

Warwick District Council

**Landscape Sensitivity
and
Ecological & Geological Study**

-

Landscape Assessment Update

Produced jointly by
WCC Ecological Services & Habitat Biodiversity Audit
and WCC Landscape Architects
April 2014



**Habitat
Biodiversity
Audit**



THE UNIVERSITY of York



Contents

COVERING NOTE

B1 Covering Note

LANDSCAPE SENSITIVITY ASSESSMENT - PARCEL UPDATES

Barford

BF_04rev1

Burton Green

BG_10rev1

Hampton Magna

HM_05rev1

Kingswood

KW_31rev1

Leek Wootton

LW_05rev1

LW07rev1

Radford Semele

RS_02rev1

RS_07rev1

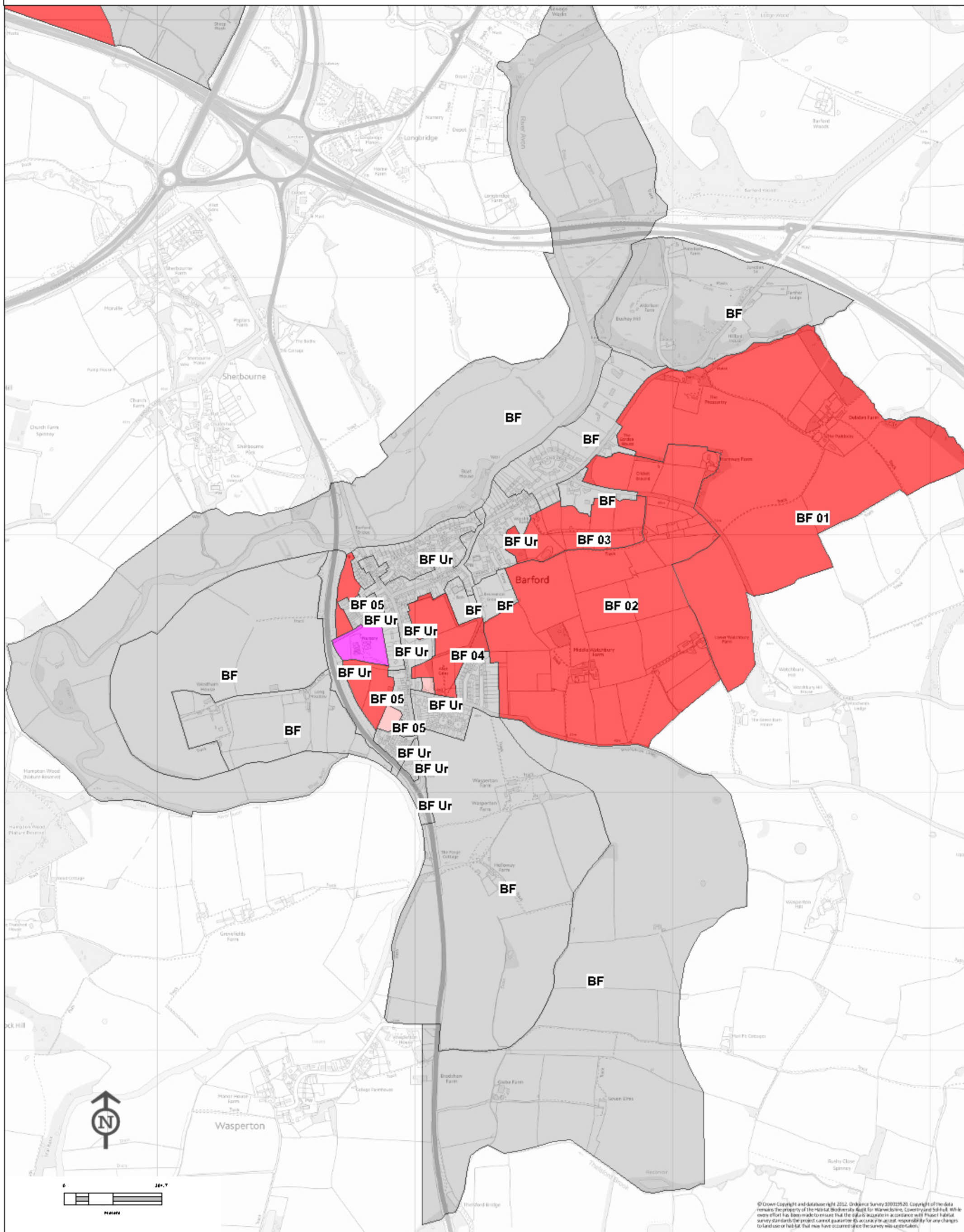
Covering Note

B1 Covering Note

In November 2013 Warwick District Council published the Landscape Sensitivity and Ecological & Geological Study. This was produced jointly by WCC Ecological Services & Habitat Biodiversity Audit and WCC Landscape Architects. This report updates the landscape assessment element of that study for a select number of landscape parcels following matters raised during the Village Housing Options and Settlement Boundaries Consultation.



BARFORD LANDSCAPE SENSITIVITY TO HOUSING DEVELOPMENT



Sensitivity to Housing Development



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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 **overgrown** trees / scrub in the south-west corner of the zone **the edge of which is damaging the former estate boundary wall**. 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 **overgrown** trees / scrub in the south-west corner of the zone **which is damaging the boundary wall**. 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

Age structure Mixed

Patch survival

Extent Localised

Mgmt Traditional

Ecological corridors

Condition Intact

Intensity of use

Impact low

Pattern

Settlement pattern linear

Other built features -

Presence of water field ponds

Scale small Sense of enclosure enclosed

Diversity diverse

Skyline

This is formed by mature trees within and around the perimeter of the zone.

Key views

Views are small scale and enclosed by good tree cover. They comprise a few small fields of pasture and well maintained allotments. The edge of the settlement is apparent, especially the properties on Dugard Place, although views are filtered by mature trees.

Intervisibility

Site observation Low

Due to good tree cover around the perimeter and within the zone, views are limited, especially into the fields of pasture. The edge of the allotments is visible from the access gate on Wasperton Lane.

Tranquillity

Noise sources: A quiet zone with faint background noise from traffic.

Urban views: Glimpsed views of settlement edge

Presence of people: Infrequent: walkers and allotment holders

Tranquillity rating: High

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.

Key receptors

Sensitivity

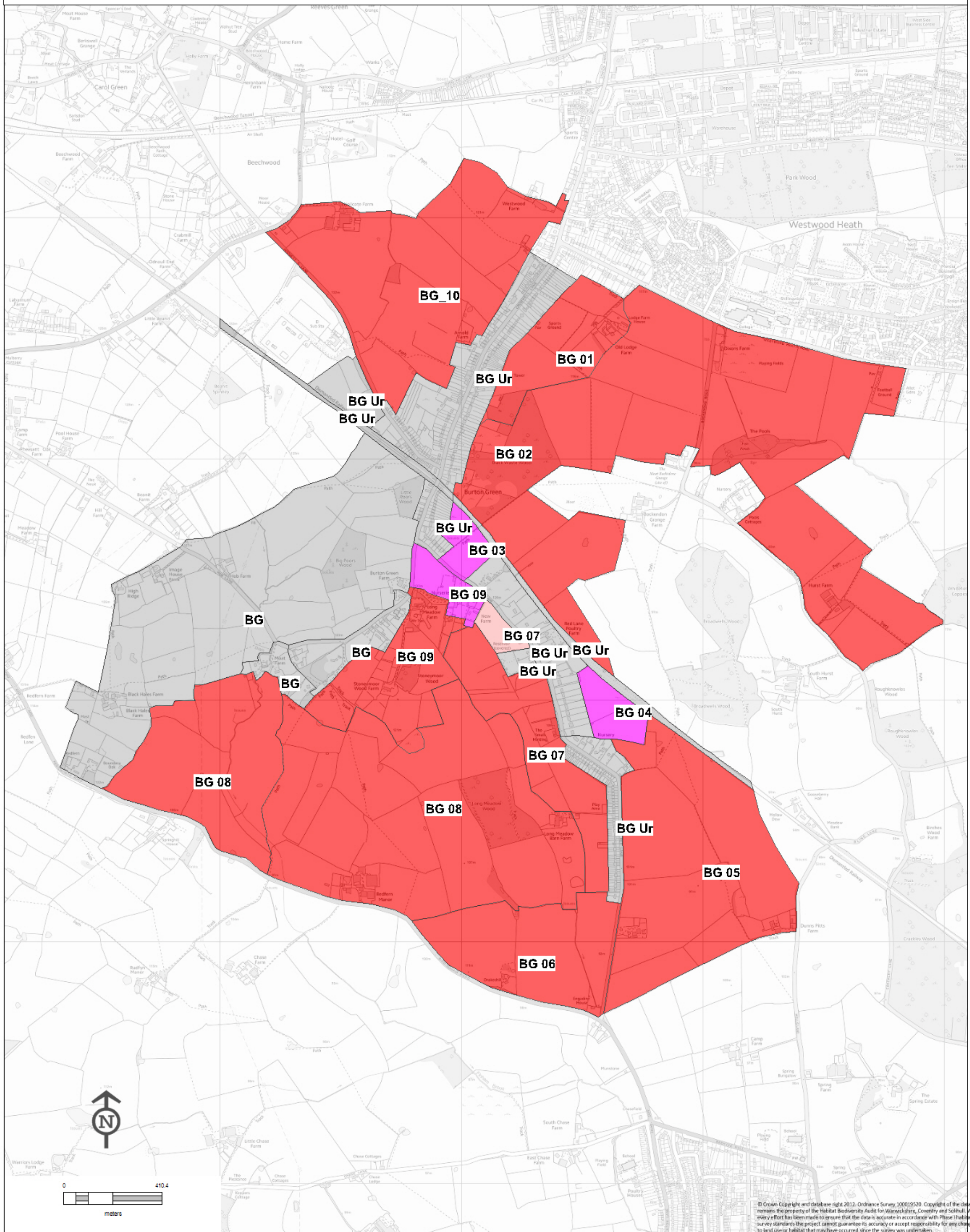
Urban residents	high
PRoW	high
Allotments	high
Road	low

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. Possible planting of hedgerow to boundary of land adjacent to scout hut.



BURTON GREEN LANDSCAPE SENSITIVITY TO HOUSING DEVELOPMENT



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Sensitivity to Housing Development

High High/Medium Medium Medium/Low Low Not recorded

LCP

Zone

LCP/Zone BG_10 Settlement: Burton Green

Parish: Kenilworth

Landscape Sensitivity to housing development High

This zone is on gently sloping ground falling northwards towards the railway line and Nailcote Lane. It comprises a sub-regular pattern of predominantly medium scale mixed farmland within the Ancient Arden landscape. However, evidence remains of the former small scale landscape structure with relic hedgerow trees and individual smaller fields. There is a partially visible settlement edge with properties on both Hodgetts Lane and Cromwell Lane backing onto the zone. The zone includes a working farm and a small number of Grade II Listed buildings and grounds (Nailcote Hall Hotel, Arnold Farmhouse, Barn Range, an unnamed thatched cottage, Cromwell Cottage and Westwood Farmhouse). There are also several scattered field ponds. Tree cover comprises over mature trees on remnant / lost hedgerow lines, small copses and roadside hedgerow trees. Roadside hedgerows are trimmed but the structure is becoming gappy with fewer hedgerow trees. The primary hedgerows such as those adjacent to Public Rights of Way have been lost as well as a number of internal hedges that provided the small scale irregular field pattern associated with Ancient Arden. The loss of these hedgerows has created 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.

Due to the zone's rural character and openness development is not considered appropriate.

Landscape sensitivity to commercial development High

Commercial development is not readily apparent in this zone. This zone is on gently sloping ground falling northwards towards the railway line and Nailcote Lane. It comprises a sub-regular pattern of predominantly medium scale mixed farmland within the Ancient Arden landscape. However, evidence remains of the former small scale landscape structure with relic hedgerow trees and individual smaller fields. There is a partially visible settlement edge with properties on both Hodgetts Lane and Cromwell Lane backing onto the zone. The zone includes a working farm and a small number of Grade II Listed buildings and grounds (Nailcote Hall Hotel, Arnold Farmhouse, Barn Range, an unnamed thatched cottage, Cromwell Cottage and Westwood Farmhouse). There are also several scattered field ponds. Tree cover comprises over mature trees on remnant / lost hedgerow lines, small copses and roadside hedgerow trees. Roadside hedgerows are trimmed but the structure is becoming gappy with fewer hedgerow trees. The primary hedgerows such as those adjacent to Public Rights of Way have been lost as well as a number of internal hedges that provided the small scale irregular field pattern associated with Ancient Arden. The loss of these hedgerows has created 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.

Due to the zone's rural character and openness development is not considered appropriate.

Landscape characteristics (DESK TOP)

LDU Level	ANCIENT ARDEN
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH - tbc
Ecological sensitivity	MODERATE - tbc
Visual sensitivity	MODERATE – tbc

Land Cover Parcel data

Landscape / planning

Green Belt NO 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 – Main line oil /gas pipeline

Flood - immediate area to stream course

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 Insignificant

Age structure Overmature

Patch survival

Extent Localised

Mgmt Intensive

Ecological corridors

Condition Fragmented

Intensity of use

Impact High

Pattern

Settlement pattern -

Other built features two farms

Presence of water field ponds, stream course

Scale Medium / large Sense of enclosure framed

Diversity simple

Skyline

The skyline is varied and is formed by field boundaries, trees and landform.

Key views

Views are rural in character and comprise mixed farmland framed by mature trees. There are views of the office block on the National Grid site, the roof line of large scale storage units on the industrial estate and the new housing development off Cromwell Lane which together with the overhead gantries along the railway line detracts from the rural character.

Intervisibility

Site observation Medium

There are views across the zone from the settlement edge and PRoW towards Coventry but views in from further afield are more limited because of tree cover and landform. Road traffic on Nailcote Lane is visible.

Tranquillity

Noise sources: background hum of road traffic on Nailcote Lane and Cromwell Lane, farm machinery and occasional trains.

Urban views: New housing development at the end of Cromwell Lane is visible from within zone.

Presence of people: Infrequent, though PROW is regularly used.

Tranquillity rating: Moderate

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

This takes a strong linear form along Cromwell Lane and the beginning of Hodgetts Lane.

Key receptors

Sensitivity

Rural residents

high

PRoWs

high

Road

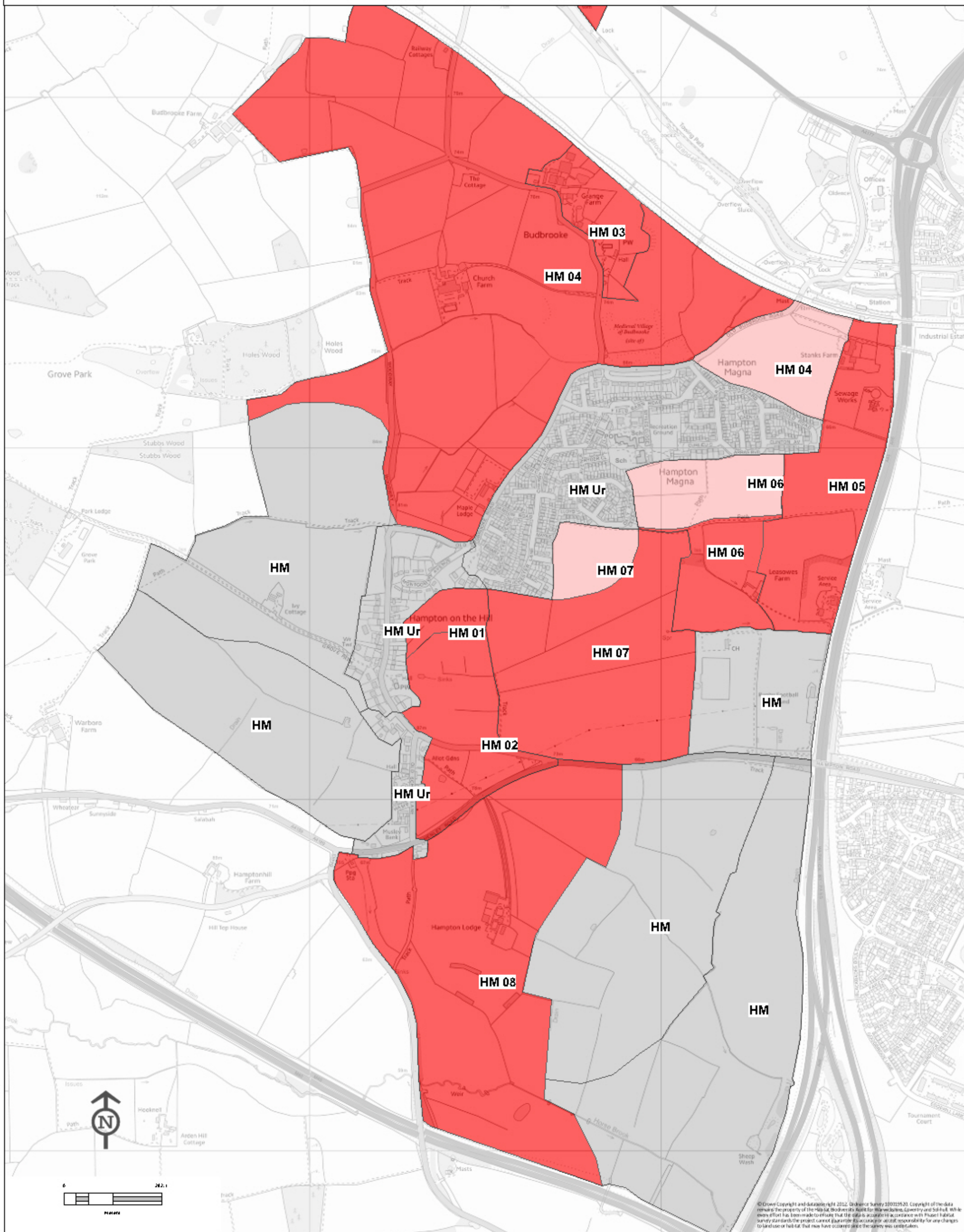
medium

Potential for landscape enhancement

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



HAMPTON MAGNA LANDSCAPE SENSITIVITY TO HOUSING DEVELOPMENT



Sensitivity to Housing Development



LCP/Zone HM_05 Settlement: Warwick

Landscape Sensitivity to housing development High

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).

This zone is considered inappropriate for housing development because of potential visibility issues. 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

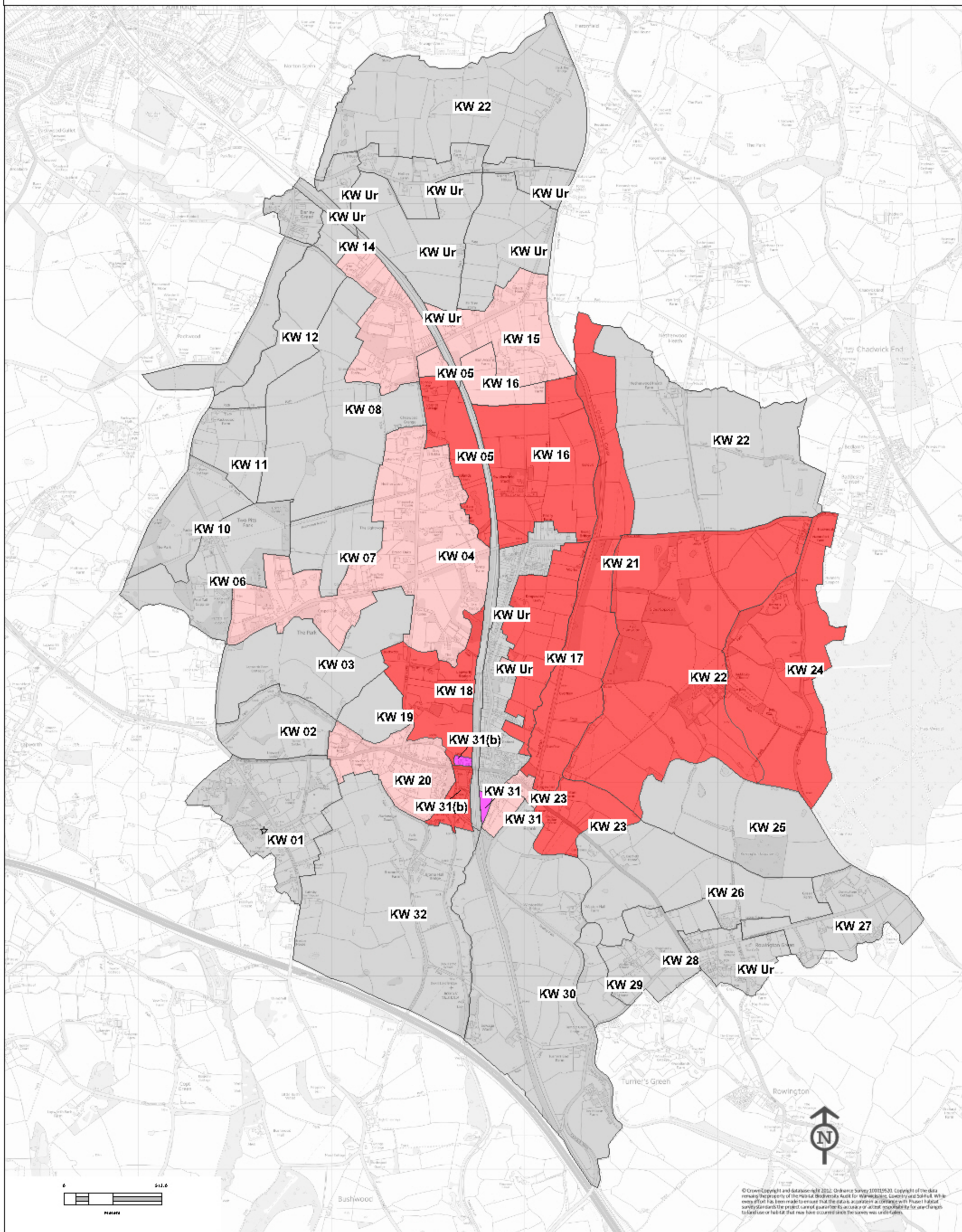
high

Potential for landscape enhancement

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



KINGS WOOD LANDSCAPE SENSITIVITY TO HOUSING DEVELOPMENT



Sensitivity to Housing Development



Landscape Sensitivity to housing development

High - 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, a garden nursery and a field pond 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 the grounds / fields of the grade II listed Kingswood Farmhouse. 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 on the garden nursery site which should complement the local character, the canal setting and the listed building and its grounds. 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

Sensitivity

Urban residents

high

Canal

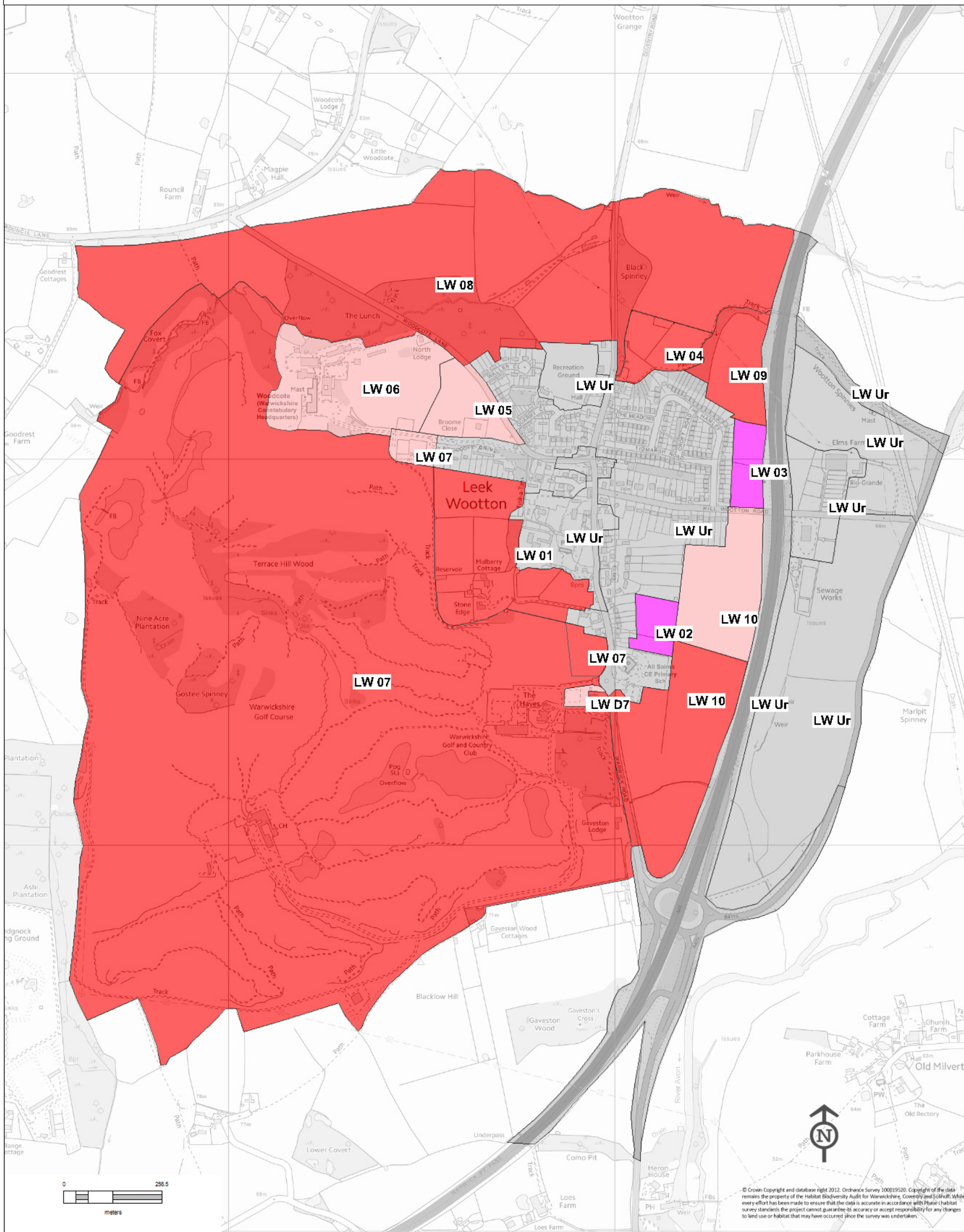
medium / high

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.



LEEK WOOTTON LANDSCAPE SENSITIVITY TO HOUSING DEVELOPMENT



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Sensitivity to Housing Development

High High/Medium Medium Medium/Low Low Not recorded

LCP

Zone

Landscape Sensitivity to housing development

High-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.

Historically the zone was part of the former estate with East Lodge at the entrance drive off Woodcote Lane. Today however, 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 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 sloping ground adjacent to the entrance drive is used by the school, club members for sport and walkers. 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 development could be accommodated within the overspill car park as this side of the entrance drive is on lower ground and is partially screened from the Warwick Road by mature trees and existing properties and their gardens. However, the development would read as a continuation of the Warwickshire Golf Club and not part of the village. 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.

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

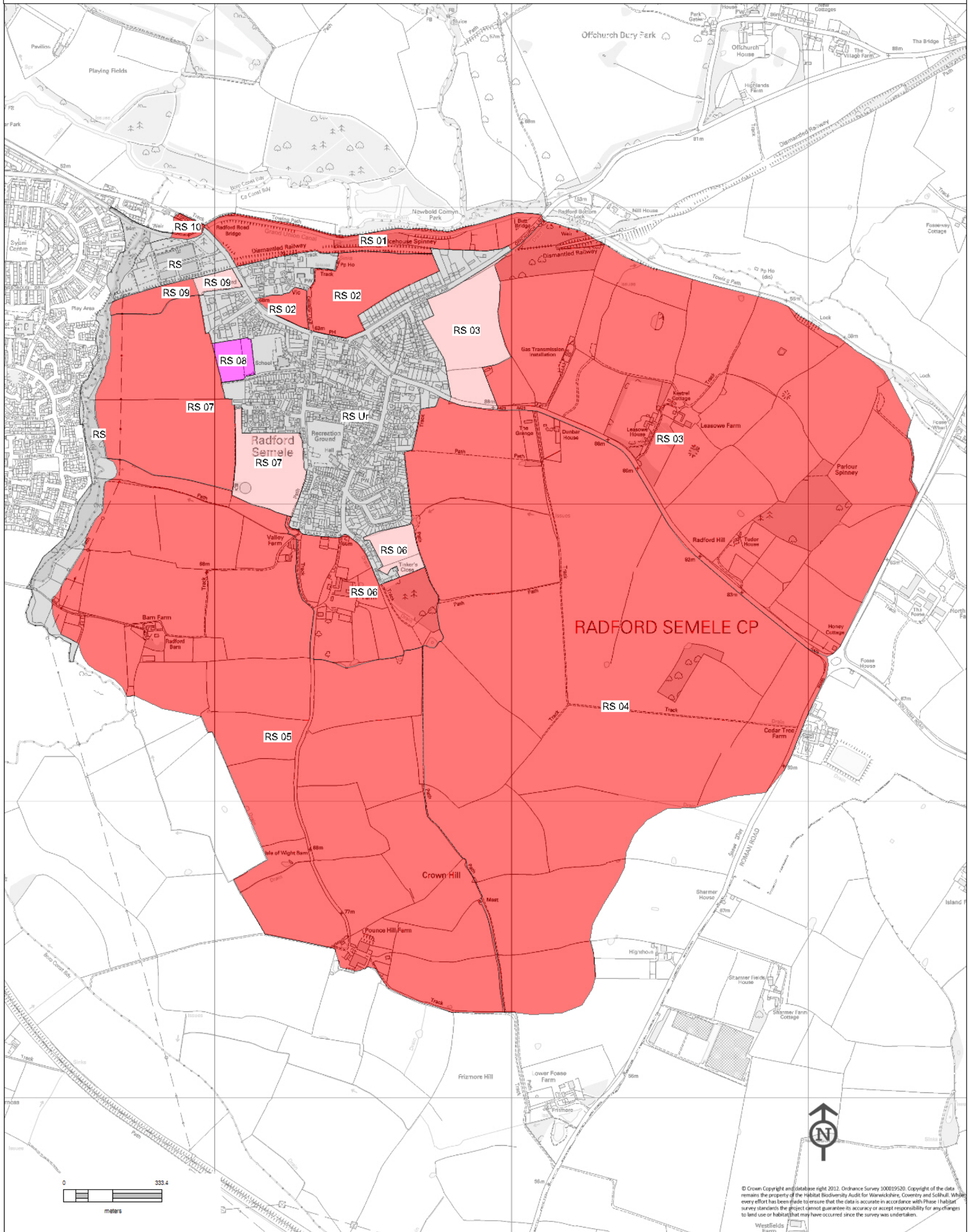
Rural residents	high
PRowS	high
Users of Golf & Country Club	high
Roads	medium

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.



RADFORD SEMELE LANDSCAPE SENSITIVITY TO HOUSING DEVELOPMENT



Sensitivity to Housing Development

High High/Medium Low Medium Medium/Low Not recorded

LCP

Zone

Landscape Sensitivity to housing development**High**

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 **very** 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 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. **However, there is scope for limited development adjacent to the abrupt garden fence line / garage block that could potentially strengthen and enhance the landscape setting with a landscape buffer to the west that linked directly into both the field boundaries and the public footpath network.**

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

Intensity of use

Impact high

Pattern

Settlement pattern ribbon development

Other built features -

Presence of water -

Scale Medium / large Sense of enclosure open

Diversity simple

Skyline

This is formed by the settlement edge, the edge of Sydenham / Whitnash and field boundary vegetation. There are glimpses of a more distant horizon to the north, beyond Leamington.

Key views

Views are of an open arable landscape, however the edge of the settlement and the built up areas of Sydenham, Whitnash and Leamington detract from the otherwise rural character.

Intervisibility

Site observation High

This zone is on relatively high ground and has limited tree cover, therefore there are good views both in and out.

Tranquillity

Noise sources: A quiet zone

Urban views: Settlement edge, built up areas of Sydenham, Whitnash and Leamington including industrial buildings (although at a distance)

Presence of people: infrequent

Tranquillity rating: high

Functional relationship

This zone links with the farmland to the south and the PRowS also link with the wider area.

Visual relationship

The zone relates visually to the farmland to the south and provides an important green wedge separating the settlement edges of Radford Semele and Sydenham.

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.