are views into the zone from this road. Vegetation along the canal prevents views to the east from within the zone.

### **Tranquillity**

Noise sources: a generally quiet zone with intermittent trains

Urban views: very few, mainly of the Equestrian Centre and houses in KW\_17 along the southern boundary of the zone.

Presence of people: limited to users of the PRoW and the Equestrian Centre - appears to be low but would be dependent on events at the Centre.

Tranquillity rating: high

### **Functional relationship**

There is a strong functional relationship with managed farmland to the north. The railway, canal and settlement edge prevent any functional relationship in other directions, although the transport corridors themselves, and the PROW link the zone with its surroundings.

### **Visual relationship**

The mature hedgerows and trees within the zone form a visual link with those to the north and west. Other views are contained within the site and therefore have little relationship with the wider landscape.

### **Settlement edge**

There is no settlement within the zone itself but individual properties along Rising Lane are visible on the southern boundary. These properties have gardens with mature planting which filters views of development.

### **Key receptors**

### **Sensitivity**

Rural residents	high
Railway / canal	low
PRoW	high
Users of Equestrian Centre	high

### **Potential for landscape enhancement**

The group of field trees should be safeguarded. A landscape buffer of native trees, minimum width of 10m, should be provided to the edge of the canal to retain its rural character.

**Landscape Sensitivity to housing development**

High

This zone is defined by the railway, canal, parish boundary and Rising Lane to the north. It contains one farm which is a Listed Building of timber framed construction (Kingswood Farm) with a regular small scale pastoral field pattern including wet, marshy grassland with a feeder river. Views of the zone are heavily filtered by the high density of development on Station Lane / Rising Lane and recent infill development which has encroached onto the field pattern, boundary vegetation and fencing and vegetation to the edge of the canal corridor. There is a small area of unofficial open space next to the canal. The condition of the internal field boundaries is generally poor with the remaining structure outgrown, although the small/medium scale field pattern is still readable. The fields are still managed for pasture with cattle grazing giving a very strong rural character. There is a narrow river with scattered trees alongside, field pond(s) and small blocks of woodland that together with the small scale field pattern provide the landscape setting to the Listed Building. The settlement edge is well screened by mature planting within the gardens and is not visible from the canal corridor.

This zone has a high sensitivity because of the older permanent pasture and could only accommodate low density roadside development as long as it is not directly adjacent to the Listed Building and its curtilage, i.e. the small scale meadows surrounding the building. Views of the listed building and its setting from the canal should be protected. A landscape buffer of at least the width of one field needs to be provided along both the stream course and canal in order to retain their rural character. Smaller blocks of native planting will also be required to mitigate against the visual impact of any new development, especially on higher ground. Land to the south of The Stables is slightly less sensitive to housing, and shows some evidence of a previous use on some parts of the site.

**Landscape sensitivity to commercial development**

High

This zone is defined by the railway, canal, parish boundary and Rising Lane to the north and does not contain any commercial development. Views of the zone are heavily filtered by the high density of residential development on Station Lane / Rising Lane and recent infill development which has encroached onto the field pattern, boundary vegetation and fencing and vegetation to the edge of the canal corridor. The condition of the internal field boundaries is generally poor with the remaining structure outgrown, although the small scale field pattern is still readable. The fields are still managed for pasture with cattle grazing giving a very strong rural character. There is a stream with scattered trees alongside, field pond(s) and small blocks of woodland together with the small scale field pattern provide the landscape setting to the Listed Building. The settlement edge is well screened by mature planting within the gardens and is not visible from the canal corridor.

Due to the zone's rural character and the need to preserve the setting of the listed building it is not considered suitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level

ARDEN PASTURES

Physiographic

Ground type           Loamy gleys  
Landcover            Ancient wooded pastures  
Settlement pattern   Dispersed with small farms  
Cultural sensitivity   HIGH  
Ecological sensitivity  LOW  
Visual sensitivity     MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces **YES**      Ancient woodland     TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites    Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood – part (eastern boundary)

### **Characteristics**

Landform            Soft rock lowlands

Land use            Pastoral

#### **Field boundaries           (FIELD SURVEY)**

Type                Hedgerows

Species            Thorn

Condition          Poor

Mgmt                Outgrown

#### **Hedge /stream trees**

Extent             Scattered

Age structure      Mixed

**Other trees**        Apparent

Age structure      Mixed

Patch survival

Extent Localised

Mgmt Traditional

### **Ecological corridors**

Condition Declining

### **Intensity of use**

Impact low

### **Pattern**

Settlement pattern dispersed pattern of farmstead.

Other built features -

Presence of water stream / field pond(s)

Scale small Sense of enclosure framed

Diversity diverse

### **Skyline**

For the most part the skyline is formed by vegetation within and around the zone and is not prominent. There are glimpsed views from Station Lane towards a well-treed ridgeline in the east.

### **Key views**

Views within this zone are of a rural landscape of pasture fields, with occasional glimpsed views further afield to the east.

### **Intervisibility**

Site observation medium

Views into, and out of, the zone are limited due to trees and other mature vegetation and the buildings along Station Lane. Views into the zone are mainly limited to adjacent roads and canal towpath. There are some middle distance views beyond the canal to the east.

### **Tranquillity**

Noise sources: quiet zone with moderate background noise from nearby traffic.

Urban views: Occasional views of properties along Station Lane, filtered by vegetation.

Presence of people: None

Tranquillity rating: high

### **Functional relationship**

Pasture is productive and connected to adjacent farm but has minimal relationship beyond the zone due to the settlement to the west and south, and canal to the east.

### **Visual relationship**

Visually the zone connects with the wider landscape to the east and, to a lesser extent, the north. This is due to the mature trees and blocks of woodland which continue beyond the canal. To some extent this visual theme is also reflected in the mature trees in gardens and along Station Road. The zone provides a visual link between the settlement and the wider landscape.

### **Settlement edge**

Indented but not visible because of small woodland blocks and mature gardens.

### **Key receptors**

### **Sensitivity**

Urban residents

high

Canal

medium / high

### **Potential for landscape enhancement**

A landscape buffer of at least the width of one field needs to be provided along both the stream course and canal in order to retain their rural character. Smaller blocks of native planting will also be required to mitigate against the visual impact of any new development, especially on higher ground. Encourage species rich grassland. Retain, protect and enhance existing hedgerows along field boundaries.

**Landscape Sensitivity to housing development** High

Development within this zone comprises a small number of large residential dwellings set within large gardens which can only be glimpsed from the roadside. The gardens and small pockets of pasture make up the majority of this unit. The road is flanked by mainly thorn hedges with mature hedgerow oaks and together with the mature planting within the gardens help to maintain a semi-rural character. There are views to the railway corridor and adjacent parcels KW\_03 and KW\_19.

This zone is of high sensitivity and is not considered for development due to open views to the west of the road and the typical Arden Pastures landscape character to the east which should be preserved.

**Landscape sensitivity to commercial development** High

Commercial development is not evident within this zone. The zone is predominantly residential comprising a small number of large dwellings set within large gardens which can only be glimpsed from the roadside. The gardens and small fields of pasture make up the majority of this unit. The roads are flanked by mainly thorn hedges with mature hedgerow oaks and together with the mature planting within the gardens help to maintain a semi-rural character.

Due to the landscape's small scale and the degree of enclosure in a residential area this zone is not considered suitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	ARDEN PASTURES
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded pastures
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data****Landscape / planning**

Green Belt - **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO - **YES**

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood

## **Characteristics**

Landform Soft rock lowlands

Land use Pastoral

## **Field boundaries (FIELD SURVEY)**

Type Hedgerows / post and rail

Species Thorn

Condition Good

Mgmt Trimmed

## **Hedge /stream trees**

Extent Dense

Age structure Mixed

**Other trees** Apparent

Age structure Mixed

Patch survival

Extent Localised

Mgmt Traditional

## **Ecological corridors**

Condition Intact

## **Intensity of use**

Impact moderate

## **Pattern**

Settlement pattern Very few large individual dwellings.

Other built features -

Presence of water - Adjacent to canal corridor.

Scale            small                            Sense of enclosure        enclosed  
Diversity        diverse

### **Skyline**

This is, for the most part, formed by good tree cover and is therefore not prominent. The exception to this is in views to the west where the ground rises in zones KW\_03 and KW\_19. Whilst the skyline itself is still formed by trees it is more prominent due to the rising ground.

### **Key views**

These are generally very rural in nature and comprise pasture fields and mature trees. Views of a few large houses set in sizeable gardens start to introduce a slightly more urban feel to the zone. This is increased by their highly maintained roadside hedgerows, conifer trees and ornate entrance gateways. To the west of the road the hedgerows generally appear to be more degraded, with more gaps and fewer trees, and in some places replaced with fencing.

### **Intervisibility**

Site observation            low

To the north, south and east views are very contained by mature trees around properties and along the canal and railway, with only very occasional glimpsed views beyond. This gives quite an enclosed feeling. In contrast, views to the west are slightly more open, into the edge of zones KW\_03 and KW\_19, although they are still framed in the middle distance by the tree line on the higher ground. Views into the zone from beyond are very limited.

### **Tranquillity**

Noise sources: A quiet zone with very occasional traffic; railway

Urban views: A few large houses set in highly maintained gardens

Presence of people: Infrequent

Tranquillity rating: High / medium.

### **Functional relationship**

The pasture fields connect to those in neighbouring zones and the PROW and road also provide links to the wider area.

### **Visual relationship**

Mature trees and vegetation limit views beyond the immediate zone in many directions. The scale of views to the west of the road is different and relates to the wider landscape in this direction.

### **Settlement edge**

There is no urban edge.

**Key receptors****Sensitivity**

Rural residents

high

PROWs

high

Road / rail

medium

**Potential for landscape enhancement**

Maintain small pockets of Arden Pastures landscape. Gap up existing hedgerows where possible.

**Landscape Sensitivity to housing development**

High - medium

This zone comprises a small regular pastoral field pattern including some grazed wet grassland, and a number of individual dwellings as well as roadside properties. The Stratford-Upon-Avon Canal lies to the north with the canal basin in the adjacent zone to the east. To the south is an old earth bank (Green Lane) which is a potential wildlife site. The B4439 cuts through the zone from east to west. The zone contains low/medium density linear mixed development decreasing in density and becoming purely residential as you move to the west, two Listed Buildings, several small copses and two areas of public open space. Tree cover is good, screening the canal basin car park from the road and along the old earth bank. Roadside hedgerows are trimmed, with scattered trees including mature conifers. Recent hedge laying is apparent although breaks in the hedgerows are being gapped up with varieties of conifers or replaced with close board timber fencing creating an urban environment. Internal field boundaries are outgrown and open, with livestock wandering from field to field. Conifers are becoming increasingly common within garden / roadside boundaries, copses and along the canal boundary. Another urban feature is the use of domestic solar panels which are visible from the lane. Views are generally contained with large individual houses glimpsed in gaps in roadside vegetation and an arable field within adjacent zone KW\_19 is visible from the canal.

A small number of additional properties could be incorporated within this zone but attention should be given to retention of field boundaries, respecting the local character and retaining a landscape buffer to the canal.

**Landscape sensitivity to commercial development**

High

There is low key commercial development within the zone comprising a pub and small businesses on the junction of Mill Lane and the B4439 which are in close proximity to the canal. This zone comprises a small regular pastoral field pattern including some grazed wet grassland, and a number of individual dwellings as well as roadside properties. The Stratford-Upon-Avon Canal lies to the north with the canal basin in the adjacent zone to the east. To the south is an old earth bank (Green Lane) which is a potential wildlife site. The B4439 cuts through the zone from east to west. The zone contains low/medium density linear mixed development decreasing in density and becoming purely residential as you move to the west, two Listed Buildings, several small copses and two areas of public open space. Tree cover is good, screening the canal basin car park from the road and along the old earth bank. Roadside hedgerows are trimmed, with scattered trees including mature conifers. Recent hedge laying is apparent although breaks in the hedgerows are being gapped up with varieties of conifers or replaced with close board timber fencing creating an urban environment. Internal field boundaries are outgrown and open, with livestock wandering from field to field. Conifers are becoming increasingly common within garden / roadside boundaries, copses and along the canal boundary. Another urban feature is the use of domestic solar panels which are visible from the lane. Views are generally contained with large individual houses glimpsed in gaps in roadside vegetation and an arable field within adjacent zone KW\_19 is visible from the canal.

Due to the zone's small scale and enclosure in a residential area it is not considered suitable for further commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level ARDEN PASTURES  
Physiographic  
Ground type Loamy gleys  
Landcover Ancient wooded pastures  
Settlement pattern Dispersed with small farms  
Cultural sensitivity HIGH  
Ecological sensitivity LOW  
Visual sensitivity MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces **YES** Ancient woodland  TPO **YES**

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood

**Characteristics**

Landform Soft rock lowlands  
Land use Pastoral with dwellings

**Field boundaries** (FIELD SURVEY)

Type Hedgerows / post and rail  
Species Thorn  
Condition Good / poor  
Mgmt Trimmed / outgrown

**Hedge /stream trees**

Extent Dense

Age structure Mixed

**Other trees** Apparent

Age structure Mixed

Patch survival

Extent Relic

Mgmt Traditional

### **Ecological corridors**

Condition Fragmented

### **Intensity of use**

Impact moderate

### **Pattern**

Settlement pattern linear, settlement is only apparent in filtered views and at road junctions.

Other built features -

Presence of water - canal and adjacent canal basin

Scale small Sense of enclosure enclosed

Diversity diverse

### **Skyline**

This is generally quite complex, comprising a mixture of various types of vegetation and buildings.

### **Key views**

Views are, for the most part, contained within the zone and are a mixture of small scale pastoral fields with a very rural feel and more urban views of buildings and the canal.

### **Intervisibility**

Site observation low

Views are very enclosed by trees and buildings and there are very few wider views into neighbouring zones. The only exception to this is from the canal towpath where there are views into KW\_19 although due to landform these are not particularly extensive.

### **Tranquillity**

Noise sources: Moderately quiet with occasional traffic, constant background hum of motorway traffic and intermittent noise from trains.

Urban views: Residential buildings with ornate entrance gateways, pub, canal side development, non-native conifer trees.

Presence of people: Pedestrians, road and canal users.

Tranquillity rating: High/medium. Areas further away from the B4439 have a higher tranquillity rating than those in proximity to it.

### **Functional relationship**

Pasture in the south of this zone is probably connected to the farmland further south despite being of a different scale. To the north of the B4439 the settlement edge has little relationship with the farmland beyond. The roads, canal and PROW link the zone to the wider area.

### **Visual relationship**

There is little visual relationship with the surrounding area due to the enclosed nature of the views, however the mature trees and copses do provide some visual continuity both within and beyond the zone.

### **Settlement edge**

There is no hard urban edge but residential dwellings are scattered throughout the zone, particularly as ribbon development along the B4439, Brome Hall Lane and Mill Lane. Views of dwellings are filtered by trees and mature vegetation.

<b><u>Key receptors</u></b>	<b><u>Sensitivity</u></b>
-----------------------------	---------------------------

Urban residents	high
-----------------	------

PROW	high
------	------

Canal	high
-------	------

Roads	medium
-------	--------

### **Potential for landscape enhancement**

Retain, protect and enhance existing hedgerows along lines of PROWs and other boundaries. Maintain the rural setting of the canal by restricting development to the road or lane. Preserve the typical Arden Pastures landscape character.

**Landscape Sensitivity to housing development**                      High - medium

This zone is on the southern edge of the Kingswood settlement and comprises a mixed farmland landscape and individual roadside dwellings. It stretches across both sides of the B4439, Old Warwick Road with farmland to the north, south and east. The field pattern is sub-regular medium / large, with a combination of managed roadside hedgerow and hedgerow trees and fenced boundaries. Internal field boundaries have become gappy and outgrown and are generally redundant, having been replaced by post and rail fencing. There are scattered hedgerow trees within both roadside and internal hedgerows but the landscape is more open with views to a treed horizon and individual residential properties either side of the B4439 and from within the unit. This zone forms a rural backdrop to the settlement and its open nature means it would not easily absorb further residential development.

There are a number of large individual dwellings along the B4439 and additional development would only serve to further connect the settlements of Kingswood and Rowington. Only a small amount of development would be acceptable in this zone, e.g. 2-3 dwellings, and these should be sited adjacent to Kingswood at the north-western edge of the zone.

**Landscape sensitivity to commercial development**                      High

This zone is on the southern edge of the Kingswood settlement and comprises a mixed farmland landscape and individual roadside dwellings. It stretches across both sides of the B4439, Old Warwick Road with farmland to the north, south and east. The field pattern is sub-regular medium / large, with a combination of managed roadside hedgerow and hedgerow trees and fenced boundaries. Internal field boundaries have become gappy and outgrown and are generally redundant, having been replaced by post and rail fencing. There are scattered hedgerow trees within both roadside and internal hedgerows but the landscape is more open with views to a treed horizon and individual residential properties either side of the B4439 and from within the unit. Commercial development is not apparent within the zone, although there is vehicular access to a riding stables within adjacent parcel KW\_22.

Due to the zone’s proximity to wider farmland, its degree of openness and proximity to the edge of the settlement it is not considered suitable for commercial development.

**Landscape characteristics**                      (DESK TOP)

LDU Level	ARDEN PASTURES
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded pastures
Settlement pattern	Dispersed with small farms
Cultural sensitivity	High
Ecological sensitivity	Low

Visual sensitivity      Moderate

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

#### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood

### **Characteristics**

Landform      Soft rock lowlands

Land use      Mixed farmland

**Field boundaries**      (FIELD SURVEY)

Type      Hedgerows / post and rail

Species      Thorn

Condition      Good / poor

Mgmt      Trimmed / outgrown

#### **Hedge /stream trees**

Extent      Scattered

Age structure      Mixed

**Other trees**      Apparent

Age structure      Mixed

Patch survival

Extent      Localised

Mgmt      Traditional

### **Ecological corridors**

Condition      Declining

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern      linear, visible from the B4439.

Other built features      -

Presence of water      -

Scale            medium / large                      Sense of enclosure      framed/ open

Diversity        simple

### **Skyline**

This is predominantly formed by trees, interspersed with a few residential buildings towards the edge of Kingswood settlement.

### **Key views**

These are across a rural farmland landscape and are framed by trees. The rural nature has, however, started to become degraded by the presence of pylons and residential properties with large highly maintained gardens, conifer trees and ornate entrance gateways.

### **Intervisibility**

Site observation            medium

Views beyond the immediate zone are very limited although views across the zone itself are quite open, especially to the north-east. From the B4439 views are contained to the boundary of the zone.

### **Tranquillity**

Noise sources:      Traffic on the B4439.

Urban views:      Pylons; large dwellings with highly maintained gardens, trimmed hedges, ornate gateways, conifer trees and mown verges.

Presence of people:      Very few; limited to road and PROW users.

Tranquillity rating:      High - high/medium.

### **Functional relationship**

Pasture is generally in use and is connected to fields in adjacent zones. The road and PROW also link to the wider farmed area.

### **Visual relationship**

Some internal field boundaries are becoming poor as they are replaced with fencing, leading to lack of visual continuity. Vegetation limits views into surrounding zones and helps to screen views of properties. Due to the 'urban' elements this zone forms a transition between the settlement of Kingswood and the surrounding countryside.

### **Settlement edge**

There is no urban edge.

#### **Key receptors**

#### **Sensitivity**

Rural residents

high

PROW

high

Road

medium

### **Potential for landscape enhancement**

New development should retain, protect and enhance existing hedgerows along B4439, PROW and other boundaries.

**Landscape Sensitivity to housing development**      Medium

This zone is a small triangular plot that abuts the railway and canal corridors with an area of wet woodland to the south that is sunk beneath the level of the canal. It is almost completely screened from view and comprises small fields of pasture and a garden nursery that are hidden behind mature back gardens and garages and Severn Trent's property. Tree cover along the canal corridor is good, permitting only occasional glimpsed views into gardens / fields. The zone is generally tranquil with little road noise and occasional trains and attracts only a small number of walkers and canal boat users. The zone is physically separate from the wider farmed landscape because of the canal and railway corridors and the mature vegetation / fenced boundaries that restrict views into it.

The zone could accommodate new development which should complement the local character and respect the canal setting. The strong perimeter vegetation must be retained and enhanced to ensure adequate screening from the canals and railway.

**Landscape sensitivity to commercial development**      High

Commercial development within this zone is low key and comprises a garden nursery. The zone is generally tranquil with little road noise and occasional trains and attracts only a small number of walkers and canal boat users. The zone is physically separated from the wider landscape although it does create a treed corridor to the edge of the towpath.

The proximity to housing means that this zone is not considered appropriate for further commercial development.

**Landscape characteristics**      (DESK TOP)

LDU Level	ANCIENT ARDEN
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient Wooded Pastures
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH
Ecological sensitivity	MODERATE
Visual sensitivity	HIGH

**Land Cover Parcel data**

**Landscape / planning**

Green Belt – **YES**    Parks, Gdns & Amenity Green Spaces     Ancient woodland     TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood

## **Characteristics**

Landform        Soft rock uplands

Land use        Pastoral

### **Field boundaries**        (FIELD SURVEY)

Type            Hedgerows

Species        Thorn

Condition     Good / poor

Mgmt           Trimmed / outgrown

### **Hedge /stream trees**

Extent         Scattered

Age structure   Mixed

**Other trees**     Apparent – to stream and towpath.

Age structure   Over mature

Patch survival

Extent         Localised

Mgmt           Traditional

### **Ecological corridors**

Condition     Declining – post and rail replacing hedgerow boundaries.

### **Intensity of use**

Impact         moderate

### **Pattern**

Settlement pattern     -        dispersed

Other built features -  
Presence of water - stream, canal  
Scale small Sense of enclosure enclosed  
Diversity diverse

### **Skyline**

This is formed by good tree cover.

### **Key views**

As there is no public access into this zone views from within the zone could not be assessed.

### **Intervisibility**

Site observation low

Views into the zone are extremely limited due to the good vegetation cover around the boundaries. There are glimpsed views in from the canal towpath.

### **Tranquillity**

Noise sources: Background noise from the M40 and trains on adjacent railway which is significant but intermittent.

Urban views: There are a few individual dwellings within the zone as well as dwellings and garages adjacent; greenhouses associated with the plant nursery; adjacent railway line.

Presence of people: Within the zone itself this would be limited to residents and users of the plant nursery. Adjacent to the zone are canal users.

Tranquillity rating: High/medium

### **Functional relationship**

The zone has little or no relationship with the surrounding area due to its enclosed nature, bordered by the railway, canals and edge of settlement.

### **Visual relationship**

Due to the strong vegetation cover around the perimeter of the zone, and lack of views into and out of the area, it has little visual relationship with the surrounding landscape.

### **Settlement edge**

Settlement adjacent to the zone forms a linear pattern along the B4439. Within the zone itself there are just one or two individual dwellings.

### **Key receptors**

Urban residents

### **Sensitivity**

high

Canal

medium / high

**Potential for landscape enhancement**

If this zone was to be developed the strong perimeter vegetation must be retained and enhanced to ensure adequate screening from the canals and railway. Wet woodland adjacent to zone requires careful management to ensure biodiversity is kept to an optimum.

**Landscape Sensitivity to housing development**

High - medium

This zone takes in the canal basin on the Stratford-Upon-Avon Canal at Kingswood Junction. It abuts the rail corridor to the east, canal to the north, the wider farmed landscape to the south and edge of settlement to the west. It comprises several listed buildings (former lock keepers cottages) a mooring area, canal locks, a PRoW, small scale fields of pasture with glimpsed views of the canal basin, wet woodland (alder) and, to the north of the B4439, a small area of enclosed wasteland with mature trees adjacent to the railway. Management of roadside hedgerows is a combination of overgrown / trimmed with scattered hedgerow trees, predominantly ash with very few mature oak. Tree cover along the canal corridor is good, screening the car park and neighbouring properties from view, in marked contrast to the gardens of the listed buildings within the zone. The zone is generally tranquil with little road noise and occasional trains and attracts a number of visitors, fishermen, walkers and canal boat users. Because of its very nature the canal basin is physically separated from the wider settlement with only a few cottages adjacent to the locks. However, the adjoining pockets of pasture read as part of the wider farmed landscape to the west and south of the parcel and help to provide the landscape setting to the canal.

In order to retain the setting of the canal, respect the curtilage of listed buildings and structures, and protect the alder woodland any new development should be restricted to the area of wasteland to the north of the B4439. Development here should retain the mature oak and ash.

**Landscape sensitivity to commercial development**

High

Commercial development within this zone is low key and comprises a small group of business units /shop adjacent to the canal basin car park. The zone is generally tranquil with little road noise and occasional trains and attracts a number of visitors, fishermen, walkers and canal boat users. The canal basin is physically separated from the wider settlement, apart from the area of wasteland, because of its very nature. However, the adjoining pockets of pasture read as part of the wider farmed landscape to the west and south of the parcel and help to provide the landscape setting to the canal.

In order to retain the setting of the canal, respect the curtilage of listed buildings and structures, and protect the alder woodland any further commercial development here is considered unsuitable.

**Landscape characteristics**

(DESK TOP)

LDU Level	ANCIENT ARDEN
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient Wooded Pastures
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH
Ecological sensitivity	HIGH (because of wet woodland zone)

Visual sensitivity      HIGH

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt - **YES**      Parks, Gdns & Amenity Green Spaces **YES**      Ancient woodland       TPO

#### **Biodiversity**

SSSI       Local Wildlife Sites       Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area       SAMS       Historic Parks / Gdns       Listed Blgs **YES**      Registered Battlefield

Other

Flood

### **Characteristics**

Landform      Soft rock uplands

Land use      Pastoral with small number of dwellings

#### **Field boundaries**      (FIELD SURVEY)

Type      Hedgerows

Species      Thorn

Condition      Good / poor

Mgmt      Trimmed / outgrown

#### **Hedge /stream trees**

Extent      Dense

Age structure      Mixed

**Other trees**      Apparent – to canal car park, garden boundaries and possibly young orchard within garden / edge of field where boundaries appear to merge?

Age structure      Mixed

Patch survival

Extent      Widespread

Mgmt      Traditional

### **Ecological corridors**

Condition      Intact

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern      Linear along B4439 and very occasional dwelling(s) along Brome Hall Lane, otherwise small cottages adjacent to canal locks.

Other built features      -

Presence of water      -            canal and adjacent canal basin

Scale            small                            Sense of enclosure      enclosed

Diversity            diverse

### **Skyline**

This is formed by mature trees within or close to the zone and buildings around the canal basin.

### **Key views**

These are a mixture of the canal landscape with boats moored in the marina and associated canal buildings and locks, and a very rural pastoral landscape of small fields and mature hedgerows and trees. Views are very enclosed and small-scale in nature.

### **Intervisibility**

Site observation            Low

Views in and out of the zone are very limited due to the strong vegetation cover. Views across the zone are also limited, with views of the canal basin well screened by vegetation from the west. There are very occasional glimpsed views out of the zone to a well-treed landscape beyond.

### **Tranquillity**

Noise sources:      Occasional trains /road traffic. Noise from the railway is significant but intermittent.

Urban views:      Buildings and moored boats around the canal basin; adjacent railway

Presence of people:      This is a relatively busy zone with canal users, visitors and fishermen

Tranquillity:      High / medium

### **Functional relationship**

The junction of the Stratford-Upon-Avon and Grand Union canals lies within this zone and therefore the canal basin and marina form an important part of the wider canal network. The small scale

pasture fields to the west of the zone link to the wider farmed landscape, especially in adjacent zone KW\_20. The B4439 road also links to the surrounding area.

### **Visual relationship**

Views out of the zone are limited but the small scale pasture fields connect visually with the rural landscape to the south and west. The strong vegetation cover and mature trees also link to the wider landscape.

### **Settlement edge**

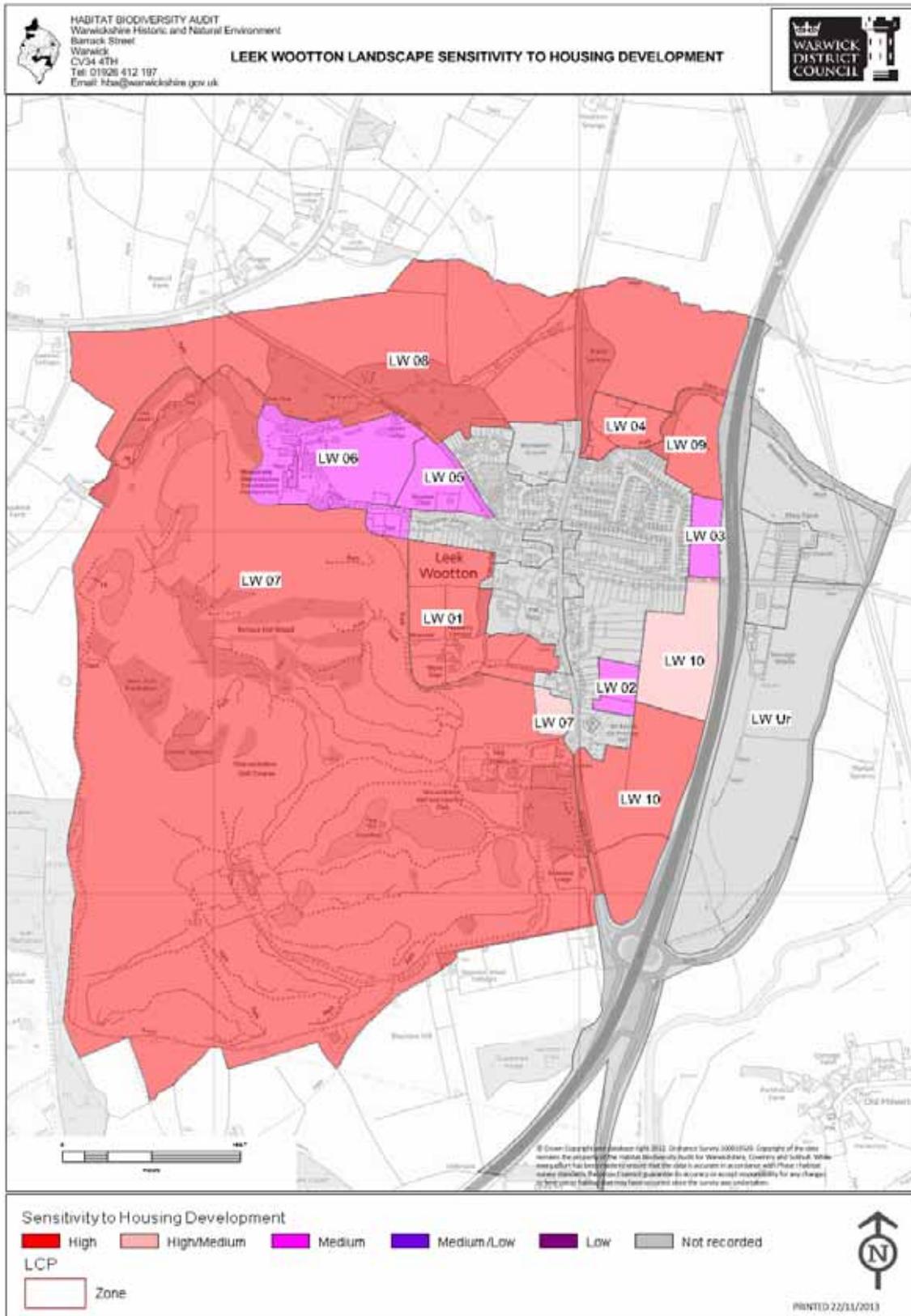
There is no urban edge but a collection of individual dwellings and canal buildings.

<b><u>Key receptors</u></b>	<b><u>Sensitivity</u></b>
Rural residents	high
Canal	high
Road	medium

### **Potential for landscape enhancement**

In order to retain the setting of the canal, respect the curtilage of listed buildings and structures, and protect the alder woodland any new development should be restricted to the area of wasteland to the north of the B4439. Development here should retain the mature oak and ash. There should be careful management of the existing alder woodland adjacent to the canal basin to ensure biodiversity is kept to an optimum.

# LEEK WOOTTON



## **Leek Wootton**

### **Introductory note**

Leek Wootton is a large village set within a framework of small to medium scale pastoral fields, woodland and spinneys, including ancient woodland to the north and west and a registered park and garden (Gaveston Wood) to the south. The historic settlement is predominantly to the west of the Warwick Road with several listed buildings; the village church, pub, timber framed thatched buildings and 19<sup>th</sup> century to early 20<sup>th</sup> century traditional red brick buildings along Warwick Road and Woodcote Lane that are contained within a Conservation Area. The Conservation Area also includes two areas of agricultural land which link other significant parts of the village together, providing strong visual references to the small scale pastoral landscape synonymous with the Arden Parklands. 20<sup>th</sup> Century development has been shaped around the historic core, key roads and lanes, a significant proportion of which is in keeping with the local character. Groups of mature trees protected by Tree Preservation Orders are visible from other parts of the settlement and from PRoWs, for example the trees on Woodcote Lane create one of the 'entrances' to the village and the road that runs north south through the village runs in a shallow depression until rising to the tree belt which leads out of the village. Commercial development comprises the Warwickshire Golf and Country Club, Rio Grande riding stables, the pub, the Sports Club and two small businesses adjacent to the pub. Important views are included within the definition of the Conservation Area and relate to both views in /out of the Conservation Area. Local residents can remember quarrying of land to the back of a group of dwellings just outside the Conservation Area, hence the name Quarry Fields.

Potential development areas include land owned by Warwickshire Police Headquarters, zone LW\_06. This contains the listed building Woodcote House and part of the former estate.

LCP/Zone      LW\_01      Settlement: Leek Wootton      Parish: Leek Wootton & Guy's Cliffe

### **Landscape Sensitivity to housing development**

High

This zone lies to the west and south of the historic core of the village and partly within the conservation area. It comprises a regular small to medium scale pastoral field pattern, with predominantly fenced boundaries. The zone is crossed by two PRoWs (178 & 179a) and also includes one listed building – Stone Edge (grade II). Tree cover consists of a small copse and several prominent field trees.

The zone is very visible from zone LW\_07 and provides an important setting to the historic core of the village and the listed building, therefore making it unsuitable for development.

### **Landscape sensitivity to commercial development**

High

This zone lies to the west and south of the historic core of the village and partly within the conservation area. It comprises a regular small to medium scale pastoral field pattern, with predominantly fenced boundaries. The zone is crossed by two PRoWs (178 & 179a) and also includes one listed building – Stone Edge (grade II). Tree cover consists of a small copse and several prominent field trees.

The zone is very visible from zone LW\_07 and provides an important setting to the historic core of the village and the listed building, therefore making it unsuitable for development.

**Landscape characteristics** (DESK TOP)

LDU Level ARDEN PARKLANDS  
Physiographic  
Ground type Loamy brown soils  
Landcover Ancient wooded farmlands  
Settlement pattern Villages and estate farms  
Cultural sensitivity MODERATE  
Ecological sensitivity LOW  
Visual sensitivity MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

Cons. Area **YES** SAMS  Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood -

**Characteristics**

Landform Hard rock lowlands  
Land use Pastoral

**Field boundaries** (FIELD SURVEY)

Type Fences

Species

Condition

Mgmt

### **Hedge /stream trees**

Extent            Scattered

Age structure    Mixed

### **Other trees**

Extent            Prominent

Age structure    Mixed

### **Patch survival**

Extent            Localised

Mgmt             Neglected

### **Ecological corridors**

Condition        Fragmented

### **Intensity of use**

Impact            Low

### **Pattern**

Settlement pattern      A small number of individual properties in large gardens / grounds.

Other built features     -

Presence of water       -

Scale                Small / medium

Sense of enclosure      Generally enclosed, but more open in the south-west corner.

Diversity             Simple

### **Skyline**

This is mostly formed by trees either within or immediately adjacent to the zone. However, looking east / south-east from the more open southern part of the zone there is a much more distant horizon.

### **Key views**

Views within the zone are predominantly of a very rural, pastoral landscape. A small copse and some large field trees give the zone a well treed appearance, although the lack of hedgerows detracts from this. A tall conifer hedge forms an incongruous field / garden boundary which is not in keeping with the landscape character.

### **Intervisibility**

Site observation: Medium

Views to the north are contained within this zone. Views to the south and west are across the golf course of zone LW\_07 and are generally contained by vegetation in or around LW\_07. Views to the east / south-east are much more extensive and look towards a distant horizon beyond Leamington and Lillington. There are views into the zone from LW\_07.

### **Tranquillity**

Noise sources: Distant background noise of A46

Urban views: Edge of settlement on northern edge of zone; golf course

Presence of people: Infrequent users of the PRoW

Tranquillity rating: high / medium.

### **Functional relationship**

Part of this zone lies within the conservation area and as such provides a rural setting for the historic core of the village. PRoWs also provide a link to the wider area.

### **Visual relationship**

The mature field trees and small copse provide an important visual link to the larger spinneys and woodlands in the surrounding area.

### **Settlement edge**

The historic core of Leek Wootton abuts this zone although it is well screened by mature vegetation. It forms an indented edge which would be sensitive to further development. Modern houses form a linear edge to the north of the zone but this is softened by mature garden vegetation. There are a small number of individual properties set within large gardens / grounds within the zone.

### **Key receptors**

### **Sensitivity**

Urban & rural residents	high
PRoWs	high
Users of Golf Course	high / medium

### **Potential for landscape enhancement**

Reinstate native hedgerows along field boundaries. Suggest conifer hedge is restored to native species such as Beech which will retain its leaves and still provide a good screen.

**Landscape Sensitivity to housing development** Medium

This is a small zone set behind the settlement edge of Warwick Road, adjacent to All Saints CE Primary School. There is no public access into the site and views into the zone are limited to the adjacent properties and from the A46 to the east. The zone is bordered on two sides by garden boundaries of modern properties which are not within the conservation area, by the school to the south and open arable fields to the east.

The zone would be suitable for a small number of residential properties providing it respects existing landform and incorporates new planting around the edge to provide a buffer. It should respect views from the neighbouring properties and school and because of this it may be difficult to mitigate to improve the tranquillity due to the proximity of the A46. Development within this zone is unlikely to improve the landscape setting.

**Landscape sensitivity to commercial development** High

This is a small zone set behind the settlement edge of Warwick Road, adjacent to All Saints CE Primary School. There is no public access into the site and views into the zone are limited to the adjacent properties and from the A46 to the east. The zone is bordered on two sides by garden boundaries of modern properties which are not within the conservation area, by the school to the south and open arable fields to the east.

Due to proximity to the existing settlement and school, and the open nature of views towards the zone from the A46, this zone is not considered suitable for development.

**Landscape characteristics** (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform        Hard rock lowlands

Land use        Pastoral

**Field boundaries**        (FIELD SURVEY) NB - As there is no public access into the site the information below has been compiled using aerial photographs in the main and therefore there are some gaps.

Type            Hedgerows

Species        Not known

Condition     Not known

Mgmt          Not known

## **Hedge /stream trees**

Extent        None

Age structure -

## **Other trees**

Extent        None

Age structure -

## **Patch survival**

Extent        Not known

Mgmt         Not known

## **Ecological corridors**

Condition     Not known

### **Intensity of use**

Impact            Not known

### **Pattern**

Settlement pattern    Adjacent

Other built features    -

Presence of water      -

Scale                    Small

Sense of enclosure

Diversity

### **Skyline**

Not known

### **Key views**

Not known

### **Intervisibility**

Site observation:        medium

Views into the zone are concealed on three sides and restricted to adjacent properties and users of the school. Views from the A46 to the east are more open with little in the way of vegetation / trees to screen views.

### **Tranquillity**

Noise sources:    A46

Urban views:    Edge of settlement and A46

Presence of people:    None

Tranquillity rating:    medium

### **Functional relationship**

The zone appears to have little relationship with the surrounding area.

### **Visual relationship**

Not known

### **Settlement edge**

A linear edge formed by garden boundaries of modern properties.

**Key receptors****Sensitivity**

Urban residents

High

School

High

**Potential for landscape enhancement**

Whilst it is possible to provide a landscape buffer adjacent to the school to restrict views into the school grounds it will not be possible to mitigate the views currently experienced by residents on the Warwick Road that would back onto this site.

**Landscape Sensitivity to housing development** Medium

This zone is sandwiched between the settlement edge and the A46 corridor. It comprises small scale pasture managed as paddocks. Views into the zone are obtained from Hill Wootton Road and from the back of properties on The Hamlet, but any views from the settlement are likely to be filtered by intervening boundary vegetation. Traffic on the A46 road bridge is visible, noise levels are high and the bridge itself is a very hard urban design. The zone provides a rural context to the edge of the settlement.

The zone has minimal functional or visual relationship with the surrounding area and would be suitable for development providing noise impact from the adjacent A46 could be reduced. A strong landscape buffer should be retained and extended in width along the A46 to maintain connectivity with the wider area and a green corridor. The avenue of trees along Hill Wootton Road is a strong feature and should be retained and protected by a TPO.

**Landscape sensitivity to commercial development** High

This zone is sandwiched between the settlement edge and the A46 corridor. It comprises small scale pasture managed as paddocks. Views into the zone are obtained from Hill Wootton Road and from the back of properties on The Hamlet, but any views from the settlement are likely to be filtered by intervening boundary vegetation. The zone provides a rural context to the edge of the settlement.

The small scale nature of the zone and its proximity to houses on The Hamlet would make this zone unsuitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform Hard rock lowlands

Land use Pastoral

## **Field boundaries** (FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Mixed (good, poor and relic)

Mgmt Mixed (internal one outgrown; roadside one trimmed but gappy)

## **Hedge /stream trees**

Extent Dense along Hill Wootton Road; none within remainder of zone

Age structure Mature

## **Other trees**

Extent None

Age structure -

## **Patch survival**

Extent Relic

Mgmt Neglected

## **Ecological corridors**

Condition Declining

## **Intensity of use**

Impact Low

### **Pattern**

Settlement pattern	Edge of settlement forms western boundary of the zone.
Other built features	-
Presence of water	-
Scale	Small
Sense of enclosure	Enclosed
Diversity	Simple

### **Skyline**

This is formed by mature trees adjacent to the zone in the south and east, trees around zone LW\_09 to the north and the edge of settlement to the west.

### **Key views**

The whole of this zone is visible from any one view point and comprises two small fields used for grazing horses. Although views are predominantly rural in nature, the edge of the settlement starts to give an urban feel to the zone, as does the adjacent A46 bridge over Hill Wootton Road. The avenue of trees along Hill Wootton Road creates a 'gateway' into the village and helps to screen the A46 bridge.

### **Intervisibility**

Site observation: Medium

Views from this zone are very contained. Zone LW\_09 can be seen to the north but any further views are blocked by a tree belt on higher ground. Part of zone LW\_10 can also be seen but rising ground prevents any further views in this direction. Views to the west are blocked by the settlement edge, and to the east by tree cover along the A46. Properties adjacent to the zone have a direct view into it, although this is filtered to some extent by garden and boundary vegetation.

### **Tranquillity**

Noise sources: Road traffic on A46

Urban views: Settlement edge and A46 bridge

Presence of people: None

Tranquillity rating: Low

### **Functional relationship**

This zone has a functional relationship with zone LW\_09 to the north by virtue of the pasture fields but it has less of a relationship with the remainder of its surroundings as the farmland to the south is larger scale and arable.

### **Visual relationship**

The strong tree cover adjacent to the zone, along the A46, provides a visual link to the tree belts in the surrounding area.

### **Settlement edge**

This is a linear edge of modern brick detached dwellings with gardens.

### **Key receptors**

### **Sensitivity**

Rural residents

high

Hill Wootton Road

medium

### **Potential for landscape enhancement**

Replace and enhance hedgerow boundaries. Retain and extend the width of the landscape buffer along the A46 to maintain connectivity with the wider area and a green corridor. The avenue of trees along Hill Wootton Road is a strong feature and should be retained and protected by a TPO.

**Landscape Sensitivity to housing development** High

This zone is a small triangular area of pasture fields, used for horse grazing, on the northern edge of the settlement. It is surrounded by spinnies (ancient woodland) on two sides and a large arable field on the third, though views in this direction are also contained by Bullimore / Thickthorn Woods on the edge of Kenilworth. The northern limit of the conservation area borders the zone.

Due to the proximity of ancient woodland, the conservation area and to prevent the encroachment of the village boundary towards Kenilworth, this zone is not considered suitable for development.

**Landscape sensitivity to commercial development** High

This zone is a small triangular area of pasture fields, used for horse grazing, on the northern edge of the settlement. It is surrounded by spinnies (ancient woodland) on two sides and a large arable field on the third, though views in this direction are also contained by Bullimore / Thickthorn Woods on the edge of Kenilworth. The northern limit of the conservation area borders the zone.

Due to the proximity of ancient woodland, the conservation area and to prevent the encroachment of the village boundary towards Kenilworth, this zone is not considered suitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

**Characteristics**

Landform      Hard rock lowlands

Land use      Pastoral

**Field boundaries      (FIELD SURVEY)**

Type            Hedgerows / fences

Species

Condition      Relic

Mgmt

**Hedge /stream trees**

Extent            None

Age structure    -

**Other trees**

Extent            Insignificant

Age structure    Overmature

**Patch survival**

Extent            Relic

Mgmt              Neglected

**Ecological corridors**

Condition        Fragmented

**Intensity of use**

Impact            Low

**Pattern**

Settlement pattern      Edge of settlement adjacent to southern boundary.

Other built features    -

Presence of water      -

Scale	Small
Sense of enclosure	Framed
Diversity	Simple

### **Skyline**

The skyline is formed by trees in all directions but is more prominent to the north as the northern edge of the zone sits on a ridgeline.

### **Key views**

Views within the zone are very rural in character and framed by woodland on all sides. The loss of hedgerows and introduction of tape fences gives the area a slightly degraded feel. The gardens of adjacent properties about the zone and the introduction of garden fences, gates and conifer hedges also detract from the otherwise rural character.

### **Intervisibility**

Site observation: Low

Views are very contained within the zone, with just a small part of zone LW\_08 visible to the north. There are no views into the zone from surrounding areas.

### **Tranquillity**

Noise sources: Some background noise from the A46

Urban views: None

Presence of people: Infrequent (users of PRoW)

Tranquillity rating: high / medium

### **Functional relationship**

The zone provides a rural setting to the edge of the conservation area and adjacent ancient woodland. The PRoW links to the wider area.

### **Visual relationship**

Spinneys around the edge of this zone provide a visual connection and sense of unity with the wider landscape.

### **Settlement edge**

The gardens of properties on the northern edge of Leek Wootton about this zone but good tree cover means the houses themselves are mainly unseen.

### **Key receptors**

PROW

### **Sensitivity**

high

### **Potential for landscape enhancement**

Reinstate native hedgerows to restore connectivity between Black Spinney and the tree belt along the PRow.

**Landscape Sensitivity to housing development** Medium

This zone comprises one triangular field of pasture between Woodcote Lane, Woodcote Drive and the sports field of the Warwickshire Police HQ. There is good tree cover along the two roadside boundaries, predominantly oak and ash, but only scant scrubby vegetation along the boundary with the sports field. There are a few individual field trees, one of which is dead and the whole zone is covered by a TPO. The south-east tip of the zone falls within the edge of the conservation area. There is no public access within the zone and good vegetation cover along Woodcote Lane restricts views into the zone from this direction.

The zone bears little relationship to its surroundings and is surrounded by the existing settlement on two sides, and the Police HQ on the third. Therefore it is considered suitable for development providing the strong boundary vegetation and TPO trees are retained and unaffected.

**Landscape sensitivity to commercial development** High

This zone comprises one triangular field of pasture between Woodcote Lane, Woodcote Drive and the sports field of the Warwickshire Police HQ. There is good tree cover along the two roadside boundaries, predominantly oak and ash, but only scant scrubby vegetation along the boundary with the sports field. There are a few individual field trees, one of which is dead and the whole zone is covered by a TPO. The south-east tip of the zone falls within the edge of the conservation area. There is no public access within the zone and good vegetation cover along Woodcote Lane restricts views into the zone from this direction.

Due to its proximity to the conservation area and listed building of Woodcote the zone is not considered suitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO **YES**

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area **YES** SAMS  Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood -

## **Characteristics**

Landform Hard rock lowlands

Land use Pastoral

## **Field boundaries**

Type Hedgerows / fence

Species Mixed

Condition Relic

Mgmt -

## **Hedge /stream trees**

Extent Dense along roadsides

Age structure Mixed

## **Other trees**

Extent Apparent

Age structure Overmature

## **Patch survival**

Extent Relic

Mgmt Neglected

## **Ecological corridors**

Condition Fragmented

### **Intensity of use**

Impact            Low

### **Pattern**

Settlement pattern    Adjacent to two sides

Other built features    -

Presence of water      -

Scale                    Medium

Sense of enclosure     Enclosed

Diversity                Simple

### **Skyline**

This is formed by the mature trees around the perimeter of the zone and adjacent Police HQ.

### **Key views**

Views within the site are of a single pasture field enclosed by mature trees. Views of the sports field, cars and radio mast in the adjacent zone LW\_06 give the zone a slightly more urban feel.

### **Intervisibility**

Site observation:        Low

Views out of this zone are obstructed by trees in all directions, and are restricted to no further than zone LW\_06. Likewise, views into the zone are limited to LW\_06.

### **Tranquillity**

Noise sources:    A quiet zone

Urban views:    Police HQ buildings, vehicles, radio mast, sports field in adjacent zone.

Presence of people:    None

Tranquillity rating:    high / medium

### **Functional relationship**

The zone has no functional relationship with the surrounding area other than Woodcote Lane which provides a link to the wider area.

### **Visual relationship**

The mature trees within and around the zone provide a visual link to those around the Police HQ and a larger area of woodland to the north.

### **Settlement edge**

The linear edge of the settlement abuts two sides of the zone and comprises modern detached brick dwellings with gardens. There is one individual property within the zone.

#### **Key receptors**

#### **Sensitivity**

Urban residents

high

Road

medium

#### **Potential for landscape enhancement**

Reinstate native hedge to provide connectivity between roadside trees on Woodcote Lane and Woodcote Drive. Retain and protect the strong boundary vegetation and TPO trees.

**Landscape Sensitivity to housing development** Medium

This zone comprises the Warwickshire Police Headquarters: the grade II listed building of Woodcote, ancillary buildings, sports field and landscaped grounds with a lake and many mature trees. The trees are all covered by a TPO and include cedars said to be over 300 years old. The listed building with its mature landscape framework is complementary to the Arden Parklands setting. Views into the zone are limited to LW\_05 and a small section of the boundary with LW\_07.

Any development in this zone must respect the setting of the listed building and its grounds as well as protect the trees covered by TPOs. Planting in the form of small copses should be carried out to screen development from LW\_07 and to maintain a green corridor between the golf course and woodland on Woodcote Lane.

**Landscape sensitivity to commercial development** High

This zone comprises the Warwickshire Police Headquarters: the grade II listed building of Woodcote, ancillary buildings, sports field and landscaped grounds with a lake and many mature trees. The trees are all covered by a TPO and include cedars said to be over 300 years old. Views into the zone are limited to LW\_05 and a small section of the boundary with LW\_07.

In order to preserve the setting of the listed building this zone is not considered suitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt  Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO **YES**

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood -

## **Characteristics**

Landform      Hard rock lowlands

Landcover      Parkland

**Field boundaries**      (FIELD SURVEY)  
of the information below is incomplete.

NB – As there is no public access into this zone some

Type

Species

Condition

Mgmt

## **Hedge /stream trees**

Extent

Age structure

## **Other trees**

Extent                      Prominent

Age structure              Mixed

## **Patch survival**

Extent

Mgmt

## **Ecological corridors**

Condition

### **Intensity of use**

Impact High

### **Pattern**

Settlement pattern One individual dwelling (North Lodge)

Other built features Woodcote grade II listed building, ancillary Police HQ buildings, radio mast

Presence of water Lake

Scale

Sense of enclosure

Diversity

### **Skyline**

This is formed mainly by mature trees within or adjacent to the zone.

### **Key views**

Views are of a parkland setting for Woodcote, with many mature trees often of non-native species. Car parks and the radio mast detract from this setting.

### **Intervisibility**

Site observation: Low

Views in most directions are likely to be contained within the zone by the woodland and mature trees. However, there are open views into LW\_05 and over the golf course of LW\_07 towards Warwick. Views into the zone are limited to LW\_05, a small part of the boundary of LW\_07 and occasional filtered views from Woodcote Lane.

### **Tranquillity**

Noise sources: A very quiet zone

Urban views: Ancillary buildings and radio mast of Police HQ

Presence of people: Numerous (workers at Police HQ)

Tranquillity rating: Medium

### **Functional relationship**

This zone has no functional relationship with the surrounding area.

### **Visual relationship**

The mature trees provide a visual link to the nearby woodland and spinnies and trees on the golf course. Although the ornamental species in this zone are not in character with the native species found nearby they are in keeping with the artificially landscaped setting of the listed building.

### **Settlement edge**

N/A

### **Key receptors**

### **Sensitivity**

Rural residents

high

Woodcote Lane

medium

### **Potential for landscape enhancement**

Retain and enhance the parkland character by replacing old trees with similar species where necessary. Ensure TPOs are given adequate protection. Planting should be carried out to screen development from LW\_07 and to maintain a green corridor between the golf course and woodland on Woodcote Lane whilst still retaining views of Woodcote House.

**Landscape Sensitivity to housing development** High

This zone comprises the club house and grounds to the Warwickshire Golf and Country Club, small blocks of woodland and plantations including an arboretum to the north of Gaveston Lodge, ProWs W178, W179a/W179d, W223 and W226, a small number of individual dwellings along the Warwick Road and a sports ground and car park adjacent to the Warwickshire Police Headquarters. The majority of the zone has been artificially created. Although there is high maintenance of the greens and lakes there are blocks of young woodland and an arboretum which give the zone a more natural feel and link it to the surrounding area. There is also a small block of trees, including Scots pine, south of Stone Edge which lies within the southern edge of a Conservation Area and two areas of TPOs on the northern boundary. The area of grass adjacent to the entrance drive is used by the school and club members for sport. There are extensive views from the higher ground in the north of the zone, looking south and east across the zone and beyond.

Due to the use of this area as a golf course and the distance away from the main settlement the majority of this zone is not considered suitable for development. A small amount of linear development could be accommodated along the Warwick Road adjacent to the golf club entrance but this should not extend further west than the current building line of properties along the Warwick Road. Any development would have to be carefully designed to be integrated into the landscape, and must take account of the landform / skyline as the ground rises quite steeply in this area. A landscape buffer should also be provided to retain the link between the pastoral fields of LW\_01 and the golf course. A small area within the Police HQ site (former tennis courts area), may also have some capacity for development.

**Landscape sensitivity to commercial development** High

This zone comprises the club house and grounds to the Warwickshire Golf and Country Club, small blocks of woodland and plantations including an arboretum to the north of Gaveston Lodge, ProWs W178, W179a/W179d, W223 and W226, a small number of individual dwellings along the Warwick Road and a sports ground and car park adjacent to the Warwickshire Police Headquarters. The majority of the zone has been artificially created. Although there is high maintenance of the greens and lakes there are blocks of young woodland and an arboretum which give the zone a more natural feel and link it to the surrounding area. There is also a small block of trees, including Scots pine, south of Stone Edge which lies within the southern edge of a Conservation Area and two areas of TPOs on the northern boundary. There are extensive views from the higher ground in the north of the zone, looking south and east across the zone and beyond.

This zone already contains commercial development associated with the Golf & Country Club and the open nature of views make it unsuitable for any further commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level ARDEN PARKLANDS

Physiographic

Ground type Loamy brown soils

Landcover Ancient wooded farmlands  
Settlement pattern Villages and estate farms  
Cultural sensitivity MODERATE  
Ecological sensitivity LOW  
Visual sensitivity MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces **YES** Ancient woodland  TPO **YES**

#### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs **YES** Registered Battlefield

Other

Flood -

### **Characteristics**

Landform Hard rock lowlands

Land use Pastoral

#### **Field boundaries (FIELD SURVEY)**

Type Hedgerows

Species Mixed

Condition Redundant

Mgmt Outgrown

#### **Hedge /stream trees**

Extent Insignificant

Age structure Mixed

#### **Other trees**

Extent Prominent

Age structure    Mixed

### **Patch survival**

Extent            Localised

Mgmt             Intensive

### **Ecological corridors**

Condition        Declining

### **Intensity of use**

Impact            High

### **Pattern**

Settlement pattern    A few individual dwellings along the Warwick Road

Other built features    Golf and Health Club buildings.

Presence of water      Lakes (Man-made)

Scale              Large

Sense of enclosure     Open / framed

Diversity              Simple

### **Skyline**

From the higher ground the skyline is open, with a distant horizon. The tower of St. Mary's Church in Warwick can be seen breaking the skyline, as can the high rise flats in Lillington. From lower levels the skyline is formed by trees and vegetation within or around the edge of the zone.

### **Key views**

Views within the zone are of a man-made unnaturally hilly landscape of close mown golf greens interspersed by areas of longer grass, individual trees, small blocks of woodland, lakes, bunkers and winding golf buggy paths. The south of the zone is a more natural landscape, with regenerating vegetation, but visually this is spoilt by a row of pylons that cut through the zone.

### **Intervisibility**

Site observation:        High

From the higher ground there are extensive views across the zone, looking east towards Leamington, Lillington and beyond, and towards Warwick in the south. Views to the north and west are contained by large blocks of woodland just outside the boundary of the zone. There are views into LW\_01 and limited views into LW\_06.

### **Tranquillity**

Noise sources: Some background noise from A46.

Urban views: Pylons; buildings / car parks of Golf & Country Club.

Presence of people: Golfers & Health Club users; well-used PRoWs.

Tranquillity rating: high / medium

### **Functional relationship**

The blocks of woodland and trees link to those beyond the zone to form a green corridor for wildlife.

### **Visual relationship**

Although this appears to be a very unnatural landscape the trees and small blocks of woodland provide a visual link to the wider area.

### **Settlement edge**

There is no settlement edge – just a few individual large properties with gardens along the Warwick Road.

### **Key receptors**

### **Sensitivity**

Rural residents	high
PRoWs	high
Users of Golf & Country Club	high
Roads	medium

### **Potential for landscape enhancement**

Enhance biodiversity potential of perimeter areas not used for golf, e.g. by better management and / or habitat creation. Enhance the corridor links between tree blocks and water features. If development was to take place along the Warwick Road a landscape buffer should also be provided to retain the link between the pastoral fields of LW\_01 and the golf course.

**Landscape Sensitivity to housing development**      High

This is a large zone to the north of the settlement which is characterised as Arden Parklands. The old 'Park Pale' marking the boundary between the old Warwick and Kenilworth Castles' estates lies just outside the zone. The zone stretches from Goodrest Cottages in the west to the A46 in the east and comprises large scale arable farmland. It is dissected by Woodcote Lane and the Warwick Road and a very short section of PRoW W222 leading from woodland known as The Lunch to Rouncil Lane. The Lunch was designated as a Local Wildlife Site in 2012, and forms part of a larger block of woodland associated with the Warwickshire Police HQ and covered by a TPO. Another block of woodland, Black Spinney, lies to the east of the Warwick Road and is designated ancient woodland. These woodland blocks mark the northern edge of the village.

The zone is very rural in character and currently contains no residential properties. In order to maintain the Arden Parklands character and both a visual and physical separation from Kenilworth, this zone is considered highly sensitive to development.

**Landscape sensitivity to commercial development**      High

This is a large zone to the north of the settlement which is characterised as Arden Parklands. The old 'Park Pale' marking the boundary between the old Warwick and Kenilworth Castles' estates lies just outside the zone. The zone stretches from Goodrest Cottages in the west to the A46 in the east and comprises large scale arable farmland. It is dissected by Woodcote Lane and the Warwick Road and a very short section of PRoW W222 leading from woodland known as The Lunch to Rouncil Lane. The Lunch was designated as a Local Wildlife Site in 2012, and forms part of a larger block of woodland associated with the Warwickshire Police HQ and covered by a TPO. Another block of woodland, Black Spinney, lies to the east of the Warwick Road and is designated ancient woodland.

There is some commercial development in this zone - a caravan dealer on the Warwick Road (Broad Lane Leisure). However, due to the zone's rural character and the need to prevent erosion of the landscape between Leek Wootton and Kenilworth, this zone is not considered suitable for further commercial development.

**Landscape characteristics**      (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland **YES** TPO **YES**

### **Biodiversity**

SSSI **YES** Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood - Part (northern boundary)

### **Characteristics**

Landform Hard rock lowlands

Land use Pastoral

### **Field boundaries (FIELD SURVEY)**

Type Hedgerows

Species Thorn

Condition Good / poor

Mgmt Outgrown

### **Hedge /stream trees**

Extent Dense (stream); scattered (hedgerow)

Age structure Mixed

### **Other trees**

Extent Prominent (woodland plantation, ancient woodland and very occasional field tree)

Age structure Mixed

### **Patch survival**

Extent Localised

Mgmt Intensive

### **Ecological corridors**

Condition      Intact

### **Intensity of use**

Impact            Moderate

### **Pattern**

Settlement pattern      N/A

Other built features      Caravan dealer

Presence of water      Stream

Scale                      Large

Sense of enclosure      Framed

Diversity                 Simple

### **Skyline**

This is formed in all directions by trees / hedgerows, either close to or in the middle distance.

### **Key views**

Views within the zone are of a fairly flat, arable landscape, framed by woodlands and tree belts. Views are very rural in nature.

### **Intervisibility**

Site observation:         Low

For the most part views are contained within the zone by the woodland / tree belts. The exception to this is looking to the north from the slightly higher ground on the edge of Leek Wootton (e.g. from the recreation ground which abuts the zone), where views are beyond the zone to Kenilworth. Due to landform and vegetation views into the zone are limited.

### **Tranquillity**

Noise sources: There is noise from the Warwick Road and A46 in parts of the zone in proximity to these roads, but further away the zone is very quiet.

Urban views:      None

Presence of people:      Other than road users there are very few people in this zone.

Tranquillity rating:      high.

### **Functional relationship**

The arable farmland in this zone extends beyond the zone to the north. The PRoW, stream and roads also provide links to the wider area.

### **Visual relationship**

The rural nature of views continues beyond the zone and the woodland blocks relate to those in the wider area, giving visual unity to the landscape.

### **Settlement edge**

N/A

### **Key receptors**

### **Sensitivity**

PROW

high

Roads

medium

### **Potential for landscape enhancement**

Conserve and enhance hedgerows through gapping up or replacement, and management. Maintain and strengthen the tree belts that provide good screening to the caravan dealer, especially to the southern side.

**Landscape Sensitivity to housing development** High

This is a small zone comprising just a single field of pasture sitting between the north-eastern edge of the settlement and the A46. It is bordered by a strip of ancient woodland to the north and west, a tree belt along the A46 to the east and zone LW\_03 and the edge of the settlement to the south. The ground rises in this zone from LW\_03 to the south, making it more prominent in views from Hill Wootton Road and the adjacent settlement.

Due to its proximity to ancient woodland, detachment from the settlement and more prominent skyline this zone is not considered suitable for development.

**Landscape sensitivity to commercial development** High

This is a small zone comprising just a single field of pasture sitting between the north-eastern edge of the settlement and the A46. It is bordered by a strip of ancient woodland to the north and west, a tree belt along the A46 to the east and zone LW\_03 and the edge of the settlement to the south. The ground rises in this zone from LW\_03 to the south, making it more prominent in views from Hill Wootton Road and the adjacent settlement.

Due to its proximity to ancient woodland, detachment from the settlement and more prominent skyline this zone is not considered suitable for development.

**Landscape characteristics** (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE / HIGH

**Land Cover Parcel data**

**Landscape / planning**

Green Belt **YES** Parks, Gdns & Amenity Green Spaces  Ancient woodland **YES** TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform Hard rock lowlands

Land use Pastoral

## **Field boundaries (FIELD SURVEY)**

Type Hedgerow

Species -

Condition Redundant

Mgmt -

## **Hedge /stream trees**

Extent None

Age structure -

## **Other trees**

Extent Prominent

Age structure Mixed

## **Patch survival**

Extent Localised

Mgmt Traditional

## **Ecological corridors**

Condition Declining

## **Intensity of use**

Impact Low

## **Pattern**

Settlement pattern The edge of the settlement abuts a small section of the zone and comprises a linear row of detached dwellings with gardens.

Other built features	-
Presence of water	-
Scale	Medium
Sense of enclosure	Enclosed
Diversity	Simple

### **Skyline**

This is formed by trees in all directions. As the ground rises in this zone the skyline is more prominent from the south, despite the backdrop of trees.

### **Key views**

Views are of a single field of pasture with a strong wooded enclosure. A line of overhead wires and the edge of the settlement detract from an otherwise rural view.

### **Intervisibility**

Site observation: Medium / High

There are good views into the zone from the settlement and Hill Wootton Road. Views into and out of the site to the north, east and west are restricted by tree cover.

### **Tranquillity**

Noise sources: A46

Urban views: Edge of settlement, overhead wires

Presence of people: None

Tranquillity rating: Medium / low

### **Functional relationship**

The pasture field connects with those of zone LW\_03 to the south. The belt of ancient woodland forms part of Wootton Spinnies which continues to the east of the A46 and also connects with the tree belt alongside this road, forming a good wildlife corridor.

### **Visual relationship**

The strong tree belts continue beyond the zone forming a visual link with the wider area.

### **Settlement edge**

This is formed by modern detached brick properties with gardens. The garden boundaries form a linear edge to a small part of the southern boundary which is softened by trees / vegetation.

**Key receptors**

**Sensitivity**

Urban residents

high

**Potential for landscape enhancement**

Reinstate / gap up hedgerow between this zone and LW\_03. Safeguard the ancient woodland by appropriate management.

**Landscape Sensitivity to housing development**      High - medium

This zone comprises large arable fields between the eastern edge of the settlement and the A46, stretching from Hill Wootton Road in the north to the A46 roundabout in the south. Hedgerows are generally redundant and have become very gappy with few surviving hedgerow trees. Tree cover is limited to an avenue along Hill Wootton Road which is a strong feature and should be retained and protected by a TPO. The ground rises to a slight ridge just south of Hill Wootton Road but is then very flat, giving rise to extensive open views over the A46 towards Lillington in the east.

Due to this open nature of views any development in this zone would need to be very minimal and should avoid 'joining up', either physically or visually, with Old Milverton and Guy's Cliffe. In order to achieve this, development should be restricted to the northern part of the zone, going no further south than the school and no further east than the existing building line along Hill Wootton Road. The roundabout entrance to The Warwickshire Golf Club forms a 'gateway' to the village and any development south of this should be avoided. In addition, the area to the east beyond this zone, between the A46 and B4115, should also be protected from development in order to retain a green buffer between neighbouring settlements. Any development of LW\_10 should be used to help restore the Arden Parkland landscape characteristics and a landscape buffer should be provided adjacent to the new development. The avenue of trees along Hill Wootton Road is a strong feature and should be retained and protected by a TPO.

**Landscape sensitivity to commercial development**      High

This zone comprises large arable fields between the eastern edge of the settlement and the A46, stretching from Hill Wootton Road in the north to the A46 roundabout in the south. Hedgerows are generally redundant and have become very gappy with few surviving hedgerow trees. Tree cover is limited to an avenue along Hill Wootton Road which is a strong feature and should be retained and protected by a TPO. The ground rises to a slight ridge just south of Hill Wootton Road but is then very flat, giving rise to extensive views over the A46 towards Lillington in the east.

Due to this open nature of views this zone is considered unsuitable for commercial development.

**Landscape characteristics**      (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt YES Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform      Hard rock lowlands

Land use      Pastoral farmlands

### **Field boundaries      (FIELD SURVEY)**

Type      Hedgerows

Species      Thorn

Condition      Redundant

Mgmt      Trimmed

### **Hedge /stream trees**

Extent      Insignificant

Age structure      Mixed

### **Other trees**

Extent      None

Age structure      -

### **Patch survival**

Extent

Mgmt

### **Ecological corridors**

Condition      Fragmented

### **Intensity of use**

Impact          High

### **Pattern**

Settlement pattern      Garden boundaries form part of the western boundary of the zone.

Other built features      Primary School adjacent

Presence of water      Stream runs through southern part of zone.

Scale                      Large

Sense of enclosure      Open

Diversity          Simple

### **Skyline**

From Hill Wootton Road a ridgeline forms a prominent skyline, however in the south the skyline is generally formed by trees, with a more distant horizon towards the east.

### **Key views**

Views within the zone are of a large open arable landscape with little in the way of tree cover within the zone itself. The A46 is very visible in the southern part of the zone where there is no screening from trees. By contrast the settlement edge is well screened by trees and vegetation.

### **Intervisibility**

Site observation:      High

Views to the north, south and west are contained by boundary trees and small blocks of woodland just beyond the zone. Views to the east are more distant, towards Leamington / Lillington. There are views into and across the zone from both the A46 and Warwick Road, and more limited views from Hill Wootton Road.

### **Tranquillity**

Noise sources:      A46 and Warwick Road

Urban views:      Traffic on A46, Warwick Road and glimpses of settlement edge.

Presence of people:      None

Tranquillity rating:      low

### **Functional relationship**

Although there is arable farmland to the east of the A46 the road corridor forms a physical barrier. The zone has no other links with the surrounding area.

### **Visual relationship**

The zone has a visual link with the farmland to the east despite the interruption of views by the A46.

### **Settlement edge**

Properties are modern detached houses with long back gardens which form part of the western boundary of the zone.

### **Key receptors**

### **Sensitivity**

Urban residents

high

Roads

medium

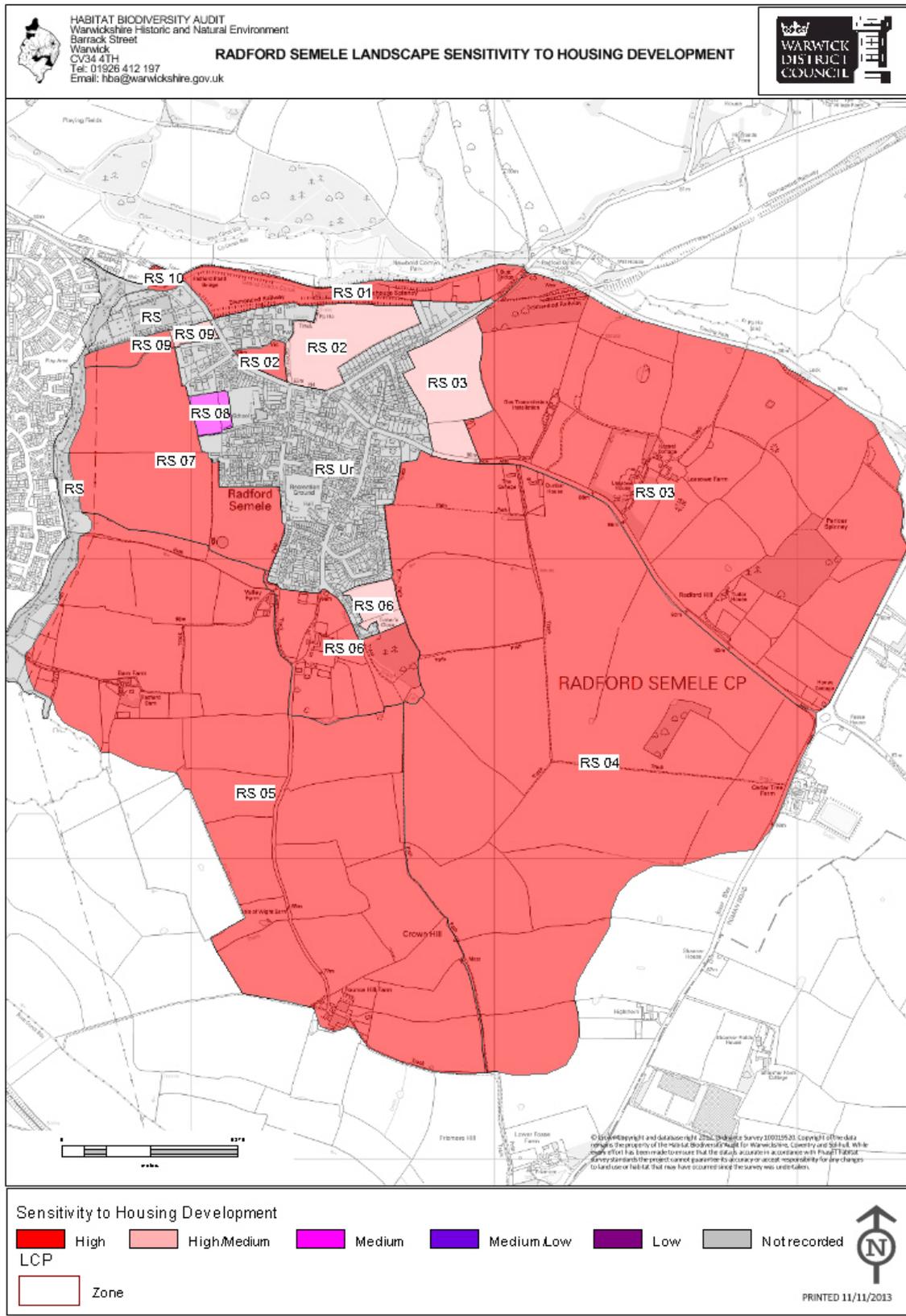
School

medium

### **Potential for landscape enhancement**

Gap up, reinstate and manage hedgerows and replant hedgerow trees, particularly along Warwick Road. Woodland blocks should be created, e.g. at the southern end of the zone, to connect with those nearby and create a wildlife corridor. Any development of LW\_10 should be used to help restore the Arden Parkland landscape characteristics and a landscape buffer should be provided adjacent to the new development. The avenue of trees along Hill Wootton Road is a strong feature and should be retained and protected by a TPO.

# RADFORD SEMELE



## **Radford Semele**

### **Introductory note**

The settlement of Radford Semele lies in close proximity to the town of Leamington Spa. It lies within Dunsmore Plateau Fringe farmland and is bounded by the River Leam, the Grand Union Canal and dismantled railway to the north and the river tributary to the west. A narrow green wedge separates the settlement from neighbouring Sydenham, South Leamington. Development is predominantly to the south of the Southam Road and includes a number of picturesque buildings dating from the early 17<sup>th</sup> Century; timber framed cottages with thatched roofs and Radford Hall, a red brick building with stone dressings and mullioned windows. The former Hall and recent residential development that surrounds it lies to the west of the Parish Church of St. Nicholas, a Grade II Listed Building, and forms the northerly edge to the settlement.

LCP/Zone      RS\_01      Settlement: Radford Semele      Parish: Radford Semele

### **Landscape Sensitivity to housing development**      High

This zone is adjacent to the canal corridor and comprises a sub-regular small / medium scale mixed farmland landscape that provides an essential landscape setting to the former Hall and Parish Church. Roadside hedgerows are overgrown with occasional gaps / breaks allowing views into the zone or just the hedgerow trees survive presenting clear unobstructed views of farmland. Tree cover also includes Icehouse Spinney adjacent to the canal. The landscape is framed by these trees with important views of the roofline of the Church, Glebe House and Radford Hall.

The zone appears to have little functional relationship with its surroundings, due to the canal and settlement edge separating it from any wider farmland, however it is very important in providing a setting to both the canal and the listed buildings such as Radford Hall and the Church, therefore it is not suitable for development.

### **Landscape sensitivity to commercial development**      High

Commercial development is not apparent in this zone. This zone is adjacent to the canal corridor and comprises a sub-regular small / medium scale mixed farmland landscape that provides an essential landscape setting to the former Hall and Parish Church. Roadside hedgerows are overgrown with occasional gaps / breaks allowing views into the zone or just the hedgerow trees survive presenting clear unobstructed views of farmland. Tree cover also includes Icehouse Spinney adjacent to the canal. The landscape is framed by these trees with important views of the roofline of the Church, Glebe House and Radford Hall.

The zone appears to have little functional relationship with its surroundings, due to the canal and settlement edge separating it from any wider farmland, however it is very important in providing a setting to both the canal and the listed buildings such as Radford Hall and the Church, therefore it is not suitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level DUNSMORE PLATEAU FRINGE

Physiographic

Ground type Loamy brown soils

Landcover Arable farmlands

Settlement pattern Villages and large farms

Cultural sensitivity LOW

Ecological sensitivity LOW

Visual sensitivity MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt  Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

**Characteristics**

Landform Soft rock lowlands

Land use Arable

**Field boundaries** (FIELD SURVEY)

Type Hedgerows / fenced boundaries

Species mixed

Condition Redundant

Mgmt mixed



### **Tranquillity**

Noise sources: A quiet zone but with traffic noise from the A425 in the extreme western part.

Urban views: Glimpsed views of settlement edge around Church.

Presence of people: Moderate use of the canal.

Tranquillity rating: High

### **Functional relationship**

The farmland in this zone feels functionally separated from its surroundings by the canal and settlement edge. However, the canal itself provides a link to the wider area.

### **Visual relationship**

The rural character of the zone provides a very important setting to the canal, Church and other listed buildings. The spinney provides a visual link to nearby spinneys, woodland and trees along the canal.

### **Settlement edge**

This is only apparent in the west of the zone, and is well softened by trees and vegetation.

### **Key receptors**

### **Sensitivity**

Urban residents high

Canal high

Roads low

### **Potential for landscape enhancement**

Replant key hedgerow boundaries to include hedgerow trees, particularly roadside hedges. Create safe pedestrian access to canal from A425 Radford Road.

**Landscape Sensitivity to housing development**      High - medium

This zone lies between the settlement edge around the Church / The Glebe House and that along Offchurch Road. To the north is a wooded section of the canal corridor and to the south the A425 Southam Road. It comprises a sub- regular medium to large scale mixed farmland landscape that provides an essential landscape setting to the Parish Church. Roadside hedgerows have largely been replaced by fences, although the hedgerow trees survive, allowing unobstructed views into the zone. Tree cover is only to the periphery of the zone, and along Church Lane, creating a framed landscape with important views of the Parish Church, Glebe House, the roof line of Radford Hall and the garden / churchyard boundary walls. The zone is isolated within the settlement edge and canal corridor but provides an important setting to the church and churchyard and listed buildings, especially to the west of Church Lane.

There is some scope for a small amount of development to the east of Church Lane but this should be limited in extent and not cover the whole field. The setting and views of the church must be respected. If development was to take place in this zone the existing tree belt along the canal should be widened along the northern edge of the zone and extended along Church Lane.

**Landscape sensitivity to commercial development**      High

Commercial development is not apparent in this zone. It comprises a sub- regular medium to large scale mixed farmland landscape that provides an essential landscape setting to the Parish Church. Roadside hedgerows have largely been replaced by fences, although the hedgerow trees survive, allowing unobstructed views into the zone. Tree cover is only to the periphery of the zone, and along Church Lane, creating a framed landscape with important views of the Parish Church, Glebe House, the roof line of Radford Hall and the garden / churchyard boundary walls. The zone is isolated within the settlement edge and canal corridor but provides an important setting to the Church and listed buildings, especially to the west of Church Lane.

In order to preserve the landscape and visual setting of the church and churchyard this zone is considered unsuitable for commercial development.

**Landscape characteristics**      (DESK TOP)

LDU Level      DUNSMORE PLATEAU FRINGE

Physiographic

Ground type      loamy brown soils

Landcover      Arable farmlands

Settlement pattern      Villages and large farms

Cultural sensitivity      LOW

Ecological sensitivity      LOW

Visual sensitivity      MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt  Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform      Soft rock lowlands

Land use      Arable farmlands

### **Field boundaries      (FIELD SURVEY)**

Type            Hedgerows / fenced boundaries

Species        mixed

Condition     Redundant

Mgmt          mixed

### **Hedge /stream trees**

Extent        Scattered

Age structure Overmature

**Other trees**    Apparent

Age structure Mixed

Patch survival

Extent        Localised

Mgmt         Intensive

### **Ecological corridors**

Condition     Fragmented

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern    a few individual properties set within large gardens / grounds

Other built features    -

Presence of water      -

Scale                Medium / Large                            Sense of enclosure      framed

Diversity            simple

### **Skyline**

This is varied and formed by trees and the settlement edge around the boundary of the zone.

### **Key views**

Views are of a mixed farmland landscape, framed by trees and the settlement edge. This edge comprises a mixture of modern properties and older listed buildings, including the Parish Church, but is well broken up trees.

### **Intervisibility**

Site observation            Medium

Views into and across the zone from the adjacent A425 and Church Lane are high, but due to trees and buildings any views in from further afield are very limited.

### **Tranquillity**

Noise sources:    Traffic on A425

Urban views:    Edge of settlement

Presence of people:    Infrequent

Tranquillity rating:    High

### **Functional relationship**

This zone lies completely within the settlement edge and canal corridor and therefore has little functional relationship with the surrounding area.

### **Visual relationship**

Although the zone has little functional relationship with its surroundings it does provide a very important setting for the Parish Church and nearby listed buildings, especially to the west of Church Lane. The roadside trees also provide a visual link to the wider area.

### **Settlement edge**

This lies adjacent to three sides of the zone. There is a cluster of older listed buildings and newer properties around the Church, whereas the other two sides mainly comprise more modern dwellings, with one or two exceptions such as the White Lion pub. In most places the edge is broken up and softened by trees.

#### **Key receptors**

#### **Sensitivity**

Urban residents

high

Church Lane

high

Roads

medium

### **Potential for landscape enhancement**

Replant roadside hedgerow to arable field. There are a number of trees that have been planted adjacent to the garden wall boundary and these trees need to be monitored to ensure that the structure and foundations of the wall are not put at risk. If development was to take place in this zone the existing tree belt along the canal should be widened along the northern edge of the zone and extended along Church Lane.

**Landscape Sensitivity to housing development**

High - medium

This zone is bounded by the canal and river corridor, the B4455 Fosse Way, A425 Southam Road and the edge of settlement on Offchurch Lane. It comprises a sub-regular small to medium scale mixed farmland landscape. There is an abrupt settlement edge on the north western boundary of the zone and a few scattered large properties within large gardens /grounds off the Southam Road. The roadside hedgerow on the Southam Road is generally overgrown with occasional gaps / breaks allowing views into the edge of the zone of pasture which tends to be managed as paddocks. The roadside hedgerow along the Fosse Way is trimmed permitting views of Parlour Spinney and arable fields. As well as Parlour Spinney there is tree cover to the north of the zone adjoining the dismantled railway line, in small blocks that border individual properties, adjacent to field ponds and scattered within the periphery of fields, creating an open but framed landscape. This is likely to become more enclosed as plantations mature. There are also small groups of conifers to entrances / driveways of properties. Internal hedgerows are trimmed but becoming gappy. A gas pipeline crosses the zone and there is a gas transmission installation. The zone reads as part of the wider farmed landscape.

The zone could accommodate a small amount of development along Offchurch Lane or adjacent to the existing settlement edge, providing it didn't encroach beyond the first field in order to avoid ribbon development along the A425.

**Landscape sensitivity to commercial development**

High

Commercial development is not apparent in this zone. It comprises a sub-regular small to medium scale mixed farmland landscape. There is an abrupt settlement edge on the north western boundary of the zone and a few scattered large properties within large gardens /grounds off the Southam Road. The roadside hedgerow on the Southam Road is generally overgrown with occasional gaps / breaks allowing views into the edge of the zone of pasture which tends to be managed as paddocks. The roadside hedgerow along the Fosse Way is trimmed permitting views of Parlour Spinney and arable fields. As well as Parlour Spinney there is tree cover to the north of the zone adjoining the dismantled railway line, in small blocks that border individual properties, adjacent to field ponds and scattered within the periphery of fields, creating an open but framed landscape. This is likely to become more enclosed as plantations mature. There are also small groups of conifers to entrances / driveways of properties. Internal hedgerows are trimmed but becoming gappy. A gas pipeline crosses the zone and there is a gas transmission installation. The zone reads as part of the wider farmed landscape.

Because of the openness and topography of the landscape this zone is considered unsuitable for commercial development.

**Landscape characteristics**

(DESK TOP)

LDU Level

DUNSMORE PLATEAU FRINGE

Physiographic

Ground type

Loamy brown soils

Landcover                      Ancient wooded farmlands  
Settlement pattern       Villages and large farms  
Cultural sensitivity        LOW  
Ecological sensitivity     LOW  
Visual sensitivity         MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt    Parks, Gdns & Amenity Green Spaces    Ancient woodland    TPO

#### **Biodiversity**

SSSI    Local Wildlife Sites    Warks Wildlife Trust Reserves

#### **Historic /archaeology**

Cons. Area    SAMS    Historic Parks / Gdns    Listed Blgs    Registered Battlefield

Other

Flood -

### **Characteristics**

Landform                      Soft rock lowlands

Land use                        Arable farmlands

#### **Field boundaries                      (FIELD SURVEY)**

Type                              Hedgerows / fenced boundaries

Species                          mixed

Condition                        Redundant

Mgmt                                mixed

#### **Hedge /stream trees**

Extent                              Scattered

Age structure                    Overmature

**Other trees**                      Prominent

Age structure                    Mixed

Patch survival

Extent Localised

Mgmt Intensive / traditional

### **Ecological corridors**

Condition Fragmented

### **Intensity of use**

Impact moderate

### **Pattern**

Settlement pattern a few individual properties set within large gardens / grounds

Other built features -

Presence of water field ponds / canal / river corridor

Scale Small / Medium Sense of enclosure framed

Diversity diverse

### **Skyline**

The undulating landform means that in some directions the skyline is quite prominent, whereas in others it is less so, being formed by trees and field boundary vegetation. Looking north there is a more distant horizon formed by the higher ground around Lillington and Cubbington.

### **Key views**

Views within the zone are of a rural mixed farmland landscape, framed by woodland / tree belts. At the north-western end of the zone the edge of the settlement is visible. Views to the north extend beyond the zone towards Lillington and Cubbington, and the high rise blocks of flats in Lillington stand out prominently on the horizon.

### **Intervisibility**

Site observation Medium / High

The undulating landform makes this zone quite visible from certain areas, although trees / vegetation restrict other views.

### **Tranquillity**

Noise sources: Road traffic near the zone boundaries, otherwise quiet

Urban views: Settlement edge in north-western end of site

Presence of people: Very few (no PRoWs)

Tranquillity rating: High

**Functional relationship**

Farmland within this zone forms part of a much wider farmed landscape.

**Visual relationship**

The rural farmland character, undulating landform and blocks of trees provide a visual link, and continuity, with the surrounding landscape.

**Settlement edge**

There is quite a hard settlement edge to the north-western boundary of the zone. This is broken up to a certain extent by trees / garden vegetation.

**Key receptors**

**Sensitivity**

Urban & rural residents

high

Roads

medium

**Potential for landscape enhancement**

Manage new and existing plantations, particularly along dismantled railway line.

**Landscape Sensitivity to housing development** High

This zone is bounded by the A425 Southam Road, the B4455 Fosse Way, PRoW W122a leading onto Crown Hill, contours and the edge of settlement off Lewis Road . It comprises a sub-regular large scale cropping landscape which is out of character with the surrounding medium scale field pattern of adjacent zones. Topography is undulating, with a trig point on Crown Hill at 101m. There is an abrupt settlement edge on the north western boundary of the zone and a small group of large properties within large gardens /grounds off the Southam Road that have treed / hedged boundaries. The roadside hedgerows on the Fosse Way and Southam Road are generally trimmed allowing views into the zone of arable farmland. Tree cover is limited to a small block around a field pond, two TPO areas and scattered hedgerow trees creating a relatively open landscape. Internal hedgerows are trimmed but becoming gappy and some have been lost altogether. A gas pipeline crosses the site. The zone reads as part of the wider farmed landscape and views are large scale and open in nature.

Due to these open, rural views this zone is considered unsuitable for development.

**Landscape sensitivity to commercial development** High

Commercial development is not apparent in this zone. It comprises a sub-regular large scale cropping landscape which is out of character with the surrounding medium scale field pattern of adjacent zones. Topography is undulating, with a trig point on Crown Hill at 101m. There is an abrupt settlement edge on the north western boundary of the zone and a small group of large properties within large gardens /grounds off the Southam Road that have treed / hedged boundaries. The roadside hedgerows on the Fosse Way and Southam Road are generally trimmed allowing views into the zone of arable farmland. Tree cover is limited to a small block around a field pond, two TPO areas and scattered hedgerow trees creating a relatively open landscape. Internal hedgerows are trimmed but becoming gappy and some have been lost altogether. The zone reads as part of the wider farmed landscape and views are large scale and open in nature.

Due to these open, rural views this zone is considered unsuitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level DUNSMORE PLATEAU FRINGE

Physiographic

Ground type Loamy brown soils

Landcover Arable farmlands

Settlement pattern Villages and large farms

Cultural sensitivity LOW

Ecological sensitivity LOW

Visual sensitivity MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt  Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO **YES**

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform      Soft rock lowlands

Land use      Arable farmlands

### **Field boundaries      (FIELD SURVEY)**

Type            Hedgerows / fenced boundaries

Species        mixed

Condition     Redundant

Mgmt          mixed

### **Hedge /stream trees**

Extent         Scattered

Age structure Overmature

**Other trees**    Apparent

Age structure Mixed

Patch survival

Extent         Relic

Mgmt          Intensive

### **Ecological corridors**

Condition     Fragmented

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern      ribbon development + a small group of large properties set within large gardens / grounds

Other built features      -

Presence of water      field ponds

Scale            Medium / large                      Sense of enclosure      open

Diversity          diverse

### **Skyline**

Due to the undulating topography and higher ground within this zone the skyline is predominantly formed by prominent landform. From the highest ground there is a more distant horizon in most directions.

### **Key views**

Views are of a large scale undulating arable farmland and are very rural in nature. From the higher ground there are views beyond the zone towards Lillington, where the high rise flats are prominent on the skyline, Ufton, Southam and more distant hills beyond. The edge of Radford Semele is visible in the north-west of the zone but is well softened by trees and vegetation.

### **Intervisibility**

Site observation          High

The height of the ground and large scale nature of this zone makes it quite widely visible.

### **Tranquillity**

Noise sources:    Road traffic in the vicinity of Southam Road and Fosse Way, otherwise very quiet.

Urban views:    Edge of settlement

Presence of people:    Infrequent

Tranquillity rating:    High

### **Functional relationship**

Farmland within this zone forms part of a much wider farmed landscape. PRoWs provide a link to the wider area.

### **Visual relationship**

The rural farmland character, undulating landform and blocks of trees provide a visual link, and continuity, with the surrounding landscape.

### **Settlement edge**

The settlement edge is apparent adjacent to the north-west boundary of the zone and comprises modern brick properties. The edge is very well softened by trees / vegetation.

### **Key receptors**

### **Sensitivity**

Urban & rural residents

high

PRoWs

high

Roads

medium

### **Potential for landscape enhancement**

Plant woodland blocks on rising ground and replace hedgerows, especially along PRoWs and on higher ground, to recreate a medium scale landscape and frame views.

**Landscape Sensitivity to housing development**      High

This zone is to the south west of the settlement and is bounded by the river corridor, field boundaries, PRoWs W120b and W122a and contours. It comprises a sub-regular medium to large scale mixed farmed landscape. The ground rises to a trig point at 101m on Crown Hill on the eastern boundary of the zone. There is no settlement edge; development comprises working farms. Tree cover is limited to a small group screening Radford Barn farm, a linear tree belt along the stream in the north of the zone that connects with neighbouring zone RS\_07, and occasional hedgerow trees. This creates a relatively open landscape. Internal hedgerows are trimmed but are becoming gappy. A gas pipeline crosses the site. The zone reads as part of the wider farmed landscape.

Due to the open, rural views and the distance from the existing settlement edge this zone is considered unsuitable for development.

**Landscape sensitivity to commercial development**      High

Commercial development is not apparent in this zone. It comprises a sub-regular medium to large scale mixed farmed landscape. The ground rises to a trig point at 101m on Crown Hill on the eastern boundary of the zone. There is no settlement edge; development comprises working farms. Tree cover is limited to a small group screening Radford Barn farm, a linear tree belt along the stream in the north of the zone that connects with neighbouring zone RS\_07, and occasional hedgerow trees. This creates a relatively open landscape. Internal hedgerows are trimmed but are becoming gappy. A gas pipeline crosses the site. The zone reads as part of the wider farmed landscape.

Due to the open, rural views and the distance from the existing settlement edge this zone is considered unsuitable for commercial development.

**Landscape characteristics**      (DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable farmlands
Settlement pattern	Villages and large farms
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt     Parks, Gdns & Amenity Green Spaces **YES**      Ancient woodland     TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform        Soft rock lowlands

Land use        Arable farmlands

## **Field boundaries        (FIELD SURVEY)**

Type            Hedgerows / fenced boundaries

Species        mixed

Condition      Redundant

Mgmt           mixed

## **Hedge /stream trees**

Extent         Scattered

Age structure   Overmature

**Other trees**    Apparent

Age structure   Mixed

Patch survival

Extent         Relic

Mgmt           Intensive

## **Ecological corridors**

Condition      Fragmented

## **Intensity of use**

Impact         moderate

### **Pattern**

Settlement pattern -

Other built features -

Presence of water field ponds

Scale Medium / large Sense of enclosure open

Diversity simple

### **Skyline**

This is more prominent as the ground rises to the south-east of the zone; otherwise it is formed by the settlement edges of Radford Semele, Sydenham and Whitnash, and a treed horizon beyond the zone.

### **Key views**

Views are of a medium to large scale mixed farmland which is quite open. The settlement edges of Radford Semele, Sydenham and Whitnash are visible. To the north / north-west there are views towards Leamington where the Town Hall forms a landmark, and the high rise block of flats in Lillington is also prominent.

### **Intervisibility**

Site observation High

The openness and landform of this zone make it quite visible from the surrounding area.

### **Tranquillity**

Noise sources: A quiet zone

Urban views: Edge of settlements

Presence of people: Infrequent

Tranquillity rating: High

### **Functional relationship**

Farmland within this zone forms part of a much wider farmed landscape. The PROWs and stream also link to the wider area.

### **Visual relationship**

The rural farmland character and undulating landform visually links to the surrounding landscape.

### **Settlement edge**

There is no settlement edge directly abutting this zone.

**Key receptors****Sensitivity**

Urban &amp; rural residents

high

PRoWs

high

**Potential for landscape enhancement**

Plant woodland blocks on rising ground and replace hedgerows, especially along PRoWs and on higher ground, to recreate a medium scale landscape and frame views.

**Landscape Sensitivity to housing development** High - medium

This zone is to the south of the settlement and is bounded by field boundaries and PRowS W120/120b and W122a. It comprises a sub-regular small to medium scale pastoral landscape with a small plantation to the east and a disused orchard. Internal hedgerows are generally redundant / relic, they have either become outgrown or have disappeared. No new hedgerow planting has taken place. Mature hedgerow trees have fared better with mature oak, horse chestnut and sweet chestnut adjacent to farm tracks which, together with individual field trees and the plantation, help to frame the landscape. Roadside hedgerow is overgrown with some screening to the pumping station. The settlement edge is along Valley Road to the north of the zone and a small number of houses on The Valley in red brick or white / cream render. The settlement edge is visible from within the zone, particularly the white / cream rendered facades.

This zone provides a fringe of smaller fields and trees around the edge of the settlement and in landscape terms should be retained because the surrounding farmland has a more open, large scale character. There is some scope for very small scale development in the most north-east corner of the zone providing the existing woodland block is extended along the eastern boundary of the zone.

**Landscape sensitivity to commercial development** High

Commercial development comprises a B & B connected to the farm. The zone comprises a sub-regular small to medium scale pastoral landscape with a small plantation to the east and a disused orchard. Internal hedgerows are generally redundant / relic, they have either become outgrown or have disappeared. No new hedgerow planting has taken place. Mature hedgerow trees have fared better with mature oak, horse chestnut and sweet chestnut adjacent to farm tracks which, together with individual field trees and the plantation, help to frame the landscape. Roadside hedgerow is overgrown with some screening to the pumping station.

This zone provides a fringe of smaller fields and trees around the edge of the settlement and in landscape terms should be retained because the surrounding farmland has a more open, large scale character. Commercial development would be out of scale in this setting.

**Landscape characteristics** (DESK TOP)

LDU Level DUNSMORE PLATEAU FRINGE

Physiographic

Ground type Loamy brown soils

Landcover Arable farmlands

Settlement pattern Villages and large farms

Cultural sensitivity LOW

Ecological sensitivity LOW

Visual sensitivity MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt  Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform      Soft rock lowlands

Land use      pastoral / woodland

### **Field boundaries      (FIELD SURVEY)**

Type            Hedgerows / fenced boundaries

Species        mixed

Condition     Redundant / relic

Mgmt          outgrown

### **Hedge /stream trees**

Extent         Scattered

Age structure Overmature

**Other trees**    Apparent

Age structure Mixed

Patch survival

Extent         Localised

Mgmt          Traditional

### **Ecological corridors**

Condition     Fragmented

### **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern    -

Other built features    -

Presence of water      field ponds

Scale            Small / Medium                            Sense of enclosure      framed

Diversity          diverse

### **Skyline**

This is formed by the settlement edge to the north and by trees / field boundary vegetation within the zone in other directions.

### **Key views**

Views are of a small scale pastoral landscape and are generally very rural in character. The exception to this is views to the north where the settlement edge is visible.

### **Intervisibility**

Site observation          Low

There are views into the zone from the edge of the settlement but otherwise views in and out are restricted by vegetation.

### **Tranquillity**

Noise sources:    a quiet zone

Urban views:    edge of settlement

Presence of people:    infrequent

Tranquillity rating:    high

### **Functional relationship**

Farmland within this zone forms part of a much wider farmed landscape, and the PRoWs also link to the wider area.

### **Visual relationship**

Although the zone is smaller in scale and more enclosed than the surrounding area it still has a visual connection through the farmland. The hedgerow trees and small plantation also provide visual continuity with the wider landscape.

### **Settlement edge**

There is a settlement edge to the northern boundary of the zone. This is separated by the road / lane and comprises open fronts to properties, softened in places by garden vegetation.

#### **Key receptors**

#### **Sensitivity**

Urban & rural residents            high

PROW                                    high

Roads                                    low

### **Potential for landscape enhancement**

Manage and retain plantation and mature hedgerow /field trees. Restore internal field boundaries particularly along PROWs. If development was to take place in the north-east corner of the zone the existing woodland block should be extended along the eastern boundary of the zone.

**Landscape Sensitivity to housing development** High

This zone is to the west of the settlement and is bounded by the River Leam corridor with almost uninterrupted views across to residential and large scale commercial units within Sydenham and Whitnash and of the neighbouring zone RS\_05. It comprises a regular medium / large scale rolling arable landscape with a small area given over to fenced / taped paddocks on the northern boundary. Internal hedgerows are generally redundant / relic, they have become very gappy and are either neglected and outgrown or trimmed. No new hedgerow planting has taken place. Tree cover is within hedgerow lines, save for a small rounded copse adjacent to a disused filter bed, creating a relatively open and exposed landscape. The settlement edge is abrupt comprising garage blocks and a plethora of fencing styles. PRoW W121 runs along the field edge with part of the route PRoW 119 visible.

In order to preserve an important green buffer between the settlement and Sydenham, and because of the open nature of views, this zone is considered unsuitable for development.

**Landscape sensitivity to commercial development** High

Commercial development is not apparent within this zone. It comprises a regular medium / large scale rolling arable landscape with a small area given over to fenced / taped paddocks on the northern boundary. Internal hedgerows are generally redundant / relic, they have become very gappy and are either neglected and outgrown or trimmed. No new hedgerow planting has taken place. Tree cover is within hedgerow lines, save for a small rounded copse adjacent to a disused filter bed, creating a relatively open and exposed landscape.

In order to preserve an important green buffer between the settlement and Sydenham, and because of the open nature of views, this zone is considered unsuitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable farmlands
Settlement pattern	Villages and large farms
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt  Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood - Eastern boundary to zone.

## **Characteristics**

Landform Soft rock lowlands

Land use Cropping / small amount of pasture managed as paddocks

### **Field boundaries (FIELD SURVEY)**

Type Hedgerows / fenced boundaries

Species mixed

Condition Redundant / relic

Mgmt mixed

### **Hedge /stream trees**

Extent Scattered

Age structure Overmature

**Other trees** Apparent

Age structure Mixed

Patch survival

Extent Relic

Mgmt Intensive

## **Ecological corridors**

Condition Fragmented



**Settlement edge**

There is a hard, modern settlement edge adjacent to the eastern boundary of the zone.

**Key receptors**

**Sensitivity**

Urban residents

high

PRoWs

high

**Potential for landscape enhancement**

Restore internal field boundaries, particularly adjacent to settlement edge and PRoWs.

**Landscape Sensitivity to housing development** Medium

This zone is to the west of the settlement and is bounded by residential development and school playing fields with farmland within zone RS\_07 to the west. It comprises a regular small / medium scale arable landscape. Field boundaries are difficult to see because there is a strong continuous line of hedgerow with mature trees remaining but this is outgrown and screens potential views of the field pattern immediately beyond. The boundary to the school has been replaced with steel security fencing and the fenced edge to residential development has softened in places through maturing garden vegetation. No new hedgerow planting has taken place. Tree cover is within hedgerow line only, providing an enclosed landscape.

If development was to take place within this zone landscape buffers would be required both adjacent to the school and along the western boundary of the development. Development should not extend beyond the existing western boundary of the settlement. The existing mature oak tree near the school boundary will need adequate protection during the construction period.

**Landscape sensitivity to commercial development** High

Commercial development is not apparent within this zone. It comprises a regular small / medium scale arable landscape. Field boundaries are difficult to see because there is a strong continuous line of hedgerow with mature trees remaining but this is outgrown and screens potential views of the field pattern immediately beyond. The boundary to the school has been replaced with steel security fencing and the fenced edge to residential development has softened in places through maturing garden vegetation. No new hedgerow planting has taken place. Tree cover is within hedgerow line only, providing an enclosed landscape.

This zone is considered unsuitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable farmlands
Settlement pattern	Villages and large farms
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt  Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

### **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

### **Characteristics**

Landform Soft rock lowlands

Land use Cropping

### **Field boundaries (FIELD SURVEY)**

Type Hedgerows / fenced boundaries

Species mixed

Condition Redundant

Mgmt mixed

### **Hedge /stream trees**

Extent Scattered

Age structure Overmature

**Other trees** -

Age structure -

Patch survival

Extent Relic

Mgmt Intensive

### **Ecological corridors**

Condition Fragmented

### **Intensity of use**

Impact            high

### **Pattern**

Settlement pattern      Edge of settlement adjacent to three sides of the zone.

Other built features      -

Presence of water        -

Scale                      Small / Medium                      Sense of enclosure            framed

Diversity                  simple

### **Skyline**

This is formed by trees along the zone's western boundary and by the settlement edge.

### **Key views**

Views are of a single field currently used for cropping. A hard settlement edge, including close-board garden fencing, and the steel palisade school fence give a semi-urban feel to the zone.

### **Intervisibility**

Site observation            Low

The zone is enclosed by a tall boundary hedge / trees and the settlement edge, therefore views in are restricted to those immediately adjacent.

### **Tranquillity**

Noise sources:    School

Urban views:      Settlement edge and school, including fencing

Presence of people:    None

Tranquillity rating:    High

### **Functional relationship**

The zone forms part of the wider arable landscape.

### **Visual relationship**

As the zone is surrounded by the settlement on three sides it feels somewhat detached from the wider farmland.

### **Settlement edge**

There is a hard, modern settlement edge on three sides of the zone, including the school grounds.

**Key receptors****Sensitivity**

Urban residents

high

**Potential for landscape enhancement**

Restore internal field boundaries. If development was to take place within this zone landscape buffers would be required both adjacent to the school and along the western boundary of the development. Development should not extend beyond the existing western boundary of the settlement. The existing mature oak tree near the school boundary will need adequate protection during the construction period.

**Landscape Sensitivity to housing development** High - medium

This zone comprises a sub-regular small / medium scale arable landscape sandwiched between the settlement edge on Southam Road and the dismantled railway line and commercial units immediately beyond. The boundaries are hedged or fenced with scattered over mature trees remaining but although this is outgrown there are views of neighbouring zone RS\_07, the local nature reserve adjacent to the river and residential development within Sydenham. Tree cover within the roadside hedgerow only permits glimpsed views into the edge of the zone.

If development was to take place within this zone it is recommended that this does not extend beyond the edge of the existing housing and a minimum 10m wide landscape buffer of native tree planting be provided where the zone connects with the river corridor.

**Landscape sensitivity to commercial development** High

Commercial development is not apparent within this zone although it is immediately adjacent. This zone comprises a sub-regular small / medium scale arable landscape sandwiched between the settlement edge on Southam Road and the dismantled railway line and commercial units immediately beyond. The boundaries are hedged or fenced with scattered over mature trees remaining but although this is outgrown there are views of the local nature reserve and residential development within Sydenham. Tree cover within the roadside hedgerow only permits glimpsed views of the edge of the zone.

Owing to the proximity of existing commercial development this zone is not considered suitable for further development of this nature.

**Landscape characteristics** (DESK TOP)

LDU Level DUNSMORE PLATEAU FRINGE

Physiographic

Ground type Loamy brown soils

Landcover Arable farmlands

Settlement pattern Villages and large farms

Cultural sensitivity LOW

Ecological sensitivity LOW

Visual sensitivity MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt  Parks, Gdns & Amenity Green Spaces  Ancient woodland  TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform      Soft rock lowlands

Land use      Cropping

## **Field boundaries      (FIELD SURVEY)**

Type            Hedgerows / fenced boundaries

Species        mixed

Condition     Redundant

Mgmt          mixed

## **Hedge /stream trees**

Extent        Scattered

Age structure Overmature

**Other trees** -

Age structure -

Patch survival

Extent        Relic

Mgmt         Intensive

## **Ecological corridors**

Condition     Fragmented

## **Intensity of use**

Impact        high

### **Pattern**

Settlement pattern      ribbon development?

Other built features      -

Presence of water      -

Scale                      Small / Medium                                      Sense of enclosure      framed

Diversity                  simple

### **Skyline**

This is formed predominantly by substantial tree belts.

### **Key views**

Views are of a single arable field and are enclosed by substantial trees / vegetation. The spire of St. John the Baptist church in Leamington forms a prominent landmark to the west. There are filtered views through trees of the roofs of the industrial units to the north of the zone, and these would be more prominent in the winter.

### **Intervisibility**

Site observation              Low

Due to good boundary vegetation there are very limited views into the zone.

### **Tranquillity**

Noise sources:      Some road noise

Urban views:      Filtered views of industrial units

Presence of people:      None

Tranquillity rating:      High

### **Functional relationship**

Farmland within this zone forms part of the wider farmed landscape to the south.

### **Visual relationship**

As the zone is so enclosed it has very little visual relationship with the wider area, although it does provide an important visual separation between the settlement and the industrial units.

### **Settlement edge**

The settlement edge lies adjacent to part of the southern boundary of the zone and comprises a small number of modern properties. The edge is softened by good garden vegetation.

**Key receptors****Sensitivity**

Urban residents

high

Roads

low

**Potential for landscape enhancement**

If development was to take place within this zone it is recommended that this does not extend beyond the edge of the existing housing and a minimum 10m wide landscape buffer of native tree planting be provided where the zone connects with the river corridor.

**Landscape Sensitivity to housing development**      High

This zone comprises a sub-regular small / medium scale pastoral landscape sandwiched between Radford Road and the Grand Union Canal and the edge of settlement on Gullimans Way. The boundaries are hedged with scattered over mature trees and because the hedge is outgrown the zone is completely enclosed. There is a farm building / structure within the zone. This zone provides a fringe of smaller field(s) and trees around the edge of the settlement and in landscape terms should be retained because the surrounding farmland has a more open, large scale character.

This zone forms part of the rural setting to the canal and development should be avoided in order to preserve this and to prevent physically connecting Radford Semele to Sydenham and Leamington.

**Landscape sensitivity to commercial development**      High

Commercial development is not apparent within this zone although it is immediately adjacent. The zone comprises a sub-regular small / medium scale pastoral landscape sandwiched between Radford Road and the Grand Union Canal and the edge of settlement on Gullimans Way. The boundaries are hedged with scattered over mature trees and because the hedge is outgrown the zone is completely enclosed. There is a building / structure within the zone but it is not clear whether this is residential or a farm unit. This zone provides a fringe of smaller field(s) and trees around the edge of the settlement and in landscape terms should be retained because the surrounding farmland has a more open, large scale character.

This zone forms part of the rural setting to the canal and commercial development should be avoided in order to preserve this and to prevent physically connecting Radford Semele to Sydenham and Leamington.

**Landscape characteristics**      (DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable farmlands
Settlement pattern	Villages and large farms
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

Green Belt     Parks, Gdns & Amenity Green Spaces     Ancient woodland     TPO

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

Cons. Area  SAMS  Historic Parks / Gdns  Listed Blgs  Registered Battlefield

Other

Flood -

## **Characteristics**

Landform        Soft rock lowlands

Land use        Pasture

## **Field boundaries        (FIELD SURVEY)**

Type            Hedgerows

Species        mixed

Condition     Redundant

Mgmt          mixed

## **Hedge /stream trees**

Extent        Scattered

Age structure Overmature

**Other trees** -

Age structure -

Patch survival

Extent        Relic

Mgmt         Intensive

## **Ecological corridors**

Condition     Fragmented

## **Intensity of use**

Impact        high

### **Pattern**

Settlement pattern -

Other built features -

Presence of water River Leam

Scale Small / Medium Sense of enclosure enclosed

Diversity simple

### **Skyline**

This is formed by trees / vegetation immediately around the edge of the zone.

### **Key views**

Views are of a very small-scale, enclosed pastoral landscape.

### **Intervisibility**

Site observation Low

Due to good vegetation / tree cover views into the zone are very limited.

### **Tranquillity**

Noise sources: Road noise

Urban views: None

Presence of people: None

Tranquillity rating: High

### **Functional relationship**

Physically the zone is cut off from the surrounding area by the canal, road and settlement edge. However, it serves as an important buffer separating Radford Semele from Leamington.

### **Visual relationship**

Visually the zone provides an important rural setting to the canal as it leaves the built up area of Leamington, and provides a visual link to the wider countryside to the north and east.

### **Settlement edge**

There is no settlement edge apparent.

### **Key receptors**

### **Sensitivity**

Canal

High

Road

Low

**Potential for landscape enhancement**

Conserve the rural character.

# VOLUME 2 – BIODIVERSITY & GEODIVERSITY ASSESSMENT FOR CRITICAL VILLAGES IN SETTLEMENT HIERARCHY

## Warwick District Settlement Land Cover Parcels (LCPs) ecological survey areas

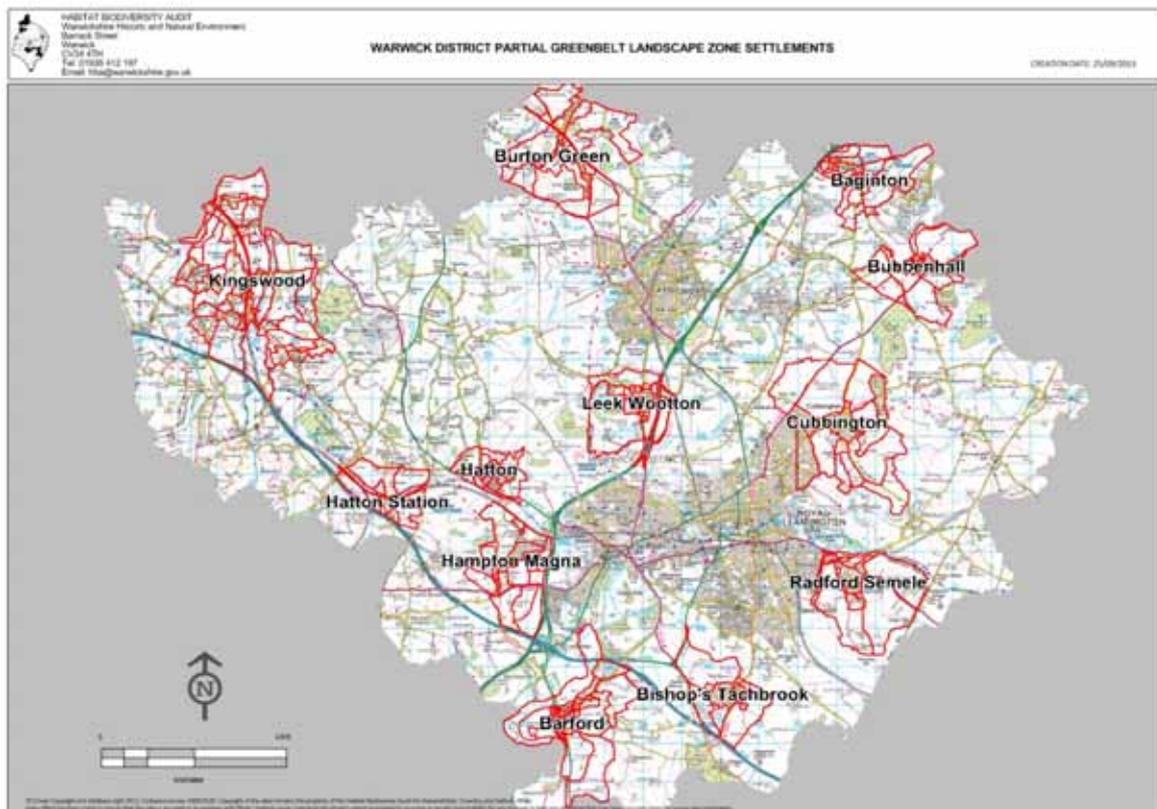


Figure 1 Warwick District Settlement Land Cover Parcels (LCPs)

### E1. The Habitat Biodiversity Audit for Warwickshire, Coventry and Solihull

- 1.1 The County of Warwickshire comprises of six local authorities: Warwickshire County Council, North Warwickshire Borough Council, Nuneaton & Bedworth Borough Council, Rugby Borough Council, Stratford-on-Avon District Council and Warwick District Council. In 1995 the local authorities plus Solihull and Coventry Unitary Authorities, English Nature (Natural England) and the Environment Agency established the Habitat Biodiversity Audit Partnership (HBA) under the management of Warwickshire Wildlife Trust and located within the Warwickshire Biological Records Centre (Warwickshire County Council, Ecological Services).
- 1.2 The HBA's remit is to survey every field and boundary in the sub-region to provide up-to-date biodiversity data primarily for spatial and development control planning purposes. The HBA is the only recognised Best Practice model for monitoring and auditing biodiversity by the European Union Committee of Regions (December 2006).

## **E2. The Warwickshire sub-region Phase 1 habitat survey**

- 2.1 The national Phase 1 habitat survey is a well-established, general purpose survey devised to provide rapid mapping over wide areas of the British countryside. The methodology is set out in the "*Handbook for Phase 1 habitat survey: A technique for environmental audit*" (Nature Conservancy Council 1990, 2010 ed.). The handbook has been revised and reprinted with minor revisions to mainly take account of the introduction and the wider use of Geographical Information System (GIS).
- 2.2 The first field surveys for the Warwickshire sub-region are recorded in the 2001 Phase 1 survey for 1998 up to 2001. In 2001 the completed surveys were digitised and recorded in the HBA's GIS. The continuous revision of the Phase 1 survey is to update the sub-region every 5 years, subject to resources. Since the first survey was completed a mechanism has been established to update the Phase 1 survey on a regular basis with the original survey becoming the baseline comparison of habitat and land-use change across the sub-region.

## **E3. Phase 1 Habitat Distinctiveness**

- 3.1 The habitat distinctiveness categories and their associated scores have been taken from the Biodiversity Offsetting Pilot in the UK National Ecosystem Assessment (UK NEA, 2011) Appendix 1. The scores have been interpreted as those that best match the Warwickshire sub-region Phase 1 habitat scheme as shown in tables 1 and 2.
- 3.2 The habitat distinctiveness categories can also be interpreted as areas of habitat importance or sensitivity, and are a useful way of simplifying the 57 Phase 1 map categories. Distinctiveness also assigns a score to the habitats which are most bio-diverse and those that are not. The Phase 1 habitat categories alone do not determine biodiversity.
- 3.3 Each Phase 1 habitat type has been given a distinctiveness score ranging from; 6 - high distinctiveness, 4 – moderate distinctiveness to 2 - low distinctiveness.
- 3.4 High distinctiveness scores equate to areas of highest biodiversity including all unimproved and semi-improved habitats. High distinctiveness will also incorporate statutory sites, local wildlife sites and the Biodiversity Action Plan (BAP) habitats. The high distinctiveness category for linear habitats includes species rich hedgerows.
- 3.5 Moderate distinctiveness scores are a mid-way assessment for areas that are either a transition from high to low or vice versa; or are of indeterminate biodiversity. Examples include scrub land and tall ruderal (from the Latin for rubble or rubbish) which are transitional and temporary habitats. Linear sites with moderate scores include intact hedgerows.
- 3.6 The low distinctiveness score are for areas of low biodiversity interest. These areas cover the majority of the sub-region including for example agricultural farm land, improved grassland, amenity grassland and coniferous woodland.

Low linear scores are associated with defunct hedgerows, fences and dry ditches.

**Biodiversity Offsetting Definitions and Criteria Distinctiveness Scores amended 10/05/2013**

D	HABCODE	Habitat description	Distinctiveness	Score	IHS Code
1	A111	Broad-leaved semi-natural woodland	High	6	WB3
2	A112	Broad-leaved plantation	Medium	4	WB3Z
39	A121	Coniferous semi-natural woodland	Medium	6	WCZ
3	A122	Coniferous plantation	Low	2	WCZ
4	A131	Mixed semi-natural woodland	Medium	4	WB1
5	A132	Mixed plantation	Low	2	WB1
		Wet woodland	High	6	WB34
6	A21	Dense continuous scrub	Medium	4	WB2
7	A22	Scattered scrub	Medium	4	WB2
8	A31	Broad-leaved parkland/scattered trees	High	6	TS11
9	A32	Coniferous parkland/scattered trees	Medium	4	TS13
10	A4	Recently felled woodland	Low	2	
11	A5	Orchard	High	6	CL31
36	B11	Unimproved acidic grassland	High	6	GA1
12	B12	Semi-improved acidic grassland	High	6	GU0
13	B21	Unimproved neutral grassland	High	6	GN1
14	B22	Semi-improved neutral grassland	Medium	4	GU0
15	B31	Unimproved calcareous grassland	High	6	GC0
16	B32	Semi-improved calcareous grassland	High	6	GU0
17	B4	Improved grassland	Low	2	G10
18	B5	Marsh/marshy grassland	High	6	EM0
19	B6	Poor semi-improved grassland	Medium	4	GU0
34	C11	Continuous bracken	Low	2	BR0
20	C31	Tall ruderal	Low	2	
35	C32	Non-ruderal	Medium	4	
37	D5	Dry heath/acidic grassland mosaic	High	6	HE1/GA1
41	E11	Sphagnum Bog	High	6	EO0
40	E21	Acid/neutral flush	High	6	EM0
38	E32	Basin Mire	High	6	EM3
21	F1	Swamp	High	6	EM1
22	F22	Inundation vegetation	High	6	EM2
23	G1	Standing water	High	6	AP11
24	G2	Running water	High	6	AR1
25	I21	Quarry (active)	Low	2	RE21
42	I22	Spoil	Low	2	RE22
26	I24	Refuse tip	Low	2	RE24
27	J11	Arable	Low	2	CR2
28	J112	Allotments	Low	2	UA33
29	J113	Set-aside (field margins)	High	6	CR61
30	J12	Amenity grassland	Low	2	GL1
31	J13	Ephemeral/short perennial	Low	1	
32	J14	Introduced shrub	Low	1	
33	J4	Bare ground	Low	1	

**Table 1 Biodiversity offsetting Phase 1 habitat area distinctiveness scoring**

Linear features (rivers and canals are mapped as polygons using the above categories).

ID	HABCODE	Habitat description	Distinctiveness	Score	IHS Code
43	A21	Linear scrub	Medium	4	
44	A3	Linear trees	Medium	4	LF1Z
45	G1	Standing water (wet ditches)	High	6	AC111
46	G2	Running water	High	6	AR1
47	I1	Inland cliff	Medium	4	
56	J26	Dry ditch	Low	2	LF24
48	J21	Intact hedge	High	6	LF11Z
49	J211	Native species rich intact hedge	High	6	LF111
50	J22	Defunct hedge	Low	2	LF1Z
52	J23	Hedge with trees	High	6	LF11Z
53	J231	Native species rich hedge with trees	High	6	LF111
54	J24	Fence	Low	2	LF26
55	J25	Wall	Low	2	LF23
58	J28	Earth bank	Low	2	LF22

**Table 2 Biodiversity offsetting Phase 1 habitat linear feature distinctiveness scores**

#### **E4. Landscape Ecology Connectivity**

- 4.1 Nature conservation is not restricted to individual wildlife sites. Landscape features such as hedgerows play a vital role in connecting sites together, to ensure genetic exchange between populations (Habitats Directive 2010).
- 4.2 Landscape habitat connectivity for the Warwickshire sub-region was first used for the ecological assessment of local service villages in Stratford-upon-Avon (Habitat Biodiversity Audit and WCC Ecological Services, July 2012) The study acquired the technical services from the Environment Department, University of York to calculate connectivity using the Incidence Function Model (IFM) (Nieminen, 2002) (Hanski, 2001 repr.) The model measures the distance between suitable habitats using a set dispersal distance of a study species.
- 4.3 For the Warwick green belt study the woodland 500 metre and the hedgerow 500 metre dispersal distances were applied to each of the 12 settlement landscape parcel zones (LCPs). Woodlands and hedgerows are important both as wildlife habitats and as historical and visual landscape features.
- 4.4 Figure 3 below shows average total connectivity score for each settlement. Kingswood and Hatton Station have the highest average score reflecting the field system typical of the Arden landscape. Both settlements also have rivers, canals and railway lines with hedges running along their lengths which contribute to the high connectivity score. In contrast Baginton and Hatton Park have low connectivity scores showing the loss and fragmentation of hedgerows around the settlements areas due to developments.

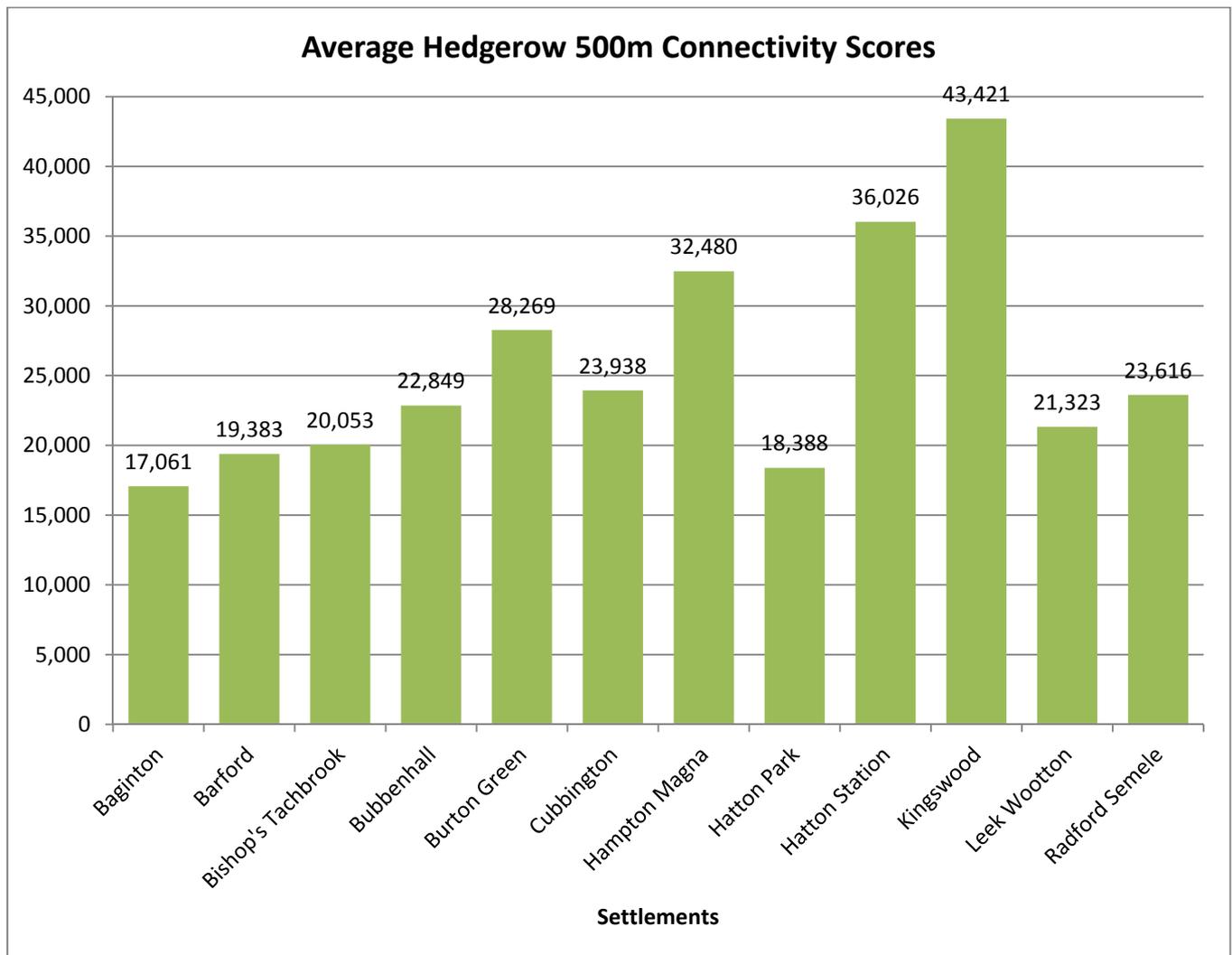


Figure 2 Average hedgerow connectivity 500m

## E5. The Warwickshire, Coventry and Solihull Local Wildlife Sites Project

5.1 The Wildlife Sites Project (WSP) for The Warwickshire sub-region began in 1999 to identify survey, and designate Sites of Importance for Nature Conservation (SINCs), now known as Local Wildlife Sites (LWS), in conjunction with the Local Authorities who are the contributory partners. The complete wildlife sites selection process is described in *The Green Book: Guidance for the Selection of Local Wildlife Sites in The Warwickshire sub-region, Coventry and Solihull* (Habitat Biodiversity Audit for Warwickshire, 2012).

## E6. Protected Species maps

6.1 The species map shows the recorded occurrence of important species for each settlement. The map is divided into three categories of species buffer zones including;

- 1 kilometer buffer zone for all species of bats

- A combined buffer zone for great crested newt, adder, grass snake or slow worm
- A combined buffer zone for water vole and white-clawed crayfish
- Individual species records for Black Poplar, Veteran Trees, and Rare Plants etc.

## E7. Species Information

7.1 Species information is based on existing records within the Warwickshire Biological Record Centre<sup>1</sup> (WBRC). For this report EU and UK protected species, UK Biodiversity Action Plan, local Biodiversity Action Plan species and rare and endangered species have been noted where records are held digitally. These records have been used with local knowledge to provide spatial interpretation for each settlement area.

7.2 This interpretation is based on data and information available at the time of preparing this report. Future detailed surveys and assessments may be necessary to determine current presence of any species and their population as part of any development.

## Bibliography

- Communities and Local Government. (2012). *National Planning Policy Framework*. London: Communities and Local Government.
- Defra. (2006). *Local Sites Guidance on their Identification, Selection and Management*. London: Defra.
- Defra. (2011). *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*. London: defra PB13583.
- Defra. (2011). *Government Response to the Making Space for Nature review*. London: defra PB13537.
- Defra. (n.d.). *Defra guidance on the collection of data on Improved Local Diversity*.
- Defra. (March 2012). *Biodiversity Offsetting Pilots. Technical paper: the metric for the biodiversity offsetting pilot in England*. London: defra.
- Habitat Biodiversity Audit and WCC Ecological Services. (July 2012). *Ecological and Geological Study of Local Service Villages*. Warwick: Warwickshire County Council.
- Habitat Biodiversity Audit for Warwickshire. (2012). *The Green Book Guidance for the Selection of Local Wildlife Sites in Warwickshire, Coventry and Solihull*. Warwick: HBA.
- Habitat Biodiversity Audit (April 2013) *The State of the Habitats of Warwickshire, Coventry and Solihull*, Warwick, HBA
- Lawton L.H., e. a. (2010). *Making Space for Nature: a review of England's wildlife sites and ecological network. Report to defra*. London: defra.
- ODPM. (2005). *Planning for Biodiversity and Geological Conservation: A Guide to Good Practice*. London: ODPM.

---

<sup>1</sup> Warwickshire Biological Record Centre (WBRC) is the only repository of Ecological Data. It established in 1974 and holds over 3 million species records covering the majority of the taxonomic groups.

## **Appendix E1 – Settlement Profiles (including Maps)**

Baginton

Barford

Bishop's Tachbrook

Burton Green

Cubbington

Hampton Magna

Hatton Park

Hatton Station

Kingswood

Leek Wooton

Radford Semele

## Warwick District Council

### Settlement: Baginton

#### Settlement Habitat Descriptions:

Baginton currently has no designated sites. It does however have River Sowe and associated grassland areas along its length which are potential sites of wildlife importance.

#### Grasslands

The large expanse of semi-improved grassland to the north of Baginton in BA\_13 between the A45 and the River Sowe is the natural extension of the Sowe and Sherbourne Valley LWS.

To the north of this grassland site, just across the A45 are the Lower Sowe and Stonebridge Meadows, together these form part of the Lower Sowe and Sherbourne Valleys LWS. These meadows are a diverse range of semi-improved grassland, woodland, scrub and marsh habitats, with grassland being the major habitat ranging from wet flood meadow on neutral alluvium to dry grassland on acidic soils.

The other potential LWS semi-improved grassland site along the River Sowe is Baginton Castle Fields. In addition to this are the semi-improved grassland sites at The Lunt in BA\_02 and grassland along Rowley Road in BA\_11 and the smaller site at Village Green West.

The remaining expanse of grassland is that around Coventry Airport. These are of indeterminate quality as they are managed for the airport rather than biodiversity and can range from semi-improved through to improved depending on the management regime.

#### Woodlands and hedgerows

There are few areas of woodland and where they do occur these are small plantations close to the golf course to the west of Baginton. Hedgerows are also infrequent and are largely remnants of the former farmed landscape. Baginton has the lowest overall hedgerow connectivity score of all the settlements in the review. The LCP with the lowest score is associated with Coventry Airport LCP BA\_Ur.

#### Designated sites:

<b>Status: Local Wildlife Sites</b>			
<b>LCP</b>	<b>Name</b>	<b>Area (ha)</b>	<b>Description</b>
	None		
<b>Status: potential Local Wildlife Sites</b>			
BA_06	SP37H1 Baginton Castle Fields	5.15	Semi-improved grassland & marsh
BA_07	SP37M4 Village Green West	0.45	
BA_13	SP37G3 River Sowe	27.21	Water courses & Semi-improved grassland & marsh
<b>Total</b>		<b>32.81</b>	

## **Protected Species**

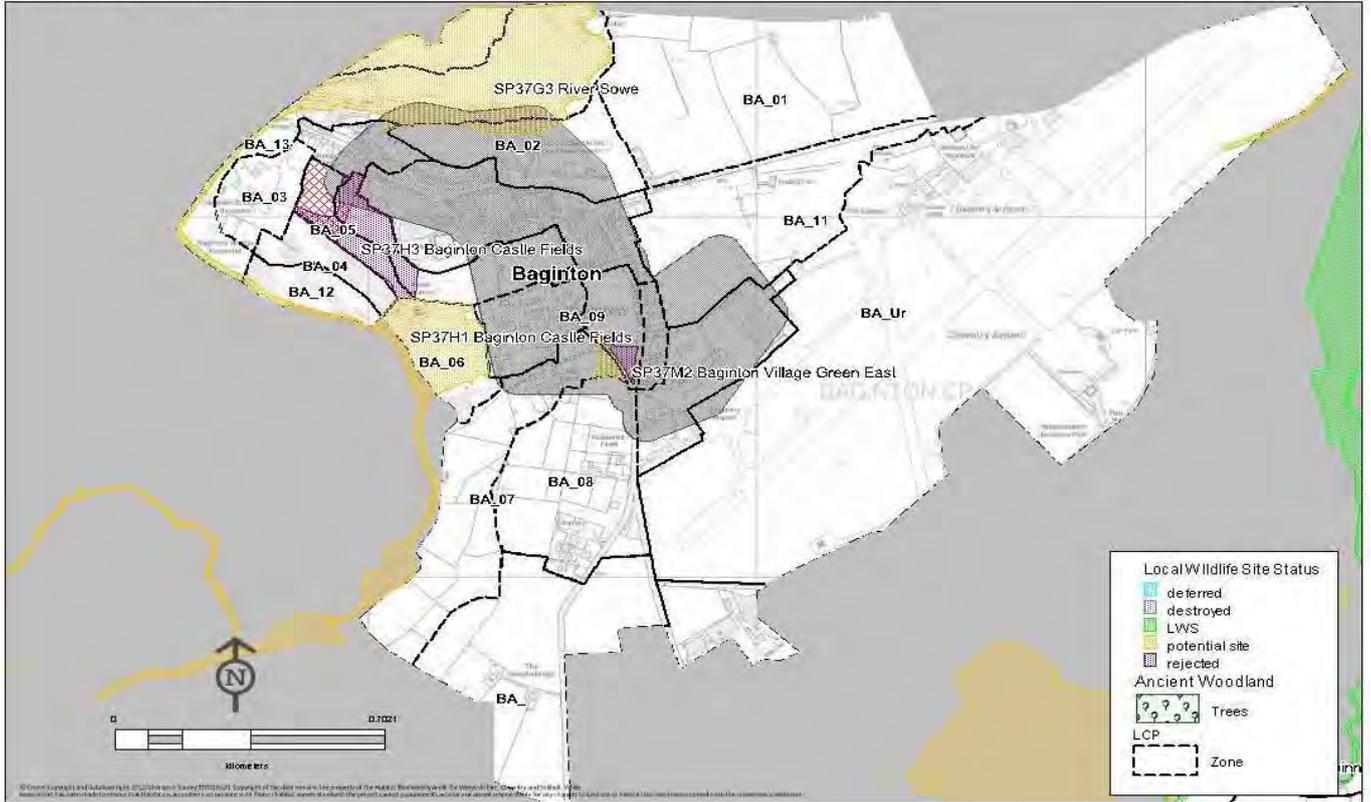
Protected and important fauna records of grass snake, great crested newt, badger, bats, otter, water vole and hedgehog plus butterflies of wall, small heath and brown hairstreak have been observed in the settlement area. County rare flora records include bird's-foot, common cudweed, common spike-rush, spreading bellflower, stinking chamomile and Dittander have been recorded in the settlement area.

Any development within the Baginton area may need to take these species records into consideration through more detailed assessments. At this point it is not envisaged that protected or locally rare and endangered species will preclude proposed SHLAA sites from proceeding.



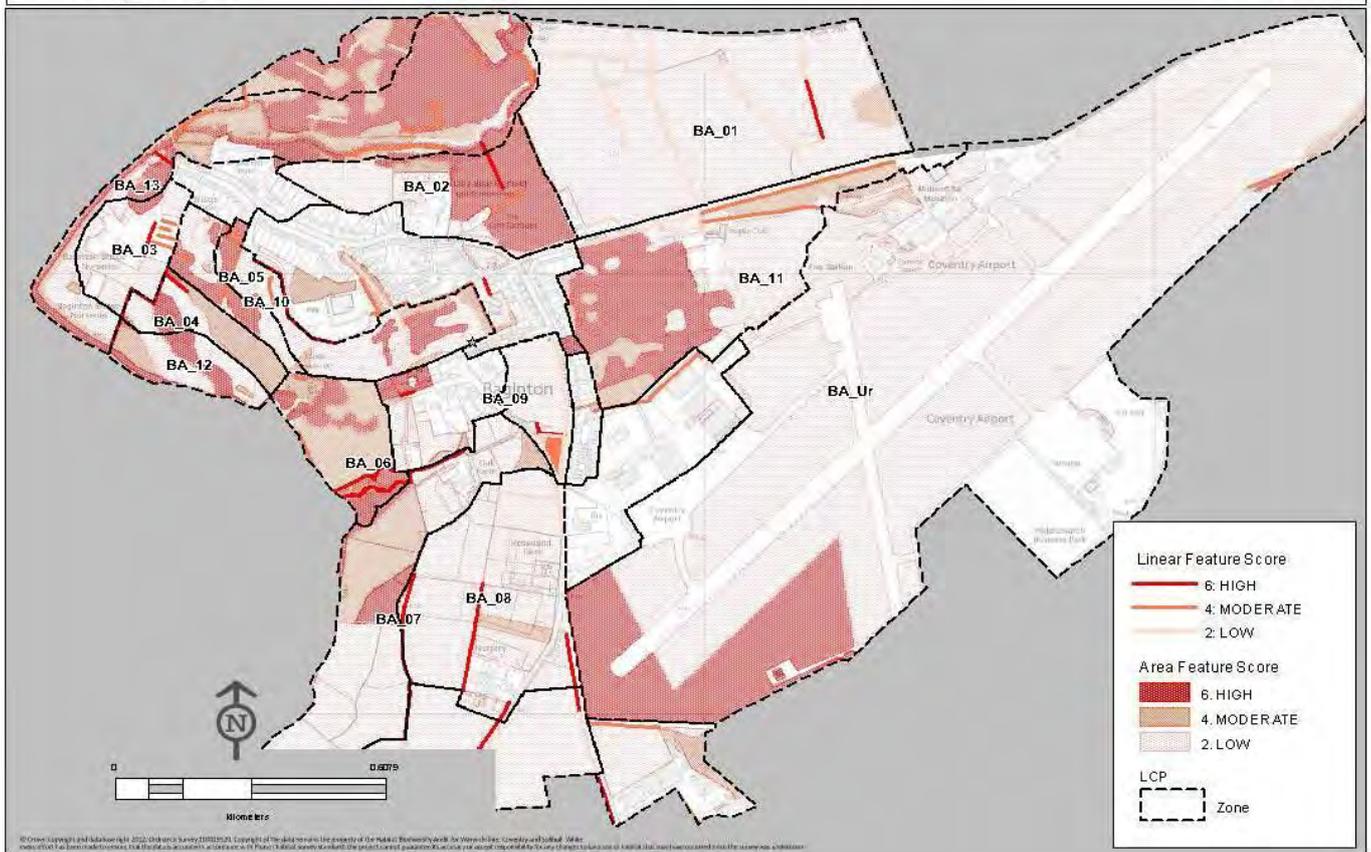
WARWICK DISTRICT BAGINTON LANDSCAPE - DESIGNATIONS

CREATION DATE: 25/09/2013

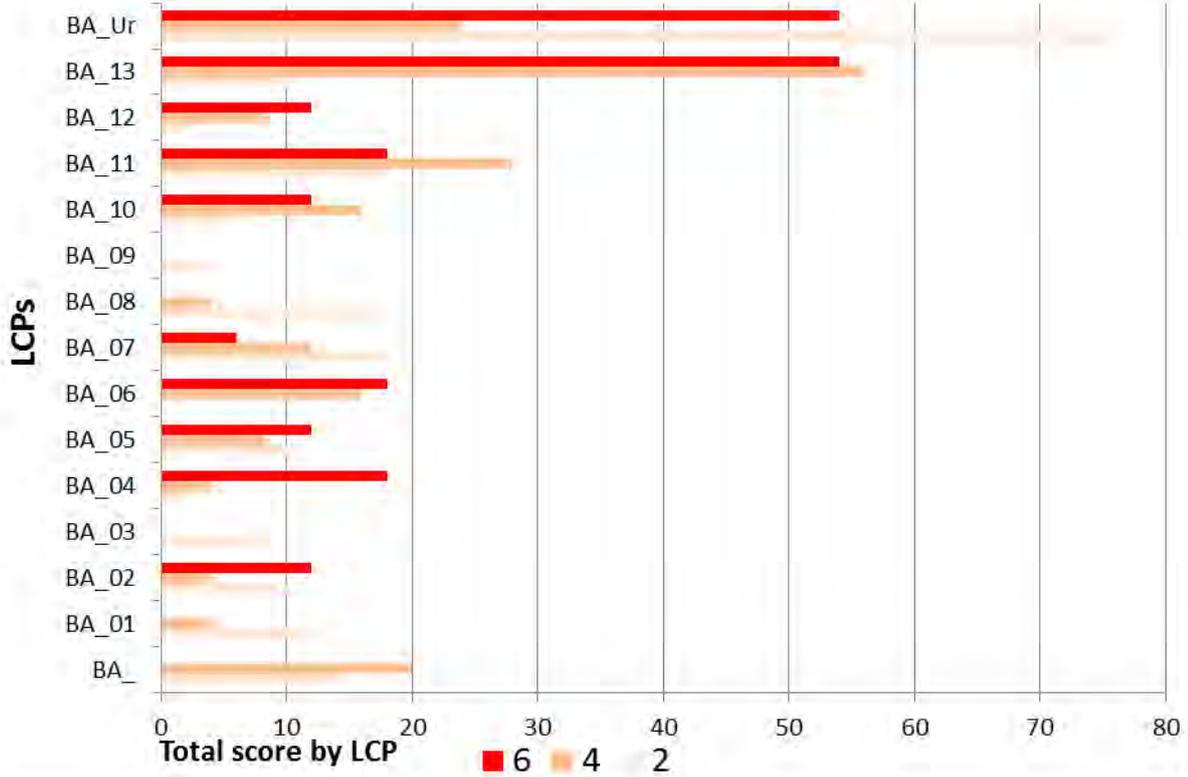


WARWICK DISTRICT BAGINTON LANDSCAPE PHASE1 DISTINCTIVENESS

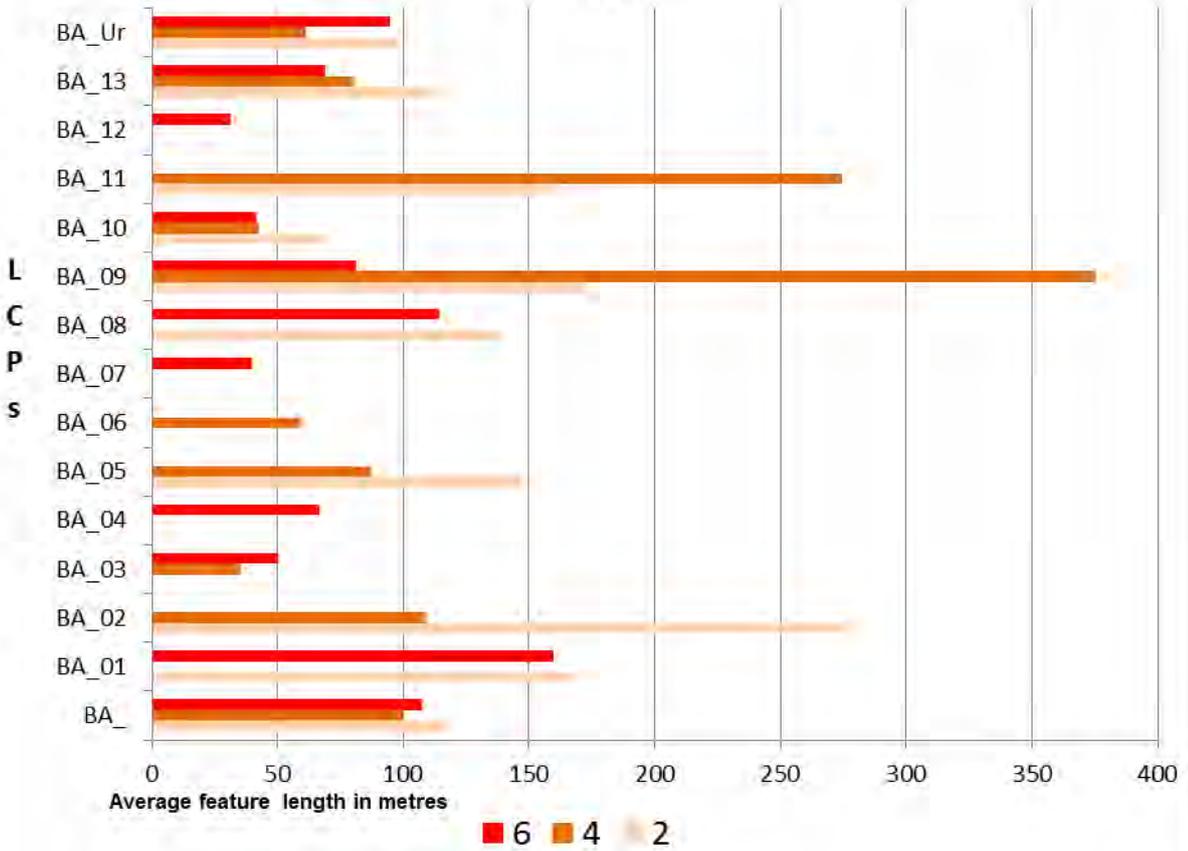
CREATION DATE: 25/09/2013

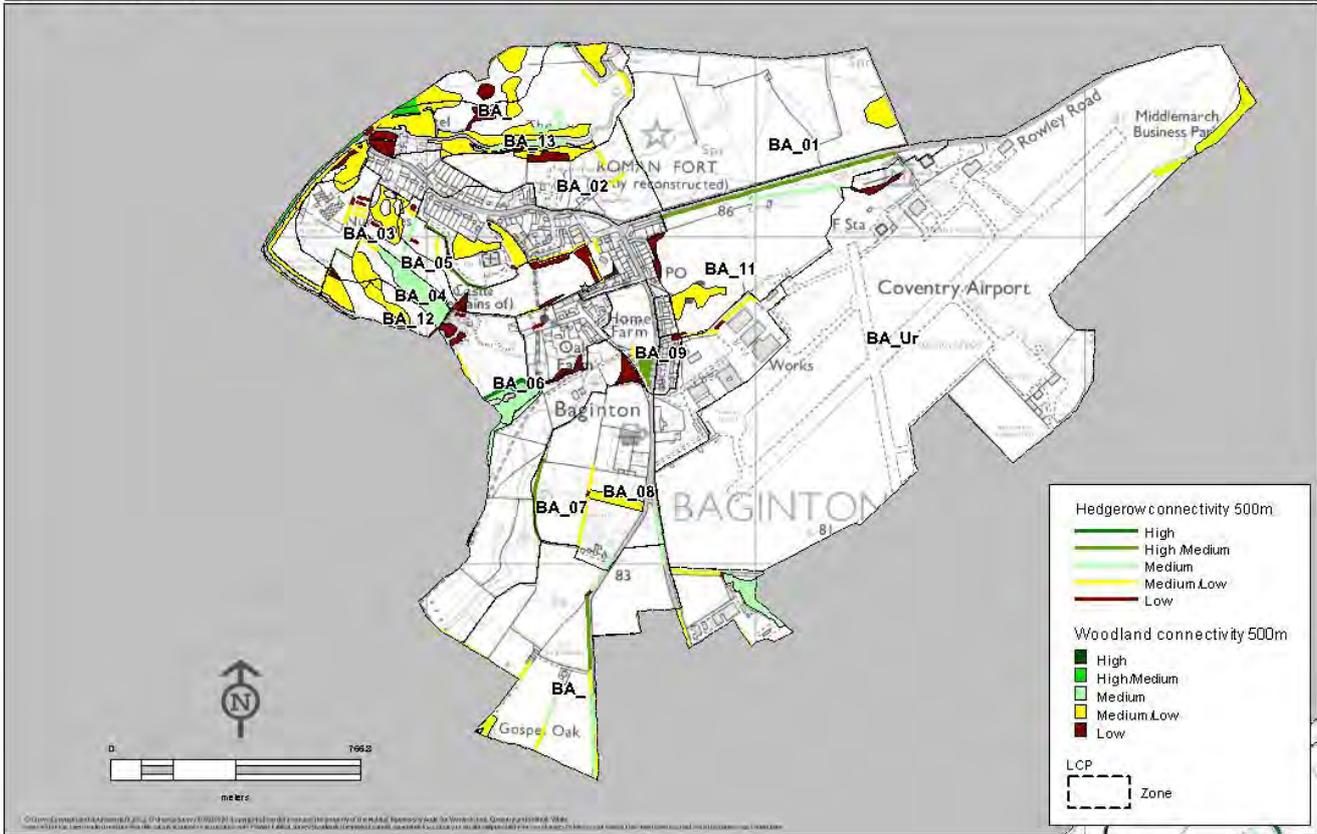


Landscape parcels for Baginton Phase 1 Areas Distinctiveness scores



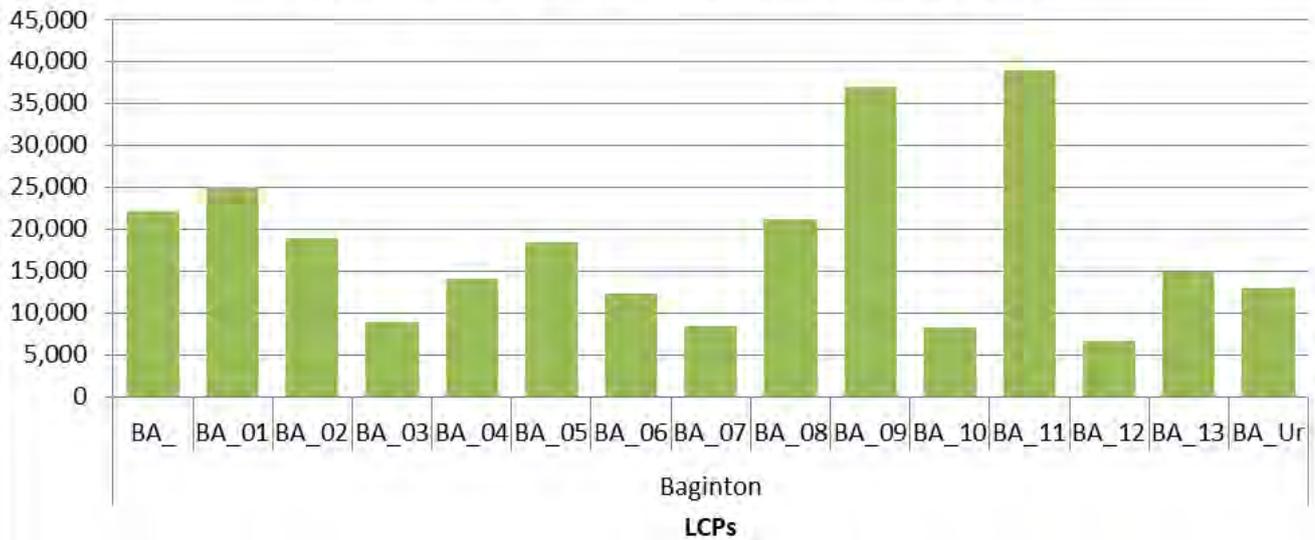
Landscape Parcels for Baginton Phase 1 linear feature distinctiveness score





Average of Connectivity

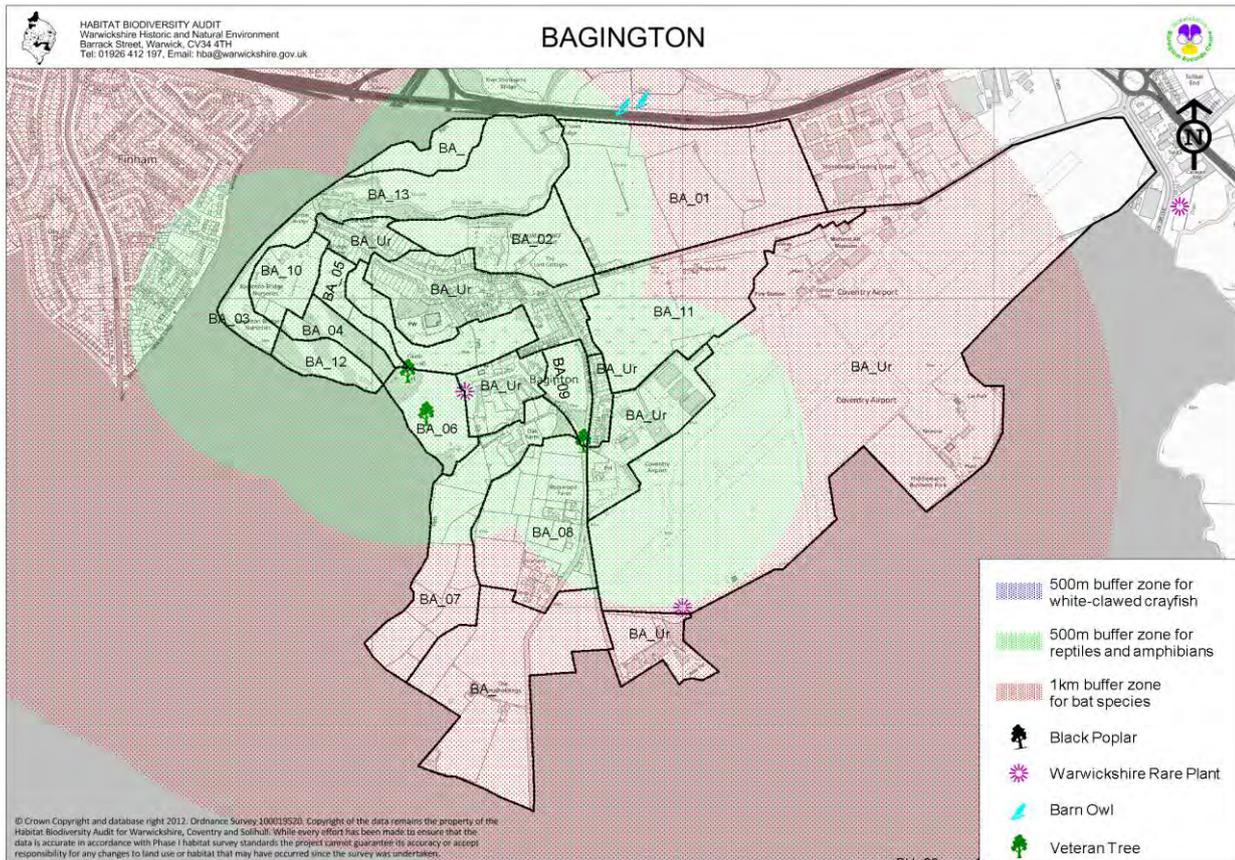
Average Hedgerow 500m Connectivity Scores



Settlement: LCP Ref

Average total score = 17,061

# Species Map



## **Settlement: Barford**

### **Settlement Habitat Descriptions:**

#### **Semi-improved grassland and marsh**

The Alderham Pastures are situated on the east bank of the River Avon LWS east of Junction 15 of the M40 motorway which forms the southern boundary. On the east side it is bordered by improved pasture and Barford Wood.

The site consists of rough marshy grassland fringed on the south side by reedmace swamp with extensive willow and a small willow and alder plantation in the far south east corner. The pasture has several wet ditches criss-crossing the site creating enclosed sections of swamp. These indicate that the site is a flood plain grazing marsh, which is now a rare habitat in Warwickshire, with most of the original meadows having been drained, reseeded or ploughed up.

Alderham Osier Beds was surveyed as a LWS in 2009 and was deferred due to difficulties accessing the north-west section of the site alongside the River Avon. This is the important wet woodland section containing the osier beds. The site is described as a mosaic of habitats including; semi-improved broad-leaved and mixed plantation; standing water; swamp; former quarry with short ephemeral; and broad-leaved semi-natural secondary woodland.

#### **Wetlands**

The stretch of the River Avon LWS from Warwick to Stratford shows some of the best examples of natural geomorphology along the entire river. This includes the Barford Loop section which has no impoundments and retains many natural features including extensive riffles, glides and pools and is abundant in channel and bankside vegetation, as well as eroded banks.

This stretch of the river is particularly important for its associated habitats, including; woodland, marsh and floodplain wet grassland, as well as open water, reed beds and wet woodland.

#### **Woodlands**

Watchbury Hill mixed plantation and broad-leaved semi-natural woodland was incorporated as part of the Alderman Osier Beds deferred LWS. The semi-natural woodland section is on a steep bank and has a stream running through the centre.

The plantations are a mix of Scot's pines, cherry laurel, hybrid poplars and sweet chestnut.

The only other area of woodland of note is SP26K6 Spinney a strip of semi natural trees including Ash, Willow, Oak and Hawthorn. The spinney also has a small pond.

#### **Hedgerows**

Hedgerows are generally fragmented throughout the LCP settlement area; many of the fields to the east of Barford have increased their acreages significantly since they were originally recorded on the Victorian Ordnance Survey 1:2,500 scale maps. Where the hedgerows have been retained they are species rich in particular along Hareway and Wasperton Lanes.

The hedgerow fragmentation is reflected in the low connectivity scores which are below the average score of all settlements and is the third lowest score

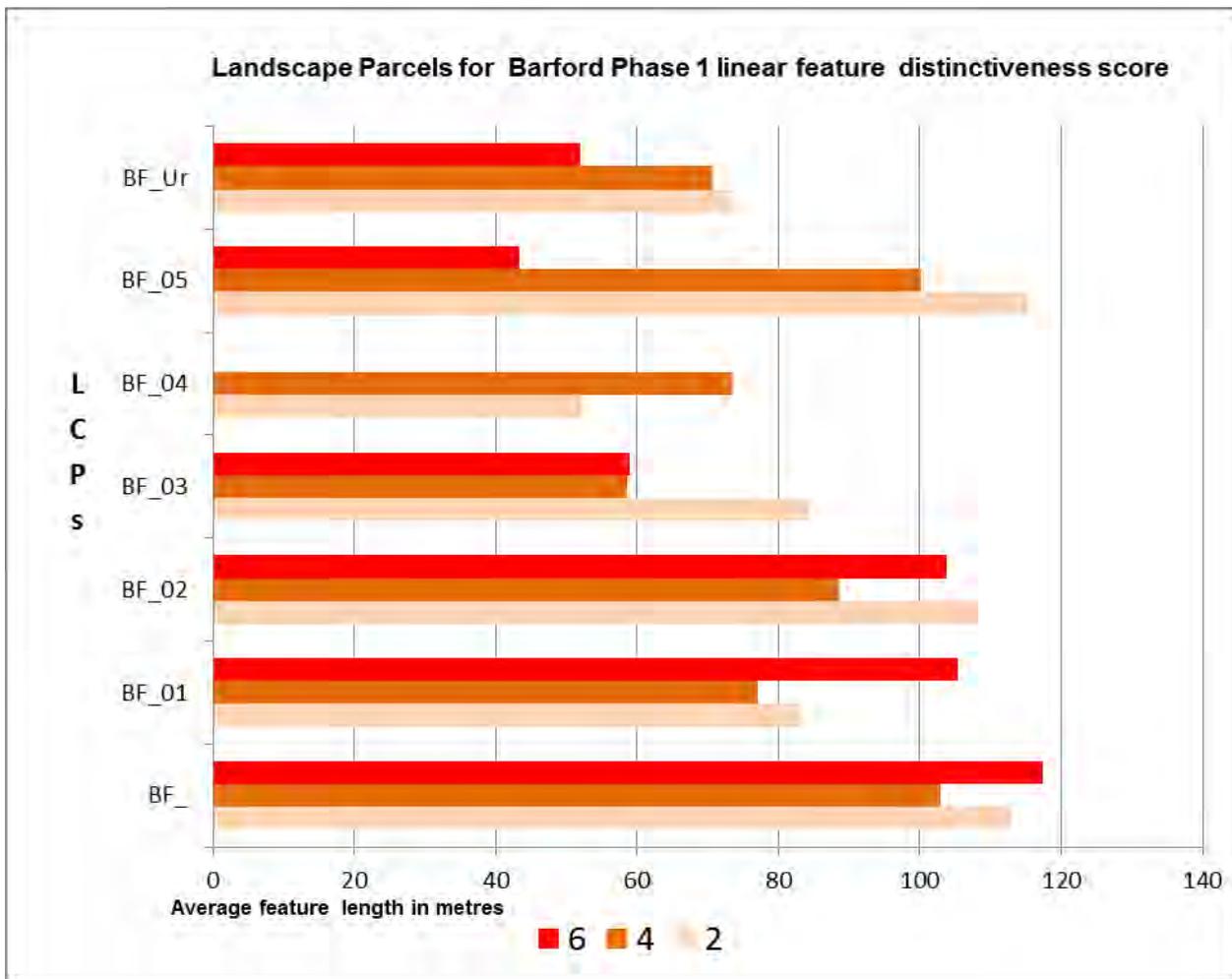
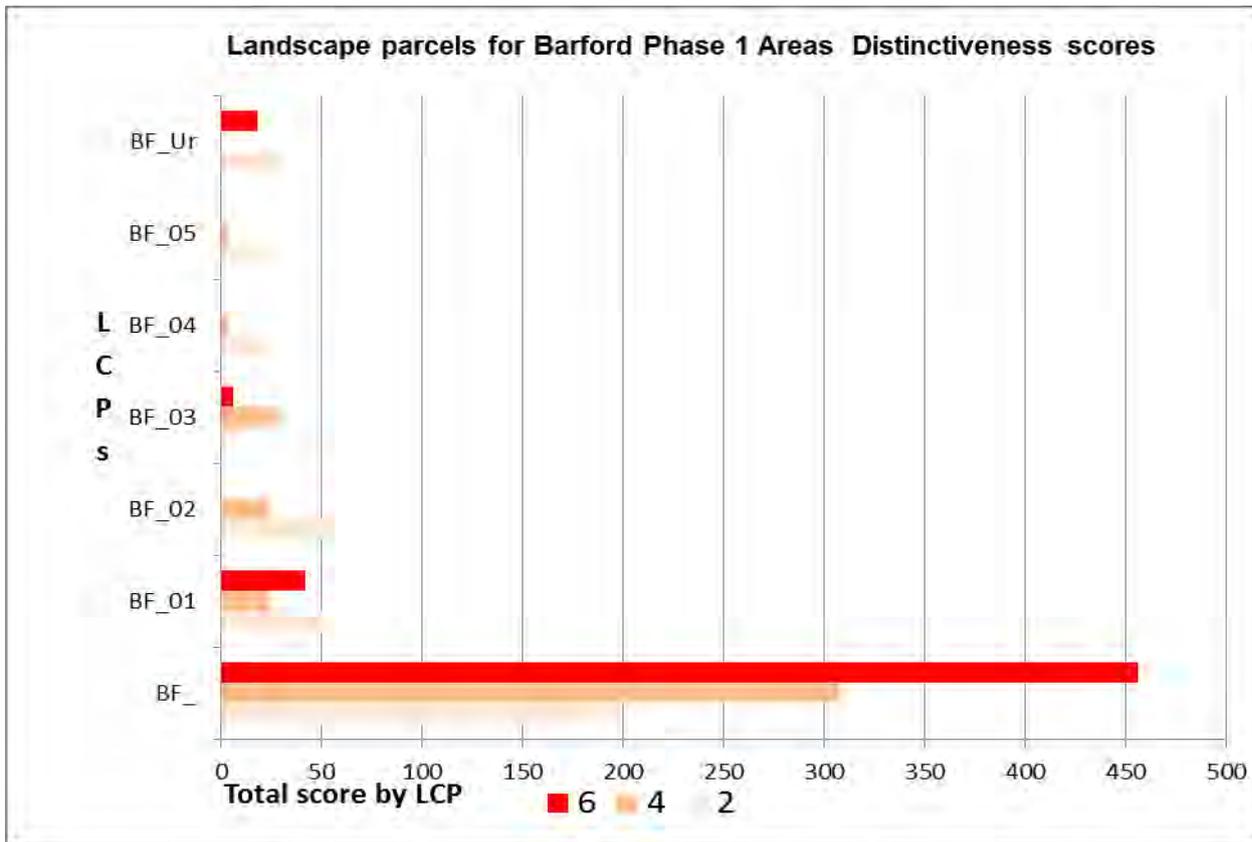
**Designated sites:**

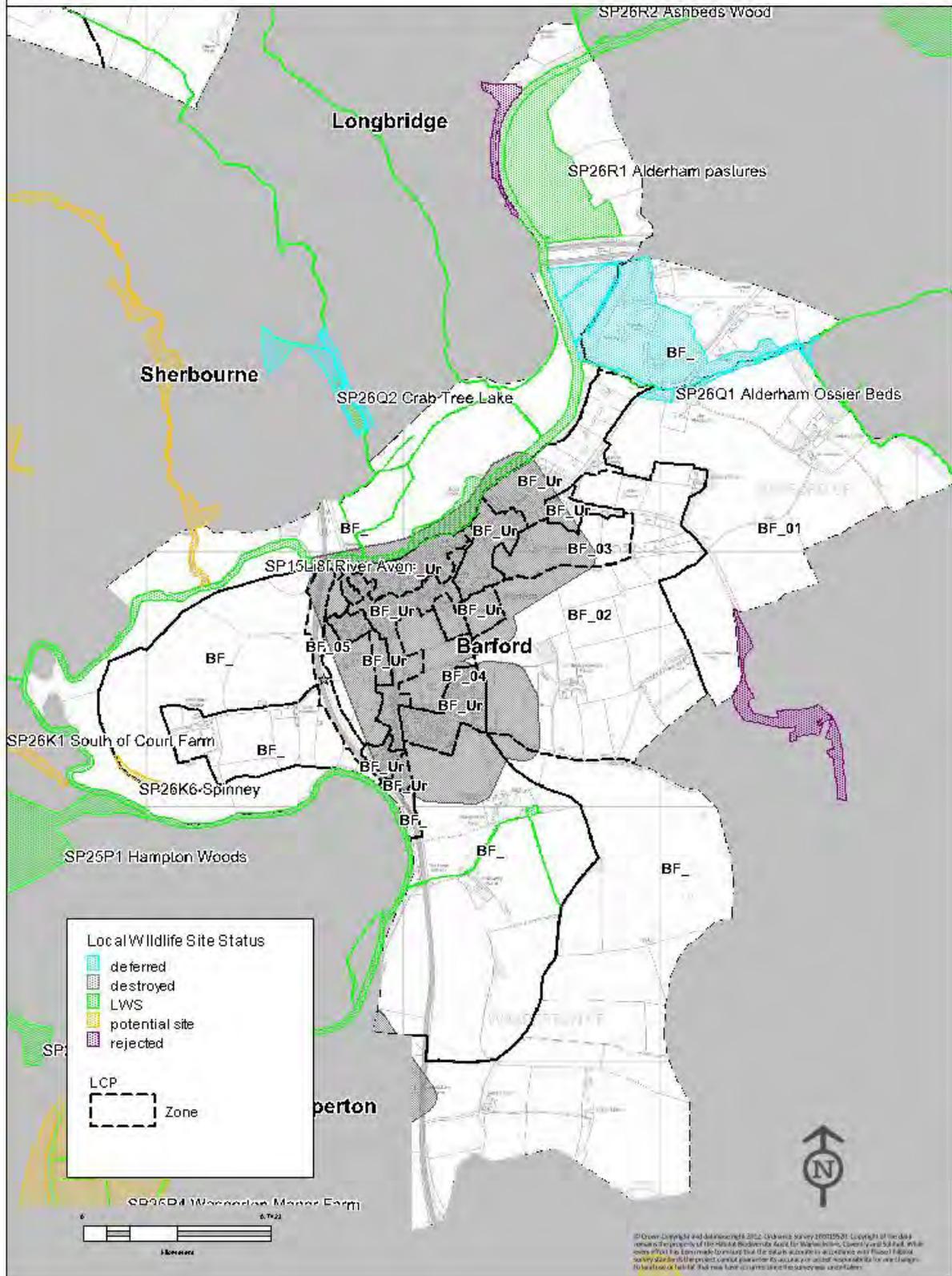
<b>Status: Local Wildlife Sites</b>			
<b>LCP</b>	<b>Name</b>	<b>Area (ha)</b>	<b>Description</b>
BF_	SP26R1 Alderham pastures	14.85	Semi-natural grasslands & marsh
	SP15Li8f River Avon	-	Water courses
<b>Total</b>		<b>14.85</b>	
<b>Status: potential and deferred Local Wildlife Sites</b>			
BF_	SP26Q1 Alderham Ossier Beds	22.6	
	SP26K6 Spinney	0,8	Woodland & scrub
<b>Total</b>		<b>23.4</b>	

**Protected Species**

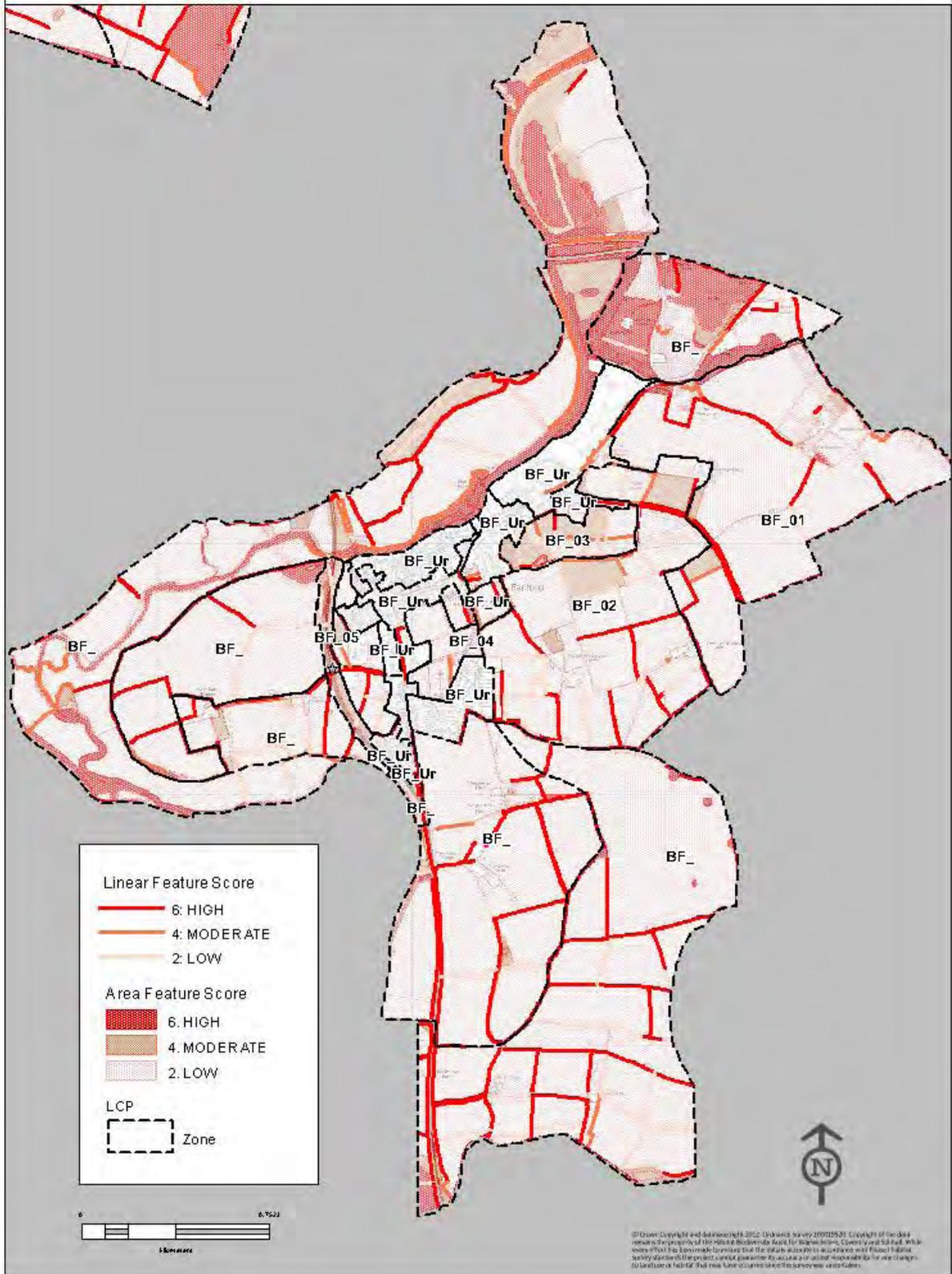
Protected or locally rare and endangered fauna records of slow worm, grass snake, great crested newt, badger, bats, otter, harvest mouse and hedgehog have been observed in the settlement area. County rare flora records include common spike-rush and corn marigold has been recorded in the settlement area.

Any development within the Barford area may need to take these species records into consideration through more detailed assessments. At this point it is not envisaged that protected or locally rare and endangered species will preclude proposed SHLAA sites from proceeding.





© Crown Copyright and Database Right 2012 Ordnance Survey 100019521. Copyright of the data remains the property of the Ordnance Survey. All rights reserved. Ordnance Survey consent is required to reproduce this information in any form. Ordnance Survey disclaims any liability for errors or omissions. Ordnance Survey is not responsible for any damage to persons or property arising from the use of this information.





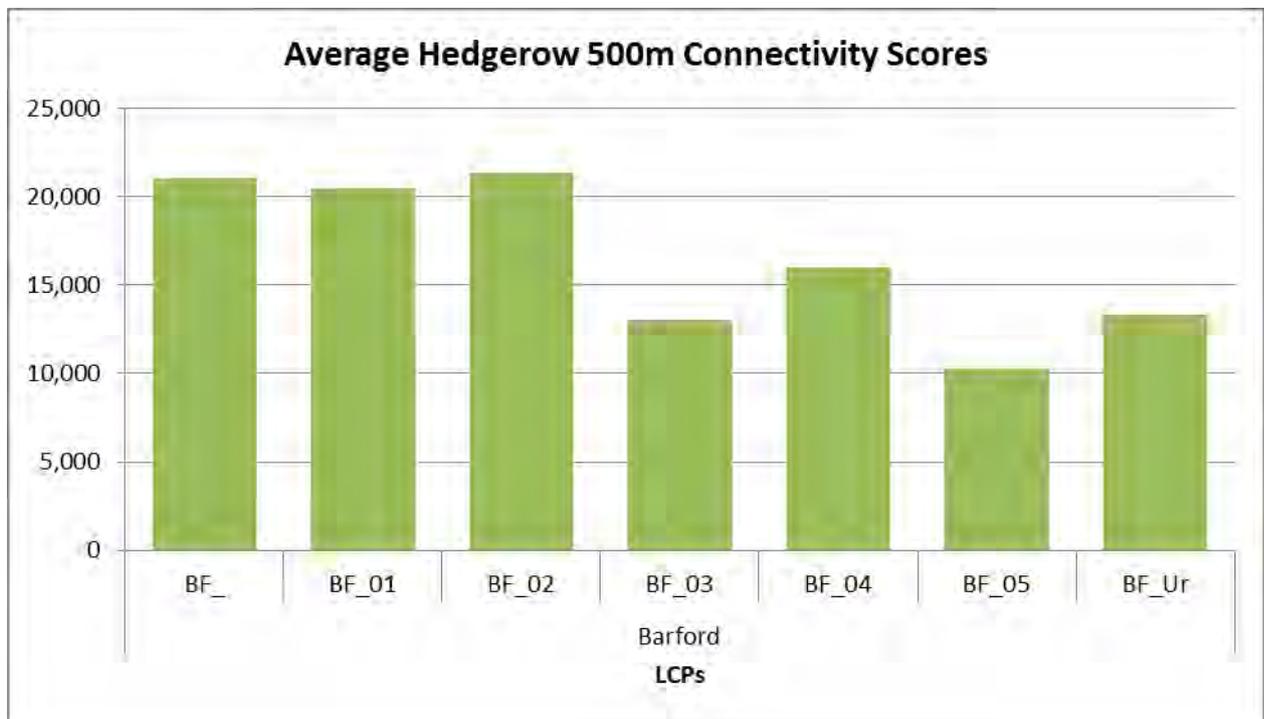
# WARWICK DISTRICT BARFORD LANDSCAPE CONNECTIVITY



© Crown Copyright and Database right 2012. Ordnance Survey 100019581. Copyright of the data remains the property of the relevant Body/ies. All rights reserved. The data is provided in accordance with the Ordnance Survey Conditions of Use. The data is provided as a service and the user is responsible for any changes to the data. The data is provided as a service and the user is responsible for any changes to the data.

Hedgerow connectivity 500m					
High	High/Medium	Medium	Medium/Low	Low	
Woodland connectivity 500m					
High	High/Medium	Medium	Medium/Low	Low	
LCP					
					Zone

PRINTED 10/10/2013



Average total score = 19,383



## Settlement: Bishop's Tachbrook

### Settlement Habitat Descriptions:

#### Wetlands

The River Avon forms the northern boundary of the settlement. Here the river retains many natural features including several islands remnant channels and abundant diverse bankside vegetation. There are various habitats associated with the river, including woodland, meadows, scrub and tall ruderal areas.

#### Semi-natural grasslands and marsh

There are no potential LWS in the settlement landscape area, however there are a series of small poor semi-improved grasslands fields to the north of the settlement

#### Woodlands and Hedgerows

Hedgerows have been reduced and fragmented throughout the settlement area only retaining part of the original field system in LCP zones BT\_01 and BT\_06. The woodlands across the area are mainly small areas of broad-leaved plantation

The small areas of fragmented woodland and hedgerows is reflected in the below average connectivity score, with LCPs BT\_01,BT\_05 and BT\_06 having above the total average connectivity.

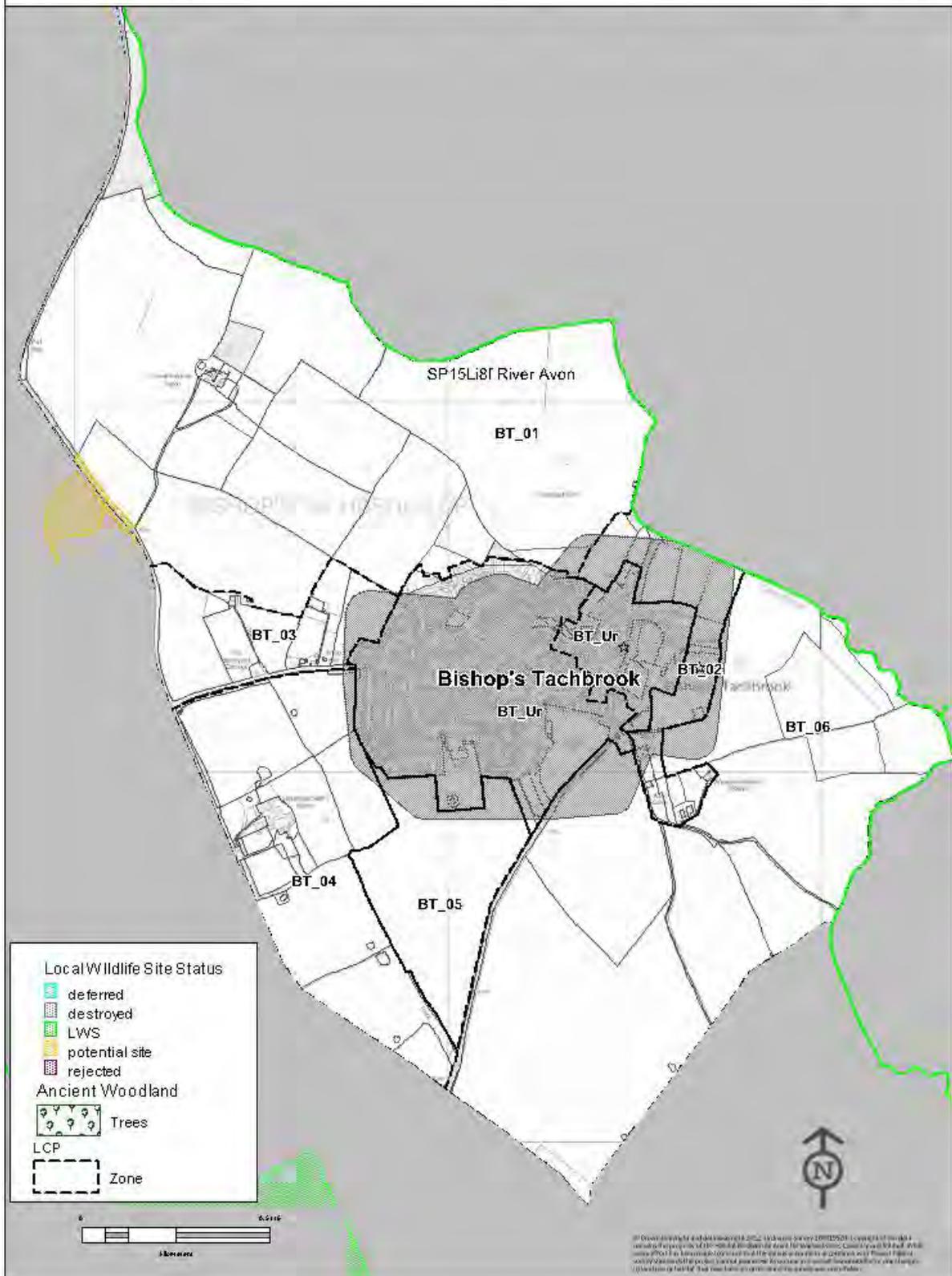
#### Designated sites:

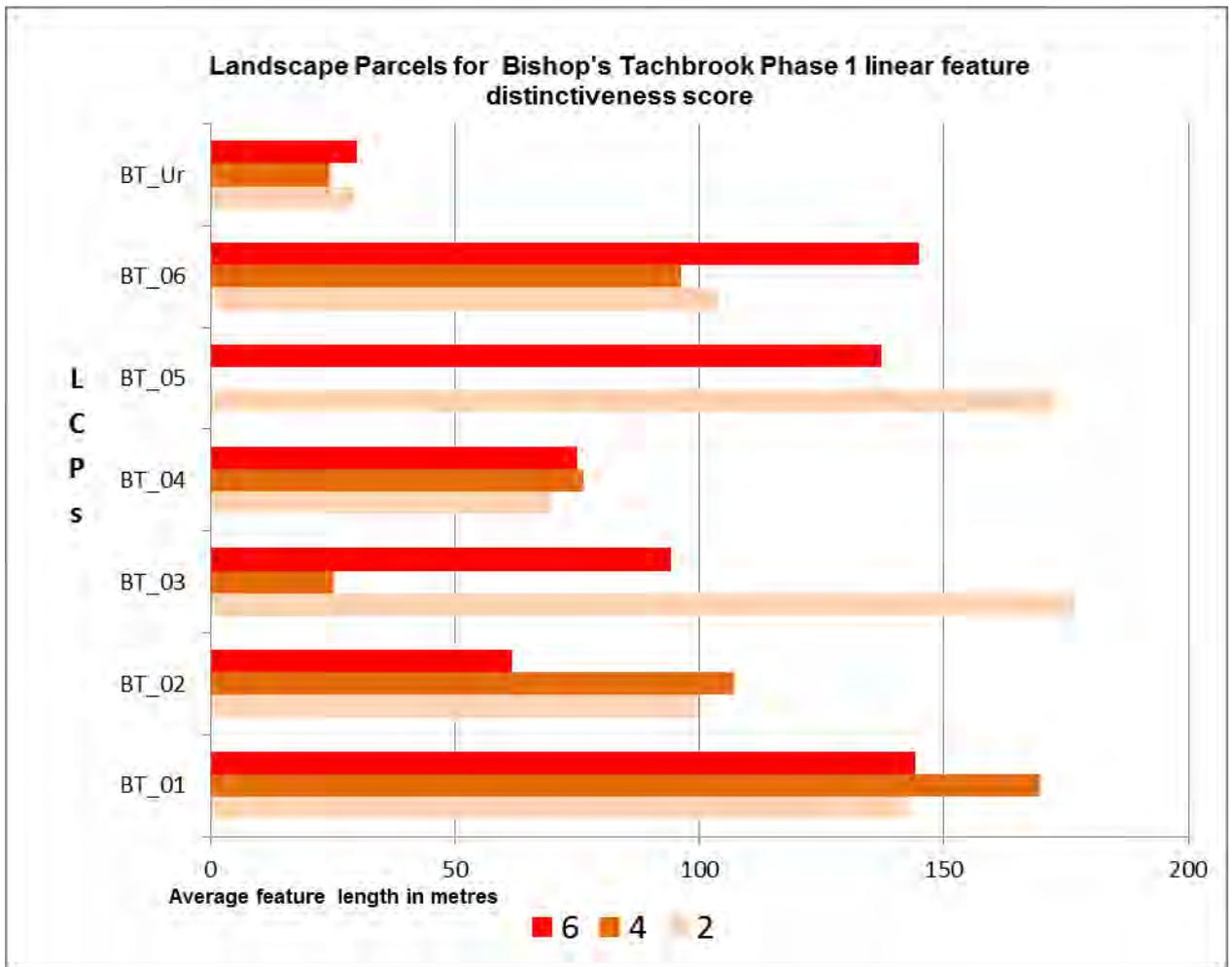
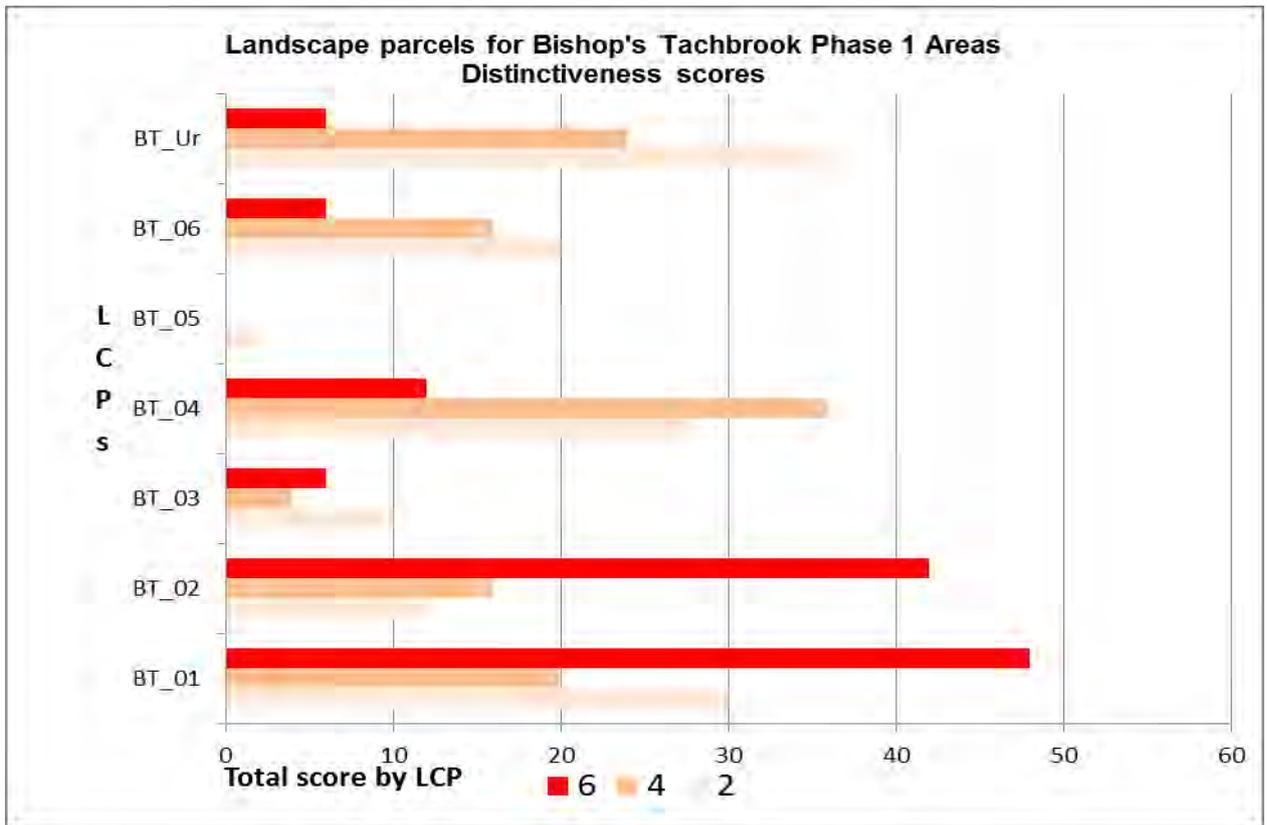
<b>Status: Local Wildlife Sites</b>		
<b>Name</b>	<b>Area</b>	<b>Description</b>
SP15Li8f River Avon		Water courses
<b>Status: potential sites</b>		
None		

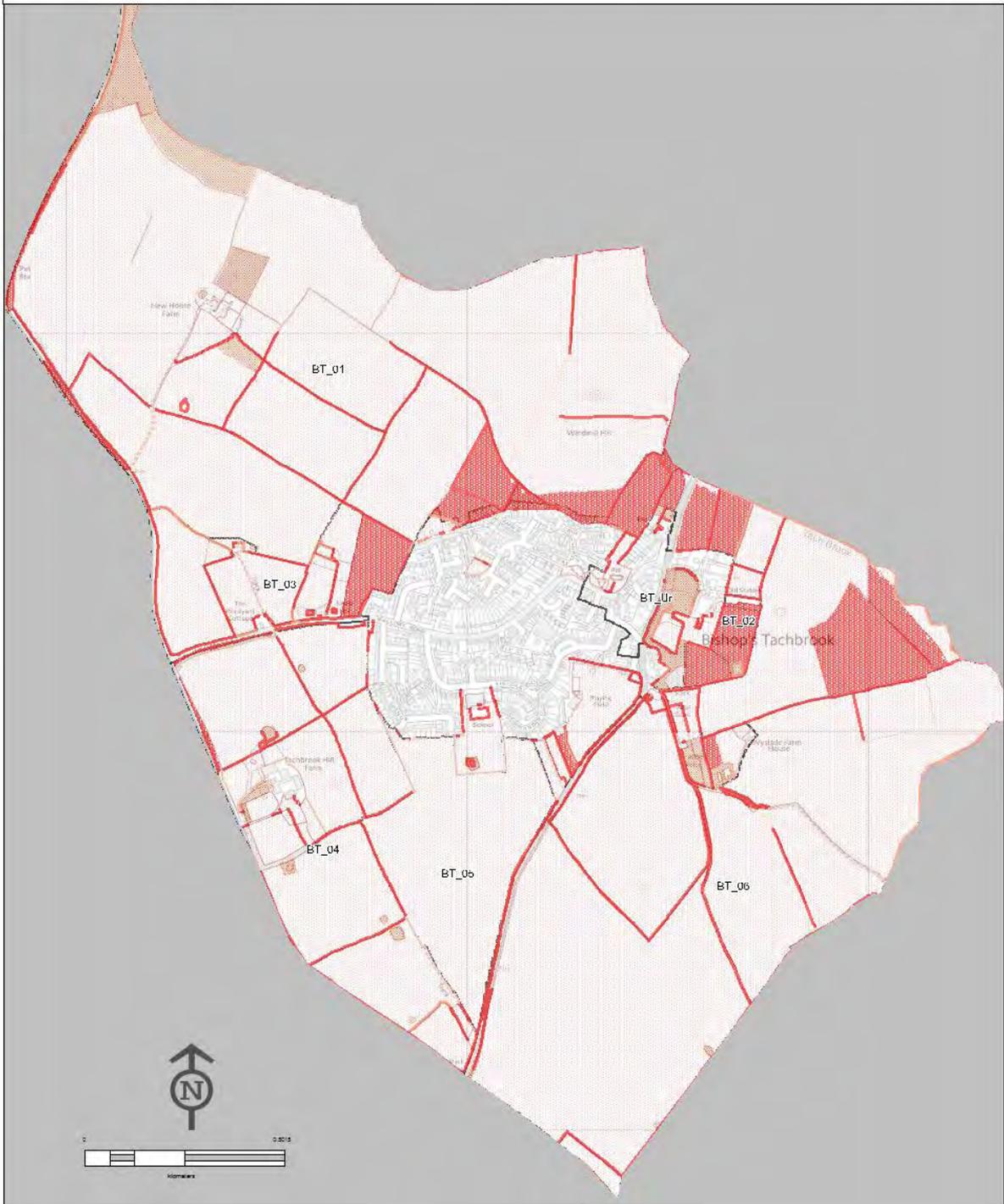
#### Protected Species

Protected or locally rare and endangered fauna records of great crested newt, badger, bats and hedgehog have been observed in the settlement area. County rare flora records include Loose Silky-bent, small-flowered buttercup, mousetail and green figwort have been recorded in the settlement area.

Any development within the Bishop's Tachbrook area may need to take these species records into consideration through more detailed assessments. At this point it is not envisaged that protected or locally rare and endangered species will preclude proposed SHLAA sites from proceeding.







**Linear Feature Score**

6: HIGH 4: MODERATE 2: LOW

**Area Feature Score**

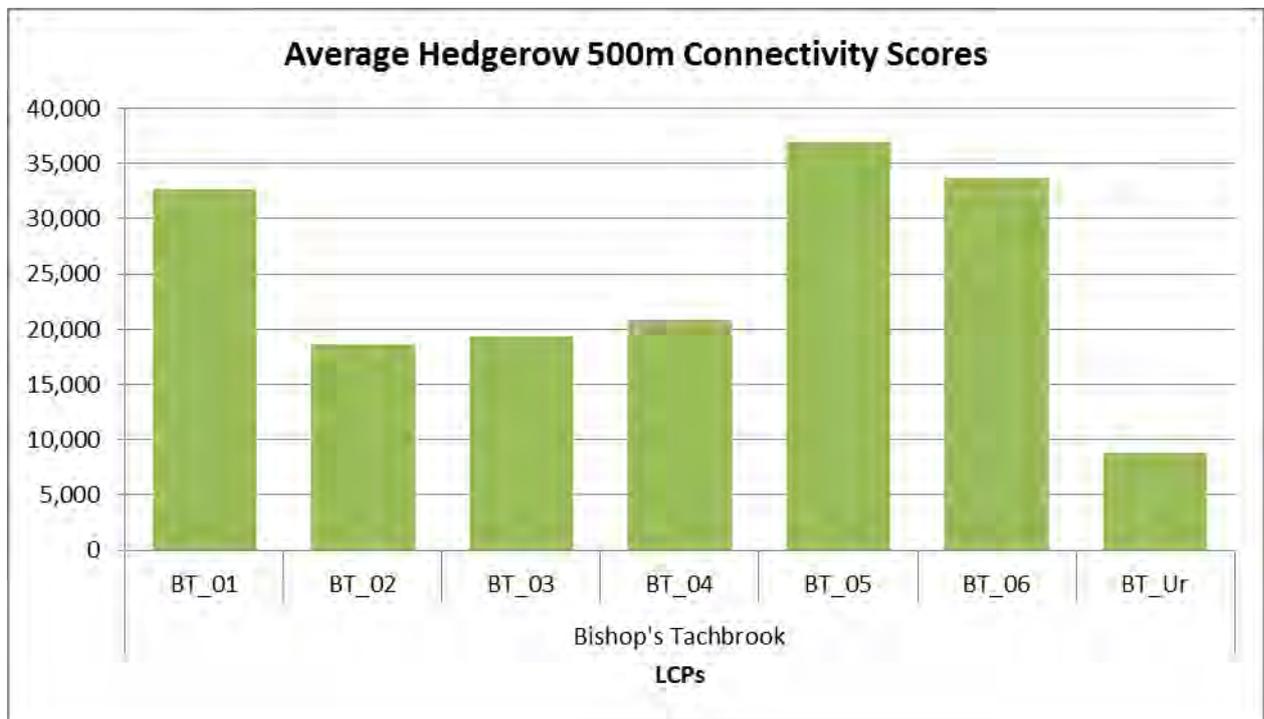
6: HIGH 4: MODERATE 2: LOW

**LCP**

Zone

© Crown Copyright and database right 2013. Ordnance Survey 100019520. Copyright of the data remains the property of the Habitat Biodiversity Audit for Warwickshire, Coventry and Solihull. While every effort has been made to ensure that the data is accurate in accordance with Phase 1 habitat survey standards the project cannot guarantee its accuracy or accept responsibility for any changes to land use or habitat that may have occurred since the survey was undertaken.



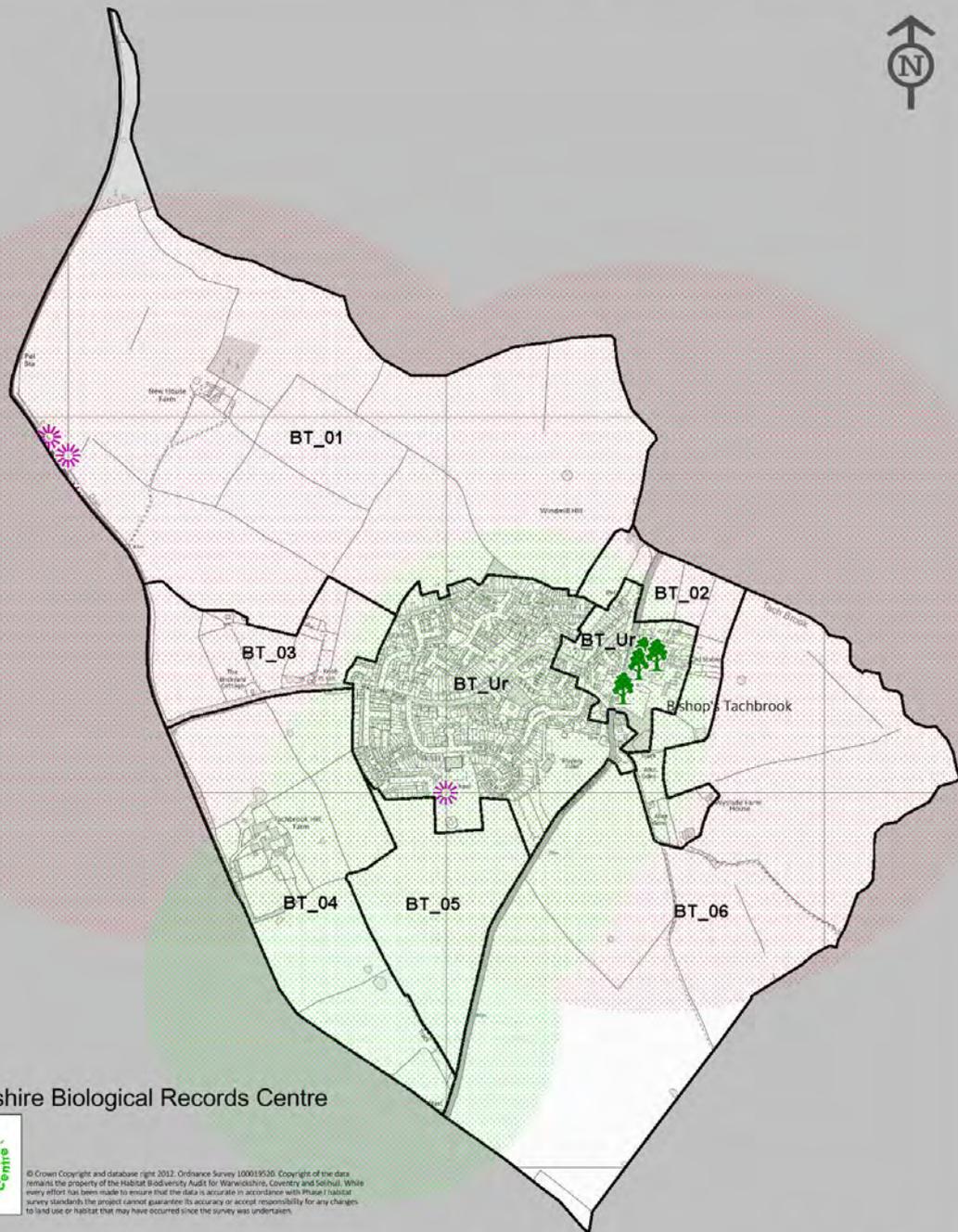


Average total score = 20,053



HABITAT BIODIVERSITY AUDIT  
 Warwickshire Historic and Natural Environment  
 Barrack Street  
 Warwick  
 CV34 4TH  
 Tel: 01926 412 197  
 Email: hba@warwickshire.gov.uk

# BISHOP'S TACHBROOK



Warwickshire Biological Records Centre



© Crown Copyright and database right 2012. Ordnance Survey 100019530. Copyright of the data remains the property of the Habitat Biodiversity Audit for Warwickshire, Coventry and Solihull. While every effort has been made to ensure that the data is accurate in accordance with Phase 1 habitat survey standards the project cannot guarantee its accuracy or accept responsibility for any changes to land use or habitat that may have occurred since the survey was undertaken.

- |  |  |  |  |  |                                 |
|--|--|--|--|--|---------------------------------|
|  | 500m buffer zone for white-clawed crayfish |  | 500m buffer zone for reptiles and amphibians |  | 1km buffer zone for bat species |
|  | Land Cover Parcel (LCP)                    |  | Veteran Tree                                 |  | Black Poplar                    |
|  | Warwickshire Rare Plant                    |  | Barn Owl                                     |  |                                 |

## **Settlement: Burton Green**

### **Settlement Habitat Description:**

#### **Semi-natural grasslands and marsh**

Little Beanit Farm meadow LWS is an example of the small neutral grassland meadows that were once typical of the farming landscape. It is a small field of unimproved, though neglected, neutral grassland. Several species associated with unimproved or species rich improved grasslands are present including Sneezewort, Lesser Knapweed, Greater Bird's-foot-trefoil, Tormentil, Betony and Devil's-bit Scabious. There is little in the way of other unimproved or semi-improved grasslands in the area which is predominantly improved grassland with some arable.

The other pLWS of note is the Kenilworth to Railway Embankment consisting of semi-improved grassland and scrub which bisects the settlement area.

#### **Woodlands and scrub**

Black Waste Wood LWS is the largest area of wood land in the settlement area consisting of mainly deciduous oak, ash and birch woodland with hazel coppice in a mixed arable pastoral landscape. The wood was part of a series of heaths in this part of Stoneleigh parish stretching from Westwood Heath in the north to Burton Green Farm in the south.

The smaller woods of Big Pools and Little Pools have been modified by the planting of non-native deciduous species such as Larch. The surrounding fields are largely arable and improved grassland both having low habitat distinctiveness.

The Pools Wood LWS is a mature unmanaged semi-natural woodland of oak and ash with occasional turkey oak, sycamore and hybrid black poplars.

Long Meadow Wood pLWS is semi-natural woodland of oak and sycamore part of which is ancient woodland.

#### **Hedgerows**

Beanit Farm Hedge LWS is a good example of an ancient hedgerow standing on a substantial medieval wood bank and ditch. It was formerly the western boundary of extensive woodland known as the Bernet or Barnet. The surrounding land consists of regular small pasture fields which are damp in places and drained by two minor streams that flow north-westwards to the River Blythe.

Overall the hedgerow pattern of small fields has been largely retained particularly to the west of the settlement area. This is reflected in the overall average score which is close to the average for all the settlements. The better connected areas are to the north and west particularly along the dismantled railway line and around Black Waste Wood BG\_02 and Big Pools and Little Pools Woods BG\_03.

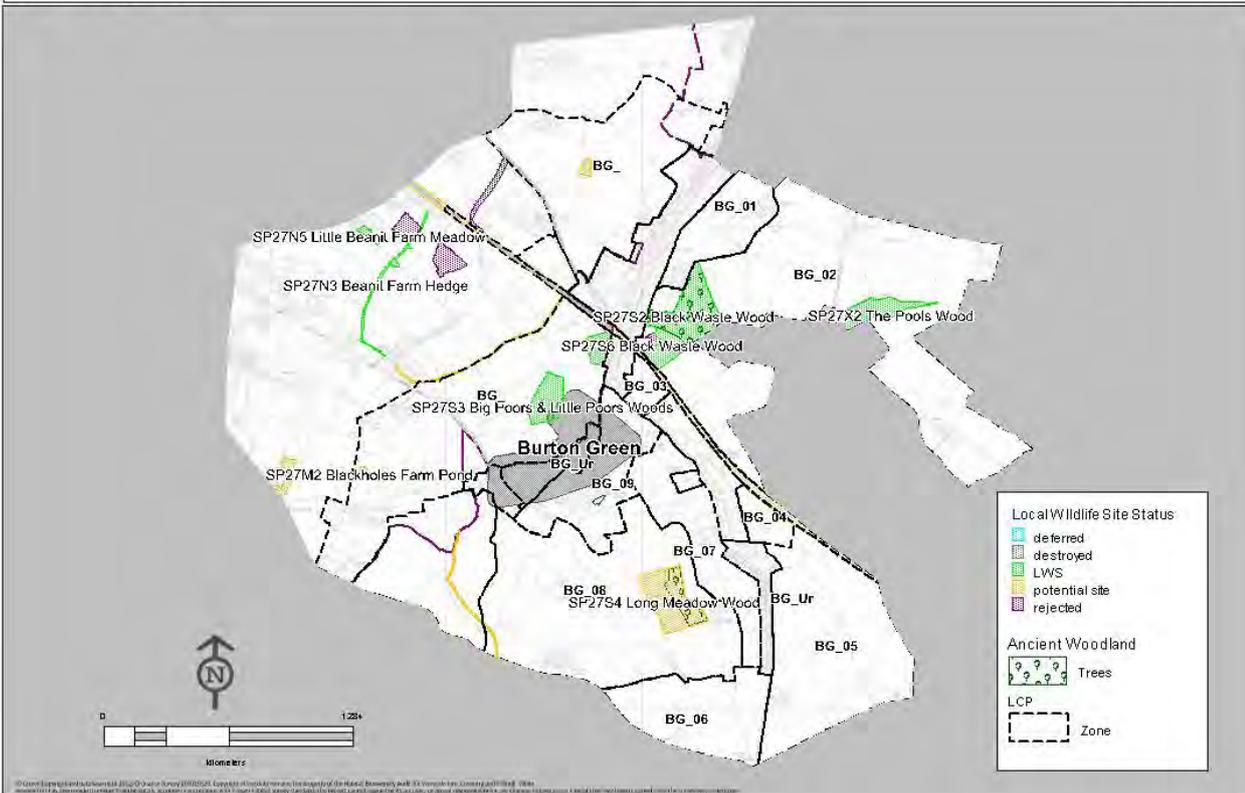
## Designated sites:

<b>Status: Local Wildlife Sites</b>			
<b>LCP</b>	<b>Name</b>	<b>Area (ha)</b>	<b>Description</b>
BG_	SP27S3 Big Pools & Little Pools Woods	4.74	Woodland & scrub
BG_	SP27N3 Beanit Farm Hedge	0.88	Hedgerows
BG_	SP27N5 Little Beanit Farm Meadow	0.42	Semi-natural grasslands & marsh
BG_02	SP27S2 Black Waste Wood	12.76	Woodland & scrub
	SP27X2 The Pools Wood	3.17	Woodland & scrub
<b>Total</b>		<b>18.80</b>	
<b>Status: potential Local Wildlife Sites</b>			
BG_	SP27 M2Blackholes Farm Pond	0.40	Water body
	SP27T2 Small Copse on Arnold Farm	0.38	Woodland & scrub
	SP27Li9n Kenilworth to Balsall Railway Embankment	38.00	Post industrial
	SP27S7 Beanit Farm Hedge East	1.5	Hedgerows
BG_02	SP27S5Bockendon Grange Pond	0.06	Water body
	SP27S4 Long Meadow Wood	6.50	Woodland & scrub
<b>Total</b>		<b>46.84</b>	

## Protected Species

Protected or locally rare and endangered fauna records of great crested newt, grass snake badger, bats, water vole, barn owl and hedgehog plus butterfly records for white-letter hairstreak have been observed in the settlement area. County rare flora records include Bird's-foot, corn spurrey, shepherd's needle have been recorded in the settlement area.

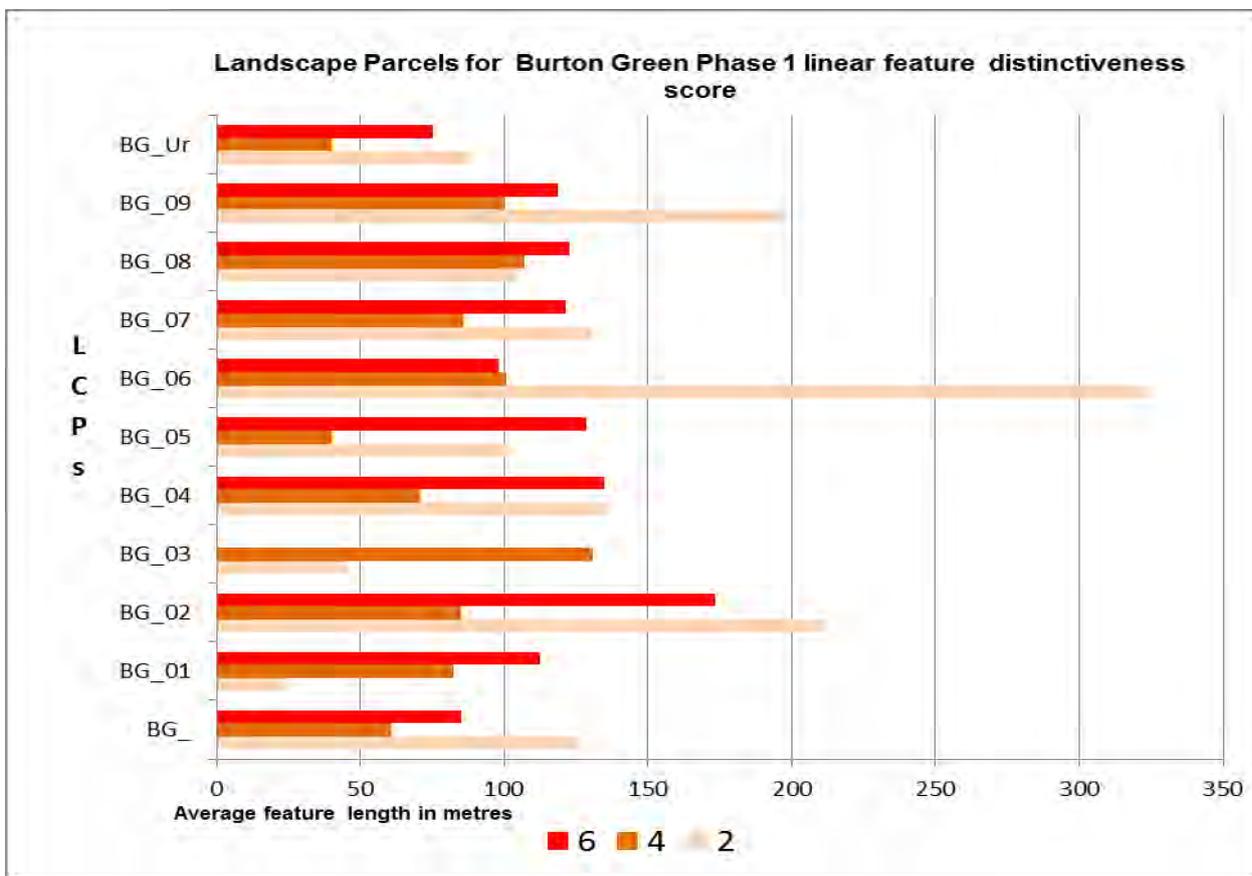
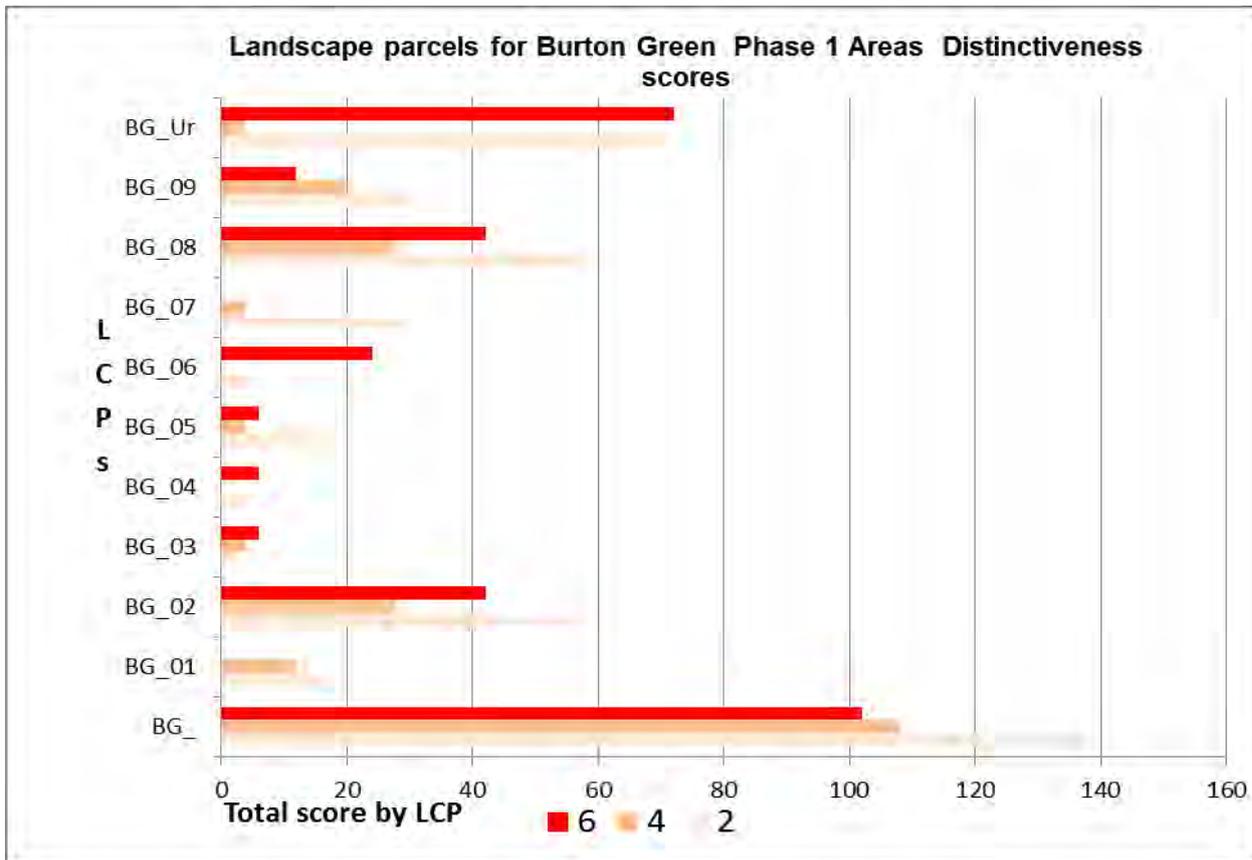
Any development within the Burton Green area may need to take these species records into consideration through more detailed assessments. At this point it is not envisaged that protected or locally rare and endangered species will preclude proposed SHLAA sites from proceeding.

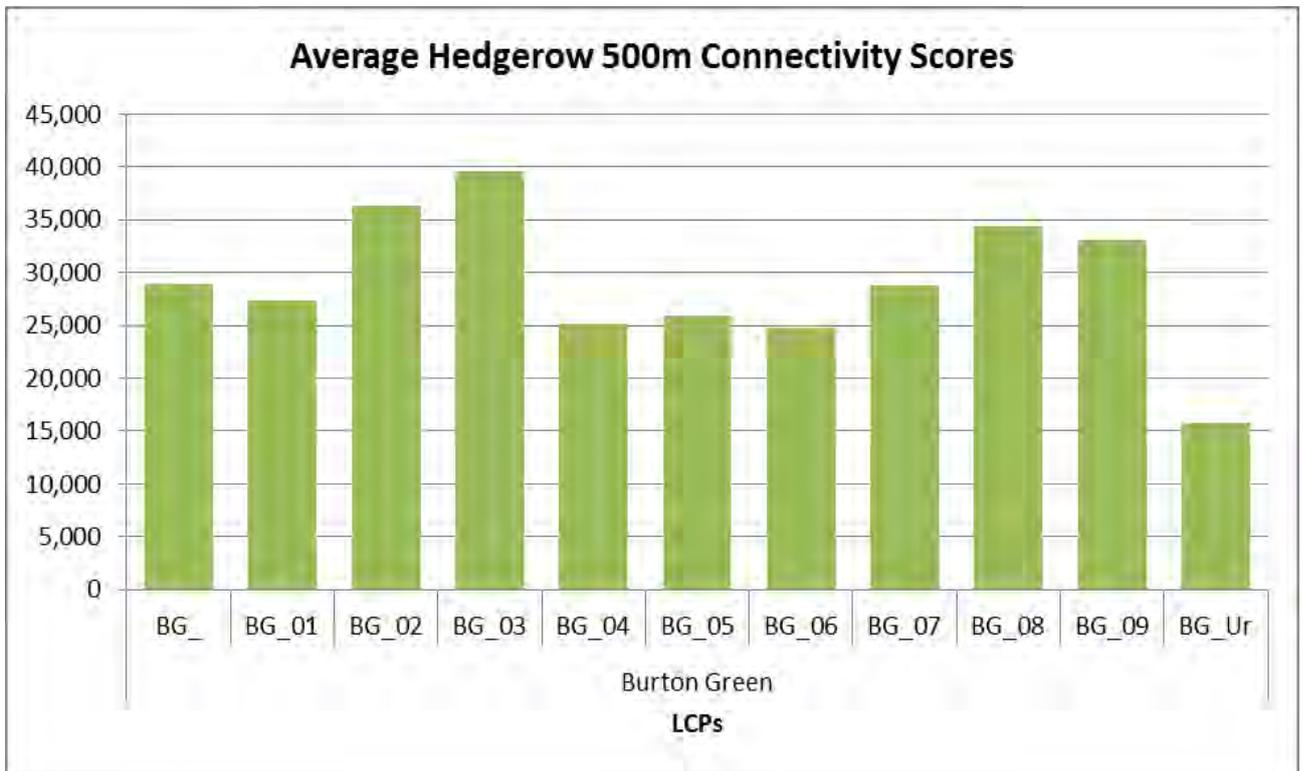
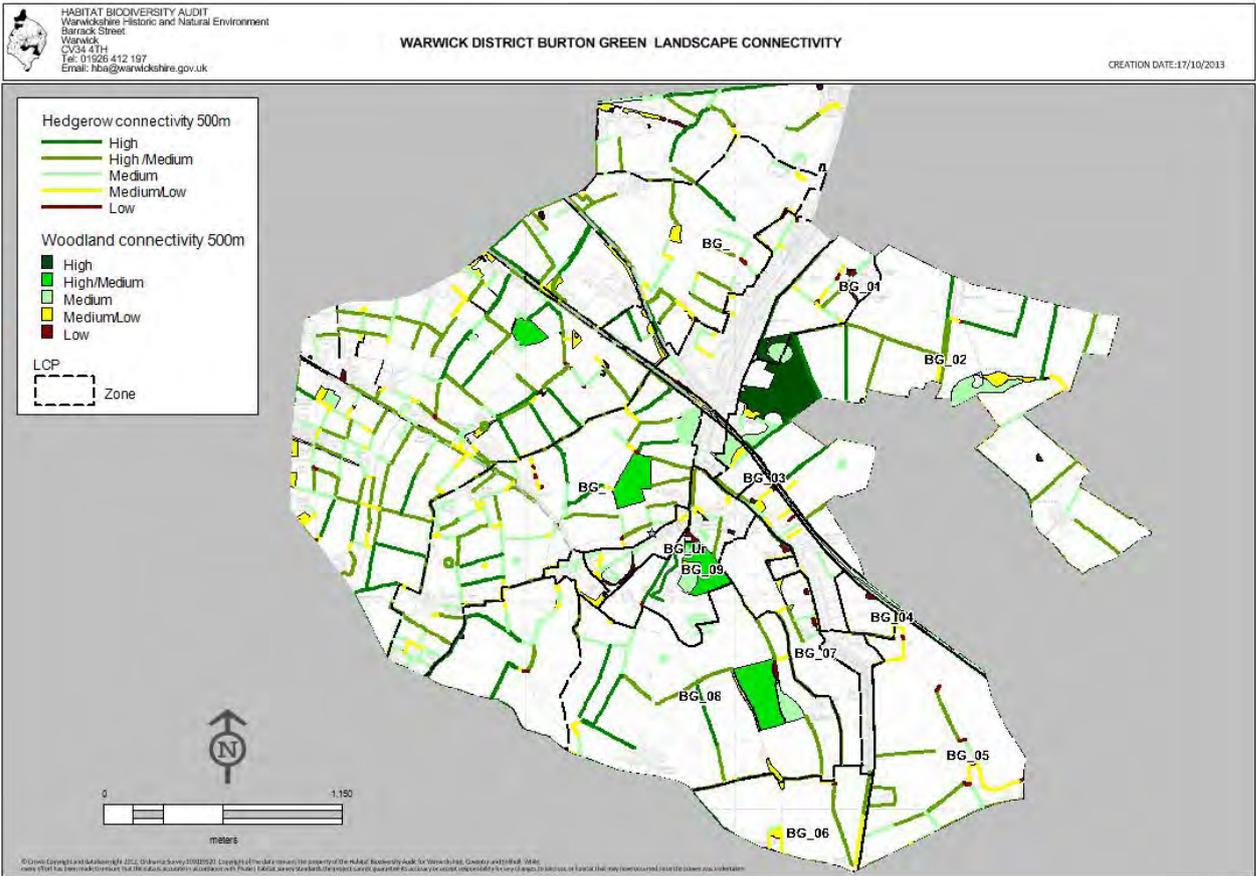


© Crown Copyright and Licensor 2013. Ordnance Survey 2008/102520. Copyright of the data remains the property of the Habitat Biodiversity Audit for Warwickshire, Coventry and Solihull. While every effort has been made to ensure that the data is accurate in accordance with the Habitat Survey standards the project cannot guarantee its accuracy or accept responsibility for any changes to land use or habitat that may have occurred since the survey was undertaken.



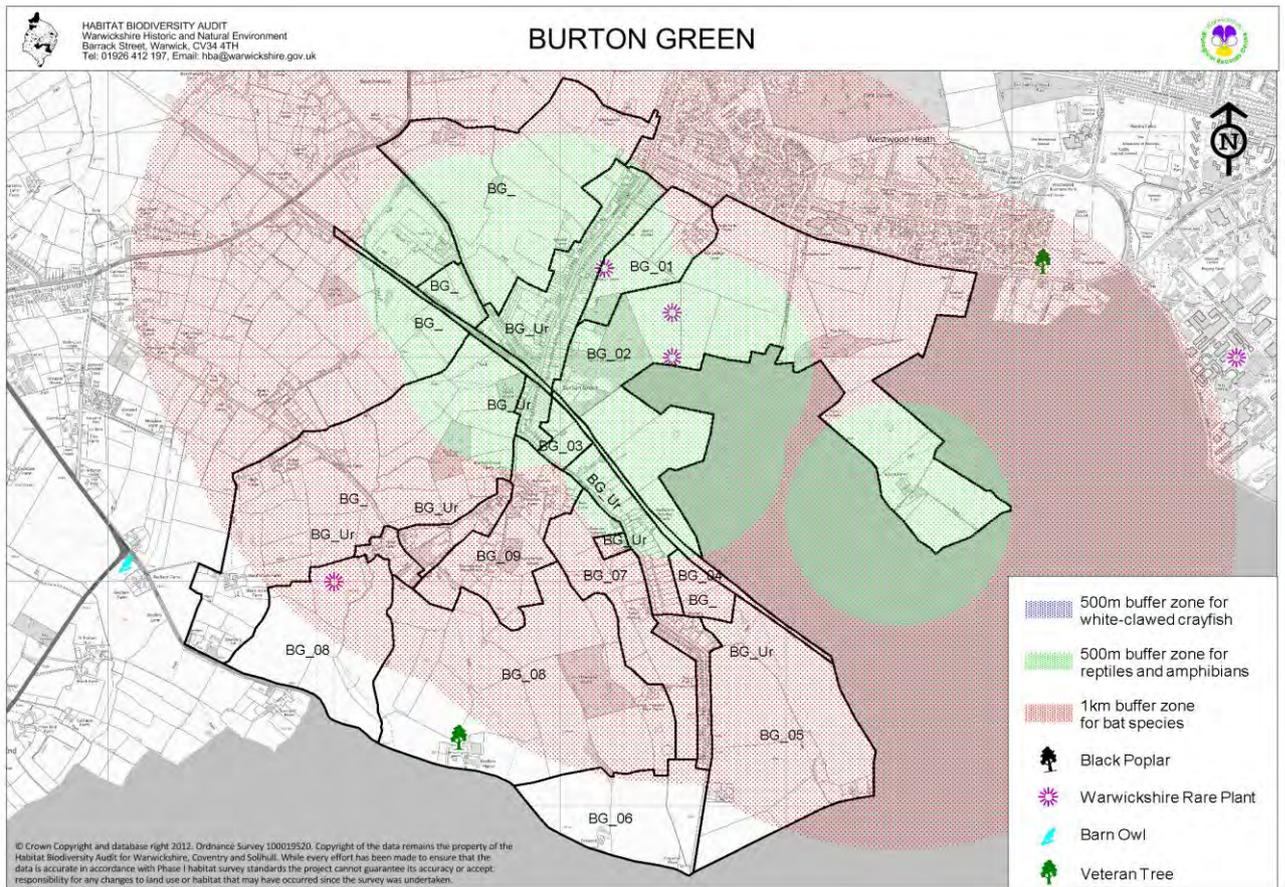
© Crown Copyright and Licensor 2013. Ordnance Survey 2008/102520. Copyright of the data remains the property of the Habitat Biodiversity Audit for Warwickshire, Coventry and Solihull. While every effort has been made to ensure that the data is accurate in accordance with the Habitat Survey standards the project cannot guarantee its accuracy or accept responsibility for any changes to land use or habitat that may have occurred since the survey was undertaken.





Average total score = 28,269

# Species Map



## Settlement: Cubbington

### Settlement Habitat Description:

#### Woodlands and scrub

South Cubbington Wood LWS to the east of CB\_04 is an ancient semi-natural woodland which is also part of the outlying Princethorpe Woodlands complex, the largest concentration of semi-natural woodland in Warwickshire. The wood is noted as an excellent example of a traditional Warwickshire woodland surrounded by an intact boundary ditch and ridge, and contains old coppice stools of Ash (*Fraxinus excelsior*) and Wild Service Tree (*Sorbus tormanius*).

North Cubbington Wood is also ancient woodland and potential LWS although part of the wood has been densely planted with confers. It is also has an important woodland habitat connection between Waveerly and Weston Wodds LWS immediately to the north and South Cubbington Wood LWS.

The Runghills LWS in CB\_07 is a small isolated semi-natural woodland north-east of Leamington Spa. It lies on a gentle slope sandwiched between the steep-sided Campion Hills to the north-west and the River Leam to the south east, and although close to suburban Leamington it is surrounded by a pleasant mix of arable and pasture fields.

#### Semi-natural grasslands and marsh

There are a few remaining pockets of high distinctive semi-improved grassland mostly in CB\_07 but the remainder of the settlement area is mainly arable and improved grassland. Within the built up areas grasslands are classified as amenity including parks, road verges and sports fields all of which are of low distinctiveness. The exception is Cubbington Churchyard a potential grassland LWS.

#### Hedgerows

Species rich hedgerows are noted for CB\_03 and CB\_04 although hedgerows in CB\_04 have been replaced by fencing. To the east of CB\_03 and CB\_04 are South and North Cubbington Woods. Overall the area retains an intact series of hedgerows. Overall hedgerow connectivity is below the total average showing areas of hedgerow and woodland fragmentation around the edge of Leamington Spa and Cubbington. Areas that have retained connectivity are CB\_03 because of its proximity to North and South Cubbington Wood and CB\_05 and CB\_06 along Welsh Road.

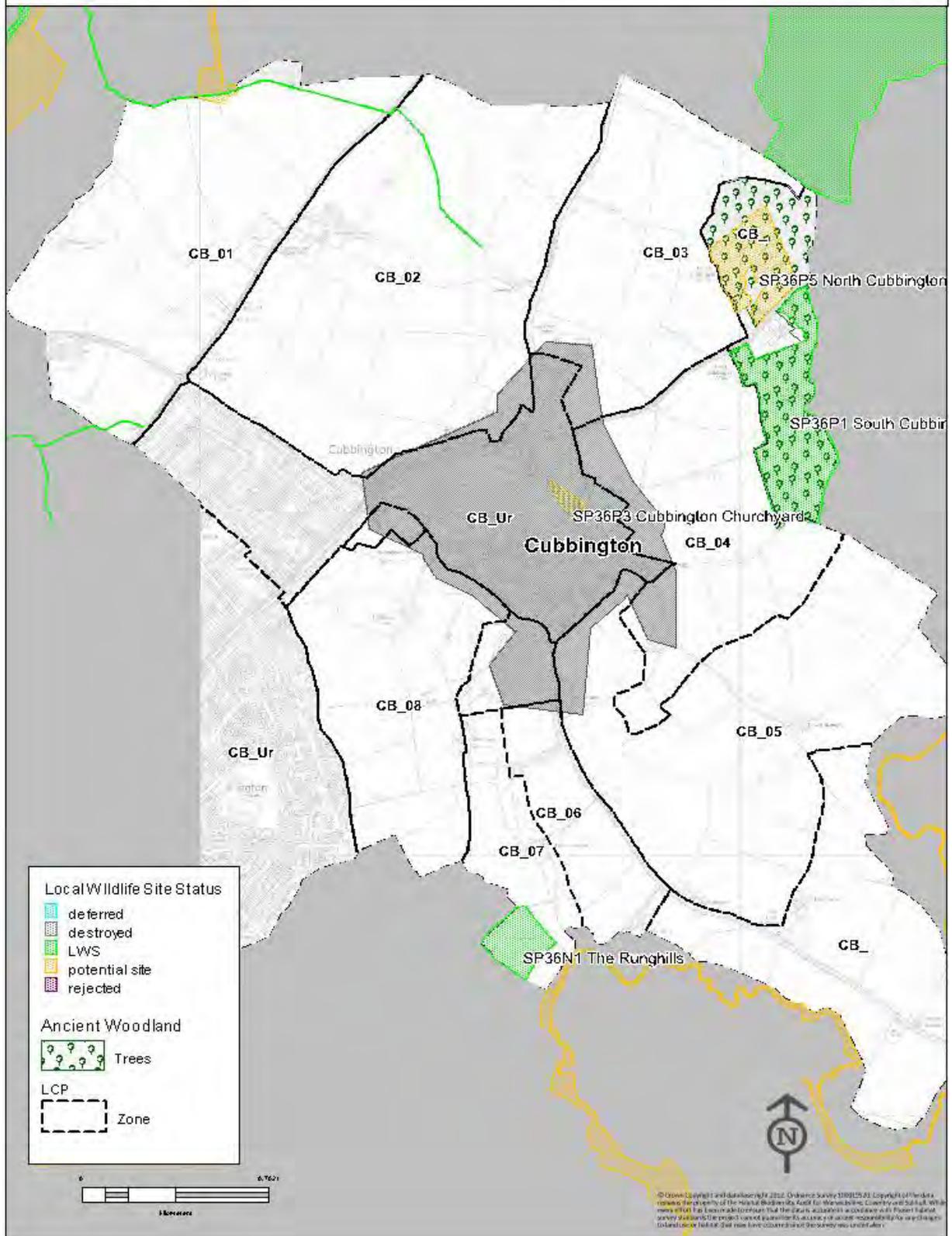
#### Designated sites:

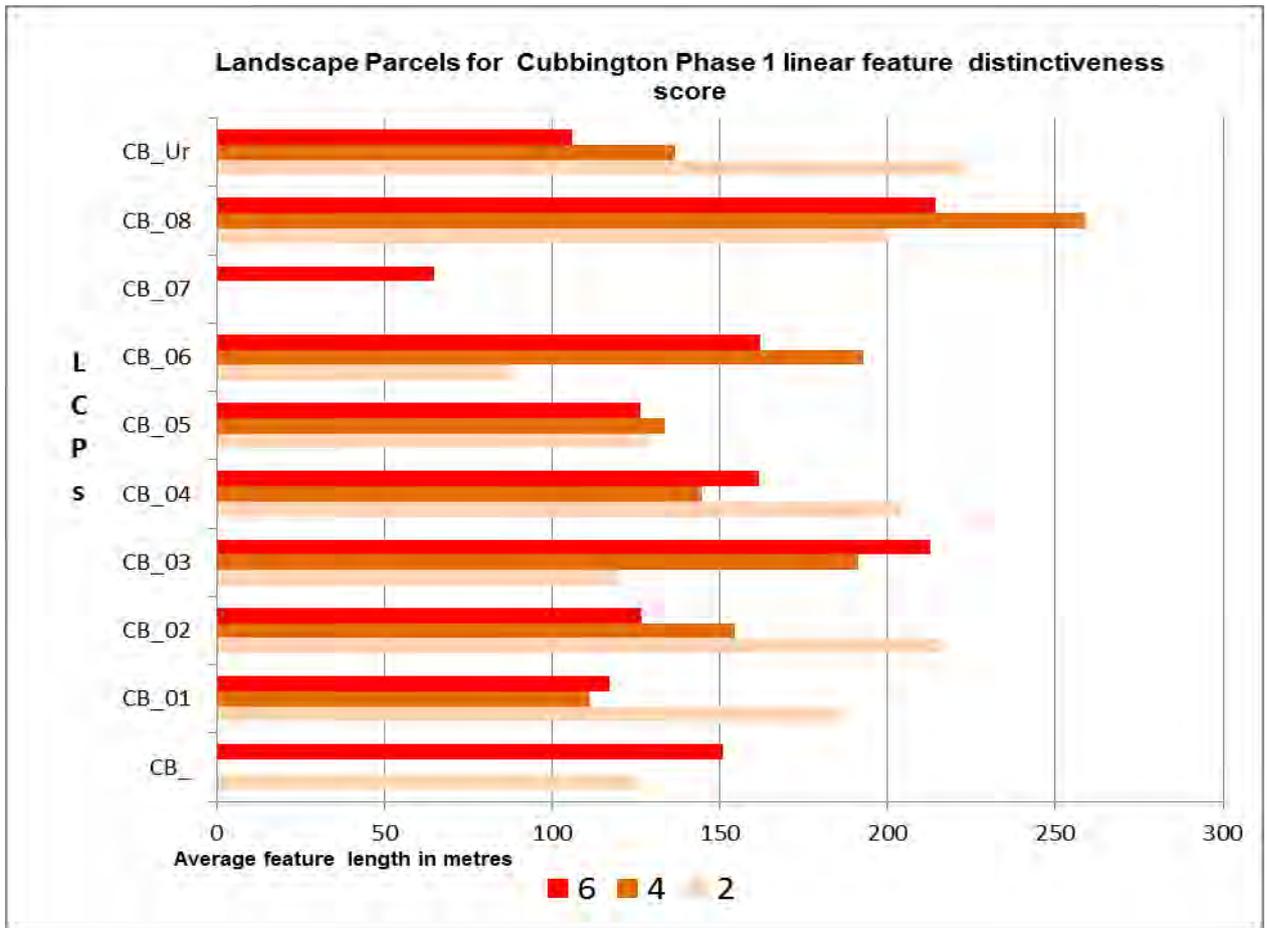
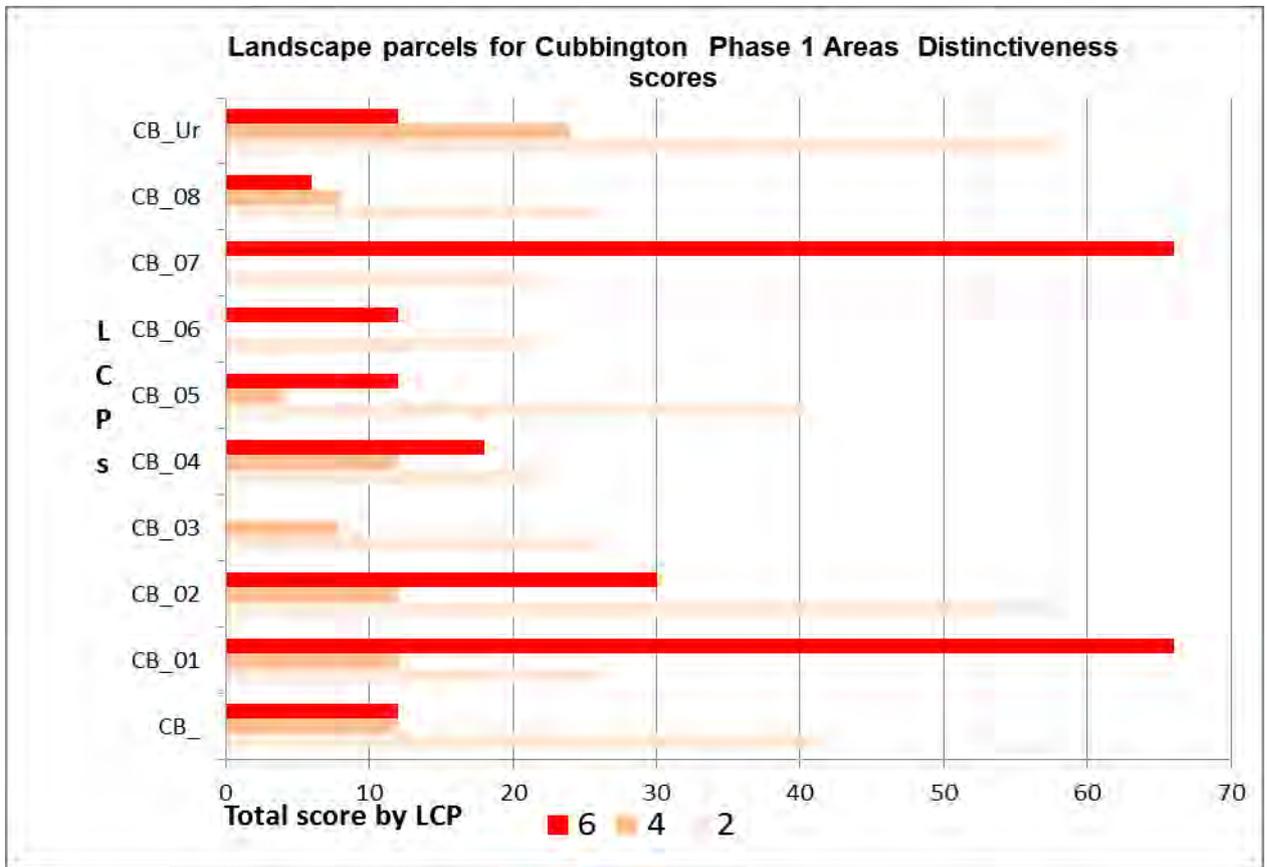
<b>Status: Local Wildlife Sites</b>			
<b>LCP</b>	<b>Name</b>	<b>Area (ha)</b>	<b>Description</b>
CB_	SP36P1 South Cubbington Wood	17.17	Woodland & scrub
CB_07	SP36N1 The Runghills	4.20	Woodland & scrub
<b>Total</b>		<b>21.36</b>	
<b>Status: potential Local Wildlife Sites</b>			
CB_	SP36P5 North Cubbington Wood	7.63	Woodland & scrub
CB_Ur	SP36P3Cubbington Churchyard	0.66	Semi-natural grassland
<b>Total</b>		<b>8.69</b>	

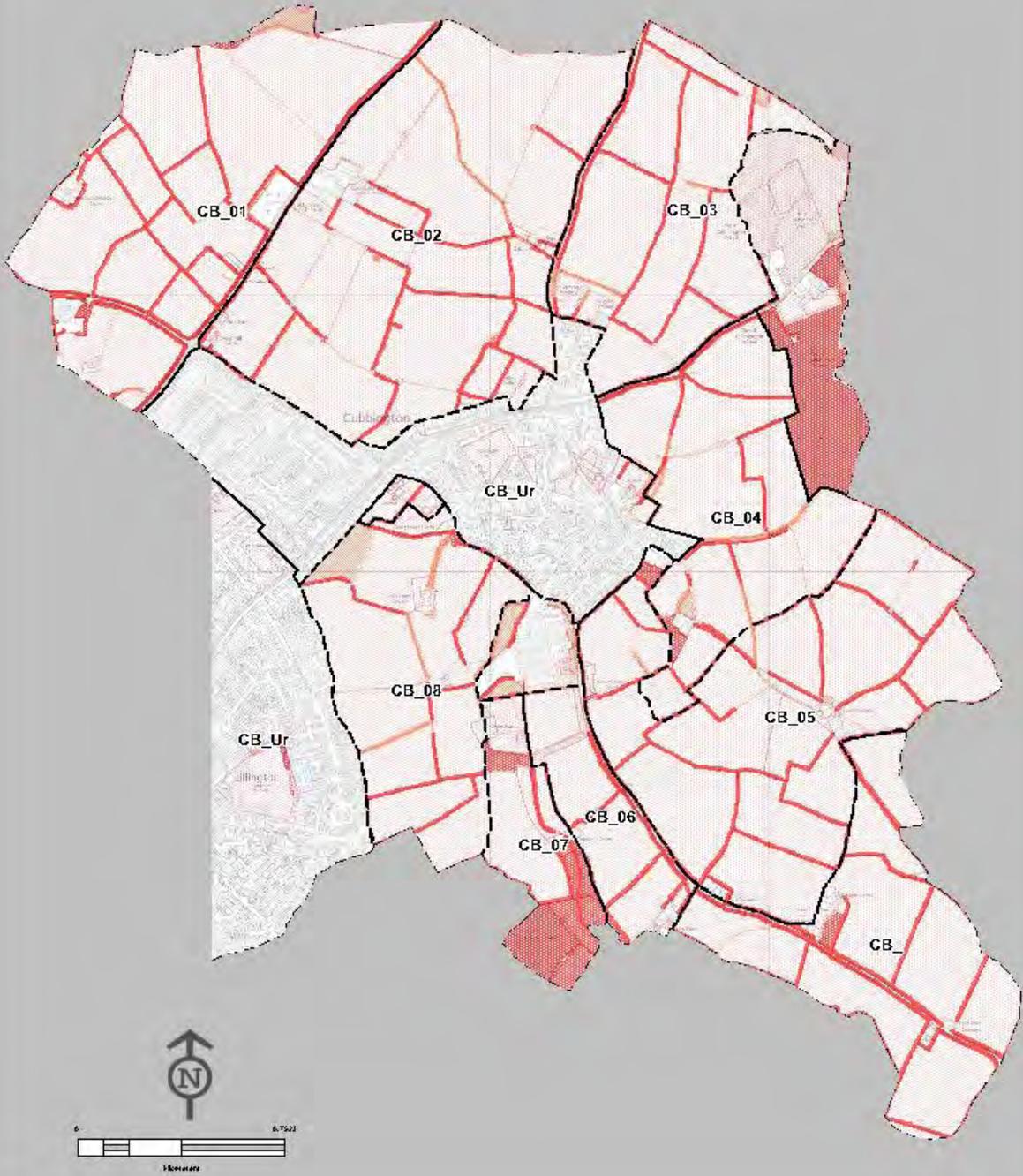
## **Protected Species**

Protected or locally rare and endangered fauna records of great crested newt, slow worm, otter, white-clawed crayfish, dormouse, badger, bats, harvest mouse, brown hare and hedgehog plus butterfly records of small heath, white-letter hairstreak, white admiral, purple emperor, have been observed in the settlement area. County rare flora records include prickly poppy, opposite-leaved pondweed, common marsh bedstraw ssp, short-styled field-rose, river water dropwort, corn buttercup, orange foxtail, slender tare, common broomrape, bristle club-rush, water purslane, trailing tormentil, corn marigold, wild pear have been recorded in the settlement area.

Any development within the Cubbington area may need to take these species records into consideration through more detailed assessments. At this point it is not envisaged that protected or locally rare and endangered species will preclude proposed SHLAA sites from proceeding.







Linear Feature Score

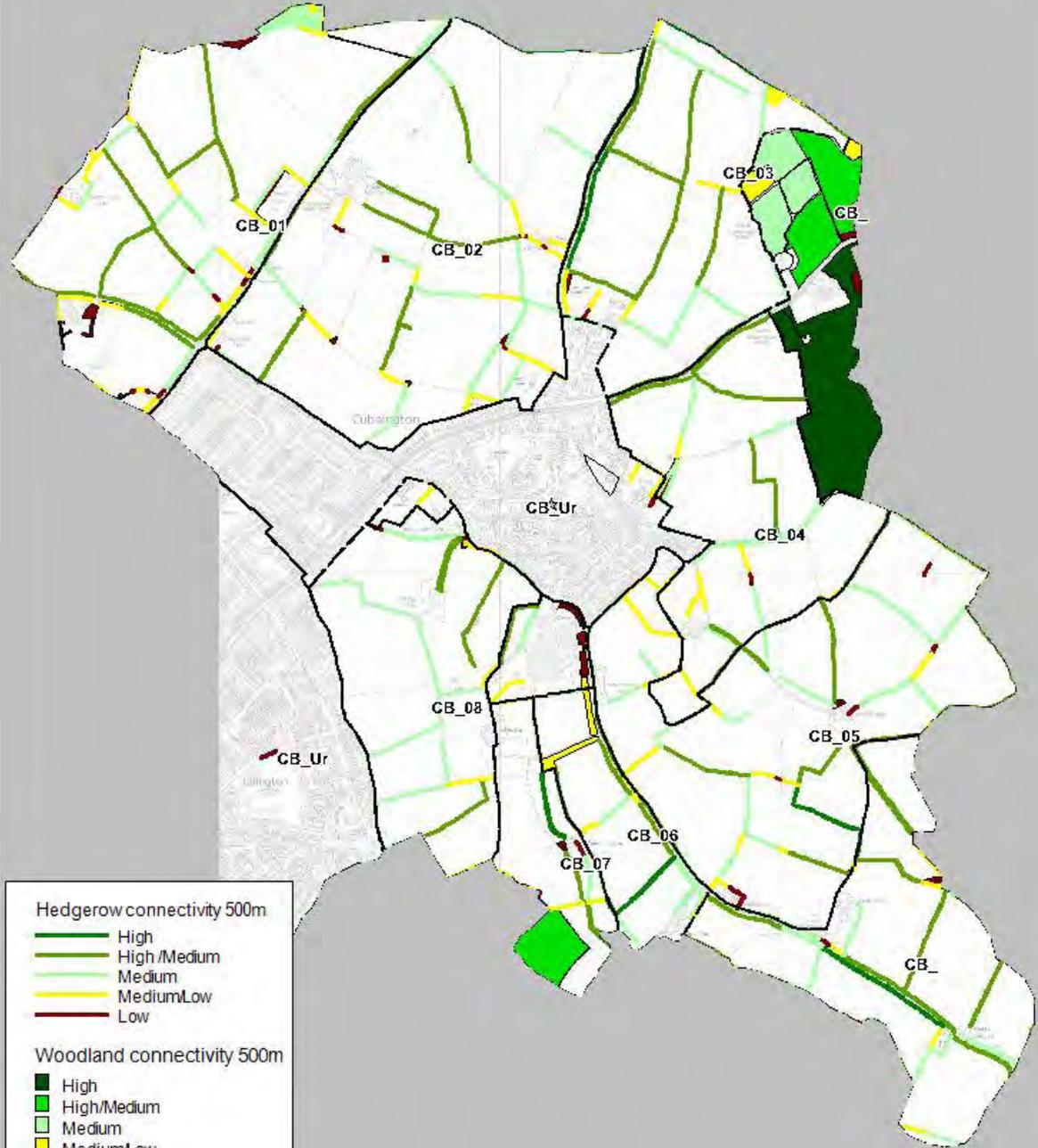
6: HIGH 4: MODERATE 2: LOW

Area Feature Score

6: HIGH 4: MODERATE 2: LOW

LCP  
Zone

© Crown Copyright and database right 2012. Ordnance Survey 100019530. Copyright of the data remains the property of the Ordnance Survey. Warwickshire Audit for Warwickshire, Coventry and Solihull. While every effort has been made to ensure that the data is accurate in accordance with Phase 1 habitat survey standards the project cannot guarantee to accept responsibility for any changes to landscape features that may occur between the survey and publication.



**Hedgerow connectivity 500m**

- High
- High /Medium
- Medium
- Medium/Low
- Low

**Woodland connectivity 500m**

- High
- High/Medium
- Medium
- Medium/Low
- Low

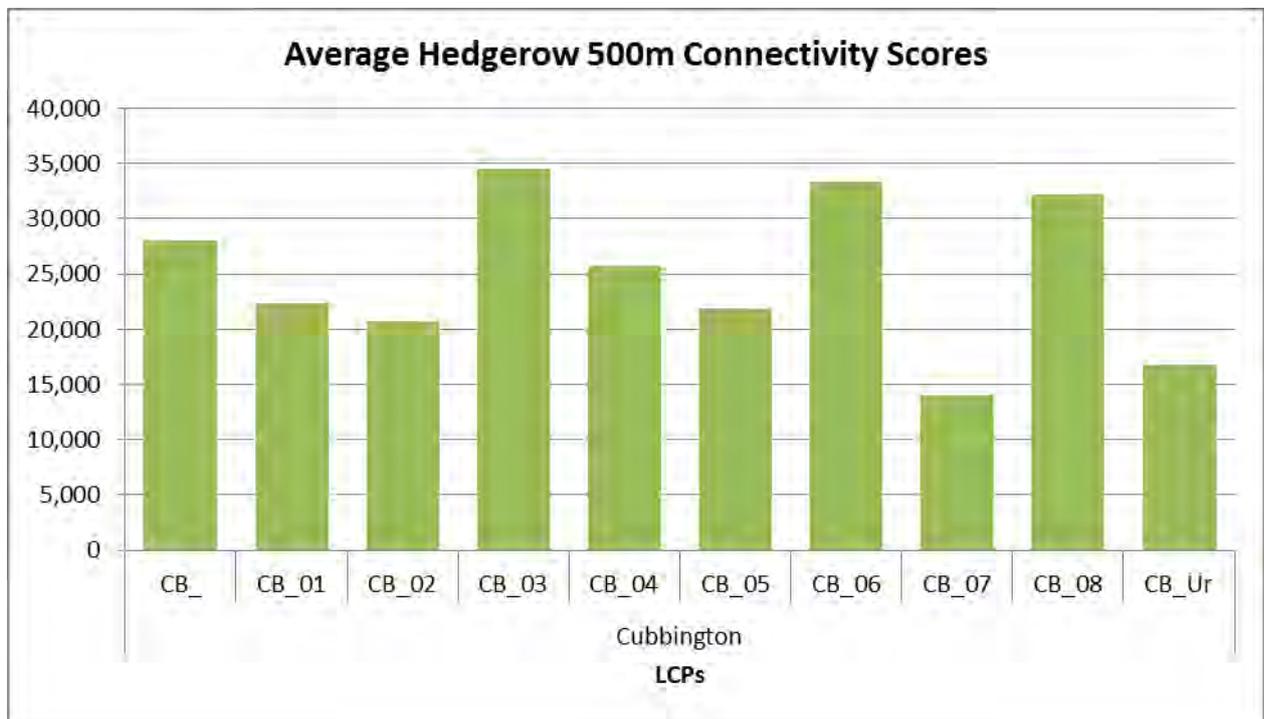
LCP  
 Zone



PRINTED 25/10/2013



© Crown Copyright and database right 2012. Ordnance Survey 100019621. Copyright of the data remains the property of the Habitat Biodiversity Audit for Warwickshire. Council use is for public information only. It is intended to provide an overview of the data and is not intended to be used for any other purpose. The project cannot guarantee accuracy or accept responsibility for any changes to the data or for any use of the data that may have occurred since the survey was undertaken.



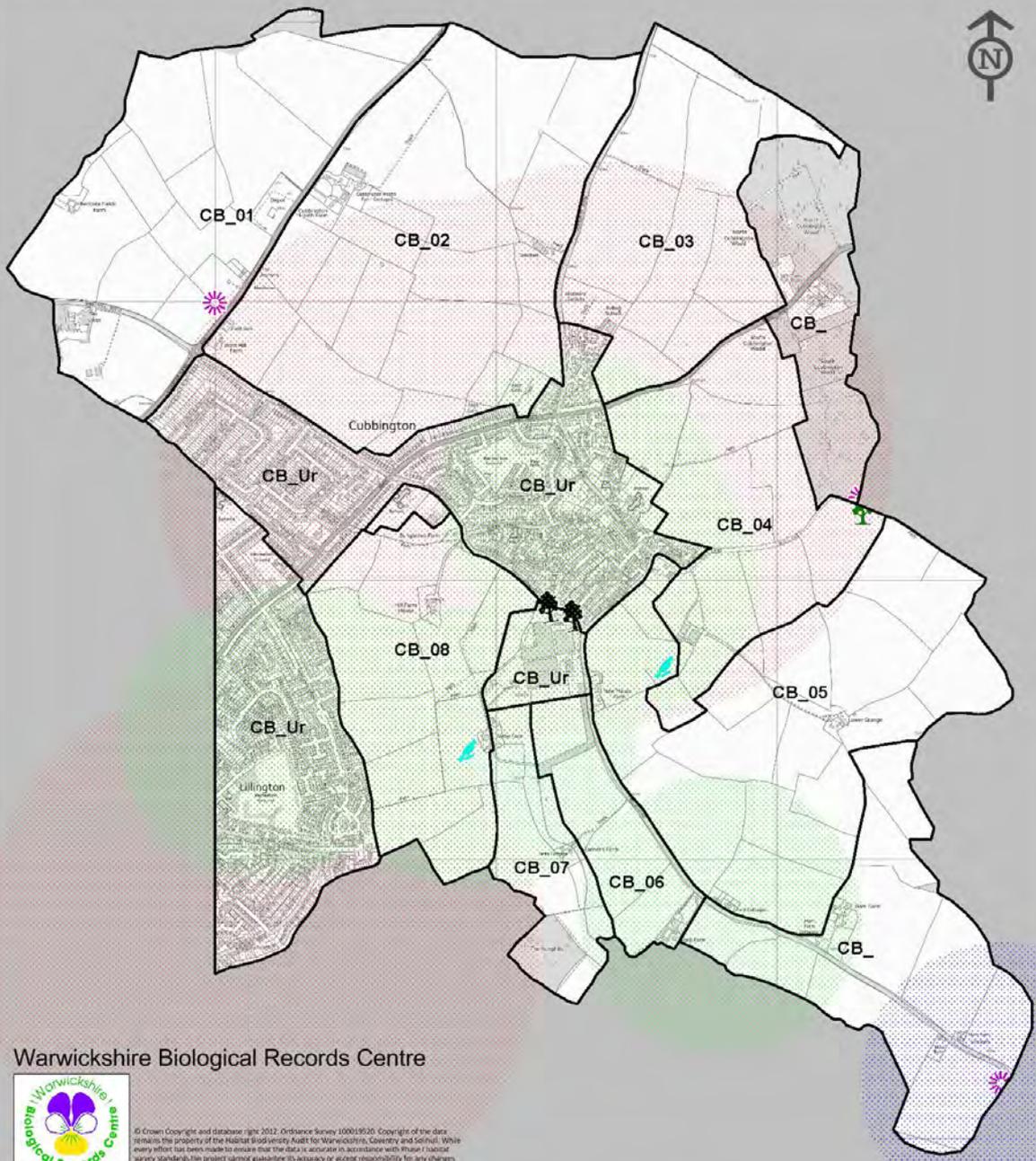
Average total score = 23,938

# Species Map



HABITAT BIODIVERSITY AUDIT  
 Warwickshire Historic and Natural Environment  
 Barrack Street  
 Warwick  
 CV34 4TH  
 Tel: 01926 412 197  
 Email: hba@warwickshire.gov.uk

## CUBBINGTON



Warwickshire Biological Records Centre



© Crown Copyright and database right 2012. Ordnance Survey 100019020. Copyright of the data remains the property of the Habitat Biodiversity Audit for Warwickshire, Coventry and Solihull. While every effort has been made to ensure that the data is accurate in accordance with current habitat survey standards, the project cannot guarantee its accuracy or accept responsibility for any changes to land use or habitat that may have occurred since the survey was undertaken.

- |  |  |                                 |
|--|--|---------------------------------|
| 500m buffer zone for white-clawed crayfish | 500m buffer zone for reptiles and amphibians | 1km buffer zone for bat species |
| Land Cover Parcel (LCP)                    | Veteran Tree                                 | Black Poplar                    |
| Warwickshire Rare Plant                    | Barn Owl                                     |                                 |

## Settlement: Hampton Magna

### Settlement Habitat Descriptions:

#### Wetland

A small reed-bed lies in a wet hollow adjacent to Old Budbrooke Road to the north of the main settlement in HM\_04.

#### Woodlands and scrub

Woodway Lane LWS is a 400m stretch of narrow back lane bordered by strips of fairly ancient and secondary oak woodland, an area of scrub and tall herb, and a fairly diverse hedgerow. It forms an extension to the main street of Hampton-on-the-Hill and runs due north towards Hatton Park. The former parkland and associated woodlands of Grove Park is now mainly cultivated. The lane is of ancient origin and presumably was the access track for villagers to reach the medieval woodland of Curely's Grove which lay to the north of the stream at the end of the LWS. Today the site is surrounded by rolling arable fields, but with some smaller sheep pastures to the south-east.

#### Grasslands

There are small areas of semi-improved grassland mostly as road side verges. The majority of fields in the area are arable and improved grasslands as indicated by the low distinctiveness scores for all LCPs

#### Hedgerows

Hampton Magna does retain many of its intact hedgerow features as shown by the higher than average total connectivity score for all the study settlements. Typical of this is are fields contained in LCPs HM\_01 and HM\_02 which hold historic and archeologically important features. Although the fields are currently intensively grazed by sheep and shows characteristics of improved grassland, the fields do hold relic hedges and a characteristic ridge and furrow system.

Consequently the Hawthorn hedges although defunct could be protected under the Hedgerow Regulations 1997. In light of the above, archaeological advice should be sought with regards these particular land parcels.

#### Designated sites:

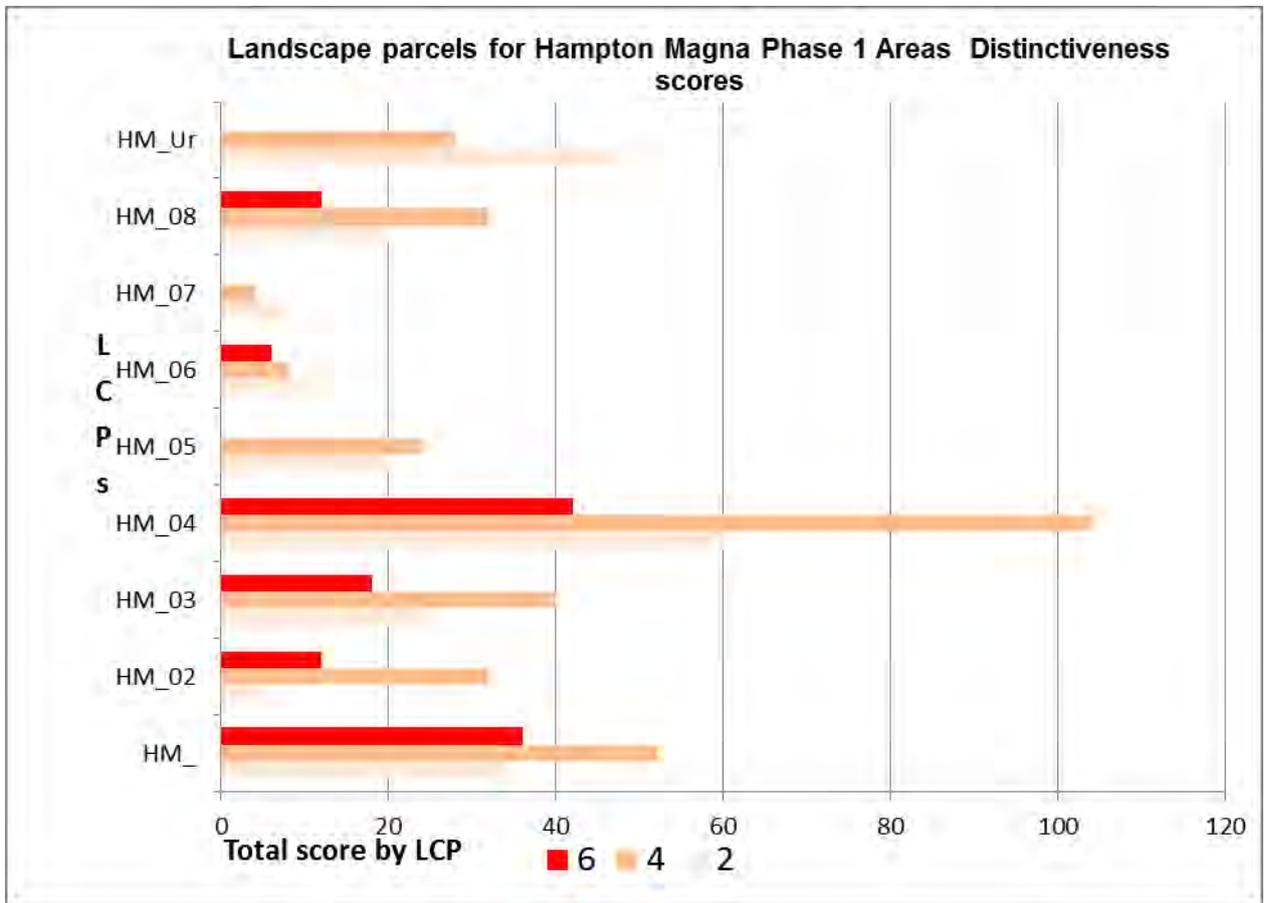
<b>Status: Local Wildlife Sites</b>			
<b>LCP</b>	<b>Name</b>	<b>Area (ha)</b>	<b>Description</b>
HM_04	SP26M1 Woodway Lane	0.95	Woodland & Scrub
<b>Total</b>		<b>0.95</b>	
<b>Status: potential Local Wildlife Sites</b>			
HM_07	SP26S2 Corner of Field South of Hampton Magna	0.79	Semi-natural grasslands & marsh
<b>Total</b>		<b>0.79</b>	

## **Protected Species**

Protected or locally rare and endangered fauna records of slow worm, badger, bats and brown hare plus butterfly records of grizzled skipper have been observed in the settlement area. County rare flora record of mousetail has been recorded in the settlement area.

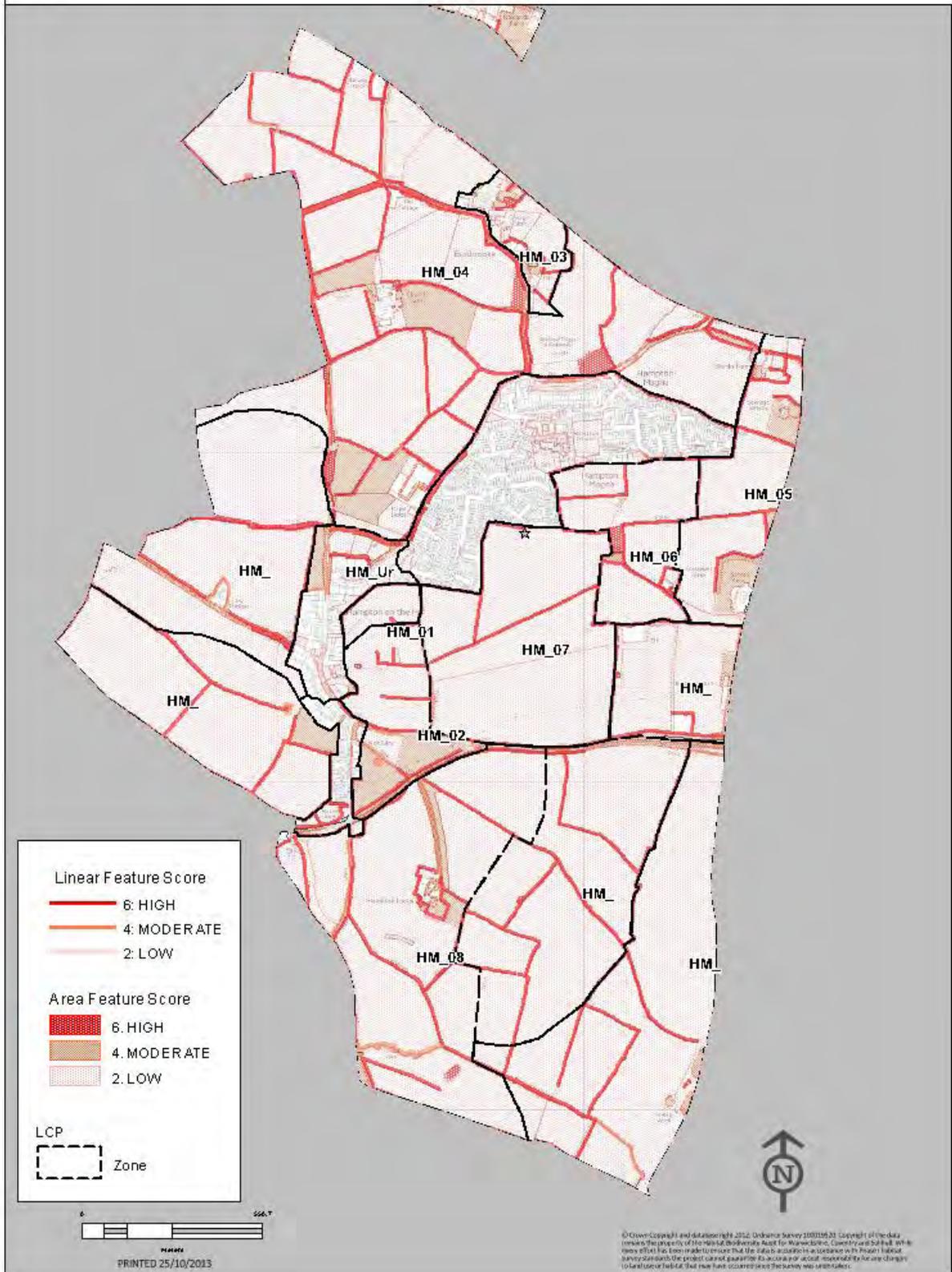
Any development within the Hampton Magna area may need to take these species records into consideration through more detailed assessments. At this point it is not envisaged that protected or locally rare and endangered species will preclude proposed SHLAA sites from proceeding.

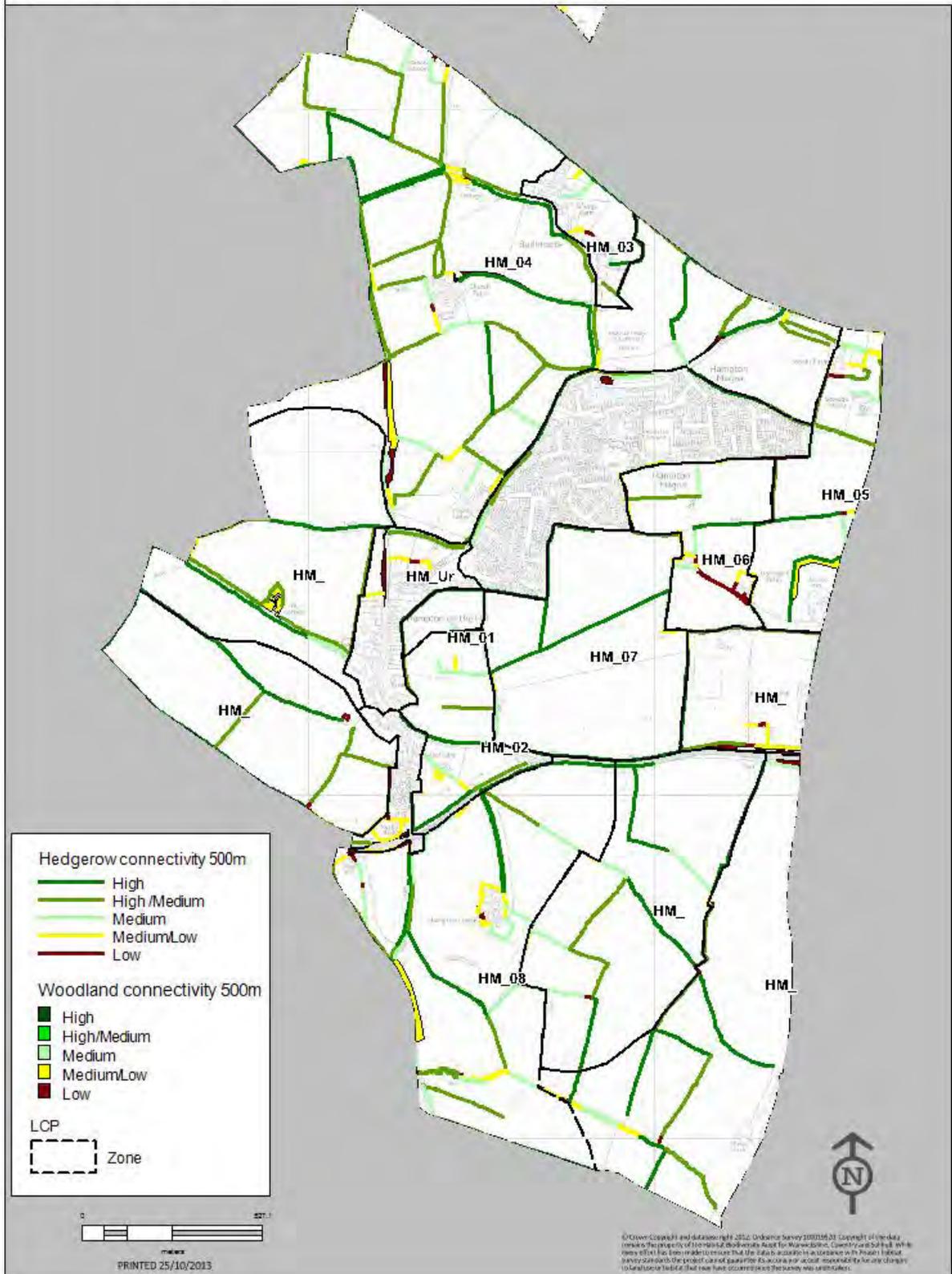


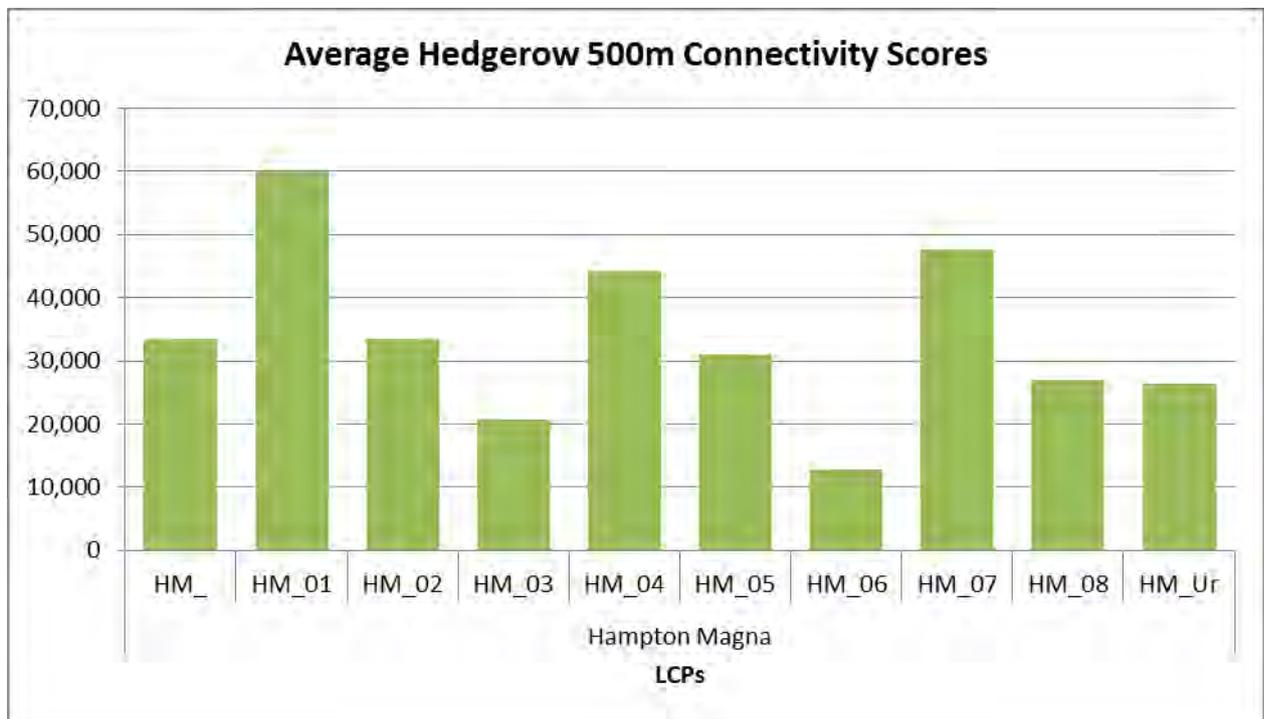




WARWICK DISTRICT HAMPTON MAGNA LANDSCAPE PHASE 1 DISTINCTIVENESS







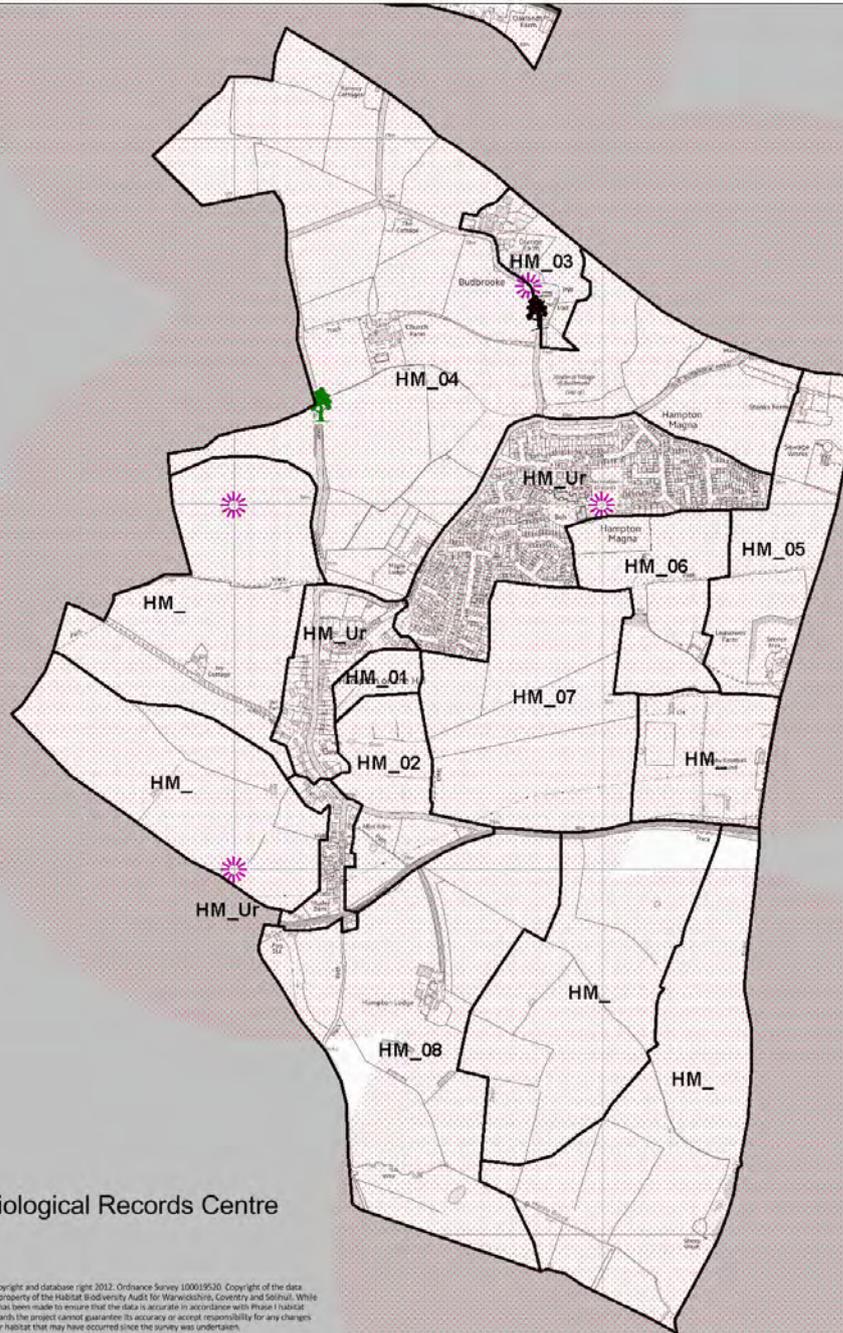
Average total score = 32,480

# Species Map



HABITAT BIODIVERSITY AUDIT  
 Warwickshire Historic and Natural Environment  
 Barrack Street  
 Warwick  
 CV34 4TH  
 Tel: 01926 412 197  
 Email: hba@warwickshire.gov.uk

## HAMPTON MAGNA



Warwickshire Biological Records Centre



© Crown Copyright and database right 2012. Ordnance Survey 100019530. Copyright of the data remains the property of the Habitat Biodiversity Audit for Warwickshire, Coventry and Solihull. While every effort has been made to ensure that the data is accurate in accordance with British Habitat survey standards, the project cannot guarantee its accuracy or accept responsibility for any changes to land use or habitat that may have occurred since the survey was undertaken.

- |  |  |  |
|--|--|--|
|  500m buffer zone for white-clawed crayfish |  500m buffer zone for reptiles and amphibians |  1 km buffer zone for bat species |
|  Land Cover Parcel (LCP)                    |  Veteran Tree                                 |  Black Poplar                     |
|  Warwickshire Rare Plant                    |  Barn Owl                                     |  |

## Settlement: Hatton Park

### Settlement Habitat Descriptions:

#### Woodlands & scrub

Brownley Green Lane LWS is a wooded stretch of country lane at Hatton. The site is mostly confined to the western side of the lane but includes a shorter stretch along the eastern side of the carriageway. The site is also part ancient woodland with a mix of mature tree species including; Pendunculate Oak, Horse Chestnut, Beech, Sycamore and Common Lime.

There are in addition to the Brownley Green Lane LWS, two other sites of ancient woodland, SP26P1 Home Farm woods a rejected LWS also known as Green Grove on the woodland inventory and Smith's Covert pLWS.

#### Wetlands

The Grand Union Canal pLWS forms the southernmost boundary of the settlement area. The canal here includes Hatton Locks Meadows LWS on the south side of Hatton Locks. The site originated as three small pasture fields in a corridor of land between the canal and Warwick-Birmingham railway line. The easternmost section of the field was used for tipping sludge dredged from the canal and is now dense scrub and scrub woodland. Grazing has been discontinued on the other two fields and are gradually becoming colonised by scrub and bramble, but they still retain elements of semi-improved neutral grassland.

#### Hedgerows

Hatton Park has the second lowest average connectivity score with only HP\_03 having the highest distinctiveness scores and highest above average connectivity score for the settlement area

#### Designated sites:

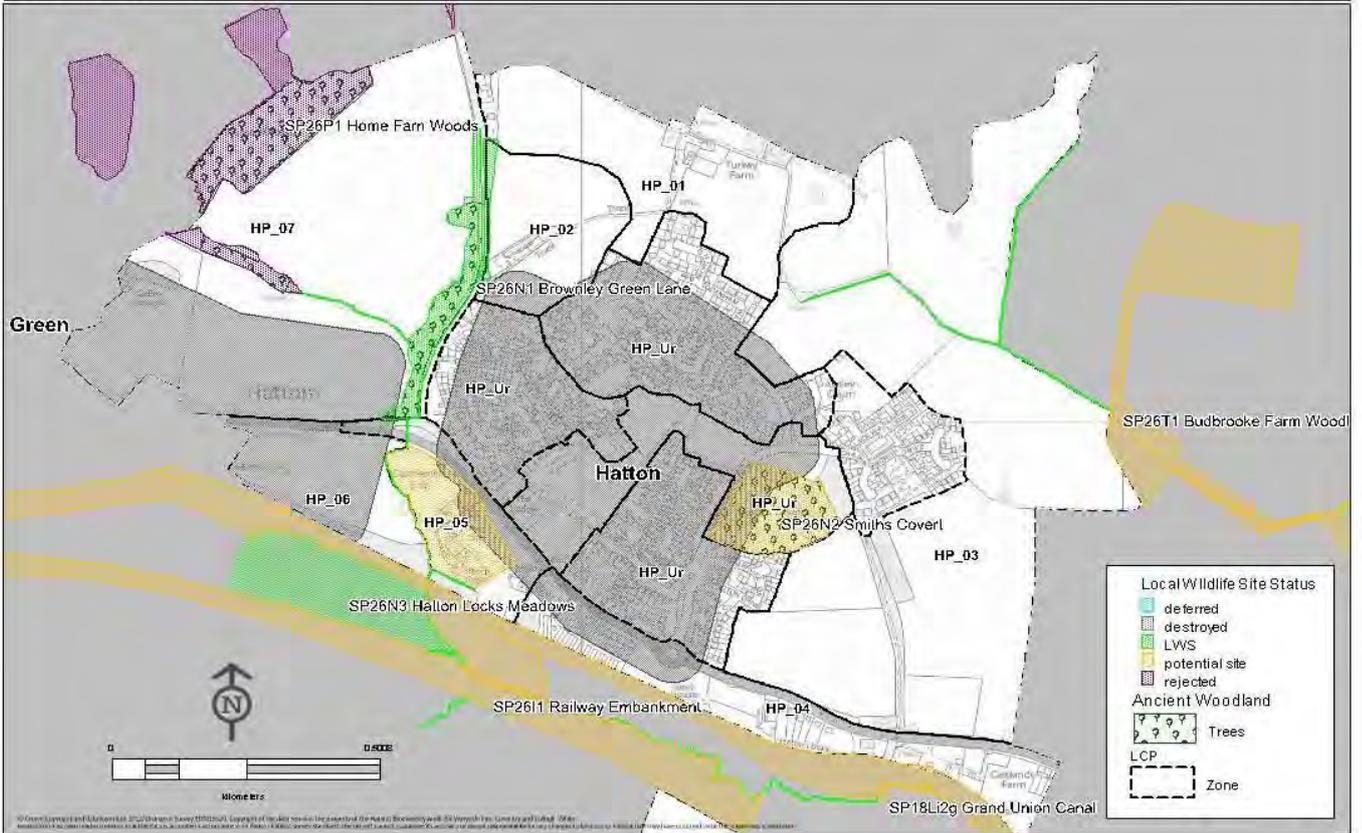
<b>Status: Local Wildlife Sites</b>			
<b>LCP</b>	<b>Name</b>	<b>Area (ha)</b>	<b>Description</b>
HP_07	SP26N1 Brownley Green Lane	2.35	Woodland & scrub
<b>Total</b>		<b>2.35</b>	
<b>Status: potential Local Wildlife Sites</b>			
HP_05	SP26N4 Hatton Hill Fields	19.6	Semi-natural grassland & marsh
	SP26N2 Smiths Covert	2.78	Woodland & scrub
HP_04	SPLi2g Grand Union Canal	-	Water bodies
<b>Total</b>		<b>21.94</b>	

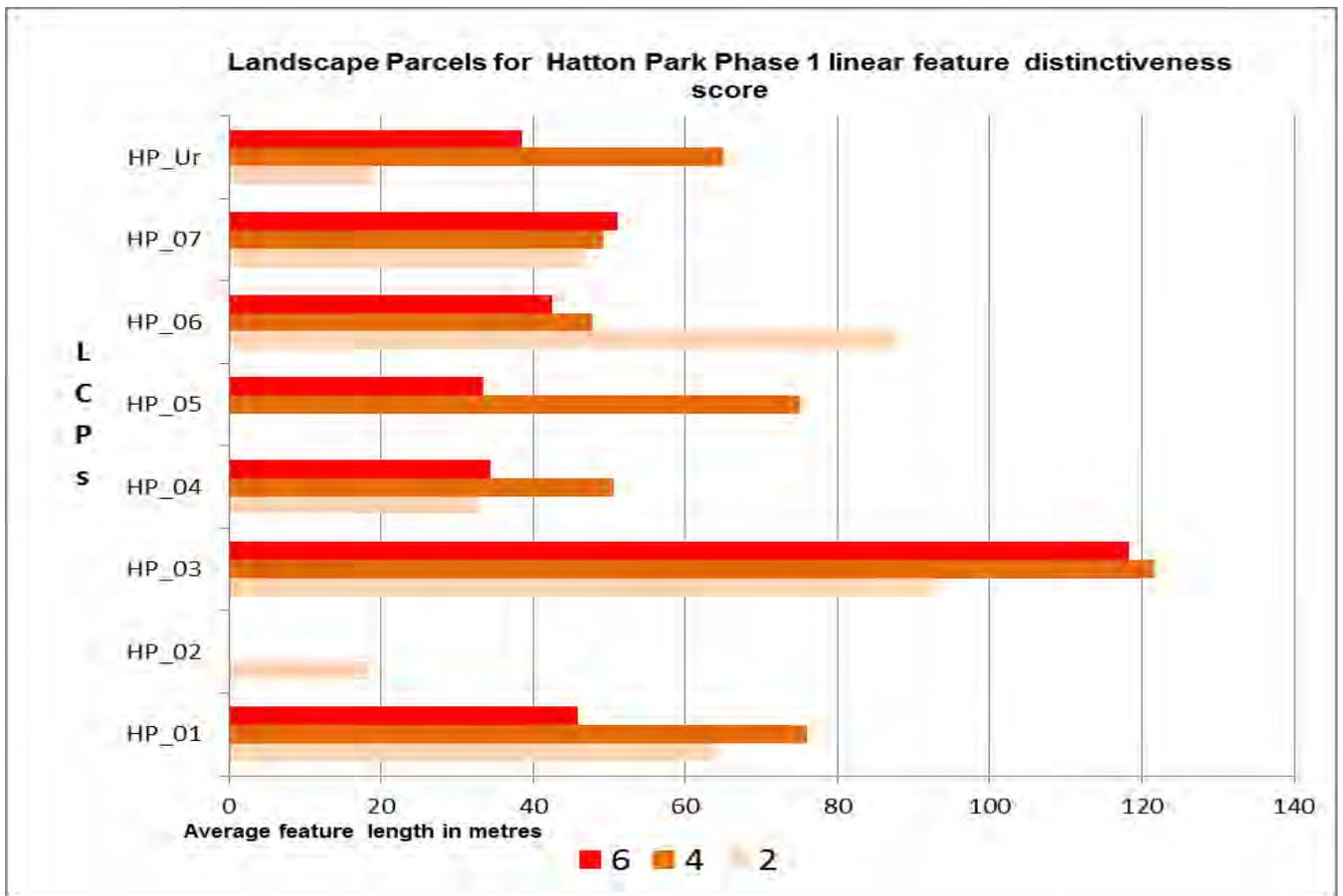
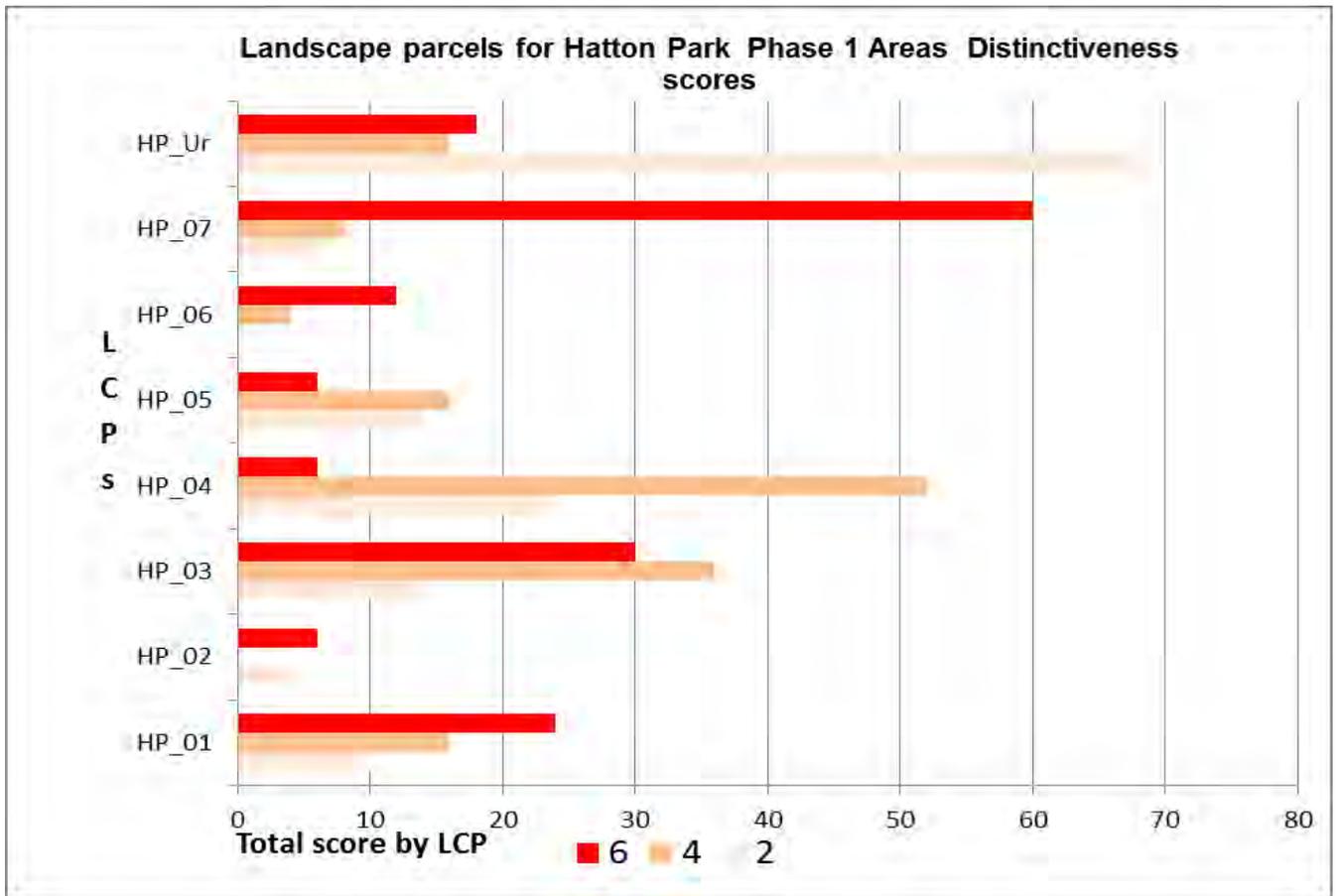
#### Protected Species

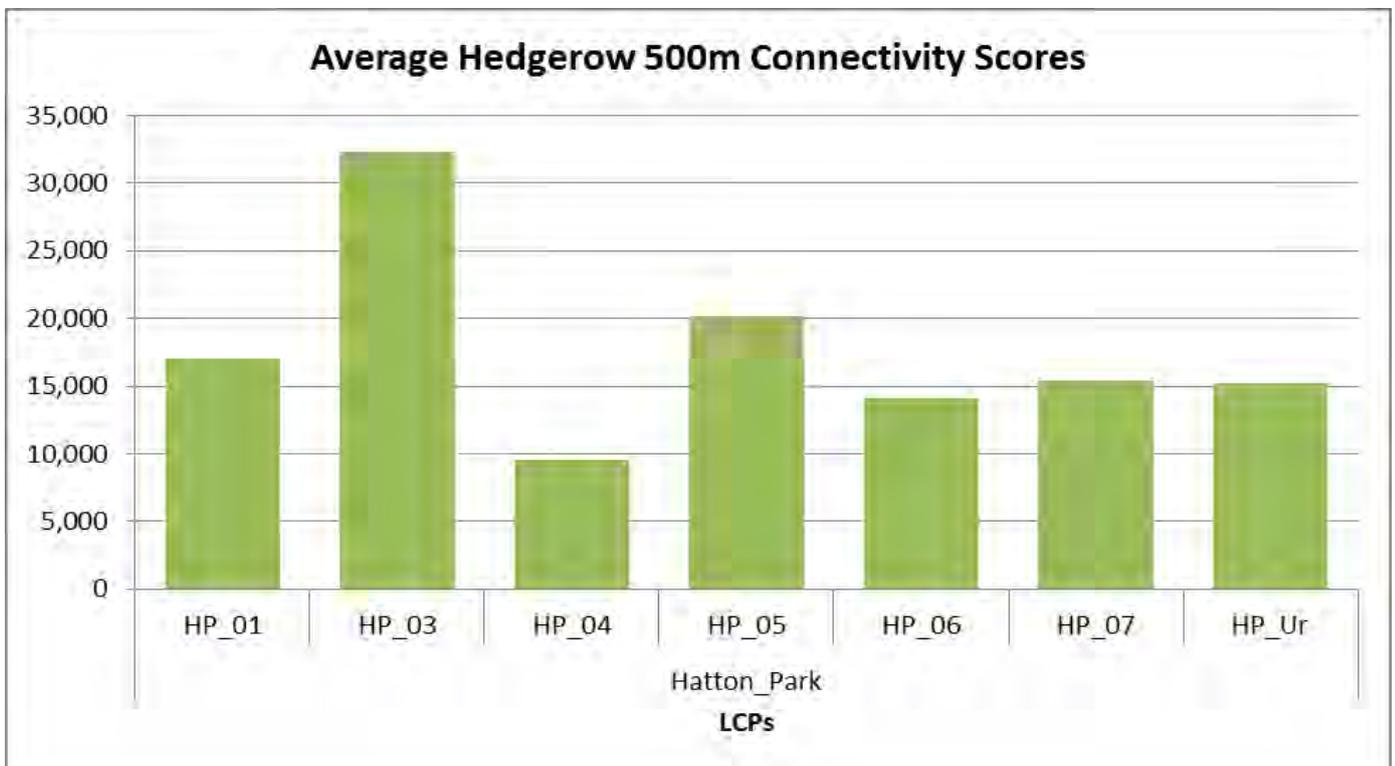
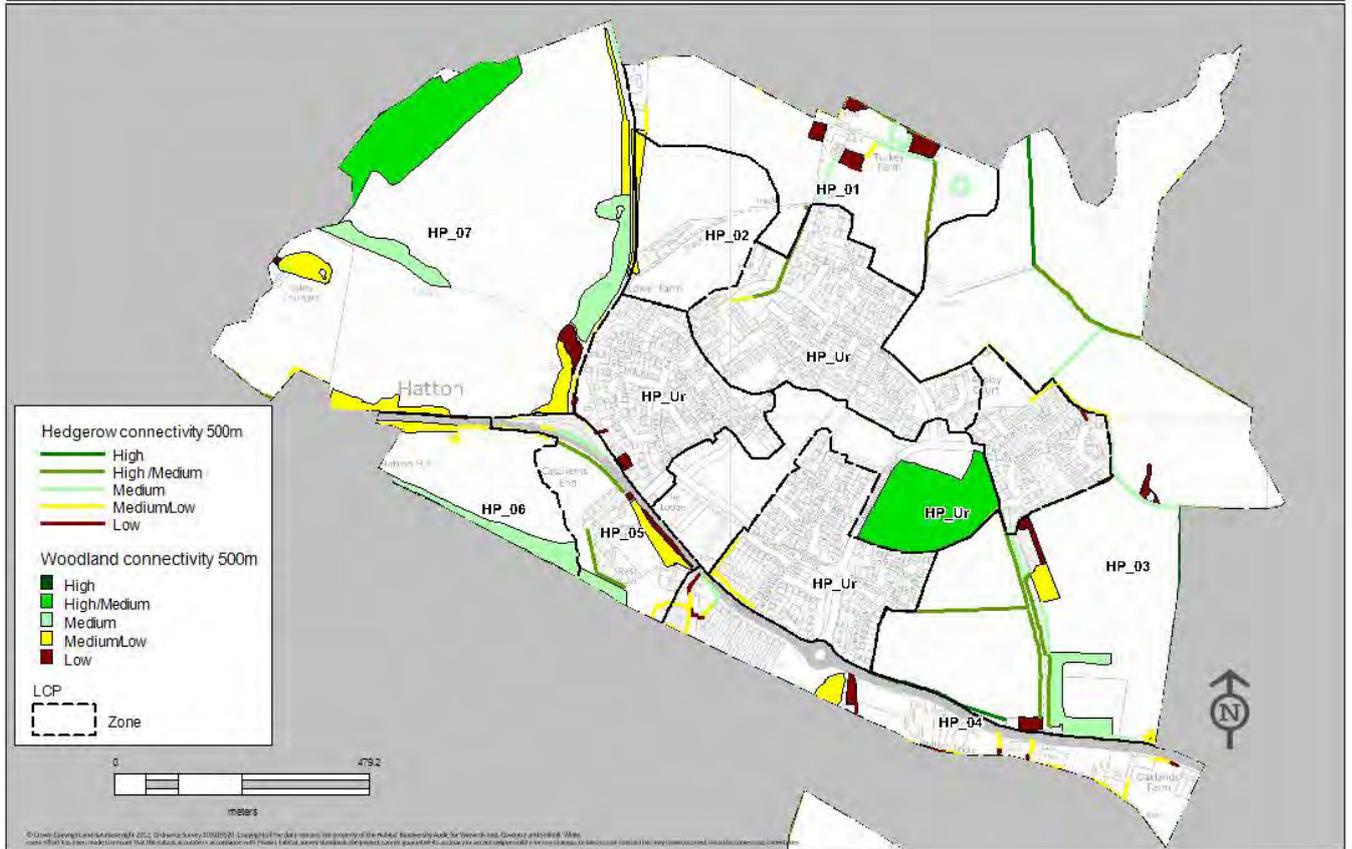
Protected or locally rare and endangered fauna records of slow worm, grass snake, badger, bats, brown hare and hedgehog plus a butterfly record of white-letter hairstreak have been

observed in the settlement area. County rare flora records include harsh downy-rose, orange foxtail, soft hornwort and water soldier have been recorded in the settlement area.

Any development within the Hatton Park area may need to take these species records into consideration through more detailed assessments. At this point it is not envisaged that protected or locally rare and endangered species will preclude proposed SHLAA sites from proceeding.

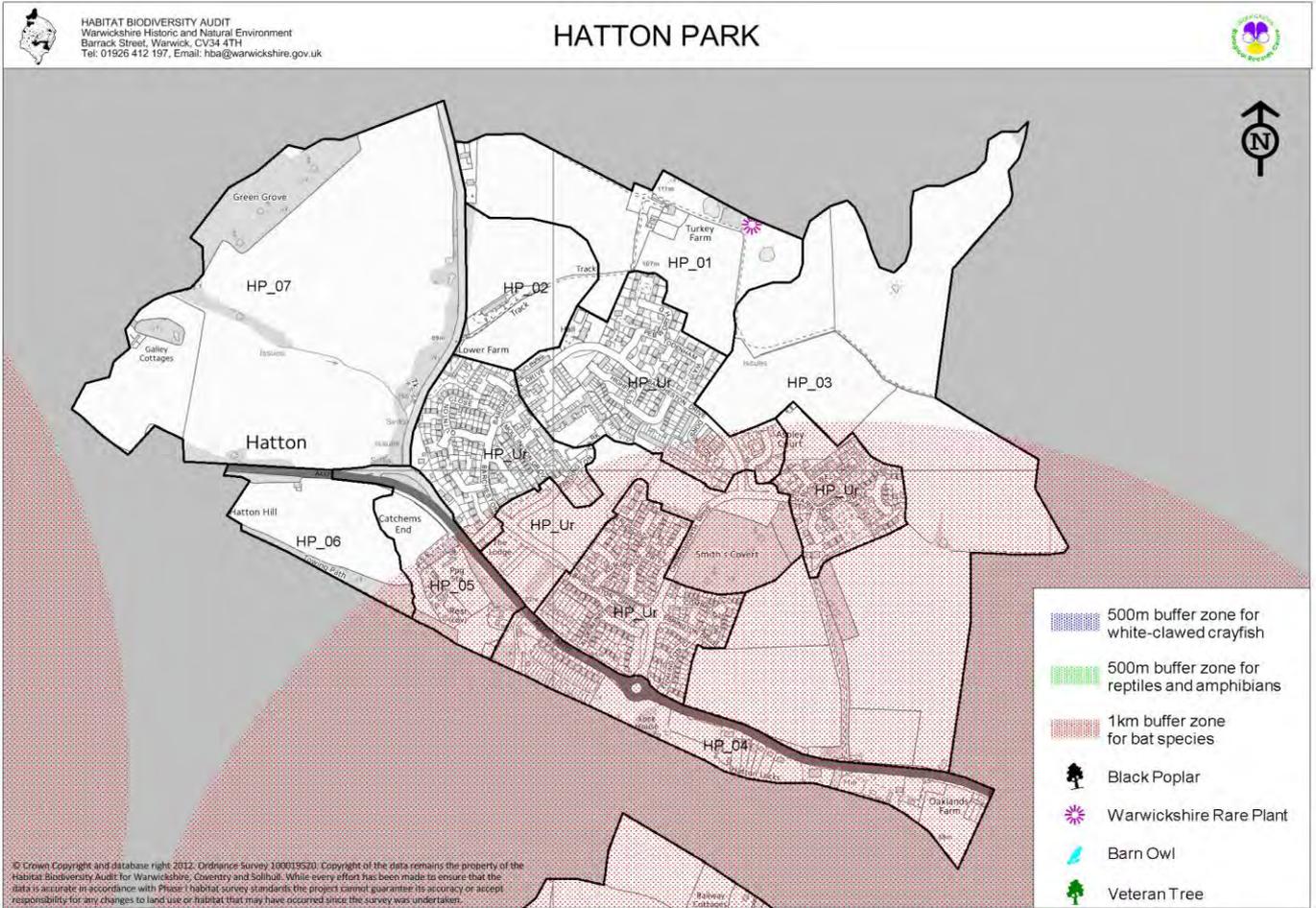






Average total score = 18,388

# Species Map



## **Settlement: Hatton Station**

### **Settlement Habitat Descriptions:**

#### **Wetlands**

The River Alne LWS is a relatively natural lowland river of largely good ecological quality. The river meanders through south Warwickshire, providing a corridor for wildlife as well as supporting a diverse flora and fauna itself. The river is generally semi-continuously tree lined throughout, passing through a mixture of floodplain meadows, arable fields, semi-natural woodlands, as well as several settlements including Hatton Station.

The Grand Union Canal at Shrewley Common is a canal cutting that runs for approximately three miles between Hatton and Rowington. Much of the length of the canal is guided through steep embankments; some areas are dense scrub and contain mature trees; while the flatter areas are generally less vegetated. Between the western exit of the canal tunnel and bridge 59 there is a sheer rock face with stunted trees and liverworts. Water running down the rocks creates a very damp habitat and species such as Brooklime dominate.

Relevantly, the section of the Grand Union Canal within this survey zone is bordered immediately by linear scrub and semi-natural broad-leaved woodland sandwiched almost wholly by improved farmland. The grassland which accompanies the canal path is poor and semi-improved, which remains closely mown. Marginal vegetation does occur along this section and includes species such as Meadowsweet, Common Reed and Bulrush.

#### **Marshy Grassland**

Marshy grassland is a frequent habitat type occurring within the land cover parcels of Hatton Station particularly HS\_05 and HS\_01.

The land area surrounding the sewage works contains a mosaic of intensively managed and marshy wet grassland alongside a large patch of tall ruderal vegetation on a pre-existing spoil/manure heap.

The land parcel enclosed by the two sections of Station Road, south of the main settlement consists of a mosaic of marshy grassland, scattered scrub and recently felled willow carr. Poor semi-improved grassland and patches of tall ruderal vegetation have succeeded to marshy grassland dominated by Soft Rush. Broad-leaved trees previously recorded as recently planted at the time of the last survey appear to have been sporadically managed. A species-rich hedgerow bounds the western edge along Station Road and contains specimens of Field Maple, Hawthorn, Ash, Sycamore, Oak and Elder.

#### **Linear Woodland**

The triangular land parcel within HS\_03, entirely enclosed by the London Midland (Leamington to Worcester) railway line consists of semi-improved neutral grassland and semi-natural broad-leaved woodland. The woodland is bordered immediately by thick dense scrub consisting of dominant Hawthorn with occasional Blackthorn and Bramble. The tree canopy comprises of specimens of Ash, Alder, Sycamore and Oak.

Remnants of previously standing woodland are represented by species-rich 'woody' hedgerows on the north-eastern edge of the most north-eastern land parcel (HS\_). Patches of woodland are accompanied by hedges comprising of a canopy of predominately Ash, Oak and Sycamore accompanied by an understorey of Holly, Field Maple and Hawthorn. The field layer contains Bluebell and Foxglove along an associated soil bank.

## Scattered Scrub

Previously recorded as a neglected and un-managed meadow, the grassland on the eastern edge of HS\_UR has reverted almost entirely to scattered scrub, intruded in parts by the remnant poor semi-improved neutral grassland. The scattered scrub is dominated by Bramble alongside scattered Hawthorn and Silver Birch. In the absence of patches of Bramble; Common Ragwort, Creeping Thistle, Broad-leaved Dock and Canadian Golden-rod are abundant. Within the land parcel, garden plants and associated green waste has encroached into sections of scrub beyond the garden boundaries of Antrobus Close. The area is known to support a strong population of Slow Worm and thus further ecological advice should be sought. The scattered scrub is bordered to the north by the London Midland railway line and to the south by a rectangular shaped field comprising of poor semi-improved grassland alongside an un-named brook whilst damper patches of grassland are dominated by Soft Rush.

## Amenity Grassland

Large open fields which appear to be part of Sawley Bridge Farm (south of the railway line and north of the M40) are designated as amenity grassland. This grassland is managed for the production of turf-grass and consequently occupies a lower ecological value than that of the surrounding area.

## Hedgerows

The characteristic feature of the majority of hedgerows is that they are mostly classified as linear scrub which gives the moderate score to most of the LCPs in the area. Scrubby hedgerows could be an indication of neglect where hedgerows are no longer regularly maintained. The low connectivity scores for all LCPs except for HS\_ suggest that connectedness between hedgerows and woodlands is also being lost.

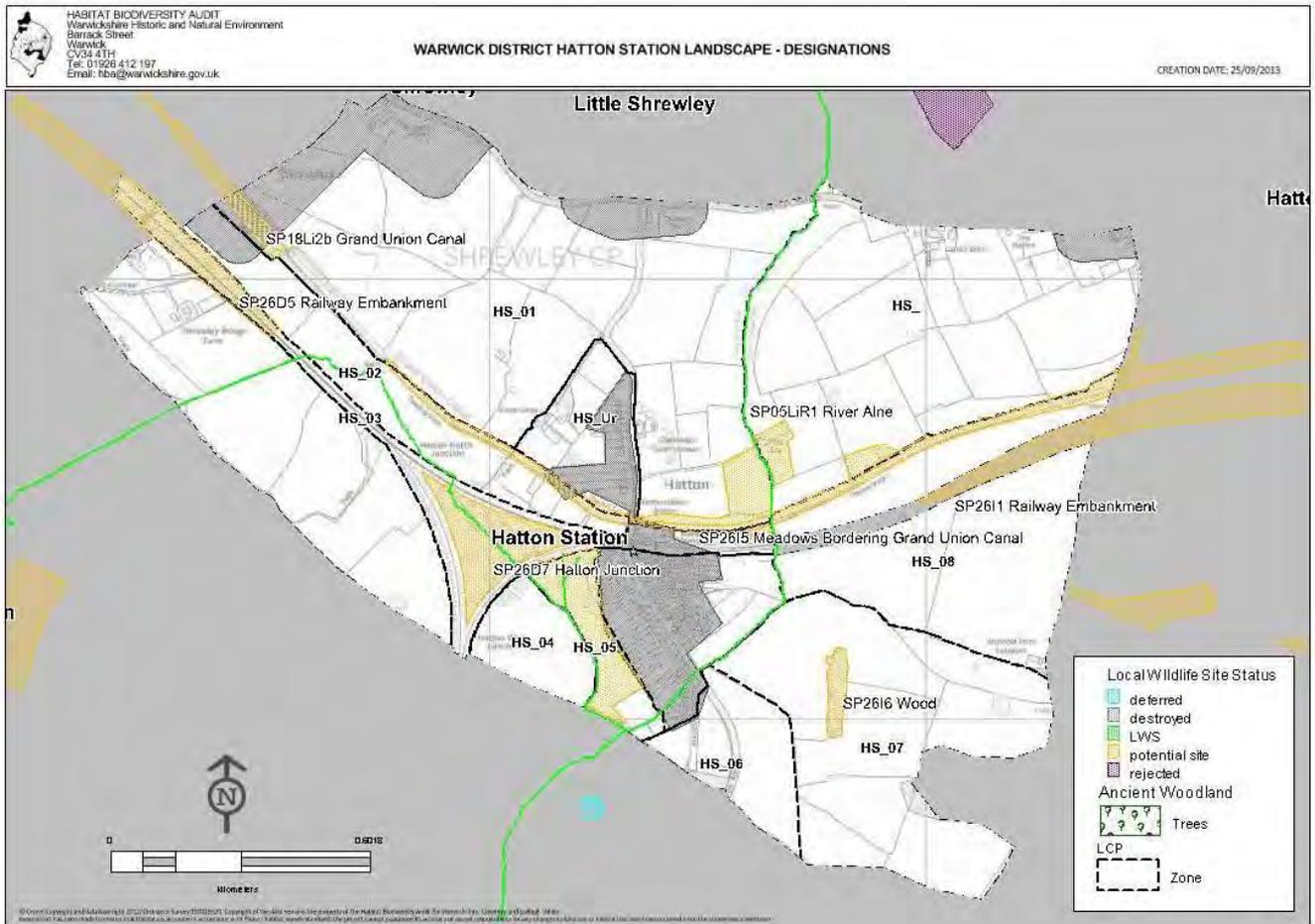
## Designated sites:

<b>Status: Local Wildlife Sites</b>			
<b>LCP</b>	<b>Name</b>	<b>Area (ha)</b>	<b>Description</b>
HS_	SP05LiR1 River Alne	-	Water courses
<b>Total</b>			
<b>Status: potential Local Wildlife Sites</b>			
HS_01	SP26I5 Meadows bordering Grand Union Canal	3.39	Semi-improved grasslands & marsh
HS_05	Hatton Junction	7.18	
HS_07	SP26I6 Wood	0.76	Woodland & scrub
HS_	SP18L12b Grand Union Canal		Water bodies
	SP26I1 Railway Embankment	12.00	Post-industrial
<b>Total</b>		<b>23.33</b>	

## Protected Species

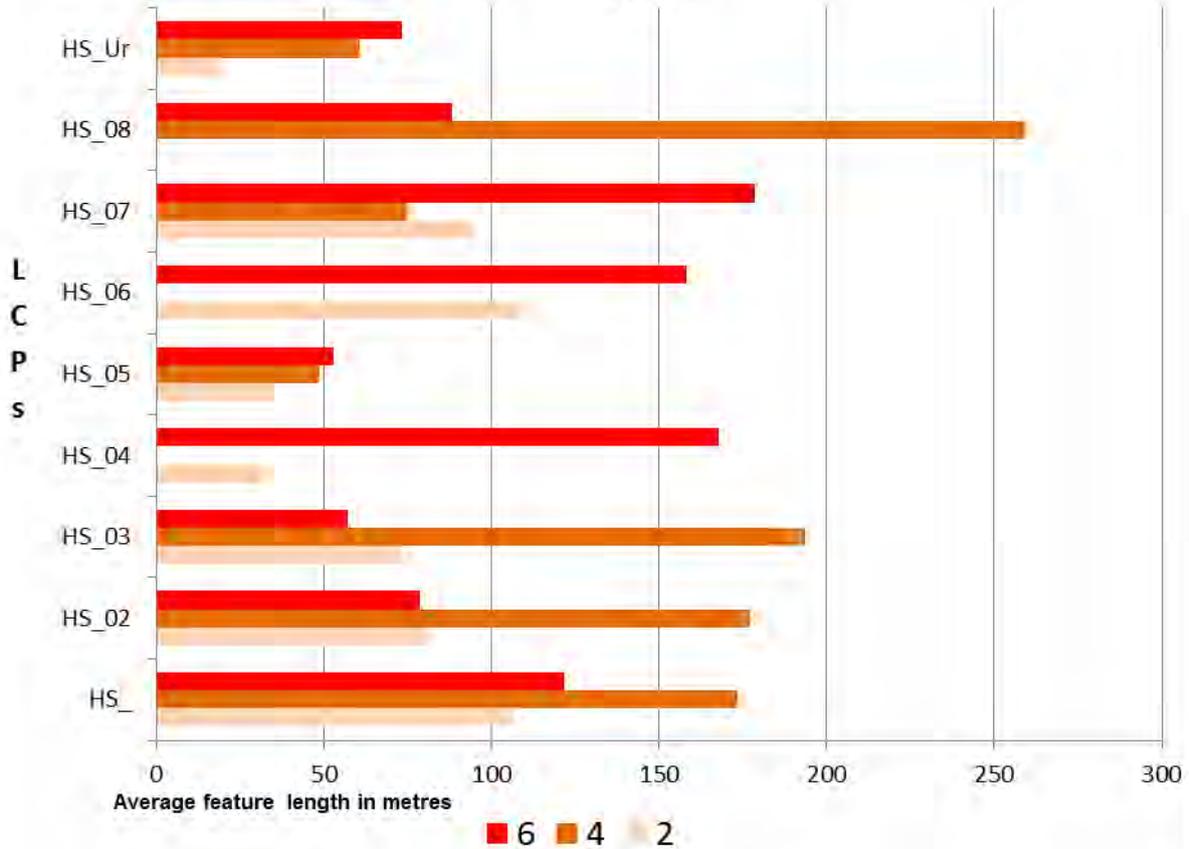
Protected or locally rare and endangered fauna records of great crested newt, slow worm, grass snake, badger and bats plus butterfly species of small heath have been observed in the settlement area. County rare flora records include hairy downy-rose, trailing tormentil, floating club rush and cornfield knotgrass have been recorded in the settlement area.

Any development within the Hatton Station area may need to take these species records into consideration through more detailed assessments. At this point it is not envisaged that protected or locally rare and endangered species will preclude proposed SHLAA sites from proceeding. However, the area known as Former Storage Spot has significant slow worm and grass snake records for this site and vicinity that may require substantial mitigation and compensation and affect the viability assessment associated in taking this site forward.





### Landscape Parcels for Hatton Station Phase 1 linear feature distinctiveness score

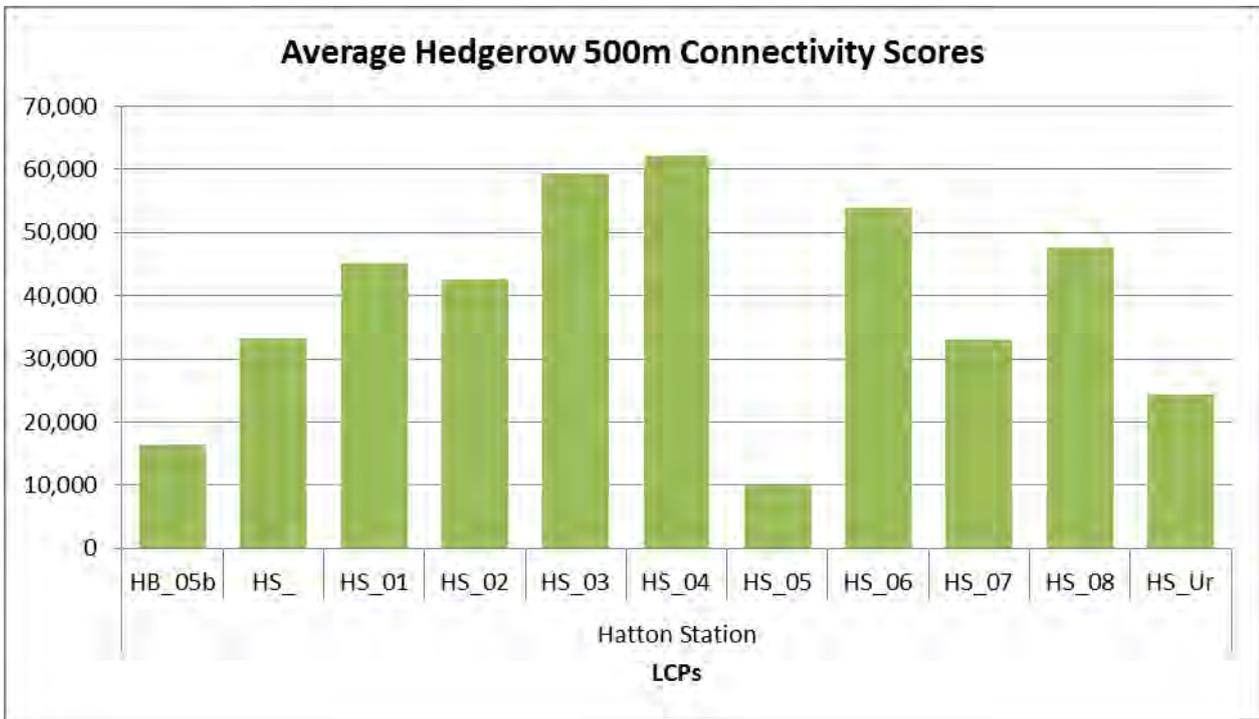


HABITAT BIODIVERSITY AUDIT  
Warwickshire - Historic and Natural Environment  
Barack Street  
Warwick  
CV34 4TH  
Tel: 01928 412 197  
Email: hba@warwickshire.gov.uk

#### WARWICK DISTRICT HATTON STATION LANDSCAPE CONNECTIVITY

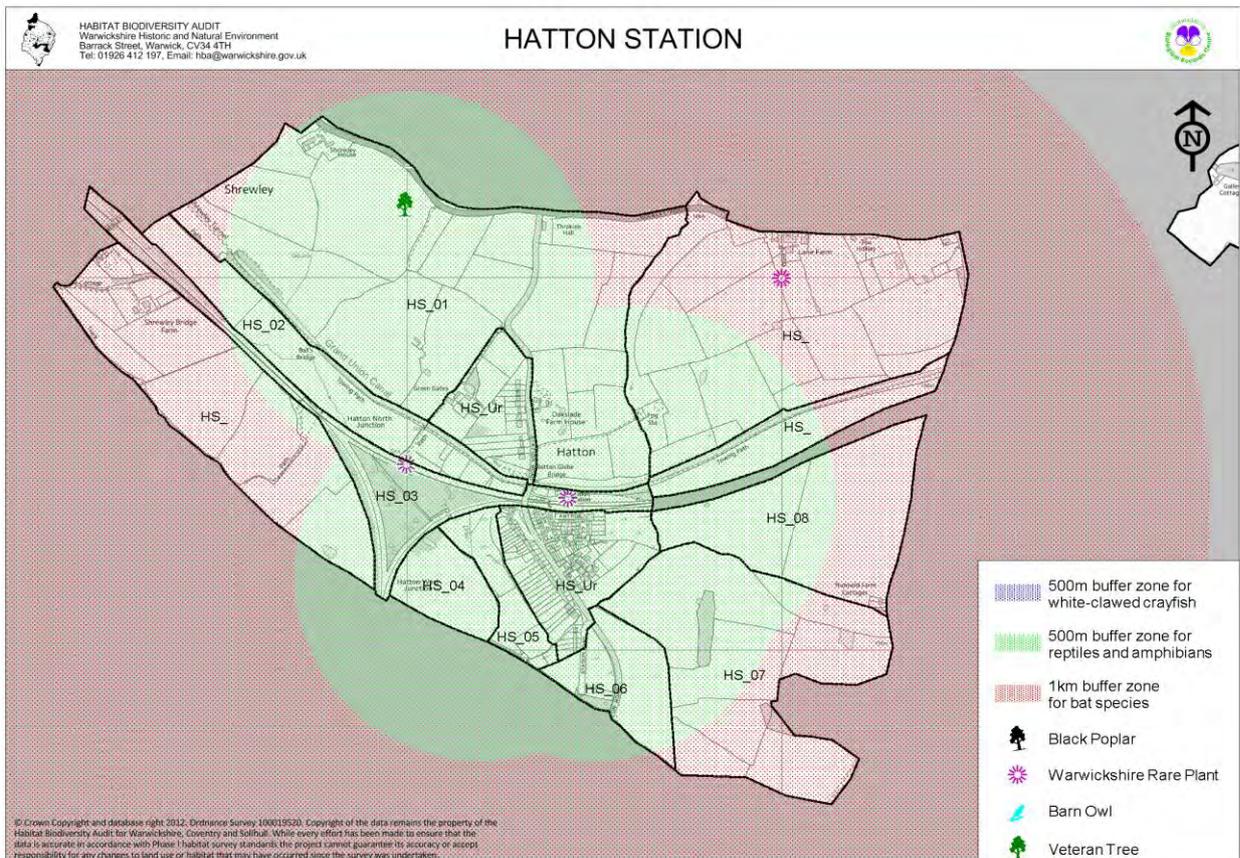
CREATION DATE: 10/10/2013





Average total score = 36.026

## Species Map



## **Settlement: Kingswood**

### **Settlement Habitat Descriptions:**

#### **Woodland and scrub**

Baddesley Clinton Park Local Wildlife Site comprises of six parcels of land containing semi-natural deciduous woodland, semi-improved grassland and rush pasture and ponds. The site is situated within the Baddesley Clinton National Trust property, an estate of mainly pasture fields and small woodlands and occupying the narrow belt of land between the Grand Union Canal and Hay Wood LWS to the east.

To the west of Kingswood is another National Trust Property Packwood Park where a series of small semi-natural woodlands identified as potential LWS.

Examples of wet woodland or carr occurs between the steep railway embankment and the Stratford Canal with mature Alder forming a linear tree feature down to Dick's Lane Wharf and Lock; and along the River Alne and Grand Union Canal east of Kingswood in LCP KW\_21.

The canal edge all along the section through KW\_21 is a mix of semi-natural woodland, wet woodland and scrub as the canal approaches the Kingswood Bridge the linear scrub become managed hedgerows and continues beyond to Weston Hall Bridge.

#### **Semi-natural grasslands and marshy grassland**

Turners End Farm (North) and Western Hal Farm Marsh local wildlife sites are good examples of species rich unimproved neutral damp grassland.

Turners End Farm is a traditionally managed hay meadow annually cut for hay in mid-July and aftermath grazed. The field is low lying enclosed by hedgerows and wet ditches, and is subject to occasional winter flooding.

Western Hall Farm marsh is a small area of mostly wet grassland and marsh with small areas of wet woodland and dry neutral grassland. It is situated on the on the north bank of the Grand Union Canal. It is largely surrounded by improved grassland but to the south of the canal are fields of semi-improved and unimproved grassland which include Turners End Farm LWS and the associated pLWS fields

There are a series of marsh and marshy grasslands with wet woodland habitats between the Stratford Canal and the River Alne south of Kingswood in LCP KW\_30 and LCP KW\_32. These marshy areas are characterised by having Soft Rush, Reed canary grass, Wild Angelica and Water Dock.

#### **Wetlands**

The River Alne LWS runs along the western edge of Kingswood and parallel with the Grand Union Canal. The river is described as a relatively natural lowland river of good ecological quality, providing a corridor for wildlife as well as supporting a diverse flora and fauna itself.

The section of the river through Kingswood running along the Grand Union Canal provides the important wet grassland and marsh habitats and wet wood land habitats by creating the seasonal flooding and maintaining the wet ground conditions.

Both the Grand Union and Stratford-on-Avon Canals are potential LWS along their full lengths. They are important wildlife corridors and incorporate many important habitats along

their lengths including aquatic and emergent vegetation, wet and dry woodland, wet and marshy grassland, and hedgerows.

Kingsbury Junction where the Grand Union and the Stratford Canal meet also has expanses of open water along the series of locks and re-balancing pools important for wildfowl etc.

## **Hedgerows**

Quarry and Hay Wood Lanes is an LWS with two distinctive sections of ancient species-rich hedgerow and associated areas of road verge, and ancient coppice and a small pond. They are directly connected to the south-west corner of Hay Wood LWS.

The hedgerows within the LWS are situated on raised banks which in places are surviving sections of medieval wood bank. Although there are few mature trees, mainly Ash and Oak, there is a diverse range of shrub species, mostly Hazel and Elder with frequent Field Maple, Dogwood, Hawthorn, Ash, Holly, Blackthorn, Field Rose and English Elm. Sycamore and Dog Rose are occasional.

There is a green corridor from Harborough Banks Wood pLWS down to Dick's Lane Bridge where the track diverges and continues on under the M40, within LCP\_32. This green corridor should be designated as a pLWS continuation of Harborough Banks Wood. The small wood and track has mature Oak and Ash with occasional Small Leaved Lime. Ground flora is indicative of ancient woodland with Bluebells, Common Dog-violet, Dogs-mercury Wood Melic are all present along here. The green lane continues on down to Dick's Lane Wharf and Lock on the Stratford Canal south of Kingswood.

Other species rich hedgerows with trees were noted along Rising Lane KW\_22 from Rising Bridge to Baddesley Clinton and in the grounds of Baddesley Clinton. Overall Kingswood does retain good hedgerow inter-connectedness and further surveying would identify more species rich hedgerows in the area.

Kingswood has the highest woodland connectivity score of all settlements in the study area. Only LCP KW\_14 is well below the total average for all settlements. The key components in the high connectivity scores across the Kingswood settlement area are the canals, railway and the River Aine which are important linear connectivity features that link to the surrounding countryside. The other important features are the woodlands around Baddesley Clinton and Packwood House NT properties. Around the settlement of Kingswood itself there are however fragmented areas of small woodlands in LCPs KW\_34, KW\_18, KW\_20 and KW\_31/31b for example.

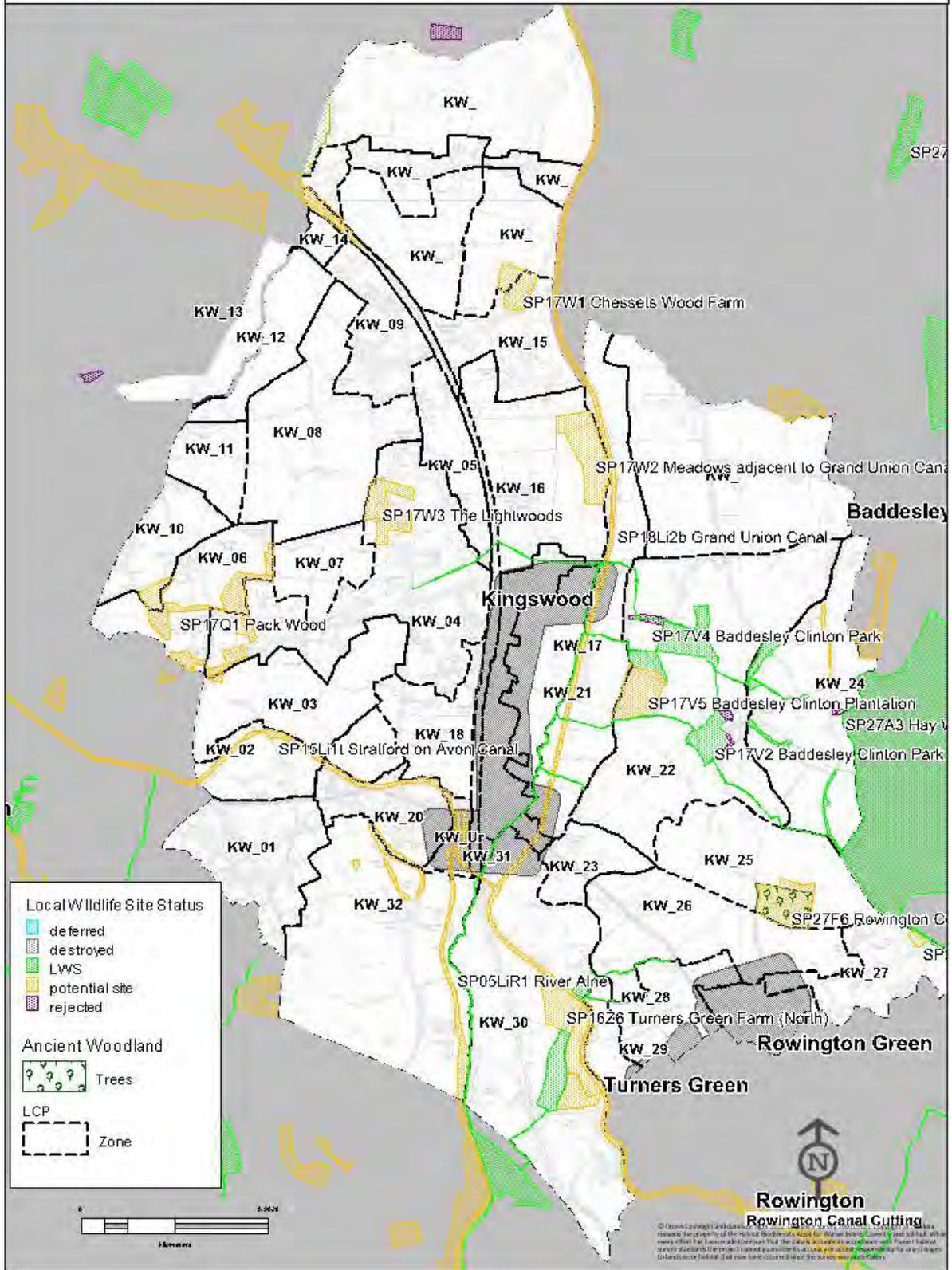
## Designated sites:

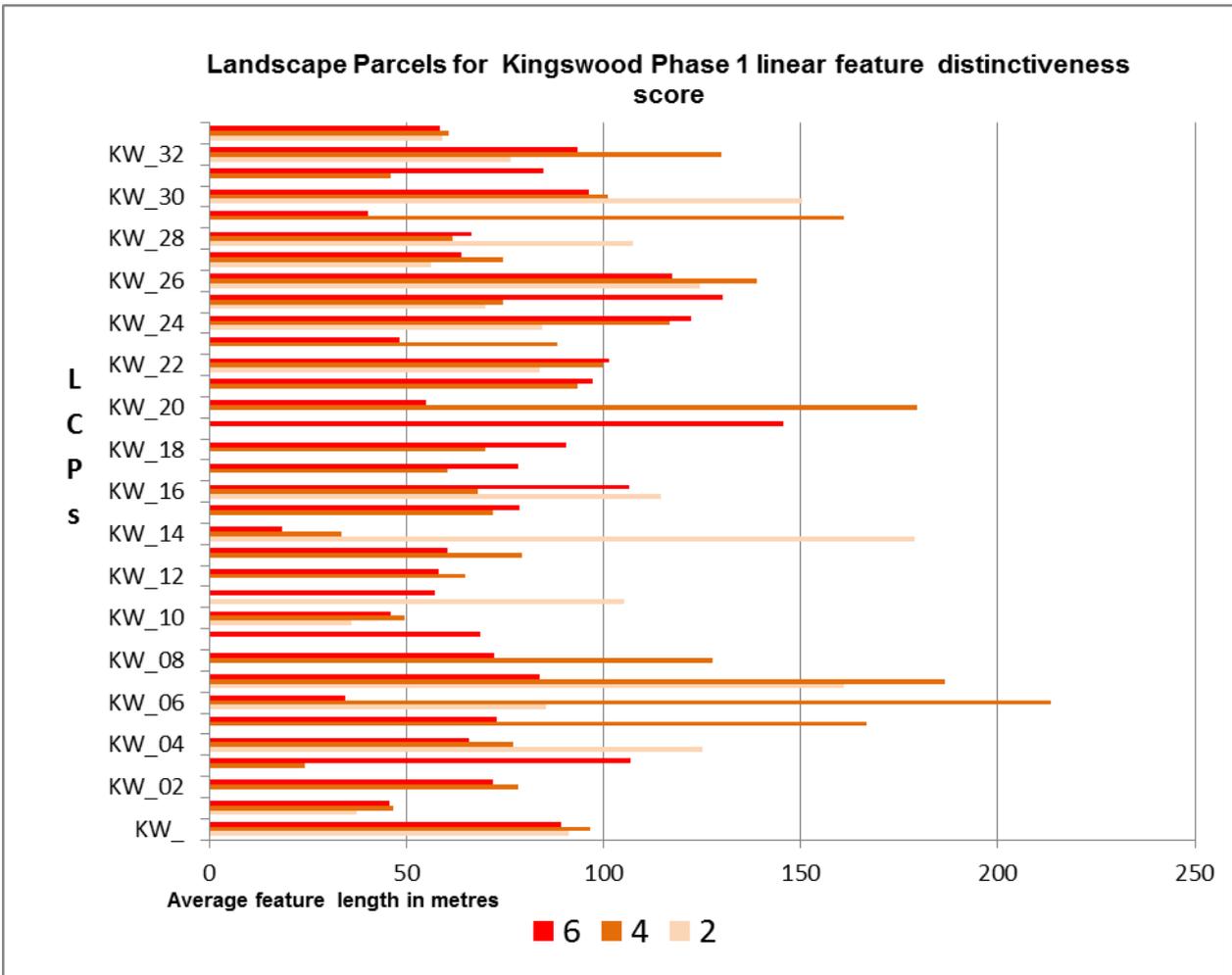
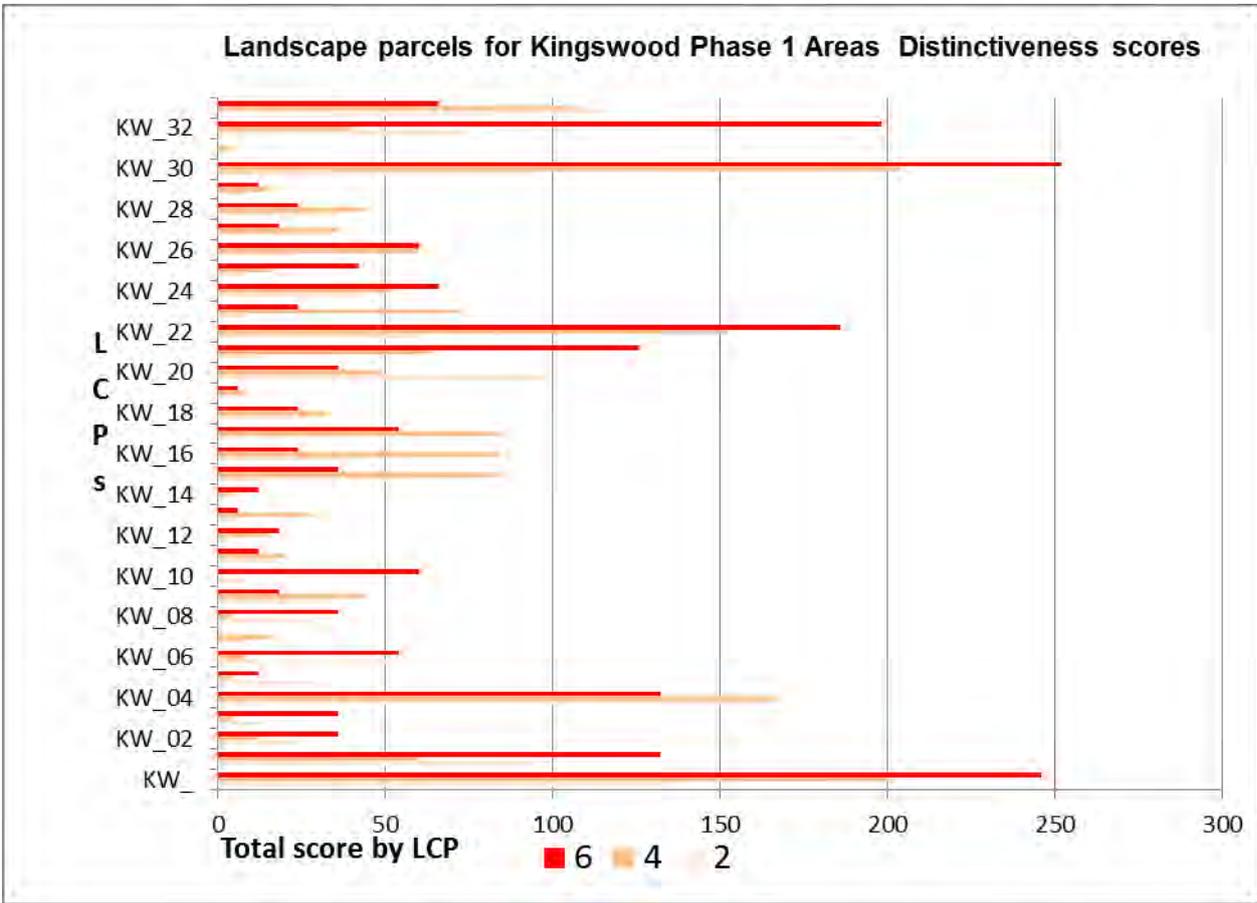
<b>Status: Local Wildlife Sites</b>			
<b>LCP</b>	<b>Name</b>	<b>Area (ha)</b>	<b>Description</b>
KW22	SP17V Baddesley Clinton Park	9.95	Mosaic
KW27	SP27A4 Quarry & Hay Wood Lanes	1.58	Mosaic
KW30	SP16Z1 Turners End Farm (North)	3.14	Semi-natural grasslands & marsh
	SP17V3 Western Hall Farm Marsh	0.53	Semi-natural grasslands & marsh
KW_	SP05LiR1 River Alne		Waterway
<b>Total</b>		<b>15.20</b>	
<b>Status: potential Local Wildlife Sites</b>			
KW04	SP17W3 The Lightwoods	3.78	Woodland & Scrub
KW06	SP17Q1 Pack Wood	8.49	Woodland & Scrub
KW15	SP17W1 Chessets Wood Farm	2.84	Woodland & Scrub
KW16	SP17W2 Meadows adjacent to Grand Union Canal	5.92	Semi-natural grasslands & marsh
KW20	SP17V1 Harborough Banks Wood	1.76	Woodland & Scrub
KW22	SP17V5 Baddesley Clinton Plantation	4.19	Woodland & Scrub
KW24	SP27B5 Hay Wood Lane	0.48	Hedgerows
KW25	SP27F6 Rowington Coppice	4.99	Woodland & Scrub
KW27	SP27A2 Haywood Cottage Meadow	0.13	Semi-natural grasslands & marsh
KW30	SP16Z6 Turners Green Farm (North)	8.13	Semi-natural grasslands & marsh
KW_	SP15Li11 Stratford-on-Avon Canal		Waterbody
	SP18Li2b Grand Union Canal		Waterbody
<b>Total</b>		<b>40.96</b>	

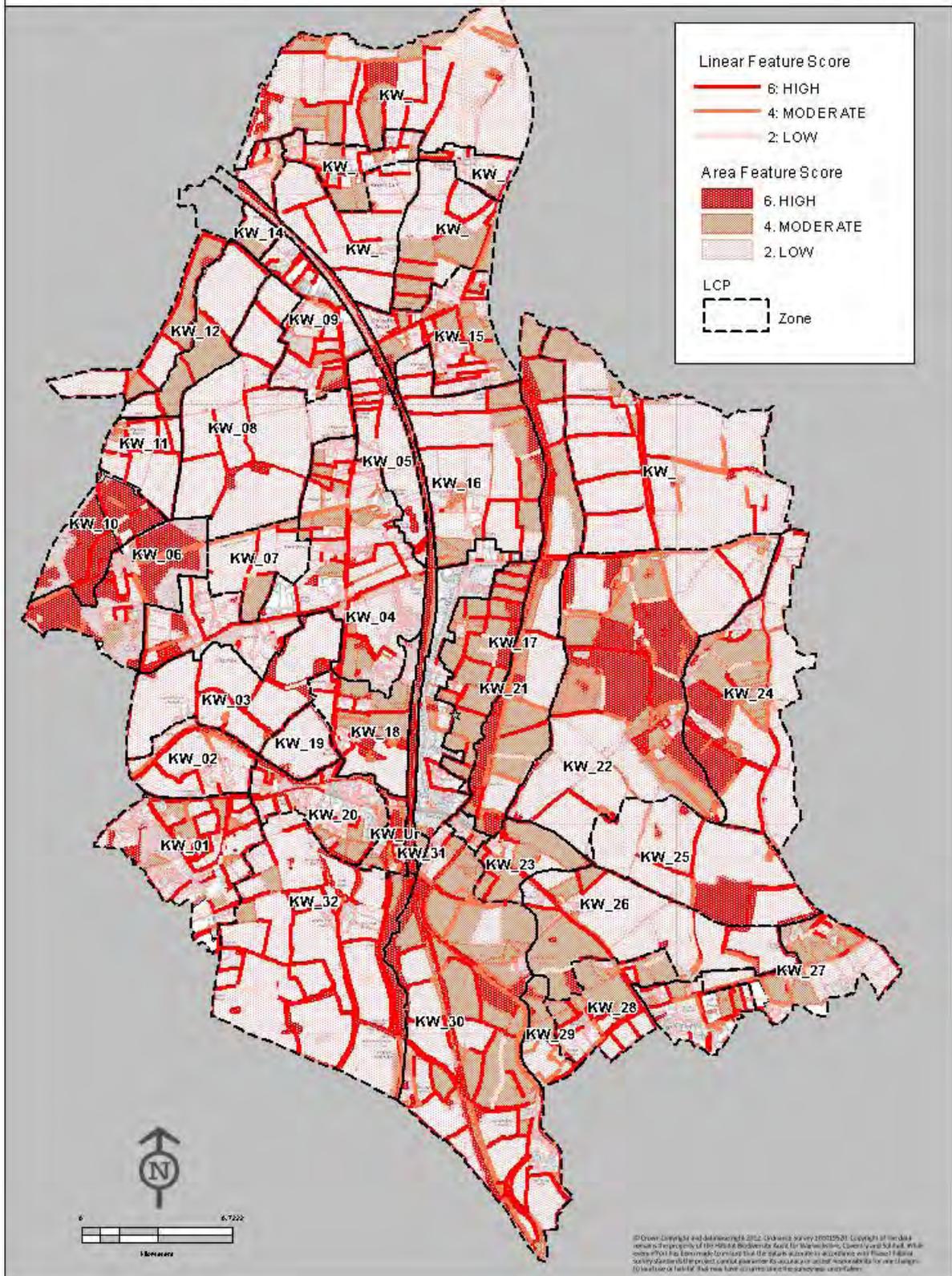
## Protected Species

Protected or locally rare and endangered fauna records of slow worm, grass snake, badger, bats, otter, brown hare and hedgehog plus a butterfly record of white-letter hairstreak have been observed in the settlement area. County rare flora records include needle spike-rush, lily of the valley, spreading bellflower, miss tonks and meadow saffron have been recorded in the settlement area.

Any development within the Kingswood area may need to take these species records into consideration through more detailed assessments. At this point it is not envisaged that protected or locally rare and endangered species will preclude proposed SHLAA sites from proceeding.









WARWICK DISTRICT KINGSWOOD LANDSCAPE CONNECTIVITY



**Hedgerow connectivity 500m**

- █ High
- █ High/Medium
- █ Medium
- █ Medium/Low
- █ Low

**Woodland connectivity 500m**

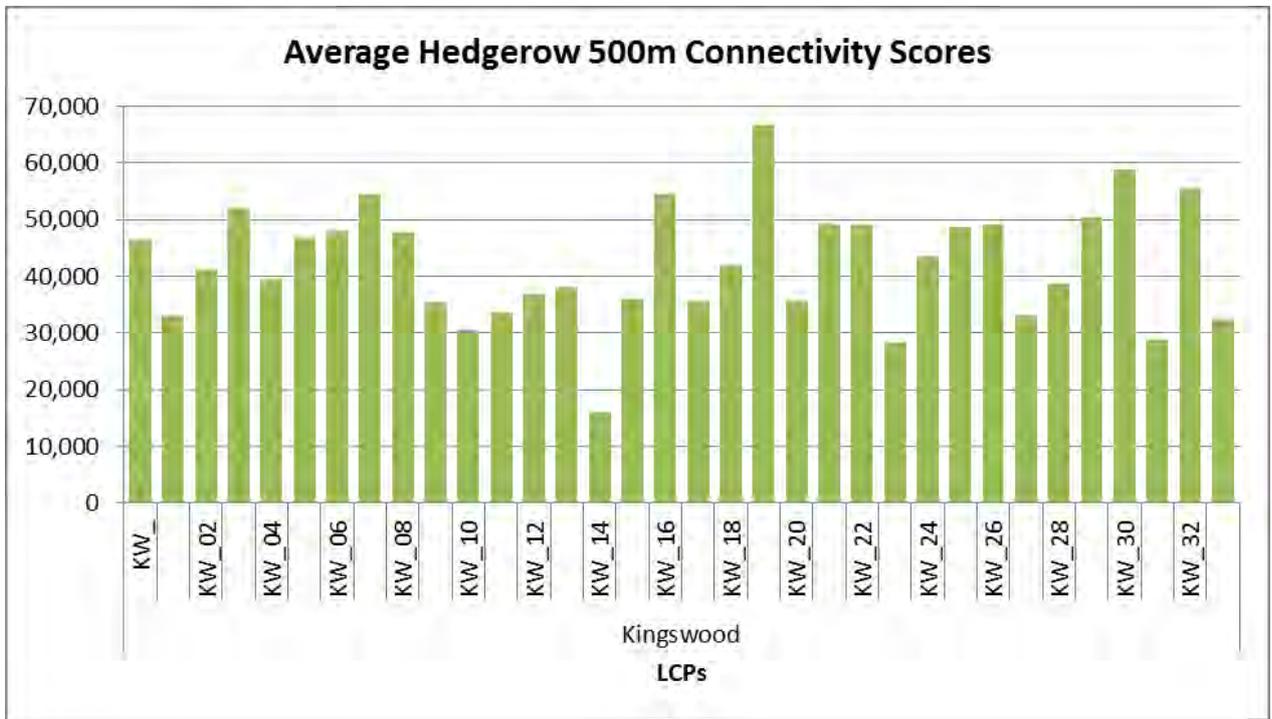
- █ High
- █ High/Medium
- █ Medium
- █ Medium/Low
- █ Low

LCP  
 Zone



PRINTED 25/10/2013

© Crown Copyright and database right 2012. Ordnance Survey 100019420. Copyright of the data remains the property of Ordnance Survey. Audit for Warwickshire County Council 2013. All other names refer to Ordnance Survey data. The data is provided as an indication only. The user must ensure that the data is accurate for their own use. The user must ensure that the data is accurate for their own use. The user must ensure that the data is accurate for their own use.



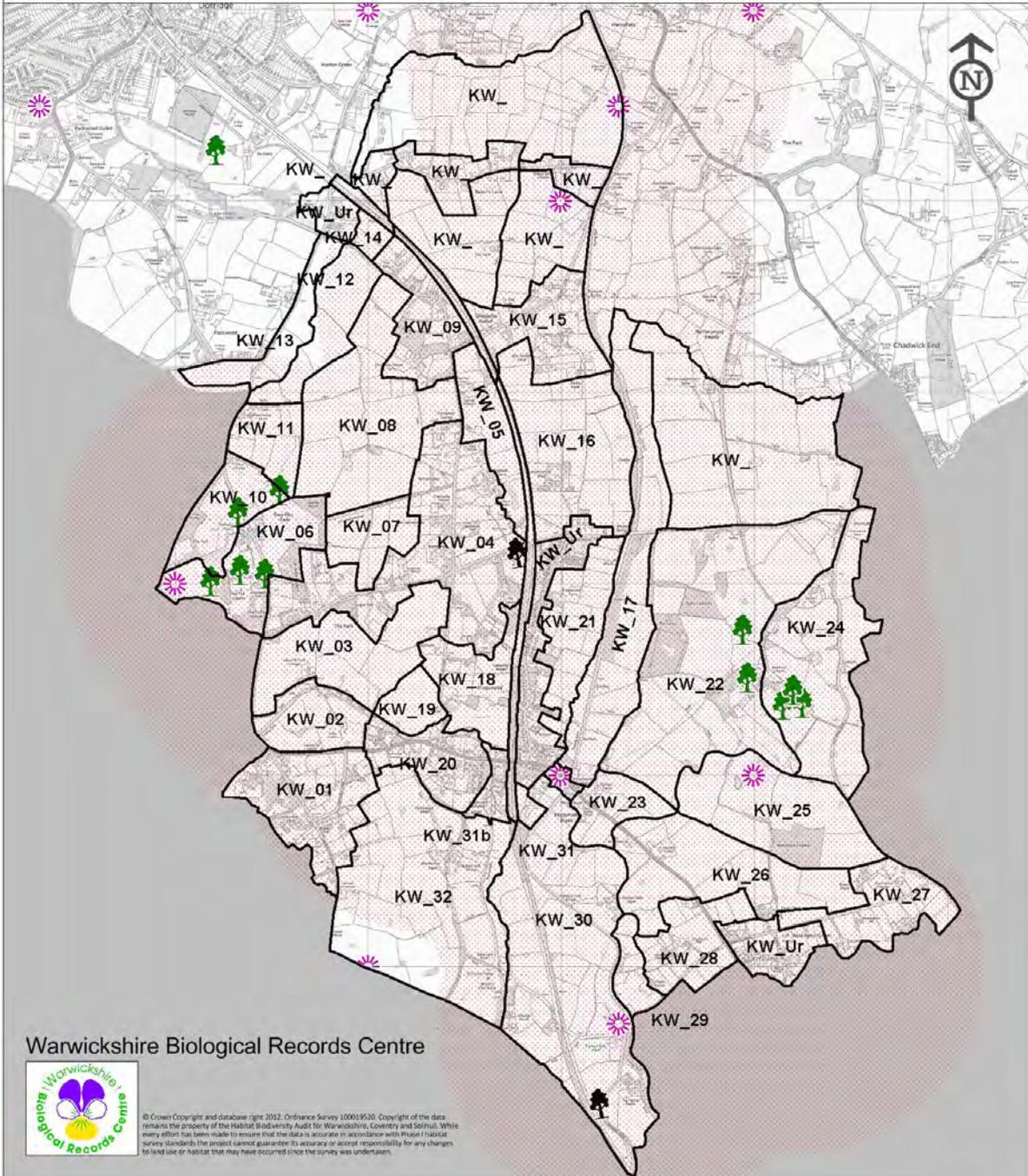
Average total score = 43,421

# Species map



HABITAT BIODIVERSITY AUDIT  
Warwickshire Historic and Natural Environment  
Barrack Street  
Warwick  
CV34 4TH  
Tel: 01926 412 197  
Email: hba@warwickshire.gov.uk

## KINGSWOOD



Warwickshire Biological Records Centre



© Crown Copyright and database right 2012. Ordnance Survey 100019530. Copyright of the data remains the property of the Habitat Biodiversity Audit for Warwickshire, Coventry and Solihull. While every effort has been made to ensure that the data is accurate in accordance with the Habitat Biodiversity Audit standards, the project cannot guarantee its accuracy or accept responsibility for any changes to land use or habitat that may have occurred since the survey was undertaken.

- |  |  |                                 |
|--|--|---------------------------------|
| 500m buffer zone for white-clawed crayfish | 500m buffer zone for reptiles and amphibians | 1km buffer zone for bat species |
| Land Cover Parcel (LCP)                    | Veteran Tree                                 | Black Poplar                    |
| Warwickshire Rare Plant                    | Barn Owl                                     |                                 |

## **Settlement: Leek Wootton**

### **Settlement Habitat Descriptions:**

#### **Woodlands**

The Lunch LWS is an area of mixed semi-natural woodland situated on either side of Woodcote Lane at Woodcote, on the north-western edge of Leek Wootton. The woodland forms the northern perimeter of the old parkland of Woodcote Hall, which since 1949 has been the headquarters of the county police force.

The Lunch site is bounded by medium-sized arable fields on the north side and by Woodcote Hall and its parkland to the south. Beyond is the extensive Warwickshire Golf course. The golf course site is one of a cluster of woodland pLWS's on the perimeter of the old estate the most important being Terrace Hill Wood .5 km to the south (SP26Z7 Wootton Court Golf Course).

To the west of The Lunch is the Woodcote Woodland pLWS is a mix of semi-natural woodland and broad-leaved plantation which forms part of the golf course boundary to the north. The woodland would be an extension to The Lunch LWS.

To the east of the The Lunch is another small woodland pLWS Black Spinney which through the Cattle Brook pLWS create a corridor between the two woods. Just beyond is the linear Wootton Spinneys pLWS.

#### **Wetlands**

The Warwickshire Golf Course also has a series of ponds with emergent vegetation noted including Hard rush, Sedges, Marsh Marigold and Yellow Iris. Both the Cattle Brook and the pools are part of the River Avon LWS which notes the importance of its tributaries as habitats in their own right and equally important as an arterial network of waterways and wildlife corridors.

In addition the whole of the Cattle Brook corridor both east and west of the site is classified as a pLWS including the Wootton Court Lakes.

#### **Hedgerows**

Most of the settlement area has poor hedgerow and woodland connectivity with a below average total score for all settlements. much of the remnant woodland belonging to the former estate of Woodcote Hall has become fragmented including The Lunch LWS. Where connectivity has been retained is in LCP\_08 along Cattle Brook and proximity to The Lunch and Black Spinney woodlands.

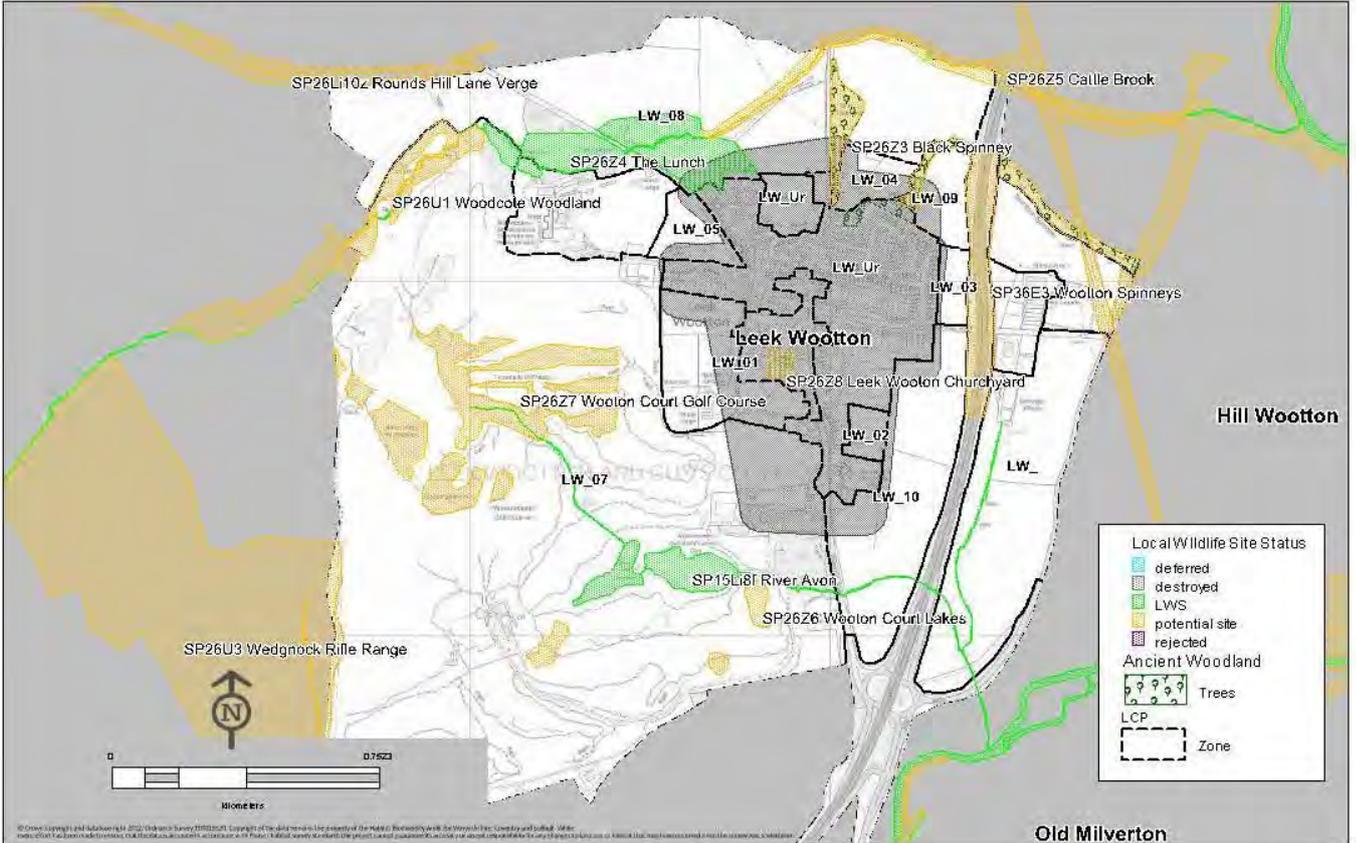
## Designated sites:

<b>Status: Local Wildlife Sites</b>			
<b>LCP</b>	<b>Name</b>	<b>Area (ha)</b>	<b>Description</b>
LW_08	SP26Z4 The Lunch	15.78	Woodland & scrub
	SP15Li8f River Avon	-	Water courses
<b>Total</b>		<b>15.78</b>	
<b>Status: potential Local Wildlife Sites</b>			
LW_07	SP26Z6 Wootton Court Lakes	1.51	Water bodies
	SP26Z7 Wootton Court Golf Course	12.22	
	SP26U1 Woodcote Woodland	7.2	Woodland & scrub
LW_08	SP26Z3 Black Spinney	1.74	Woodland & scrub
	SP26Z5C Cattle Brook	15.78	Water courses
LW_09	SP36E3 Wootton Spinneys	16.00	Woodland & scrub
LW_Ur	SP26Z8 Leek Wootton Church Yard	0.51	Semi-natural grassland & marsh
<b>Total</b>		<b>71.14</b>	

## Protected Species

Protected or locally rare and endangered fauna records of grass snake, badger, bats, brown hare and hedgehog have been observed in the settlement area. County rare flora records include harsh downy-rose, soft hornwort, burnt-leaved pondweed, fine-leaved sandwort, heath grass, orange foxtail, water soldier, intermediate water starwort, welsh poppy, may lily, spreading bellflower, wild liquorice, rampion bellflower and common marsh bedstraw ssp have been recorded in the settlement area.

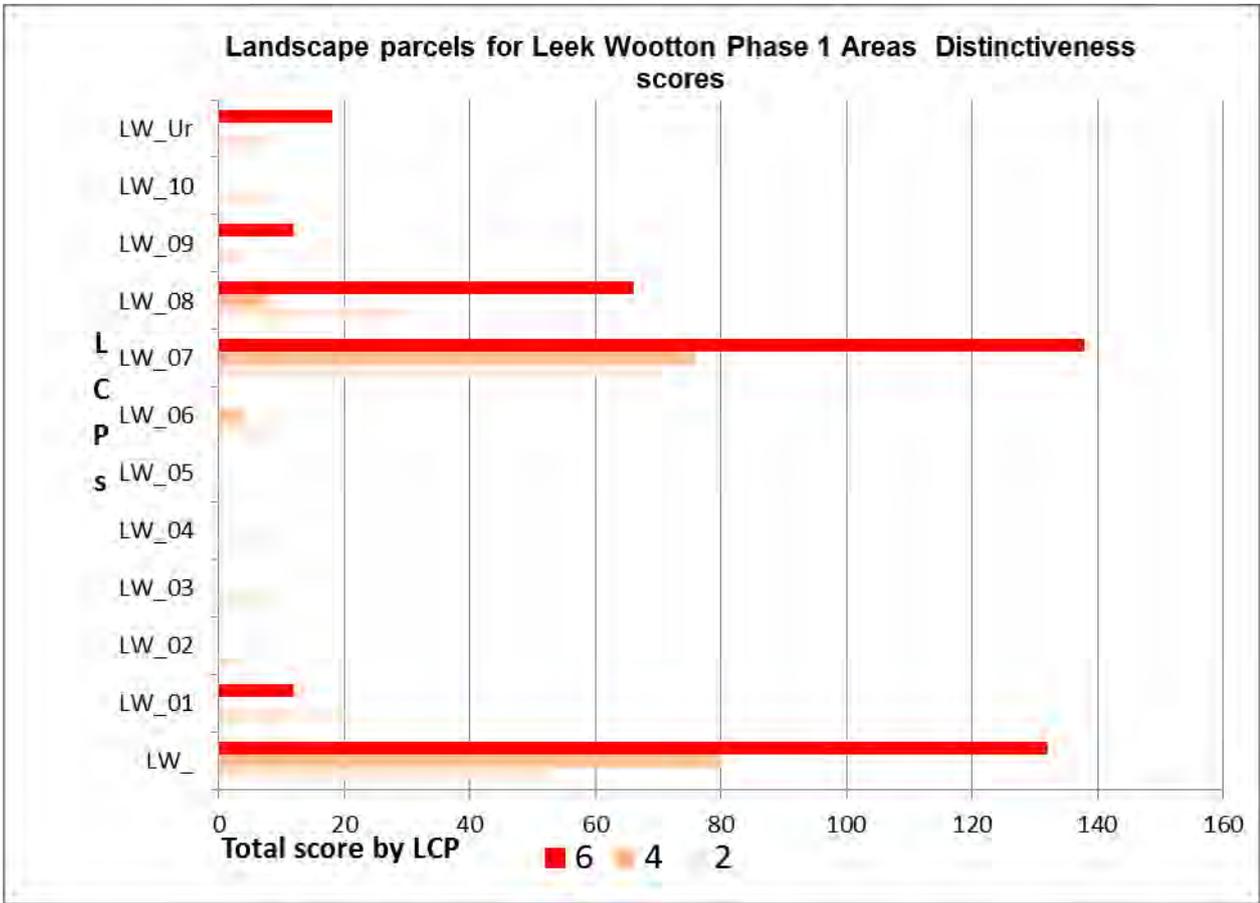
Any development within the Leek Wootton area may need to take these species records into consideration through more detailed assessments. At this point it is not envisaged that protected or locally rare and endangered species will preclude proposed SHLAA sites from proceeding.

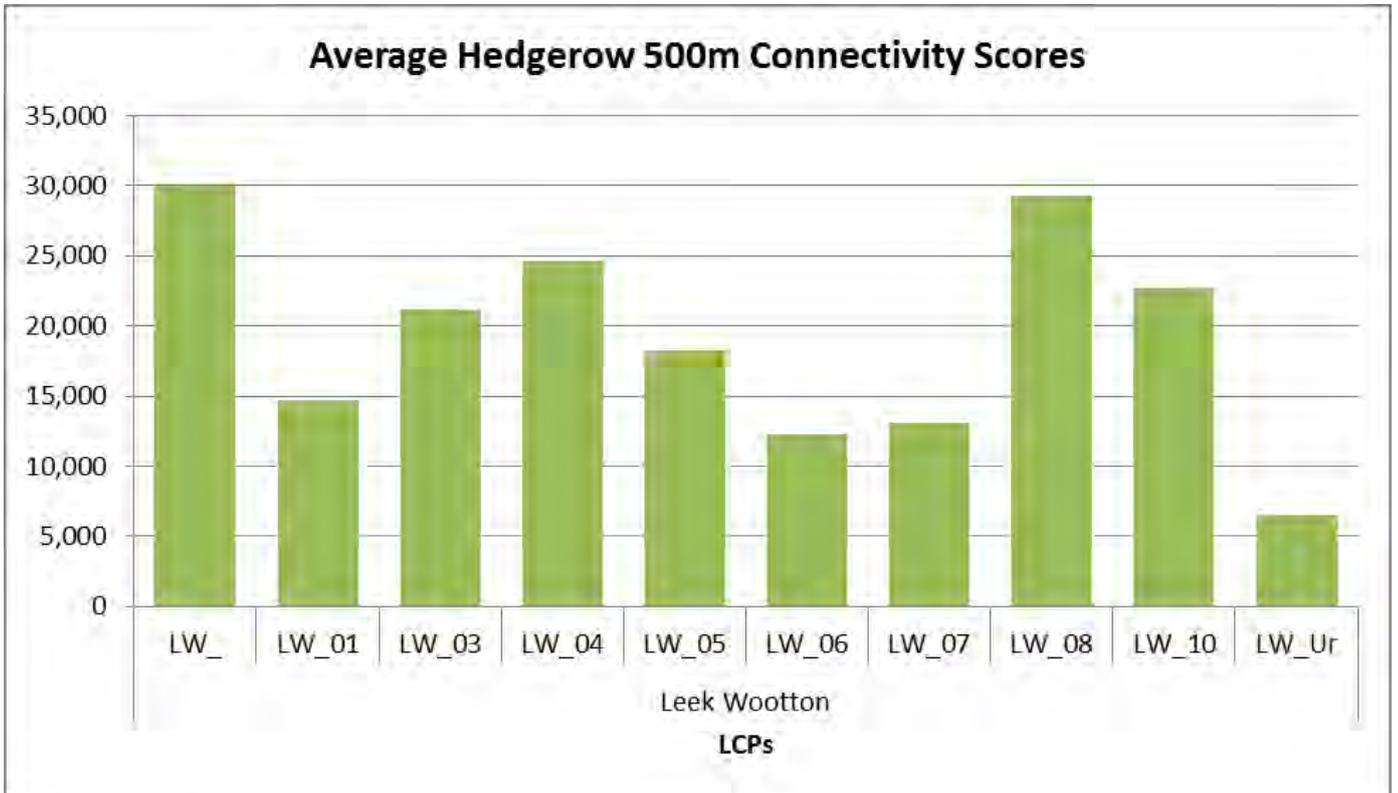
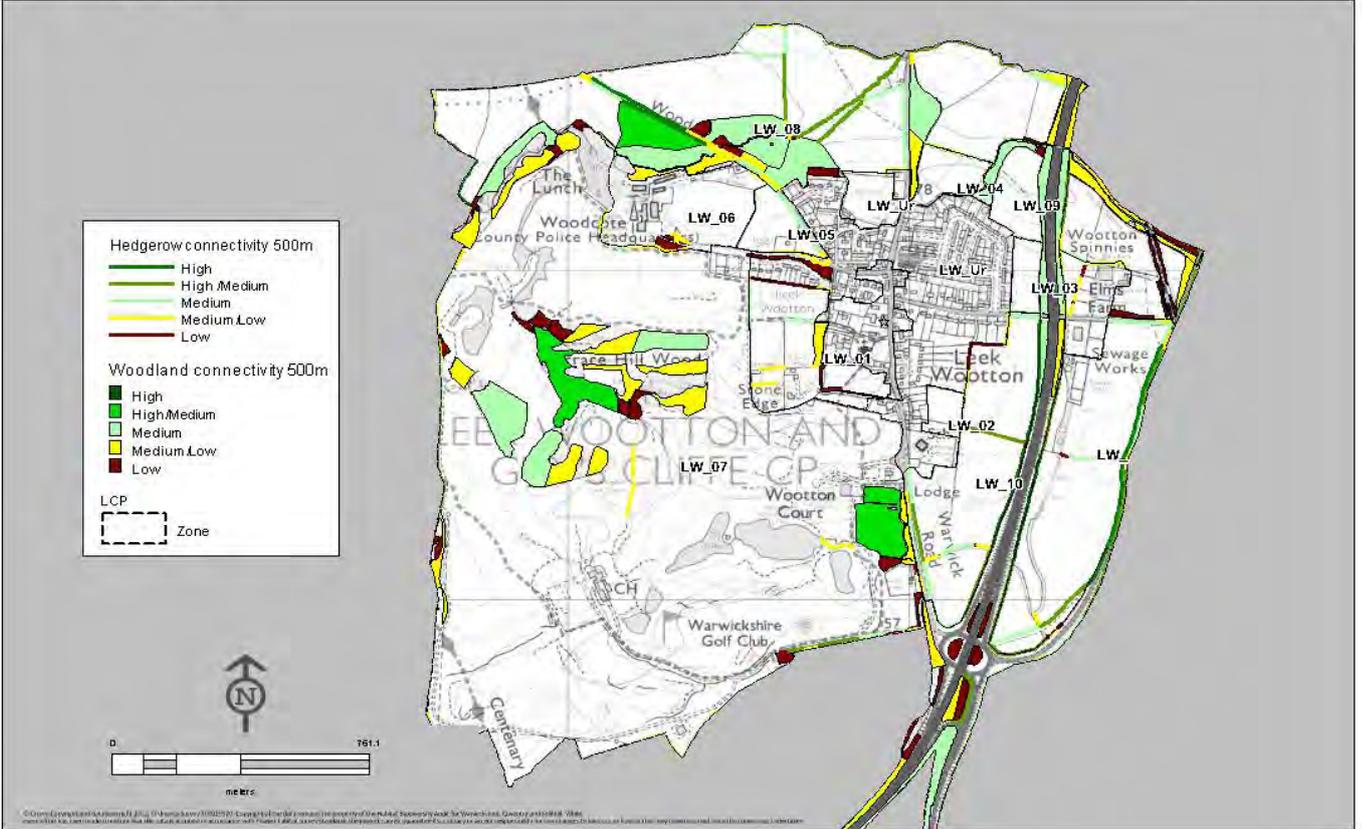


© Crown Copyright and Database Right 2012. Ordnance Survey (OS) 100025021. Copyright of the data remains the property of the Ordnance Survey. Warwickshire Historic and Natural Environment (HNE) is a registered charity. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the Ordnance Survey. For more information please contact the Ordnance Survey on 0845 345 000. The Ordnance Survey name is a registered trademark of the Ordnance Survey.



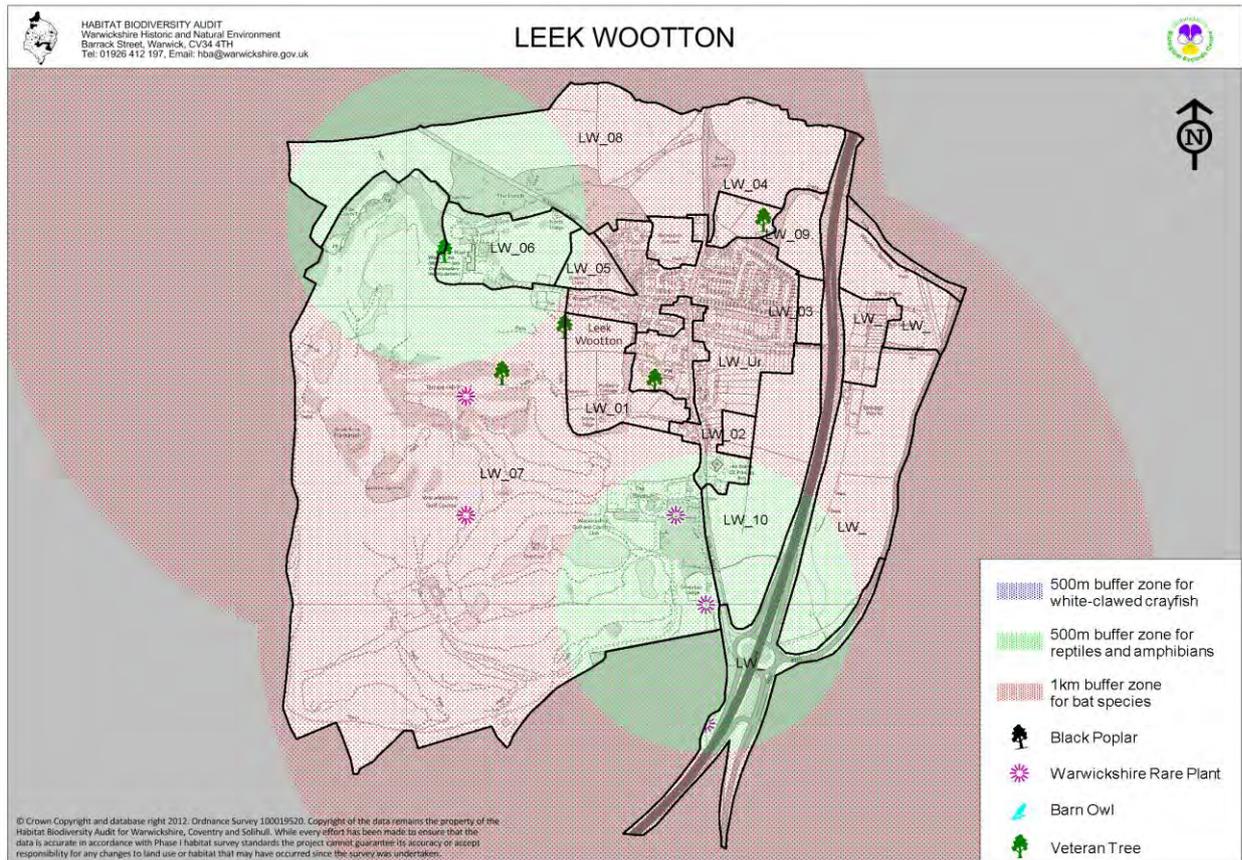
© Crown Copyright and Database Right 2012. Ordnance Survey (OS) 100025021. Copyright of the data remains the property of the Ordnance Survey. Warwickshire Historic and Natural Environment (HNE) is a registered charity. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the Ordnance Survey. For more information please contact the Ordnance Survey on 0845 345 000. The Ordnance Survey name is a registered trademark of the Ordnance Survey.





Average total score = 21,323

# Species map



## **Settlement: Radford Semele**

### **Settlement Habitat Descriptions:**

#### **Woodlands and scrub**

Parlour Spinney plws is a small area of semi-natural woodland consisting of Oak and Sycamore with mature Crack Willow along the waterside.

#### **Semi-natural grasslands and marsh**

The Valley LWS is a small field of semi-improved grassland with a variable sward comprising of fine-leaved grasses and also areas dominated by coarser grasses. There is a small damp hollow in the south-eastern corner of the field with Marsh Foxtail, Redshank, Marsh Cudweed and occasional hairy sedge. There is also a small pond located beyond the southern field boundary. The pond is fringed with Greater Pond Sedge, Amphibious Bistort, Reed Canary Grass and Bittersweet

Whitnash Brook LWS is linear site comprising a mosaic of wet carr woodland, scrub, tall herb swamp, marsh and semi-improved grassland extending for 1.25 km along the Whitnash Brook corridor between Leamington Spa and Radford Semele. The part of the LWS on the West side of the brook is also a designated Local Nature Reserve and a Warwickshire Wildlife Trust reserve. During the commencement of new housing developments between 1999 and 2000, several balancing pools were constructed along the southern section for flood alleviation which has developed into marsh and reed swamp habitats. These partly occupy the basin of the 'Great Pool' constructed as a millpond in 1242 and which also covered the pasture to the south of the LWS.

Whitnash Brook is an important wildlife corridor linking the open country to the south with both the Grand Union Canal corridor and the Leam Valley at Newbold Comlyn LWS. At the southernmost extent of the current LWS is an extension Whitnash Brook South pLWS.

A number of ponds have also been recorded throughout the settlement area

#### **Hedgerows**

Only LCPs RS\_03,RS\_04 and RS\_05 have continuous hedgerows the remainder of the settlement area has lost majority of the hedgerows that were here in Victorian times.

Species rich hedgerows were noted in RS\_05 and RS\_06. Overall woodland and hedgerow connectivity is below the average total for all settlements. LCPs RS\_07 , RS\_09 and RS\_10 have the highest connectivity scores associated with the Grand Union Canal and River Leam linear habitats.

## Designated sites:

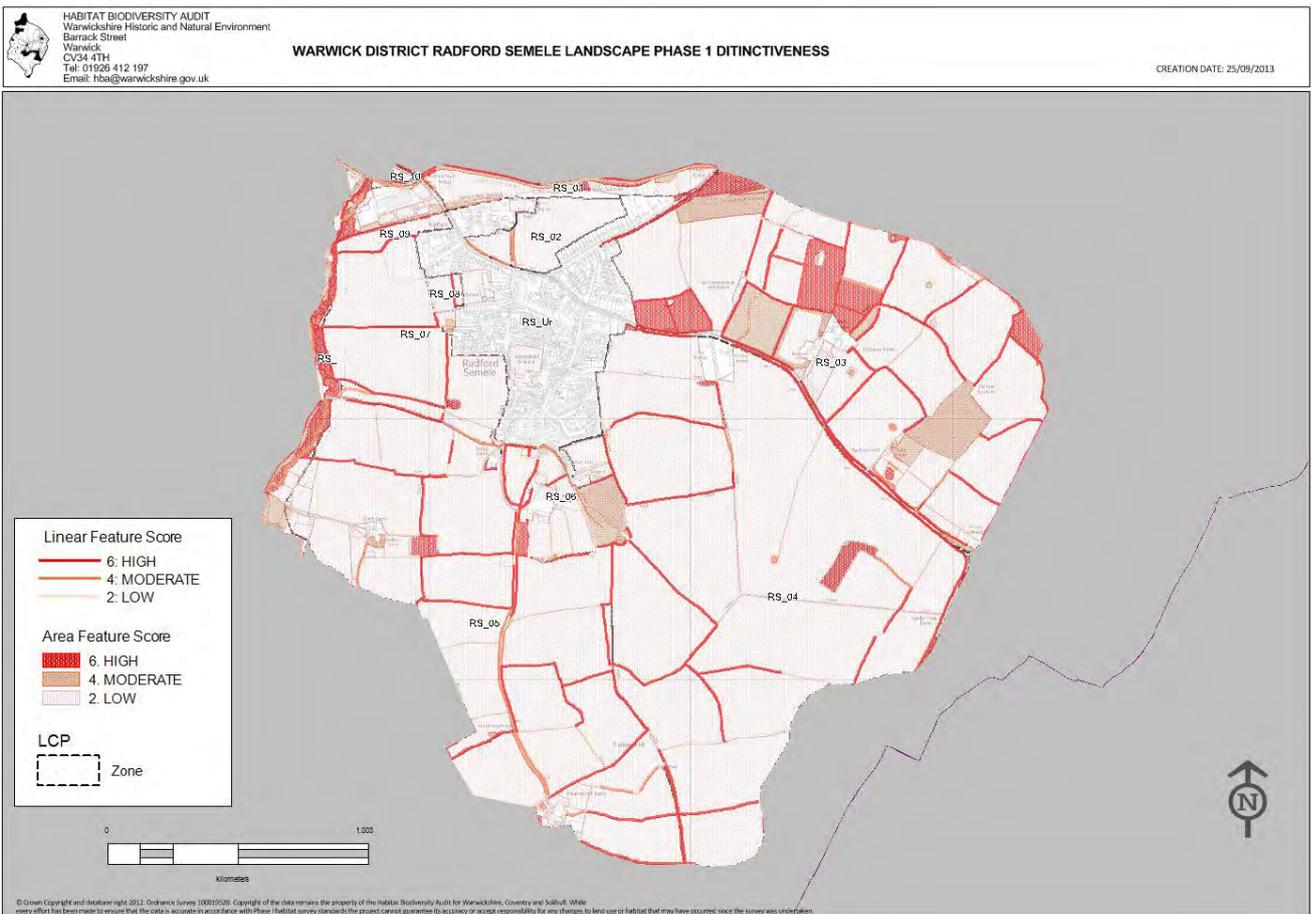
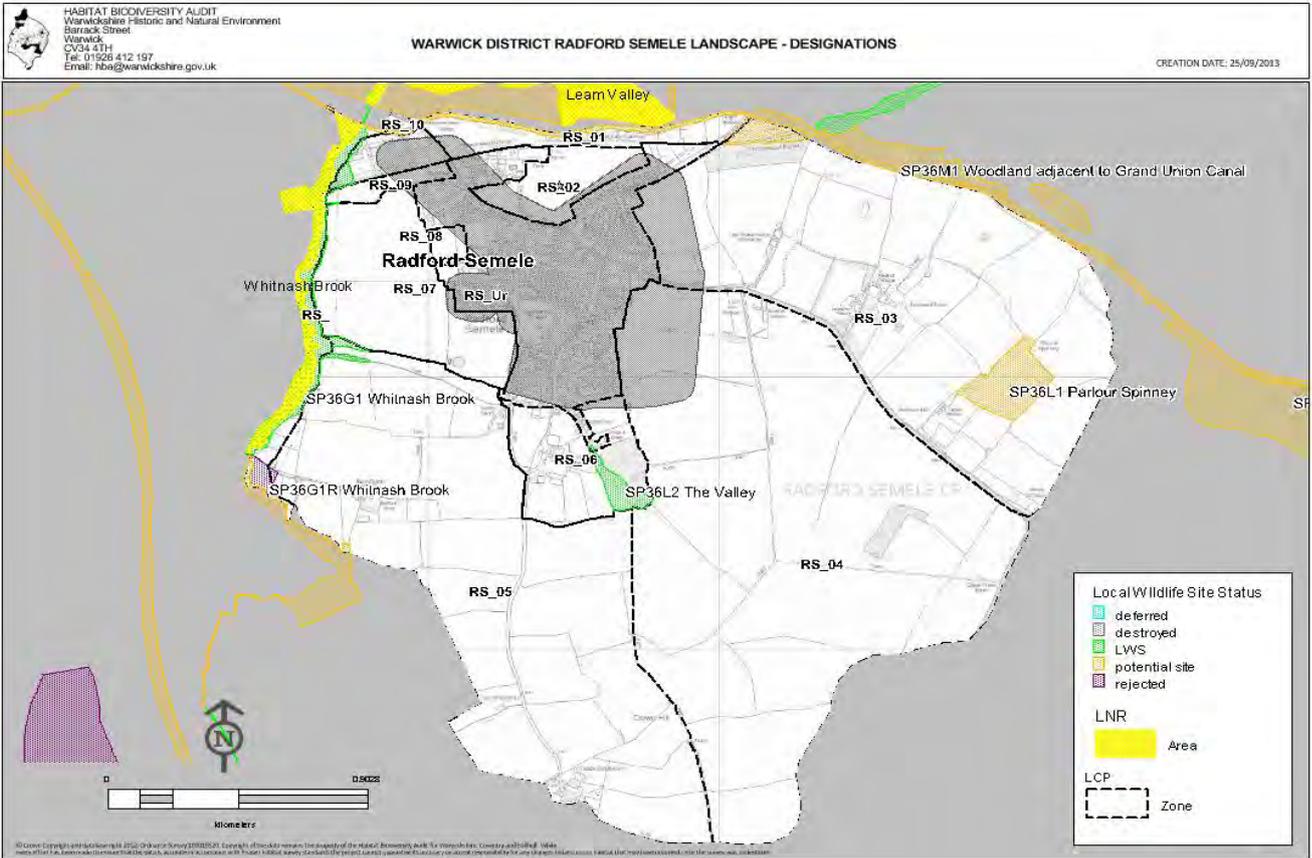
<b>Status: Local Wildlife Sites</b>			
<b>LCP</b>	<b>Name</b>	<b>Area (ha)</b>	<b>Description</b>
RS_06	SP36L2 The Valley	1.65	Semi-natural grasslands & marsh
RS_	SP36G1 Whitnash Brook	14.00	Water courses
<b>Total</b>		<b>15.65</b>	
<b>Status: potential Local Wildlife Sites</b>			
RS_03	SP36L1 Parlour Spinney	4.99	Woodland & scrub
RS_05	SP36G16 Whitnash Brook South	14.0	Water courses
<b>Total</b>		<b>18.99</b>	

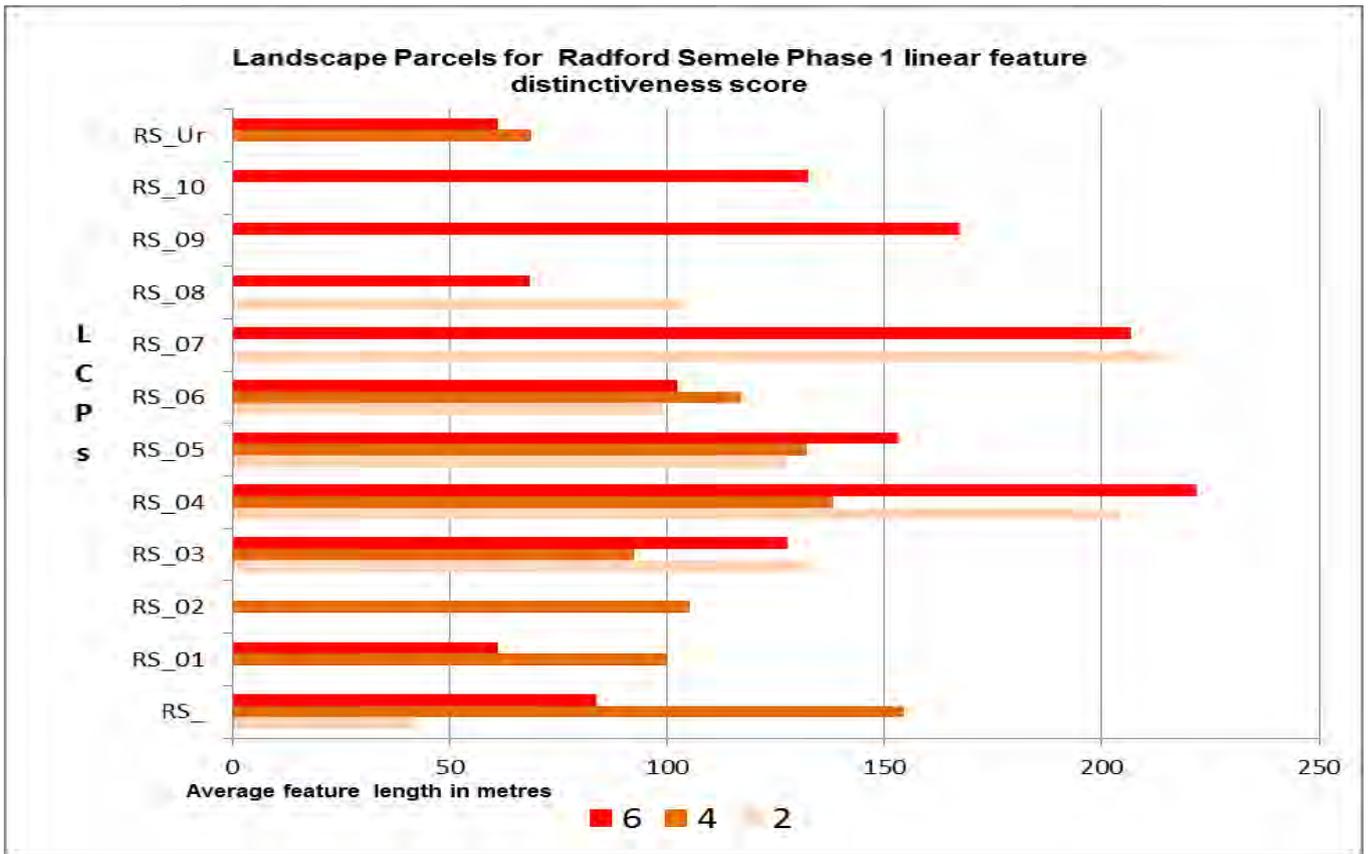
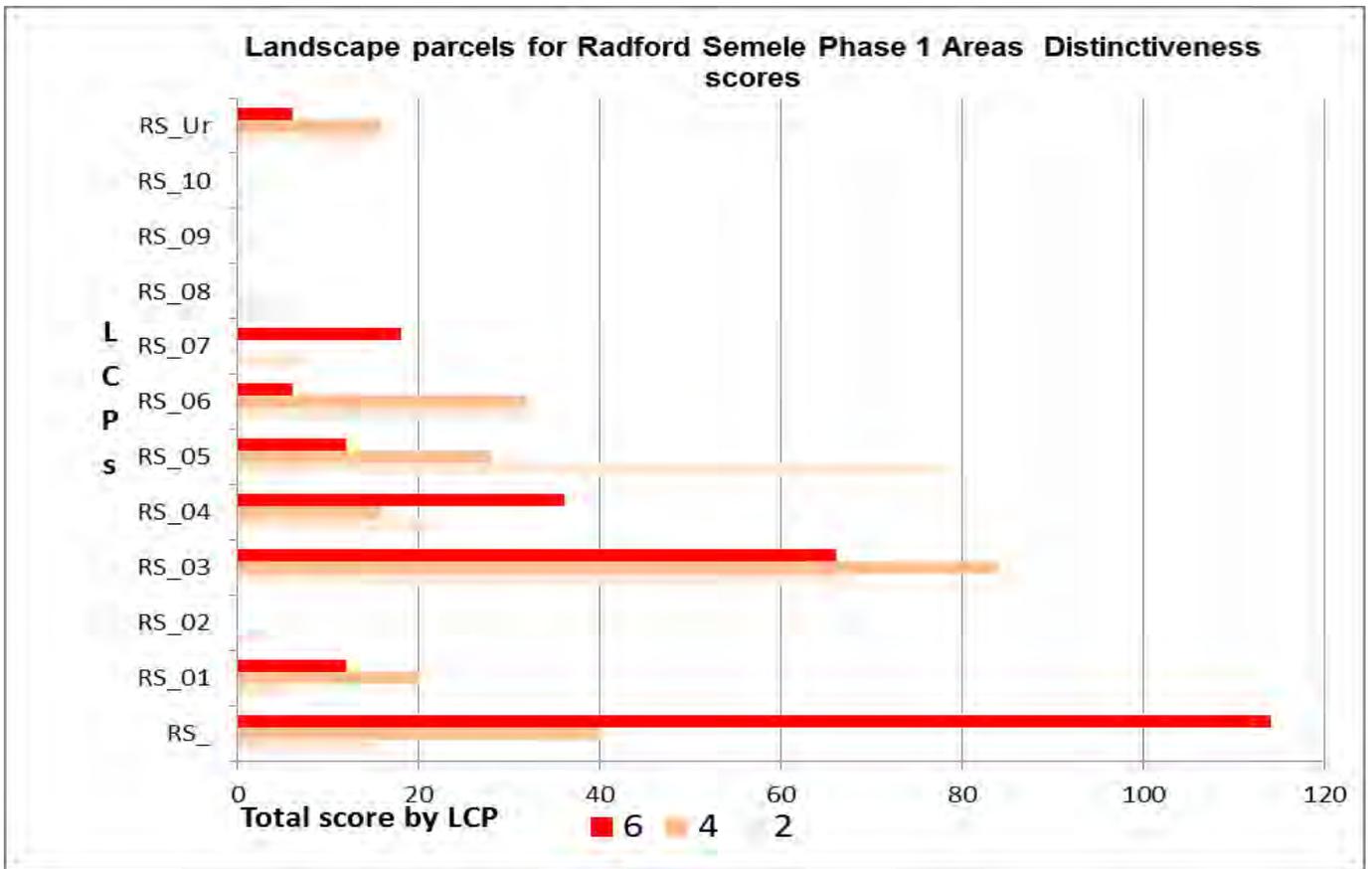
<b>Status: Local Nature Reserve</b>			
<b>LCP</b>	<b>Name</b>	<b>Area (ha)</b>	<b>Description</b>
RS_	Whitnash Brook	5.5	
<b>Total</b>		<b>5.5</b>	

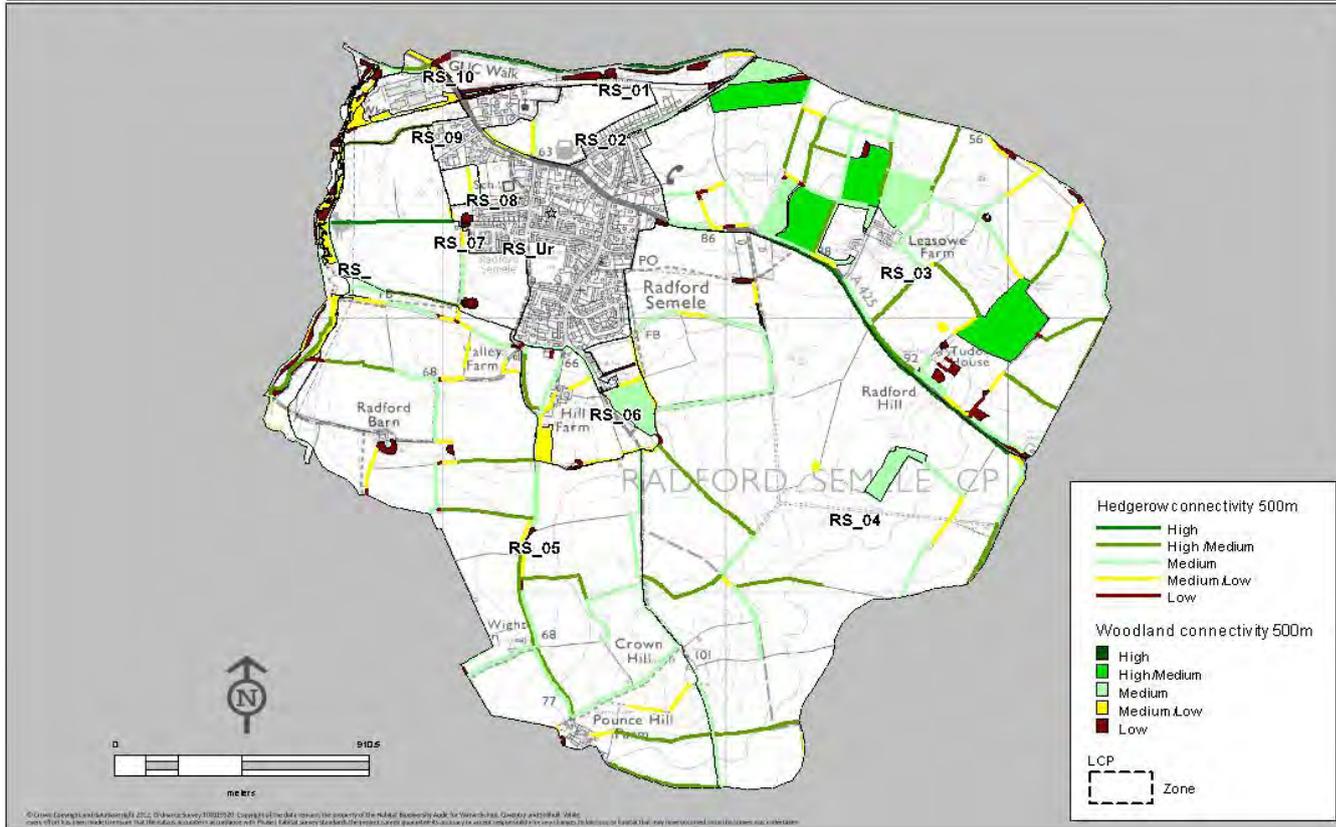
## Protected Species

Protected or locally rare and endangered fauna records of great crested newt, grass snake, badger, bats, otter, white-clawed crayfish, harvest mouse and hedgehog plus a butterfly record of white-letter hairstreak have been observed in the settlement area. County rare flora records of fritillary and small-flowered buttercup have been recorded in the settlement area.

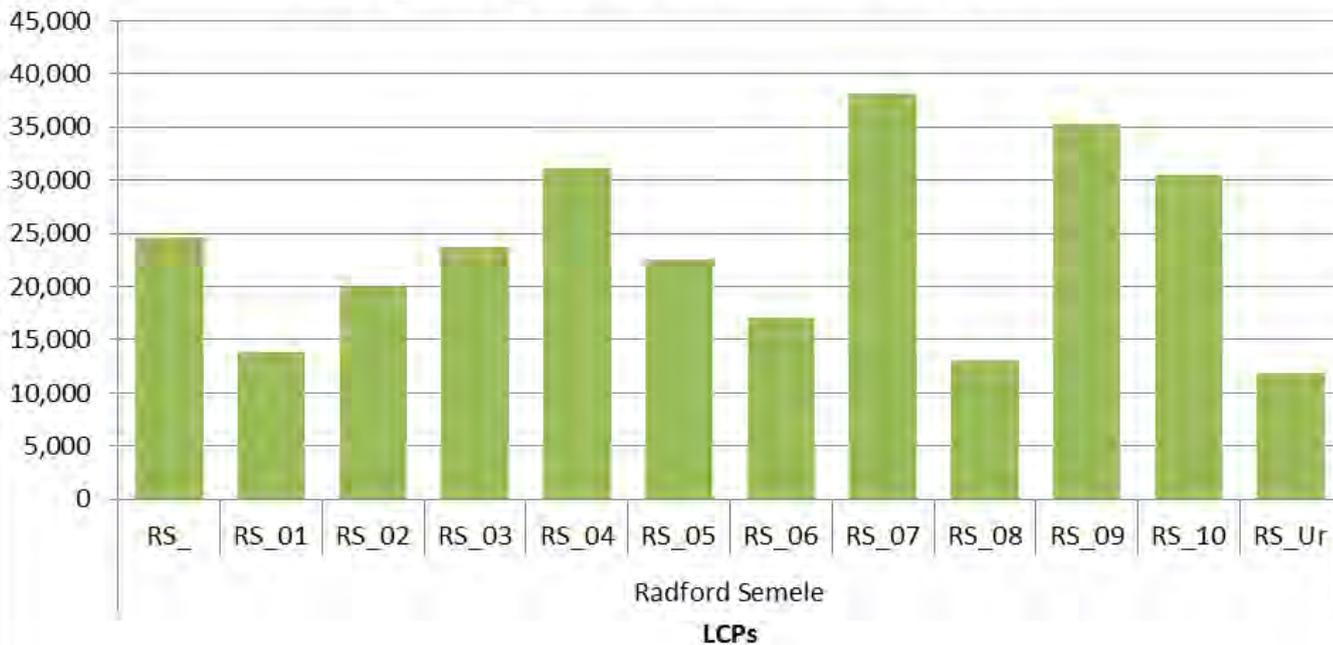
Any development within the Radford Semele area may need to take these species records into consideration through more detailed assessments. At this point it is not envisaged that protected or locally rare and endangered species will preclude proposed SHLAA sites from proceeding.







**Average Hedgerow 500m Connectivity Scores**



Average total score = 23,616

# Species Map

