

## Appendix A: Landscape Assessment

<b>Study Area Reference</b>	Site A: Land adjacent Stratford Road
<b>Study Area Description</b>	An area of approximately 5 Ha of agricultural land lying at the south-west corner of urban Warwick. The study area is principally defined by the A429 Stratford Road to the west, 20 <sup>th</sup> century suburban housing and Gog Brook to the north, Gog Brook and Leafield Farm to the east and the Severn Trent Longbridge Sewage Treatment works to the south. The site is private with no public access so that the landscape assessment has been undertaken from Stratford Road.
<b>Landscape Character</b>	<p>The land lies on the flat 'Terrace Farmlands' of the Avon regional character area (refer to Figure 2). The site is predominantly pasture with overgrown mixed native boundary hedges dividing the site into three paddocks. On the Stratford Road frontage the roadside hedge widens at the north-east corner and there are a number of larger trees (Ash, Oak @ 8-10 metres tall) which make a positive contribution to the Stratford Road approach to Warwick. The Gog Brook corridor (which appears to drain a catchment including Warwick racecourse) has a pleasant riverine character with willows and alder. There is an access road to Leafield Farm (and what appear to be other dwellings) at the northern edge of the study site. At the south-west corner of the site there is a small area of commercial development that appears to be the premises of a telecommunications contractor. There is a telecommunications mast behind the commercial site and also a pole mounted service line. There is a dwelling at the south west corner of the site. In the wider landscape context there is Aylesford School, playing fields and land defined for commercial development beyond Stratford Road to the west, the extensive sewage treatment works to the south and the river Avon and Castle Park to the east.</p> <p>In general we would categorise this locality as urban fringe.</p>
<b>Visual Issues</b>	The flat landscape coupled with mature vegetation along the Gog Brook, woodland associated with Leafield Farm, and the boundary hedges and trees within the site mean that the study area is reasonably well visually contained. There will be a degree of intervisibility with dwellings immediately north of the site. Development of the site could potentially be prominent from Stratford Road. The commercial property and mast at the southern edge of the site and the overgrown hedgerows could be considered as visual detractors.
<b>Historic and Cultural Issues</b>	Leafield Farm and its associated woodland lie within the Castle Park conservation area – a Grade 1 listed Park. Leafield was an important part of the Warwick Castle estate from at least the 16 <sup>th</sup> century and the woodland forms part of the 18 <sup>th</sup> century landscape works (ref <a href="http://www.british-history.ac.uk">www.british-history.ac.uk</a> ). Preserving the historic setting of the park is an important consideration. It is likely that the study site has historically been part of the Leafield Farm landholding but it has not been established whether this is presently the case. No other historical references have been obtained.
<b>Ecological Features</b>	The Gog Brook appears to be a reasonably clean and ecologically intact watercourse – although some evidence of sewage incursion was noted in our site visit. Preserving a viable ecological corridor along this watercourse, including a sufficient buffer for future management, would be a prerequisite of a sustainable development plan. The existing meadow, hedgerows and trees on the site will have an ecological value that would ideally be retained or substituted in any future development. A detailed ecological survey of the site is recommended. Potential SINC sites have been identified to the east of the site.
<b>Landscape Condition</b>	Although the principal landscape components of this site have probably not altered greatly for centuries and are rural in character, the over-mature hedges and neighbouring land uses give a general impression that the landscape is declining due to urban expansion pressures.
<b>Planning Issues</b>	The site is low lying (below 50 m AOD) and is partly within a flood risk area (Gog Brook). It is within a <i>Dap 2</i> Area of Restraint and the <i>Rap 1–Rap 16</i> Rural Policies area. It is understood that the site is in or close to the <i>cordon sanitaire</i> for the sewage treatment works. There is a large employment allocation site to the

	south-west (including <i>Tournament Fields</i> business park).
<b>Conclusion</b>	<p>In general the setting for this site is urban fringe and although it is located in a rural policies area, committed development on adjacent sites is likely to make a block of pastoral paddock increasingly anomalous in the local context.</p> <p>The site appears to be sufficiently enclosed by the woodland around Leafield Farm to be visually separate from Castle Park. Our preliminary view is therefore that this site could be developed without impacting on the historical setting of Warwick Castle or Castle Park.</p> <p>The flood risk and <i>cordon sanitaire</i> will determine exactly how this site can be developed and with what type of development. In our view, putting malodorous issues aside, there is potential for landscape screening to create an attractive setting for development. However we would strongly recommend that planning conditions for the site include safeguarding or enhancing the Stratford Road frontage as a principal approach to Warwick and ensuring that there is a wide and sustainable ecological corridor for Gog Brook. This corridor might include the access to Leafield Farm and flood risk mitigation considerations.</p>

<b>Study Area Reference</b>	Site B: Home Farm, Longbridge
<b>Study Area Description</b>	<p>An area of approximately 30 hectares lying south-west of Warwick and including a variety of existing development and agricultural land. The study area is defined by the A429 Stratford Road to the west (including what appears to be a former section of the road now used for residential access and cycle / pedestrian traffic only), Longbridge Sewage Treatment works to the north, the River Avon to the east and the M40 to the south. Again, much of the site is private and no public footpaths exist.</p>
<b>Landscape Character</b>	<p>The entire area lies on the flat 'Terrace Farmlands' of the Avon regional character area (refer to Figure 2). The northern portion of the site (approximately 9 hectares) appears to be brownfield land. There is a large area of rough grassland, a large compound with buildings occupied by <i>Glendale</i> (a landscape management company) and at least one residential dwelling. There is a telecommunications mast and other overhead services with telegraph poles.</p> <p>Toward the east boundary of the site there is a corridor of riverine habitat that follows the River Avon with mature willows and alders. <i>Warwick Anglers</i> appear to have fishing rights here and there is a car park for anglers.</p> <p>The east central section of the site (approximately 2 hectares) is occupied by Severn Trent Water. There are offices, depot compounds and other facilities including games courts.</p> <p>The southern end of the site is principally agricultural in character with permanent pasture paddocks and stock. There are two farmsteads – Longbridge Farm and Home Farm, and a number of other residential dwellings along the former road. There is a variety of mature trees and vegetation associated with the dwellings. However in general the setting is flat and quite open – with young trees denoting boundary planting.</p> <p>In the wider context the study area lies opposite wet meadows and Castle Park to the east, whilst the Tournament Fields business park is located beyond the Stratford Road to the west. (The latter business park includes two large lakes and landscaped areas adjacent the road that will mature to enhance the approach to Warwick in future). To the south-west is settlement lying adjacent the M40 / A46 junction. It includes a Hilton Hotel, Express Holiday Inn, a pub, residential development and 'Longbridge Manor' (a commercial premises). There are trees and mature grounds. The M40 is a notable and busy road corridor to the south. It is screened by a bank adjacent Home Farm, and then moves to embankment adjacent Longbridge Farm and the River Avon.</p>
<b>Visual Issues</b>	<p>Remnant hedgerow and trees partially enclose much of the site along the Stratford Road frontage whilst the riverine habitat along the River Avon will help to enclose the eastern boundary. The former section of road rises up to a footbridge over the M40 that allows some elevated views over the southern section of the site, although embankments have maturing deciduous woodland meaning that views will be seasonal. Views over the southern section of the site were noted from the M40 eastbound carriageway.</p>

<b>Historic and Cultural Issues</b>	Longbridge derives its name from a crossing point on the Avon. It is recorded as part of Warwick as early as the 12 <sup>th</sup> century. Longbridge Manor is understood to be partly 16 <sup>th</sup> century whilst Longbridge Farm is also 16 <sup>th</sup> century. The site lies outside of the Castle Park conservation area but the river Avon and associated meadows should be considered as part of the historic landscape setting.
<b>Ecological Features</b>	The River Avon corridor should be regarded as an important ecological corridor and has been identified as a potential SINC – as have the adjoining wet woodlands and the Alderham Meadows that lie to the east. Hedgerows, mature trees and pasture within the site will have an ecological value that would ideally be retained or substituted in any future development. There also appear to be ditches and minor watercourses on the site. A detailed ecological survey of the entire site is recommended.
<b>Landscape Condition</b>	The northern sections of the site appear to be post-industrial. Some road front hedges are unkempt. The Avon river frontage is natural in character and well wooded in sections although no signs of active landscape management were noted. The agricultural land to the south is apparently well managed although some internal field boundaries are ill defined. It is not clear whether pasture is permanent or ley or how old some of the field boundaries are.
<b>Planning Issues</b>	The site lies below the 50-metre contour and large parts of it are in designated flood risk zone. The northern part of the site is within the <i>Dap 2</i> Area of Restraint and the entire area is within the <i>Rap 1–Rap 16</i> Rural Policies area. It is expected that at least the northern section of the site will lie within the <i>cordon sanitaire</i> for the sewage treatment works. The national cycle route 41 passes down the west boundary of the site and over the M40 footbridge noted above.
<b>Conclusion</b>	The site is considered to straddle a transition from an urban fringe brownfield environment to an area of open agricultural land that provides an appropriate landscape setting to the River Avon and Castle Park. There seems to be good potential for urban expansion in the northern section of the site – although flood risk and proximity to the sewage treatment works are likely to be significant constraints. In the southern part of the site, flood risk, landscape setting and proximity to the M40 will limit the potential for development. It will be essential to consider the landscape setting of the River, Castle Park and Warwick (especially as viewed from the M40) in strategic planning for this area.

<b>Study Area Reference</b>	Site C: Europa Way triangle
<b>Study Area Description</b>	The study area is approximately 70 hectares in size and is predominantly arable land with some pasture. The area is defined on the northern boundary by the settlement of Myton, with a pedestrian cycle path adjacent late 20 <sup>th</sup> century residential development. To the north-west are boundaries with the new 'Myton Park' residential development and Round Oak School. There are mature hedgerows with trees along this boundary, and several small pastoral paddocks. To the east lies the A452 (Europa Way), to the south the Heathcote Lane/Gallows Hill road, to the west the Warwick Technology Park and school playing fields. Several farms are associated with the site. Heathcote Hill Farm is located at the south-western edge; Brook Farm and Henry VIII farm are located on the northern edge and Cottage Farm is located toward the Europa Way boundary. No public access into the site has been identified so that this assessment has been undertaken from positions around the boundary. We have also taken reference from a report by Entec produced as evidence in the Local Plan inquiry of 2006.
<b>Landscape Character</b>	The study area is located in the <i>Feldon and Dunsmore</i> character area and the Feldon Parklands landscape type. This landscape type typically has a rolling topography, woods and large estates with mature parkland and scattered farmsteads of brick. In this respect the rather open landscape and arable agriculture in much of this study area is not entirely representative of the landscape type. However there is topographical variety – the southern half being part of a wide, flat-topped ridge (that begins in Castle Park to the south-west and continues through to Heathcote Industrial Estate and the 'Warwick Gates' housing estate to the south-east), and, in the northern half, generally being a north-facing slope dropping from 65m AOD

	<p>down to 55m AOD at the boundary with Myton.</p> <p>Europa Way appears to be a fairly modern section of road and is partly in cutting with woodland planting on the banks – so that views into the site are limited. The Warwick Technology Park (dating from the 1980s) is also set within a maturing landscape that provides a wooded boundary along the south-west edge of the site.</p> <p>The landscape is open in character with some large arable fields, but there are trimmed hedges along some field boundaries. Towards the north-west corner of the study area there is a slightly smaller-scale field pattern with pasture and untrimmed hedges and hedgerow trees. Overhead pylons cross the site in the north-west sector, whilst pole mounted wires are prominent in the south.</p> <p>In the wider context, a number of large commercial premises in the Heathcote Industrial Park are prominent in views to the east and create an urban fringe setting. There is also a Holiday Inn, some large commercial premises at 'Tachbrook Park' and also, to the north-east, at the 'Shires' retail park. Some of these buildings are notable in longer views from around the locality.</p>
<b>Visual Issues</b>	<p>The broad, flat ridge top at the southern end of the site is relatively high (65m AOD). Views to Warwick and Leamington were possible from positions at the south end of the study area although intervisibility with the main towns will be distant. It was not possible to access the interior areas of the study area but it is expected that there will be intervisibility between large parts of this study area and Leamington and Warwick – including the historic core of Warwick. However there is little opportunity for intervisibility with Castle Park. Residential neighbours along the Myton boundaries will have potential views of the site although being lower in the landscape any such views are likely to be partial or filtered by vegetation or other structures. Generally the site is quite well enclosed from the adjacent roads. It is understood that the study area has been protected as a 'green wedge' to divide the southern portions of Leamington and Warwick. However the rural character in this rather narrow corridor (approximately 500 metres) of open, arable farmland, is generally diminished by the large commercial buildings either side of it.</p> <p>The power lines are also visual detractors in this landscape.</p>
<b>Historic and Cultural Issues</b>	<p>Myton is one of the oldest recorded parts of Warwick and appears to have been an important farming area from Norman times. There are various records of an open field system at Myton from the 11<sup>th</sup> to 15<sup>th</sup> century (ref <a href="http://www.british-history.ac.uk">www.british-history.ac.uk</a>). There was also a mill at Myton. Warwick school (Myton Road) is believed to be one of the oldest schools in the UK – its playing fields extend to the west of the study site. The Grand Union Canal passes through Myton just north of the study site. Castle Park lies approximately 0.5–1km west of the site but there appears to be little intervisibility. No information has been gathered regarding the origins of the farmsteads within the study area. Faint ridge and furrow was identified in one of the paddocks near the Myton boundary (refer to photo's).</p>
<b>Ecological Features</b>	<p>The arable landscape is likely to have a low ecological value, although a water course draining to the north at Brook Farm, a pond at Cottage Farm and various sections of field hedge, hedge trees and the remaining areas of pasture will enhance the ecological value of the site. The Grand Union Canal corridor (to the north of the study area) is identified as a potential SINC site.</p>
<b>Landscape Condition</b>	<p>Farmland appears to be well managed, but the open landscape suggests that hedges and trees have been lost in this locality. Some remaining hedges are overgrown or gappy.</p>
<b>Planning Issues</b>	<p>The study area lies almost entirely above the 55-metre contour and is outside of the designated flood risk zone. The entire site is within a <i>Dap 2</i> Area of Restraint and is also within the <i>Rap 1–Rap 16</i> Rural Policies area. The cycle track along the northern boundary is part of national cycle route 41.</p>
<b>Conclusion</b>	<p>In a planning policy context it is expected that development of this 'green wedge' on the edge of the main urban area would be contentious. Development here, particularly on the southern half of the site, will be on relatively high land and is likely to be notable in some southerly views from both Warwick and Leamington. However, in our view the development of the Warwick Technology Park, coupled with the scale and prominence of commercial development east of Europa Way has greatly diminished the rural landscape character of this Area of Restraint.</p>

	<p>We feel that this study area presently contributes little to the general landscape setting of Warwick and Leamington. The scale of development around it, the power lines and the open arable landscape of much of the site all combine to diminish the rural character and create a somewhat degraded urban fringe landscape.</p> <p>For these reasons we conclude that the loss of all or part of this area for development may have less impact on the character and scale of southern Warwick than other land with a better conserved rural character and setting. A well conceived development masterplan for this site, that perhaps limited built development on the higher land, ensured retention of some of the landscape assets and included generous structure planting within and around the scheme, could in fact help to enhance the southern edge of Warwick and Leamington and unify the existing landscape.</p>
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<b>Study Area Reference</b>	Site D: Land south of Gallows Hill
<b>Study Area Description</b>	<p>This study area is approximately 130 hectares in area and is defined by Heathcote Lane / Gallows Hill to the north, the A452 (Europa Way) to the east, and the A425 Banbury Road to the south and west.</p> <p>The study area comprises agricultural land that is predominantly pastoral in character in the south and large-scale arable in the north.</p> <p>The Tach Brook valley divides the area and flows under the Banbury Road and into Castle Park on the western boundary. Along the northern side of the Tach Brook near Banbury Road, is a block of mixed deciduous woodland, whilst on the southern side is a former landfill site (Turnbulls Gardens) occupying approximately 5 Ha.</p> <p>In the south-west section of the site on Banbury Road is 'The Asps' farm, 'The Aspens' and 'The Asps' cottages. There is an old toll-house or gate house at the far north-west corner of the site at the junction of Banbury Road and Heathcote Lane. These dwellings are the only settlement in the study area. There is an electrical sub-station in the south-eastern corner of the site and a pole-mounted overhead cable extends north from here into study area C. One public footpath is noted from OS data at the southern end of the study area although it wasn't located on site.</p>
<b>Landscape Character</b>	<p>The study area is located in the <i>Feldon and Dunsmore</i> character area and the Feldon Parklands landscape type. The rolling topography, woodland and scattered farmsteads are present here and the study area lies immediately adjacent the mature parkland of Castle Park – so that it is considered a good example of the landscape type.</p> <p>Proximity to Castle Park is considered to be an important aspect of the character of this landscape. The 18<sup>th</sup> century woodland planting around Castle Park is a prominent feature of the western side of the site. The woodland at 'Turnbulls Gardens' is connected visually and possibly historically. The topography in the study area extends into Castle Park. It is considered that this study area is an important part of the landscape setting for Castle Park.</p> <p>A ridge at the southern end of the site rises to over 70 metres AOD and reduces the length of views from the A452 and A425. The roads both then drop into the Tach Brook valley before climbing again to the Gallows Hill ridge. Hedgerows with hedge trees are notable on both roads, which generally restrict views into the site. At the north-west corner of the site the topography drops down opposite Warwick Technology Park and the sports grounds associated with Warwick School.</p> <p>Banbury Road, following the wooded edge of Castle Park, provides an attractive approach to Warwick. More open views towards Warwick and Leamington are possible at the north-east corner of the site at Gallows Hill.</p> <p>In the wider context the study area is in an essentially rural setting, with farmland extending east to Bishops Tachbrook and south to Barford, whilst Castle Park provides the woodland backdrop in the west. The M40 and A452 link from junction 14 are large carriageways which cut through an otherwise well preserved English lowland landscape. To the north of Heathcote Lane / Gallows Hill the Technology Park (with its maturing 'woodland' setting) and school sports fields make a reasonably successful transition from rural landscape to town. The land at Heathcote Hill Farm forms study area C above.</p>
<b>Visual Issues</b>	Development on the higher ground within the study area would make a prominent

	<p>extension to the existing settlement pattern of Warwick. It is likely that any development would be visible from the A452 or A425 – roads that presently provide a very rural approach to Warwick. It is considered unlikely that any major development could be undertaken in this study area that would not have a major implication on the perception of the setting of the towns or Castle Park.</p> <p>The landfill site at Tach Brook, although being an anomalous and detracting feature in this landscape, is presently quite well screened – the most obvious features being the large entrance located on the A425 and some incongruous Leylandii screen planting. The overhead wires are notable at the north-east corner of the site.</p>
<b>Historic and Cultural Issues</b>	<p>The Asps (or Naspes) is referred to as a hamlet from the 14<sup>th</sup> century. The Tach Brook is also referred to regularly and there was a mill on the brook in Castle Park until the 18<sup>th</sup> century, when the streamcourse was dammed to create 'New Waters' (ref <a href="http://www.british-history.ac.uk">www.british-history.ac.uk</a>). The origin of the name 'Turnbolls Gardens' is not established but it may be related to the 18<sup>th</sup> century development of the Castle Park landscape. There appear to be ponds on Tach Brook toward the east side of the study area, which may be former fish ponds.</p>
<b>Ecological Features</b>	<p>Tach Brook is an important watercourse as it feeds New Waters in Castle Park which is a well regarded wetland habitat that is known to support otters. There are additional ponds on the Brook (noted above). Note on the site plan provided in this appendix that all these areas are identified as potential SINC sites. There appears to be at least one field pond and another pond at the Asps. The mixed deciduous woodland beside the Tach Brook, extensive hedgerow and hedgerow trees and large areas of permanent pasture will also add to the ecological value of this area. Fox, Deer slots (possibly Roe) and Buzzard noted during the site visit.</p>
<b>Landscape Condition</b>	<p>Large areas of well managed farmland with some relatively good sections of hedge. The perception is of a relatively well-preserved English lowland landscape although hedges may have been lost in the northern section of the site. The landfill site is an anomalous feature in this setting.</p>
<b>Planning Issues</b>	<p>The Tach Brook corridor (and a subsidiary area south of the landfill site at Turnbolls Gardens) are designated as flood risk areas. The entire site is within the <i>Rap 1–Rap 16</i> Rural Policies area. A parish boundary follows Tach Brook. The northern part of the site is in Warwick and the southern part is in Bishop Tachbrook.</p> <p>It is noted that there has recently been an application to create a caravan park on the landfill site at Turnbull Gardens. The application was withdrawn – but it is expected that it will be resubmitted when additional ecological information becomes available.</p> <p>The southern end of the site was within an area of search for a Park and Ride site for Warwick and Leamington Spa. It is understood that progress on this scheme has been halted by Warwickshire County Council due to financial implications and potential economic impacts to Warwick and Leamington town centres.</p>
<b>Conclusion</b>	<p>This study area is principally well preserved farmland that creates an attractive rural setting for the south side of Warwick and should be considered an important part of the setting for Castle Park. Any development that 'jumped' the Heathcote Lane / Gallows Hill frontage would set a major landscape precedent in extending the urban area so far south. Although it is considered that the Warwick Technology Park has possibly diminished the value of the Area of Restraint north of Heathcote Lane, its general style of low density development in a strong landscape setting makes for a reasonably successful transitional environment on the urban fringe – as do the adjacent school sports fields. To extend the urban area beyond these sites would make for a disjointed urban structure and possibly encourage intensified development at the Technology Park and around the schools.</p> <p>Smaller blocks of isolated development are also likely to be incongruous in this landscape.</p> <p>Our conclusion is that this study area should not be considered for an urban extension and that the rural character should be safeguarded from development.</p>

<b>Study Area Reference</b>	Site E: Land south of Harbury Lane
<b>Study Area Description</b>	<p>This area of approximately 130 hectares is generally defined by Harbury Lane to the north, the B4087 Bishop Tachbrook road to the east, the Tach Brook watercourse to the south and south-west and the A452 (Europa Way) to the west. The study area is principally arable farmland with two farmsteads set within the site – Lower Heathcote Farm towards the west site boundary and Grove Farm towards the east. Lower Heathcote Farm has ponds, known as <i>Heathcote Lakes</i> – a trout fishery. On the access lane to the farm there are also agricultural style buildings near Harbury Lane that may be let for secondary business. Centrally located on the northern Harbury Lane boundary is a mobile home estate known as Heathcote Park (approximately 3 Ha in area). South of this is an area of plantation woodland and what is shown on maps as a disused sewage works. There appears to be a house in large grounds – Heathcote Lodge. There are also two 20<sup>th</sup> century agricultural cottages by the access road on Harbury Lane. There is no public access to this area and the assessment has been undertaken from boundaries.</p>
<b>Landscape Character</b>	<p>The study area is located in the <i>Feldon and Dunsmore</i> character area and the Feldon Parklands landscape type. The study area features the broad top of the Gallows Hill-Heathcote ridge (65–70metres AOD) (see Area C description above) and then falls away quite steeply to the Tach Brook . There are some topographical details – such as a small tributary valley at Lower Heathcote Farm, but essentially the study area has a south-facing aspect.</p> <p>There is a small area of Woodland in the valley near the west boundary with Europa Way and fields have trimmed hedges. Otherwise the landscape is largely arable and open in character.</p> <p>In the wider context the study area lies south of a large urban extension of late 1990s housing known as Heathcote or <i>Warwick Gates</i>. The dwellings come close to Harbury Lane making a fairly abrupt urban-rural interface. To the north-west is the Gallagher Business Park, featuring large office premises. Vacant land is designated for future development adjacent Hawkes Farm and up to the Heathcote Industrial Estate. To the west is agricultural land (study area D) and to the south more agricultural land and the village of Bishops Tachbrook. This village must have been a small hilltop settlement before considerable modern expansion in the late 20<sup>th</sup> century. To the east, beyond the B4087, is the hamlet of Tachbrook Mallory (a collection of large houses in established grounds) and more open countryside.</p>
<b>Visual Issues</b>	<p>The majority of the site is relatively high and development here would be visually prominent in views from the south and south-east (Bishops Tachbrook, Tachbrook Mallory, Greys Mallory and other isolated dwellings and the B4087) and in views from the west, including distant views from the historic sections of Warwick. There would be some visual impacts for the residential areas to the north and north-west – but these are likely to be restricted to dwellings at the edge of the existing settlement.</p>
<b>Historic and Cultural Issues</b>	<p>No information has been gathered on the farms within the study area. Tachbrook Mallory manor has Norman origins and Bishops Tachbrook church is 12<sup>th</sup> century. There is a mound indicated in a field east of Lower Heathcote. A similar mound near Bishops Tachbrook appears to have been the site of a windmill. There are ponds at Lower Heathcote Farm – although whether these are historic or new is not established.</p>
<b>Ecological Features</b>	<p>Tach Brook is a notable watercourse and ecological corridor. Retaining water quality for this important tributary would be an essential requirement of any future development here. Ponds at Lower Heathcote Farm, nearby woodland, plantation near ‘Heathcote Park’ and hedgerows and hedge trees will all assist to enhance local biodiversity. Generally the farmland looks to be intensively arable and is therefore expected to have a lower ecological value.</p>
<b>Landscape Condition</b>	<p>Generally well maintained farmland, but the large scale arable management is likely to have involved removal of hedges in the past. Some hedges are gappy suggesting landscape decline.</p>
<b>Planning Issues</b>	<p>The Tach Brook corridor is a designated flood risk area. The entire site is within</p>

	the <i>Rap 1–Rap 16</i> Rural Policies area. A parish boundary follows Tach Brook so that the western section of the site is in Warwick and the eastern part of the site is in Bishop Tachbrook.
<b>Conclusion</b>	Using this area for urban expansion could relate well to existing development. There could be opportunities for new residential or employment land that would complement the existing urban structure. However the majority of the site is on high ground and would be prominent in some views – particularly from the south and south-east and the village of Bishops Tachbrook and hamlet of Tachbrook Mallory. It is expected that there would be opportunities to create a landscape buffer along the Tach Brook corridor and that this would help to maintain sufficient distance between the settlements. However the existing gap between the settlements would be greatly reduced (probably down to 600–700 metres) and the gap might be considered to have become academic in terms of landscape character.

<b>Study Area Reference</b>	Site F: Land at Woodside Farm
<b>Study Area Description</b>	This smaller study area is approximately 9 hectares in size and is situated on the southern edge of Whitnash, Leamington. It is defined by the B4087 to the west, Harbury Lane to the south, residential settlement to the north and a recently planted woodland to the east. A footpath crosses the site from north to south.
<b>Landscape Character</b>	<p>The study area is located in the <i>Feldon and Dunsmore</i> character area and within the Feldon Parklands landscape type.</p> <p>The study area appears to be at the edge of a small spur of the Gallows Hill-Heathcote ridge (as described for study area C, D and E above). The north-east corner of the site is therefore relatively flat and high (80 metres AOD). Towards the west the site begins to fall away towards the B4087 with the lowest area being the south-west corner (68m AOD at the road junction). At the south-west corner of the site is a small deciduous copse, Woodside Farm and two related cottages. The remainder of the site is two large arable fields that appeared to be set-aside or fallow land at the time of the visit.</p> <p>In the wider context the residential areas to the north (Ashford Road / Landor Road) appear to be mainly mid-20<sup>th</sup> century suburban development with good sized gardens that back onto the site. To the west is the end of the Heathcote 'Warwick Gates' housing estate with a public open space nearest the A4087 boundary, whilst to the south-west is presently open farmland (Grove Farm – see Study Area E). Opposite Woodside Farm and the cottages on Harbury Lane is a larger copse of deciduous woodland. Due to the varying topography of the site it is possible to look south over this copse from the higher ground, although from positions further down the site (and at Woodside Farm) this woodland will obscure southerly views. To the south-east is the Mallory Court Hotel set in mature gardens and grounds. The woodland to the east appears to be a few years old and might be a community woodland initiative (there appear to be public footpaths through it). Further east there are sports fields, a golf course and then open farmland.</p>
<b>Visual Issues</b>	<p>From the higher sections of this site it is possible to see to Warwick Castle and St Mary's Church (and also over Heathcote to Tachbrook Park and large buildings such as the Wolseley premises). However as these are distant views and the study area is relatively small, it is doubtful whether it could be demonstrated that development here would have a detrimental effect on the setting of historic Warwick. The benefits for a development on this site could be great – with an attractive outlook possible to the south and west.</p> <p>There will be views of the site from the residential dwellings located to the north and west and the dwellings to the north might lose part of their existing southerly outlook.</p> <p>It is expected that there would be impacts to Woodside Farm and associated cottages if this site was developed, although there would be opportunities for landscape mitigation.</p> <p>Some views into the site are possible from the A4087 and Harbury Lane although assuming hedgerows and the copse at the south-west corner of the site are retained (and ideally strengthened) such views could be filtered or screened. It is not expected that the site will be visible from Tachbrook Mallory or further south</p>



	<p>on the A4087.</p> <p>Perhaps the principal issue would relate to any plans for a new access. If access could be obtained from the residential areas to the north this would mitigate against potentially more complicated access construction and environmental impacts on the road frontages.</p>
<b>Historic and Cultural Issues</b>	<p>Tachbrook Mallory is an historic hamlet. Mallory Court dates from 1914 and was designed by Percy Morley Horder in the Arts and Crafts style. It is on the register of Parks and Gardens. No information has been found relating to Woodside Farm. The woodlands are deciduous and could be old, and the hedge bank along the Harbury road frontage also looks old.</p>
<b>Ecological Features</b>	<p>The woodland, hedgerows and mature gardens around Woodside Farm will enhance the ecological value of this site. The Farmland was fallow at the time of the visit, which can benefit a range of farmland wildlife. The golf course to the south-east has been identified as a potential SINC site.</p>
<b>Landscape Condition</b>	<p>The Farmland appears to be well managed and hedges, although somewhat gappy and overgrown in places, are still present.</p>
<b>Planning Issues</b>	<p>The site is within a <i>Dap 2</i> Area of Restraint and the entire area is within the <i>Rap 1–Rap 16</i> Rural Policies area. Mallory Court is on the register of parks and gardens.</p>
<b>Conclusion</b>	<p>This site is presumably included as an Area of Restraint to safeguard an established edge to the residential area of Whitnash. It appears to have been wide enough to sustain a viable piece of agricultural land between Harbury Lane and the existing housing. Development of this site would certainly impact on the setting of existing properties both at Woodside Farm and at the edge of Whitnash to the north.</p> <p>However in terms of the overall setting for Leamington and Warwick it is considered that development of this area would have little impact. A sensitive approach to design could minimise the impacts on Harbury Lane and the B4087 and to existing properties within the site. Retention of woodland could reduce ecological impacts and ensure the site was screened from the B4087 road junction. Site access would ideally be from the north-west corner or northern boundaries.</p>

<b>Study Area Reference</b>	Site G: Land east of Sydenham
<b>Study Area Description</b>	<p>This area of 45 hectares of agricultural land and nature reserve creates a 'green wedge' between Sydenham and Radford Semele. It is defined by the Whitnash Brook local nature reserve to the west, a wooded hedge field boundary with a ditch to the south, a largely residential settlement edge to Radford Semele to the east and industrial land owned by the Ricardo company to the north.</p> <p>The agricultural land is all arable with most of it lying fallow on the day of the site visit. Well grown mixed native hedge and mature hedge trees are notable. There is a public footpath east-west between Whitnash and Radford Semele, passing through the nature reserve.</p>
<b>Landscape Character</b>	<p>The landscape is defined as being in the <i>Dunsmore</i> landscape character area, and the <i>Plateau Fringe</i> landscape type.</p> <p>The landscape between Whitnash and Radford includes aspects of these general character descriptions with the Whitnash brook meandering through a shallow valley with varied topography either side. The ditch along the southern boundary of the study site drains to the brook from Valley Farm on the outskirts of Radford. Radford Semele is located on a small ridge of around 75 metres AOD and the site generally grades down on a west-facing slope to Whitnash Brook at around 55 metres AOD.</p> <p>The nature reserve features wet woodland and areas of sedge alongside the small watercourse. The public footpath crosses the brook (via a shallow sandy ford) and passes along the side of a long, thin field. Hedges and hedge trees frame an attractive view up the slope to Radford. (At least one website refers to a 'Roman road' between Whitnash and Radford and this long thin field is unusual and needs historical review.) At the west edge of Radford there is a flat, roughly</p>

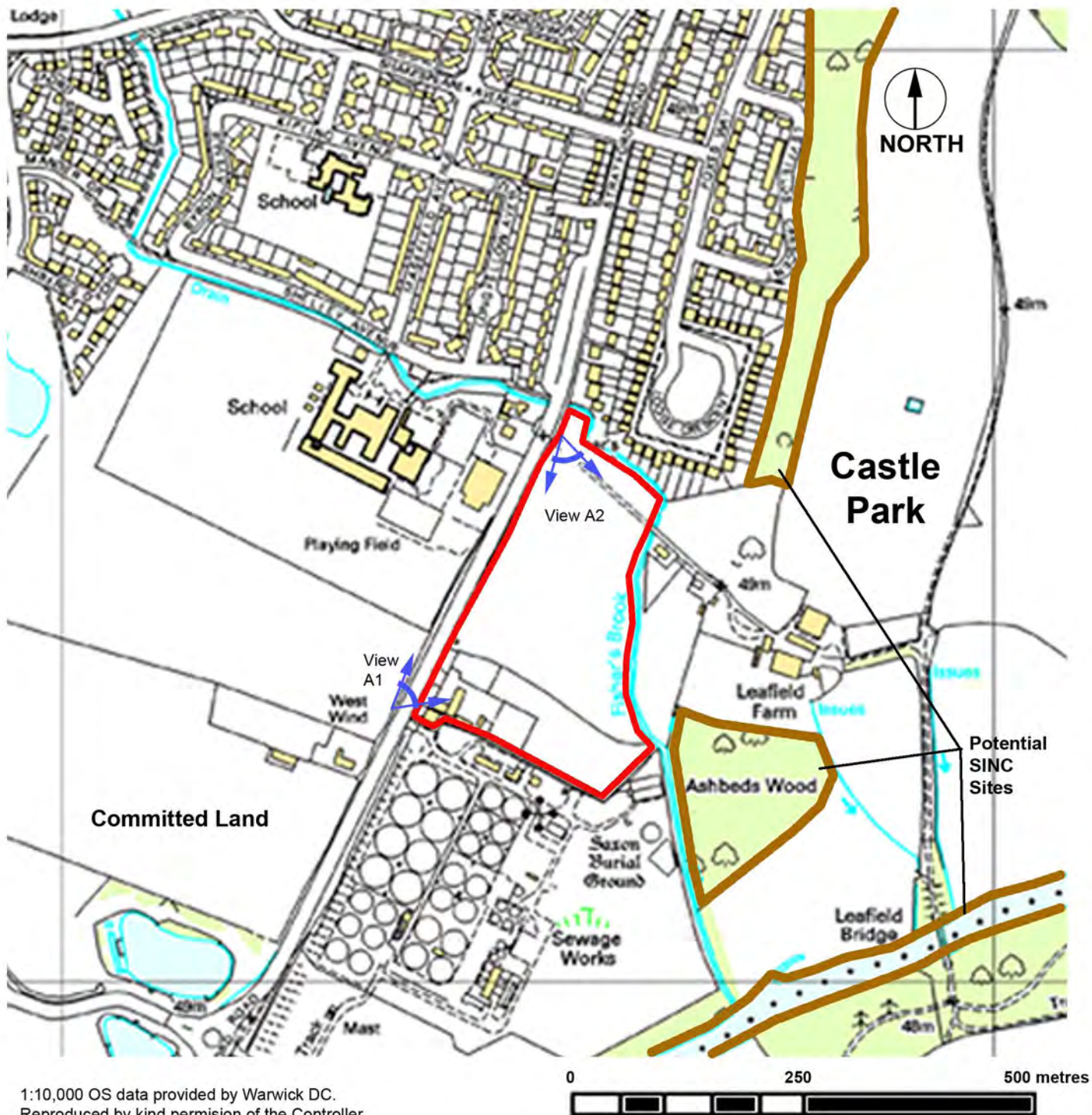
	<p>square field (approx 4 Ha – west of <i>Spring Lane</i>) with housing on its east and north boundary. There is a copse and pit at the south-west corner of the field. There are two smaller fields on the edge of Radford further to the north and adjacent to a Primary School. Towards the northern boundary of the study area is a compound apparently used for equestrian activities and a long, thin arable field adjacent Ricardo. The remainder of the site essentially comprises two large arable fields. All of the agricultural land including the smaller fields adjacent Radford appear to be actively farmed.</p>
<b>Visual Issues</b>	<p>There is intervisibility between Sydenham and Radford Semele. However existing vegetation and topography generally filter or screen the views so that there is a sufficient distance for the settlements to feel quite separate. The hedges and trees along the southern edge of the site provide a good screen to the countryside further south, but there is a more open character towards the north of the site – with some longer views possible to Lillington and also over Sydenham back to Warwick.</p>
<b>Historic and Cultural Issues</b>	<p>The name of Semele is understood to originate from the Norman manorial owner, Henry de Simile. The older village of Radford Semele is located further north near the River Leam and then along the A425. The main part of the modern settlement appears to be largely post-2WW. Nothing has been established about the local farms, the pit and copse near Radford or the local field pattern. However further research should be undertaken in this respect as they look unusual.</p>
<b>Ecological Features</b>	<p>Whitnash Brook Valley Local Nature Reserve is the notable ecological asset, whilst the ditch from Valley Farm feeds the brook and provides additional wetland habitat. (The brook and adjacent meadow are identified as a potential SINC site). The established hedge boundaries and mature hedge trees will provide habitat for a variety of local wildlife. The arable fields will have a lower ecological value but the farmer has left them fallow for the winter and there are reasonable headlands on most boundaries suggesting that farm biodiversity is being considered. Deer slots (Muntjac), Buzzard and a variety of other bird life were noted in the visit.</p>
<b>Landscape Condition</b>	<p>The agricultural land appears to be well managed and viable. It was notable that some of the urban fringe pressures that are typically noted on land adjacent settlement (rubbish, degraded boundaries etc) were not evident. Active landscape management along the Whitnash Brook as part of the nature reserve development might partly account for this. Some sections of hedge along field boundaries would benefit from management to ensure their longevity.</p>
<b>Planning Issues</b>	<p>The Whitnash Brook is a designated flood risk area. The entire site is within a <i>Dap 2</i> Area of Restraint. The entire site also falls within the <i>Rap 1–Rap 16</i> Rural Policies area. The Major Housing Commitment at Sydenham lies to the west of the site.</p> <p>The Parish boundary between Whitnash (Town) and Radford Semele follows the Whitnash brook. The public footpath appears to be well used.</p> <p>It is understood that there has been interest in developing the square field on the edge of Radford (off Spring Lane).</p>
<b>Conclusion / Recommendation</b>	<p>This study area appears to be functioning successfully as the interface between settlement and open countryside. It appears to still be viable agricultural land, it offers a relatively rich variety of habitat that benefits local biodiversity, it is clearly well used for passive recreation by local residents and it provides an attractive setting and outlook and for two settlements.</p> <p>We consider the retention of this wedge to retain the separation of Radford and Sydenham as important. However if sensitively designed and implemented, there might be opportunities for development within the smaller fields along the western edge of Radford. It would appear that some consideration of this has been included in the existing road layout pattern.</p> <p>Any such development would ideally retain features such as the pit, copse and boundary hedges and be coupled with appropriate new hedge or shelterbelt design along principal boundaries.</p> <p>The rest of this study area appears to provide a range of positive functions as urban fringe land and should be protected. It will be important for the landscape character that the existing agricultural operations can remain viable. Any development that undermined the viability of the agriculture would ultimately have a major impact on the landscape setting.</p>

<b>Study Area Reference</b>	Site H: Land south of Sydenham
<b>Study Area Description</b>	<p>This area of approximately 50 hectares is located to the east of Whitnash and south of Sydenham and is presently agricultural land. It is defined by the Birmingham to London rail line to the west, Whitnash Brook to the east, existing development at Sydenham to the north and a smallholding shown on OS plans as <i>The Meadow</i> to the south. The largest portion of the site consists of two large arable fields whilst about 5 Ha at the southern end consists of three smaller pastoral paddocks. There is a public bridleway following a small lane over the railway from Church Lane in Whitnash. This provides public access east-west across the site and appears to be a well used route.</p>
<b>Landscape Character</b>	<p>From Leamington and Radford Semele and north-east towards Rugby, the landscape is defined as being in the <i>Dunsmore</i> character area. The area is typified by an intensively farmed landscape with a varied rolling topography dissected by small meandering valleys that have cut down through a plateau of glacial deposits. The main plateau is considered to lie further to the north running from Cubbington through to Ryton, whereas in this study area the landscape type is considered to be <i>Plateau Fringe</i>.</p> <p>The landscape between Whitnash and Radford includes aspects of these general character descriptions with the Whitnash brook meandering through a shallow valley with varied topography either side.</p> <p>The general topographic trend for the land south of Sydenham study area is a south-east facing slope – with the highest land at around 70 metres AOD in the north-west corner falling to around 55m metres AOD at the Brook.</p> <p>There is an attractive riverine landscape alongside the brook with mature willows and alders and a variety of wetland habitat. The pasture at the south end of the site features overgrown hedge boundaries, whilst the remaining hedge boundaries around the arable land are trimmed and gappy.</p> <p>In the wider context to the south-east the landscape continues as open countryside to the Fosse Way and beyond this towards Harbury. To the north-east lies the Leamington satellite settlement of Radford Semele and beyond this the valley of the river Leam. To the north is the suburb of Sydenham with the playing fields of Campion School and relatively new housing areas off Chesterton Drive and St Fremund Way backing onto the study area. To the west the railway line is in cutting and beyond this is a range of largely 20<sup>th</sup> century housing off Church Lane.</p>
<b>Visual Issues</b>	<p>The study area is easy to view from the bridge over the railway cutting at Church Lane (see photos's). From here the land slopes away to the south-east. Dwellings in Whitnash that back onto the railway are likely to have views to the east and over the site whilst the new residential areas in Sydenham are also on higher land and will have views to the south over the site. Isolated dwellings to the east, south-east and south (Barn Farm / Radford Barn, Pounce Hill Farm and The Meadow) are expected to have some views of the site. There may be limited views towards the site from dwellings at Radford Semele, but topographic variety and tree cover will limit this.</p> <p>In general it is considered that the study area is relatively hidden from the larger part of Leamington and that development here would only have local visual impacts.</p> <p>A pole-mounted power line passes along the valley near the Brook, which is a slight detractor from the setting. Pony paddocks beyond the brook introduce an urban fringe element to the landscape.</p>
<b>Historic and Cultural Issues</b>	<p>Whitnash is said to have pre-Roman origins, whilst St Margaret's Church (Church Lane) is said to be originally Anglo Saxon, extended in the 14<sup>th</sup> century and with a Victorian south aisle by Sir George Gilbert Scott. No information has been found about the history of the brook or nearby farmsteads.</p>
<b>Ecological Features</b>	<p>The principal ecological feature is the Whitnash Brook corridor, running north to the river Leam. North of this study area it becomes a local nature reserve and is understood to be particularly good for summer bird migrants and invertebrates. The brook valley is defined as a potential SINC site (including wet meadows at the eastern edge of the site. The pasture at the south end of the study site, the</p>

	remaining hedgerows and some hedge trees will all add to the ecological value of the site whilst the arable land is expected to have a lower value. Scrub along the railway line is also likely to be a useful ecological corridor (and is also defined as a potential SINC site).
<b>Landscape Condition</b>	Farmland generally looks to be well managed and productive. Some hedgerows may have been lost from the north end of the site whilst they are overgrown at the south end of the site.
<b>Planning Issues</b>	The Whitnash Brook is a designated flood risk area. The northern portion of the site (north of the bridle track) is within a <i>Dap 2</i> Area of Restraint. The entire site falls within the <i>Rap 1–Rap 16</i> Rural Policies area. The south-east corner of Sydenham is shown on the Local Plan as a Major Housing Commitment and this development is now under construction.
<b>Conclusion</b>	<p>Because this site could be developed without being visible from major approach roads or from central sections of Warwick and Leamington, there is likely to be some pressure to consider it for urban expansion. There would appear to be access constraints, and the railway corridor forms an established and definitive edge to the eastern edge of Whitnash. The immediacy of the access to a relatively unspoilt tract of countryside must be attractive for local residents and development here may therefore be contentious.</p> <p>If development was proposed here it would be important to retain an appropriate 'buffer corridor' along the brook to ensure protection of this feature – both in ecological and landscape terms (existing development in Sydenham has rather 'crowded' the Brook valley in sections further north). The purpose of the narrow Area of Restraint in this study area is not clear – but presumably was to prevent the steady expansion of Sydenham to the south. If anything we would regard this block of land (of approximately 4 Hectares) as the most viable building land, whereas the low lying areas south of here might be better to retain for agriculture and public amenity. However, any development proposals will ideally include acceptable boundary landscape works that, in the longer term, could visually contain or mitigate the appearance of new built environments.</p>

<b>Study Area Reference</b>	Site J: Land south of Fieldgate Lane
<b>Study Area Description</b>	The smallest study area at four hectares and essentially one field of permanent pasture with mature overgrown boundary hedges. Lying immediately south of Whitnash, the site is defined by Fieldgate Lane (off Golf Lane) to the north, Golf Lane (turning to an unadopted track) to the west, the Birmingham to London railway line to the east, and, detached dwellings in large gardens to the south.
<b>Landscape Character</b>	<p>The study area is located in the <i>Feldon and Dunsmore</i> character area and within the Feldon Parklands landscape type although also at the edge of the <i>Plateau Fringe</i> landscape type.</p> <p>The site gently rises from around 60 metres AOD in the north-east corner beside the railway track to over 70 metres AOD at the south-west corner adjacent to Golf Lane – therefore having a northerly aspect. Ridge and furrow is notable.</p> <p>The site is well contained topographically and by vegetation.</p> <p>In the wider context, the Leamington and County Golf Club lies to the west and south-west, and beyond this Harbury Lane and Tachbrook Mallory. Further to the south and east is open agricultural land, whilst to the north is the town of Whitnash.</p>
<b>Visual Issues</b>	The hedges provide a level of enclosure but housing on the south side of Fieldgate Lane will have views into the field. Vegetation encloses the northern boundary whilst the railway embankment and vegetation enclose the eastern boundary and block longer views towards the east. Overgrown hedgerows on both sides of Golf Lane enclose the site to the west and prevent views of the Golf Course.
<b>Historic and Cultural Issues</b>	The ridge and furrow pattern present in this field is typically derived from farming techniques in the middle ages where a non-reversible plough was used to cultivate the land over many years. Once a common sight throughout the English Midlands it has become much less common due to urbanisation and deep

	ploughing by modern reversible ploughs. Good examples, such as on this site, are now usually restricted to land that has been managed as permanent pasture over centuries. This is the best example of ridge and furrow noted in all the study areas for this report, although other good examples are known to exist west of the A46 and around Hampton Magna.
<b>Ecological Features</b>	As noted above, this pasture could be old and species rich. Pasture with hedgerows can support a varied biodiversity. The railway corridor to the east has previously been identified as a potential SINC site, as has the Golf Course to the west.
<b>Landscape Condition</b>	The hedges are becoming overgrown but are generally intact.
<b>Planning Issues</b>	The entire site is within a <i>Dap 2</i> Area of Restraint. The entire site also falls within the <i>Rap 1–Rap 16</i> Rural Policies area.
<b>Conclusion / Recommendation</b>	<p>There is a long finger of land (approximately 1 km long) that extends south from Whitnash and is defined by the railway line and Golf Lane. This undeveloped site is at the north end of the finger whilst other 'rural' residential development appears to have taken place piecemeal further down Golf Lane. If this site was released for development it may act as a precedent for further urbanisation down the entire finger. Such development would be relatively hidden from the rest of the Leamington and Warwick. However it would represent a creeping urbanisation of the corridor between the railway line and Harbury Lane to the south – a corridor that already includes a golf course, sports fields and other non-agricultural land use.</p> <p>We would be concerned about the loss of the ridge and furrow, as, although not rare, such features are becoming scarcer.</p> <p>In summary this is a small, well contained land parcel where development would not have a major impact on the overall landscape setting around Warwick and Leamington. However it would represent the gradual creep of the urban area towards the south-east.</p>



South Warwick Landscape Study.  
 Appendix A.

Figure A1  
 Land at Stratford Road.





View A1 - Stratford Road frontage looking north-east at the commercial frontage.



Site frontage at northwest corner. Trees part of gateway to Warwick



Houses visible beyond Gog Brook on northern boundary.

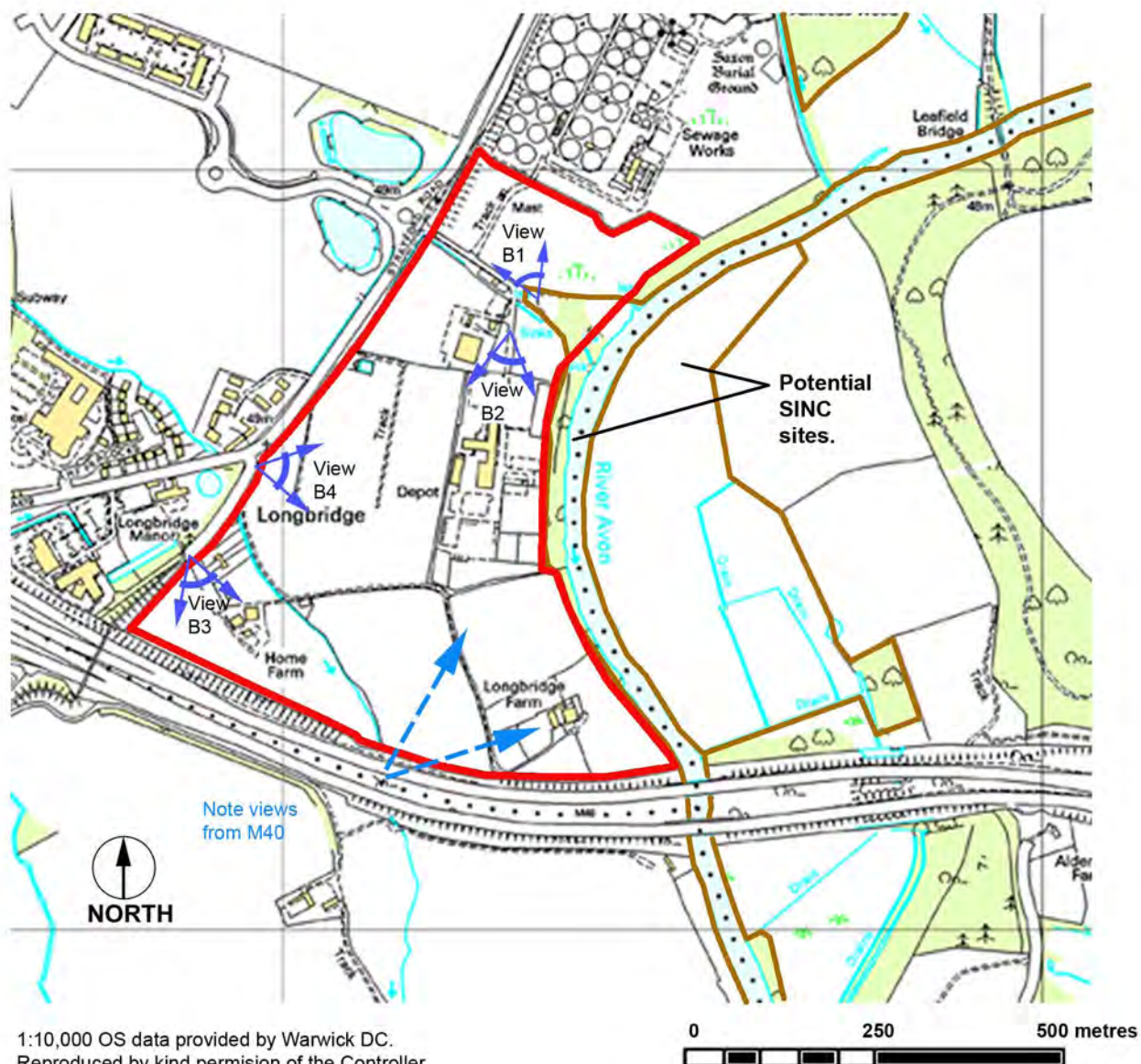


Gog Brook.



View A2 - Panoramic view of land off Stratford Road - looking east and south. Note road to Leafield Farm and trees along Gog Brook. Tall leylandii screen planting is notable along the sewage farm boundary.





South Warwick Landscape Study.  
 Appendix A

Figure A2  
 Home Farm, Longbridge





View B1 - looking north-west over land at the north end of study area B. It appears to be a post industrial site. Note dwelling to the left. The sewage works are again largely screened by tall leylandii (right).



View B2 - Severn Trent Offices - central site looking south.

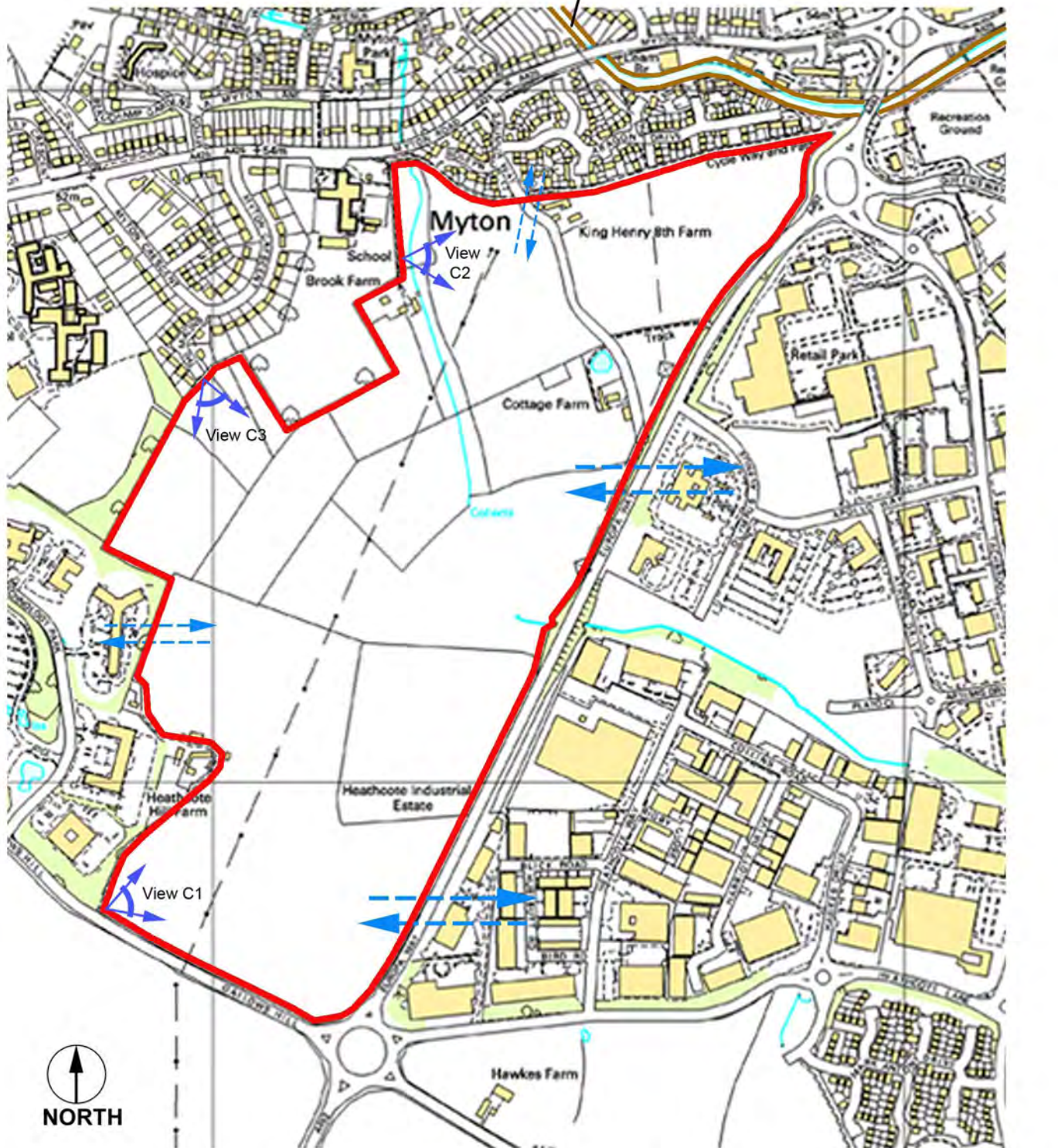


View B3 - Home Farm and paddocks at south end of site. The bank with trees in mid distance screens the M40 (the tops of trucks are just visible). Further east the M40 is on embankment and there are views to Longbridge Farm and the River Avon.



View B4 - looking north-east over study area B from the southern half of the site near the gateway to Longbridge Farm and Barn House. The Severn Trent premises are visible to the left, whilst trees in the distance indicate the line of the River Avon.





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South Warwick Landscape Study.  
Appendix A

Figure A3  
Europa Way triangle





View C1 - looking north-east over land at Heathcote Hill Farm (left). Warwick Technology Park is located through the hedge at left, whilst buildings at Heathcote Industrial Estate and Tachbrook Commercial Park are prominent in the view beyond the field. The pole mounted services and in the distance, pylons, are also notable when on site.

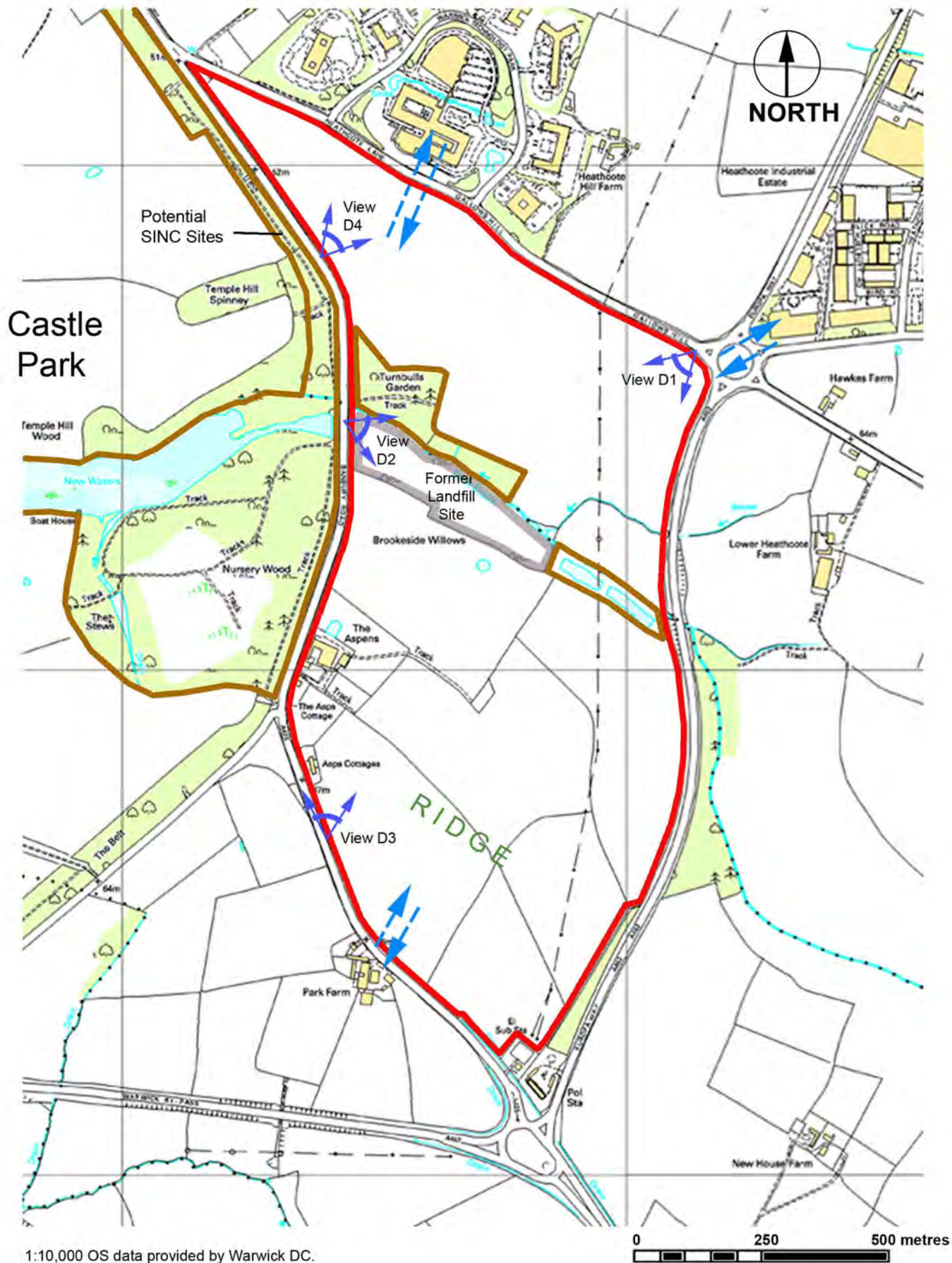


View C2 - east from Brook Farm access road. Henry VIII Farm is in the middle distance whilst buildings at Shires Retail Park and Tachbrook Commercial Park are visible on the horizon. The brook, meadows and hedgerows would ideally be retained in any future development plans. New housing at Myton Park and Round Oak School lie immediately behind this viewpoint.



View C3 - east from 'The Malins' off Myton Crescent. There are a number of small hedged paddocks along the north west boundary of study area C. Note that faint ridge and furrow is apparent in this paddock suggesting that it is long established pasture.





South Warwick Landscape Study.  
 Appendix A.

Figure A4  
 Land south of Gallows Hill





View D1 - looking south over farmland at Gallows Hill. Mixed woodland planting at left is along the Europa Way boundary. Woodland to the far right is along the boundary of Castle Park. Generally a rural agricultural scene.



View D2 - Entrance to former landfill site at Turnbolls Gardens.

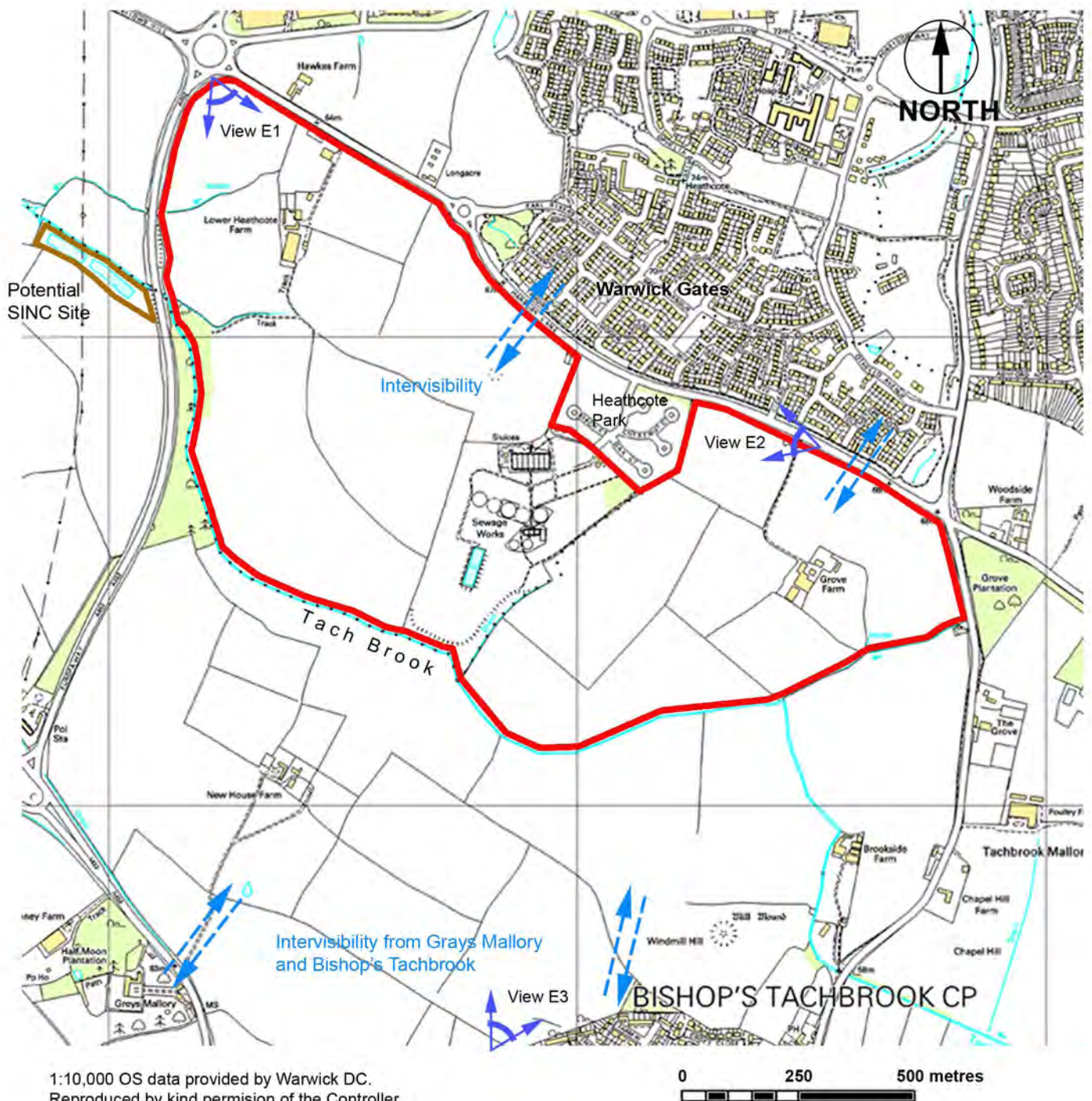


View D3 - View from Banbury Road looking north-east over the pastoral landscape at the Asps Cottages.



View D4 - Looking north from Banbury Road towards Warwick Technology Park. The Technology Park (generally set in a woodland landscape) and the adjacent playing fields, both make a reasonably successful transition environment at the urban / rural interface of south Warwick.





South Warwick Landscape Study.  
 Appendix A.

Figure A5  
 Land south of Harbury Lane





View E1 - looking south-east towards Lower Heathcote Farm from the Gallows Hill roundabout. Mixed woodland planting along Europa Way is visible to the right. A predominantly rural scene.

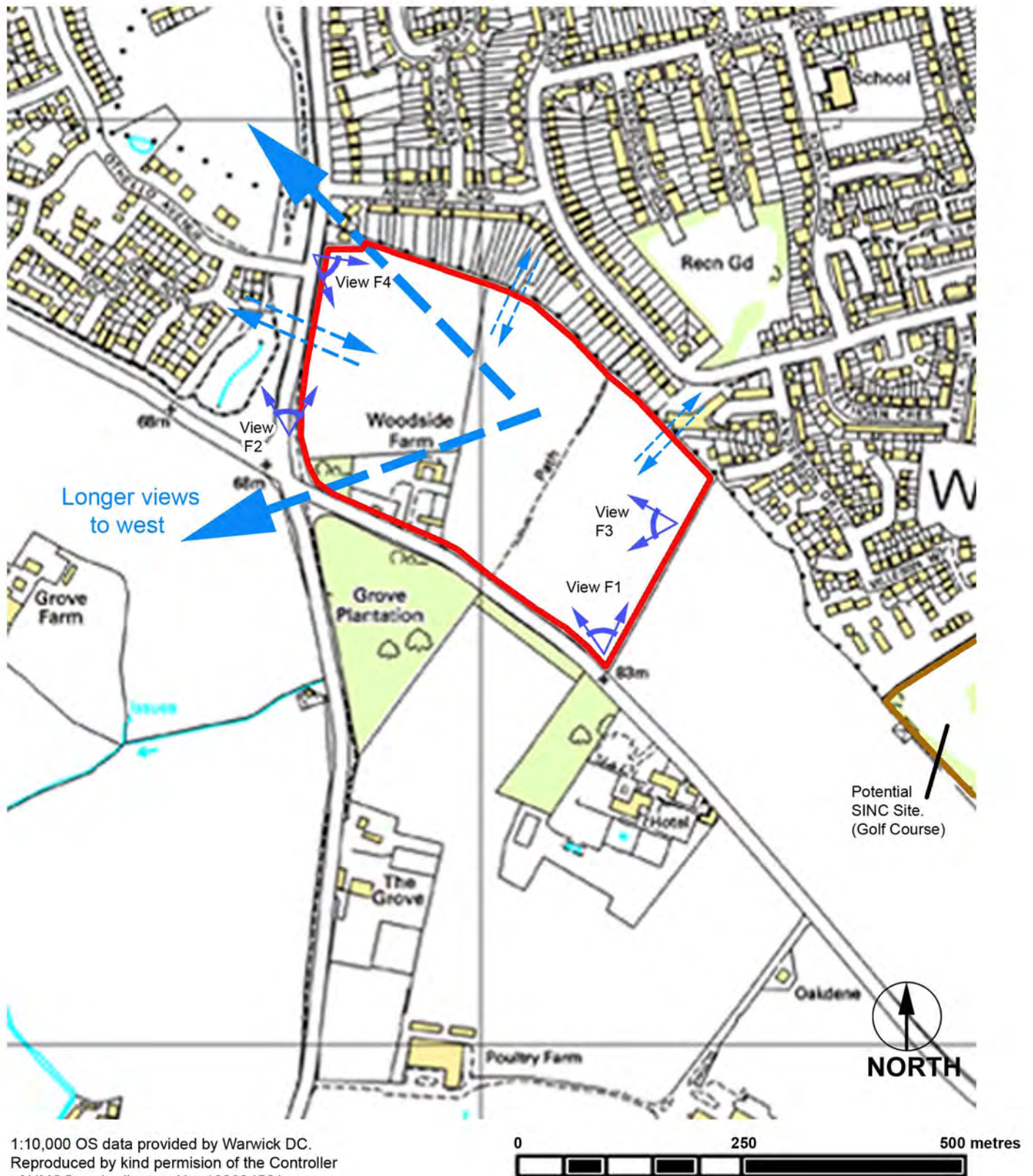


View E2 - looking north-west on Harbury Lane. Housing at Warwick Gates on the right and 'Heathcote Park' (mobile homes) are just visible through the hedge on the left.



View E3 - looking north from land at the west end of Bishop's Tachbrook. Development of land in study area E would be prominent in northern views from this village.





South Warwick Landscape Study.  
Appendix A

Figure A6  
Land at Woodside Farm





View F1 - looking north-west towards Whitnash from Harbury Lane. New woodland is planted behind the hedge to the right.



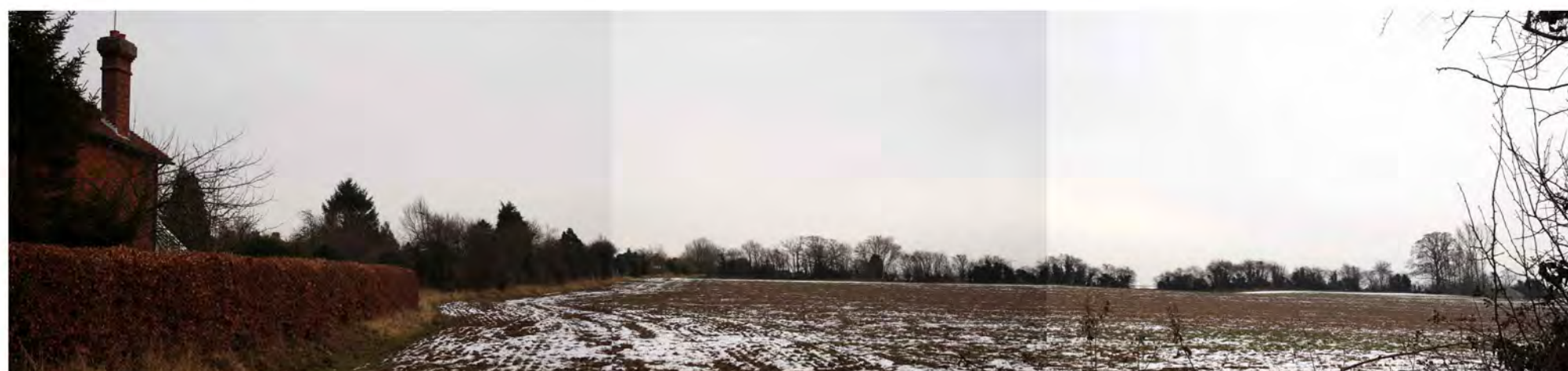
Hedge-bank on the Harbury Lane frontage.



View F2 - looking north on the B4087. Hedged site boundary on right, Warwick Gates to the left.

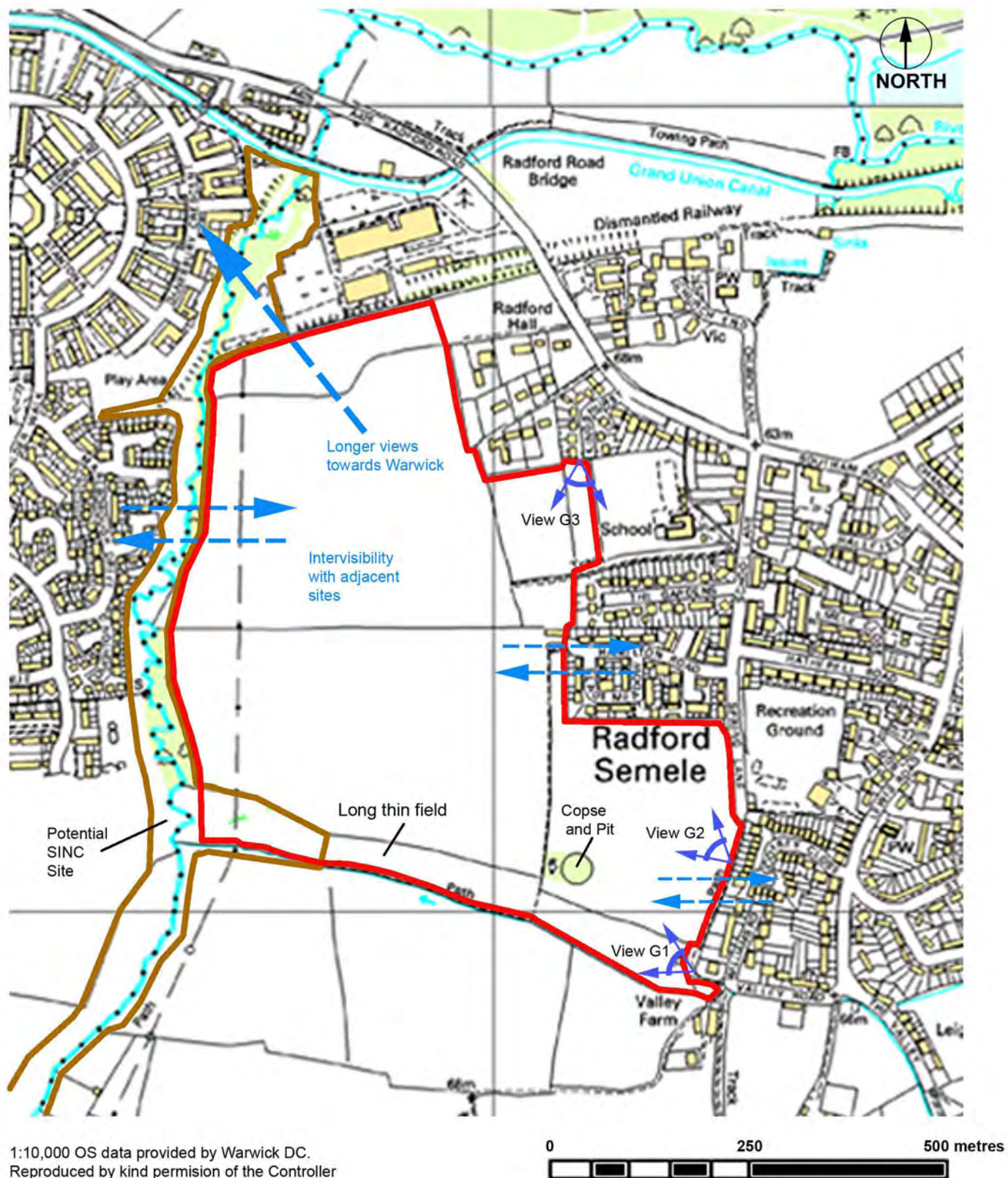


View F3 - View from site over Woodside Farm.



View F4 - Looking at site from field entrance on B4087. Dwellings on Ashford Road back on to the site (left).





South Warwick Landscape Study.  
 Appendix A

Figure A7  
 Land east of Sydenham





View G1 - looking west towards Sydenham from Radford. This long narrow field with mature hedges and hedge trees is an attractive landscape asset that would ideally be safeguarded from any future development planning. The copse of trees on the right (with pit) is also a distinctive feature.

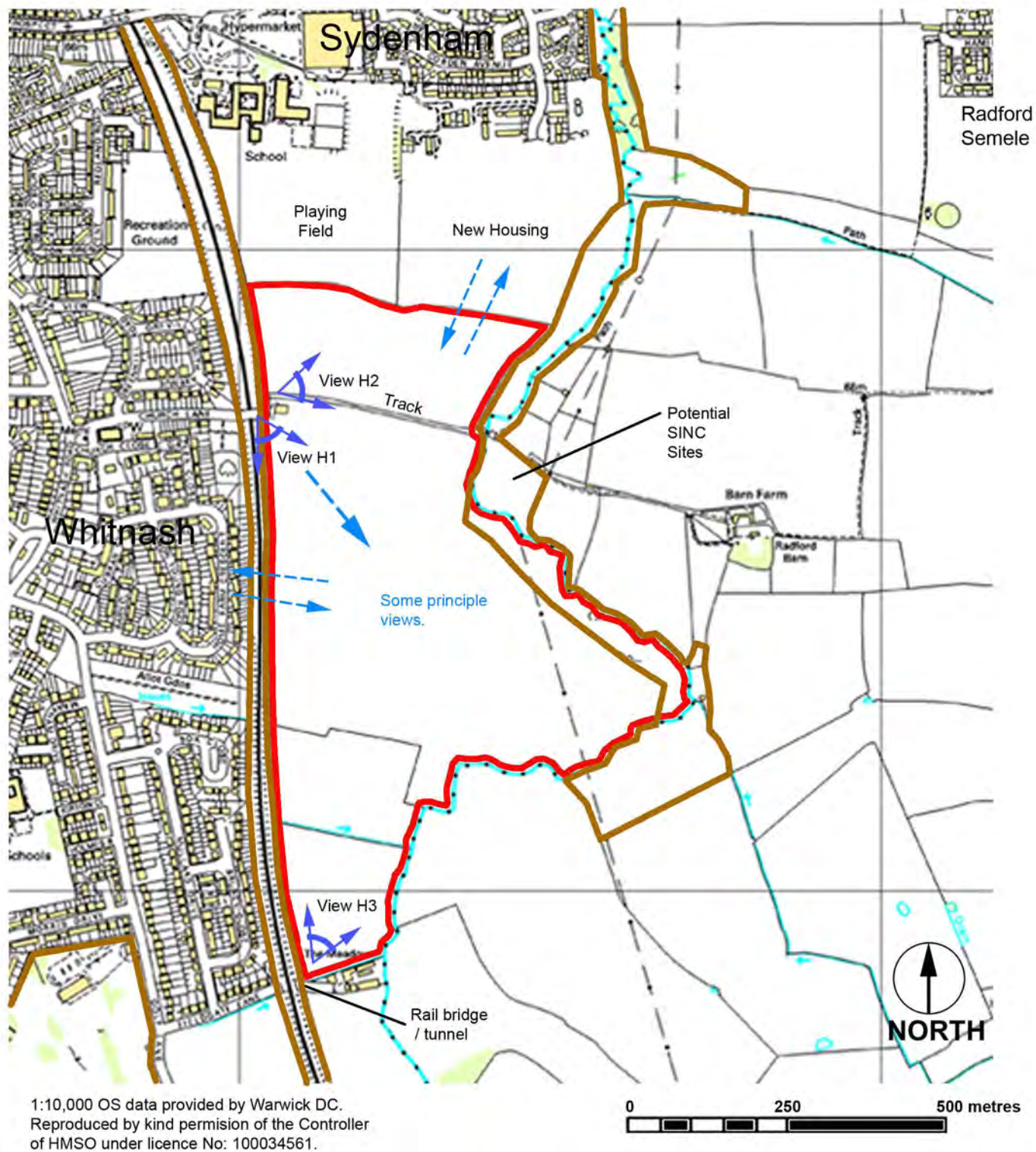


View G2 - looking west towards Sydenham from Radford. This flat field is related closely to existing housing at Radford and could probably be developed without diminishing the overall character of the green wedge between the two settlements. However intervisibility with parts of Leamington should be noted.



View G3 - small paddocks around Radford - such as this one adjacent the Primary School - could be developed without greatly diminishing the green wedge between Radford and Sydenham. However their loss would impact on the setting of Radford itself.









View H1 - looking south-east over the study area from the railway bridge at Church Lane. The railway strongly defines the urban - rural interface east of Whitnash.



View H2 - Looking north-east from the public bridleway south of Sydenham. Recent development is now prominent on the ridge to the left. This arable field might provide the best opportunity for urban expansion in this study area - but the boundary with the track will ideally retain a rural character.



View H3 - Looking north from 'The Meadow' at the south end of study area H. Meadow and riverine vegetation and views of existing housing at Sydenham in distance.





View J1 - looking south over site J from Fieldgate Lane. Golf Lane to the right, railway embankment to the left, dwelling in mature gardens at the top of the site on the southern boundary. The snow shows up the well preserved ridge and furrow at this site.



Dwellings on Fieldgate Lane overlook the site.





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South Warwick Landscape Study.  
 Appendix A:

Figure A9  
 Land south of Fieldgate Lane.

## Appendix B:

### Landscape Character Planning – some background.

- 1.0 Developing Landscape Character Data:
- 1.1 Warwickshire County Council worked with the Countryside Commission throughout the 1990s and established a new methodology for the categorisation and description of landscape. After the trial work in Warwickshire the Commission used the same methodologies to describe the whole of England. This database has subsequently become invaluable for all practitioners wishing to describe the essential qualities of regional landscape.
- 1.2 Necessarily the original work described quite large ‘Character Areas’. Later, work was undertaken to define smaller ‘Landscape Types’ within those areas. More recently studies have been undertaken involving greater levels of detail and analysis of smaller areas of landscape. Landscape types have been split into ‘Landscape Description Units’ (‘LDUs’) and then into ‘Land Cover Parcels’ (‘LCPs’). Analysis of discrete groups of fields and land use types can assist in formulating detailed development plans and management strategies. Rugby Borough Council and Nuneaton and Bedworth Borough Council have now undertaken these studies and Warwick District Council may also need to consider undertaking this work to assist the Local Development Framework.
- 1.3 Another aspect of landscape character mapping which is now being developed by Warwickshire County Council is historic landscape characterisation. *The Warwickshire Historic Landscape Characterisation (HLC) Project* is expected to be completed early this year (2009). This work looks specifically at the historic environment and can also be used to inform the planning process. It is expected to become a more significant aspect of development planning and landscape management in future. As this data becomes available Warwick District Council should also consider using it in the process of defining suitable land for urban expansion.

### 2.0 General Summary of the Landscape Character Areas around Warwick:

- 2.1 The following landscape character areas are relevant to the landscape around Warwick.

Arden – A historic area of former wood pasture and heath characterised by ancient woodlands, mature hedges with hedge trees and a dispersed settlement pattern of farmsteads and hamlets – lies to the north and west of Warwick. It is not represented in the nine study areas south of Warwick.

Avon valley – A prosperous agricultural and market gardening area which is here represented by the river meadowlands and terrace farmlands that creates a flat, alluvial flood plain corridor alongside the River Avon.

The Terrace Farmlands landscape type is represented in Study areas A and B near Longbridge. ‘A flat, open intensively farmed landscape with market gardening on fertile river terrace soils’.

Also along the Avon is the River Meadowlands landscape type – which the study area setting at Longbridge may more closely resemble. ‘A narrow meandering river corridor landscape with flood meadows and steep wooded river bluffs’.



Much of the landscape south of Warwick falls within the Feldon Landscape Character Area.

Feldon – A lowland agricultural region strongly influenced by Tudor and Parliamentary enclosure and characterised by heavy clay soils and a nucleated settlement pattern.

The study area includes the Feldon landscape type - Feldon Parklands. ‘A well wooded estate landscape with many large houses set in mature parkland’. This is relevant to study areas C, D, E, F and J.

Towards the east side of Leamington we enter the Dunsmore landscape character area:

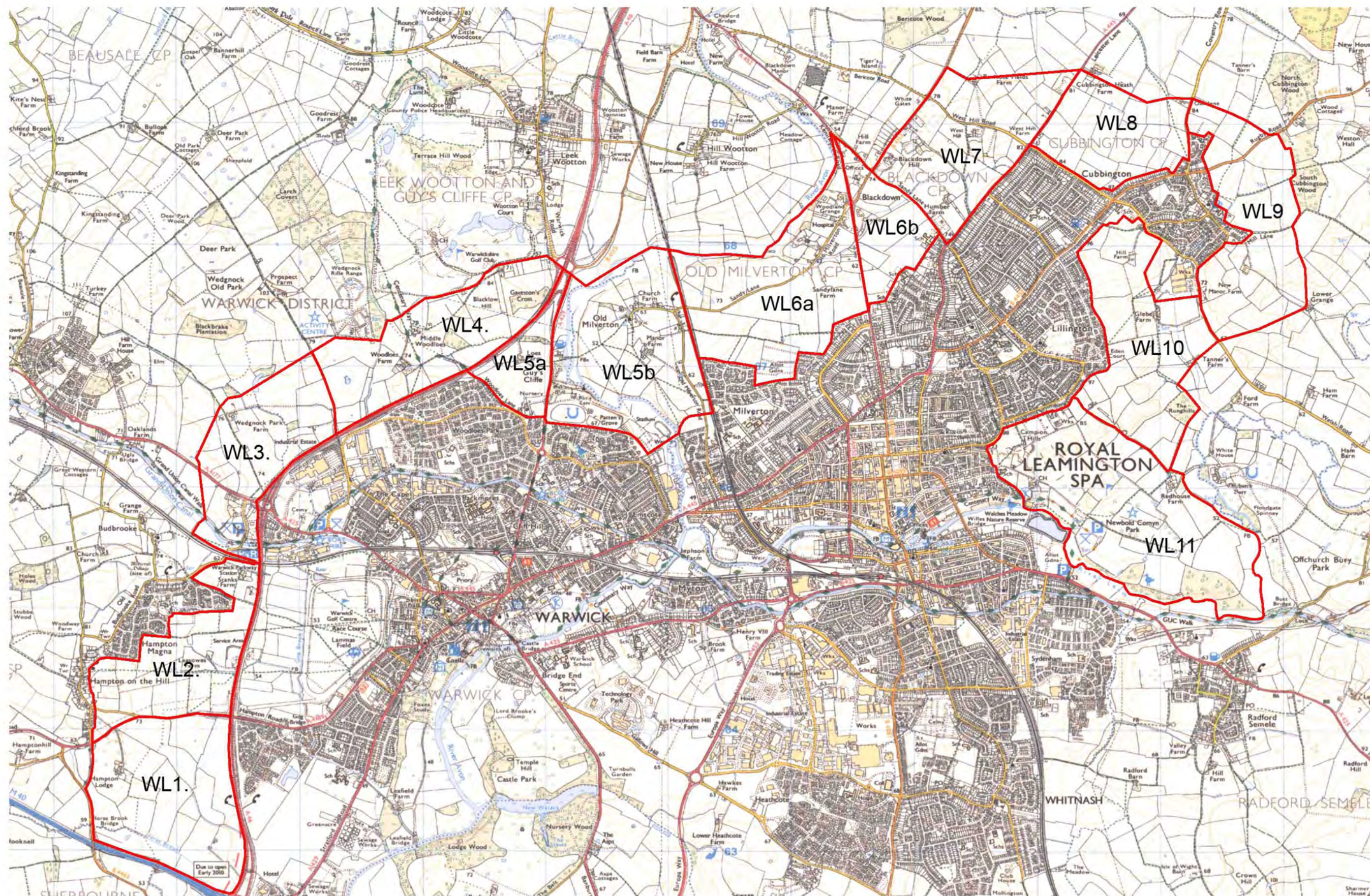
Dunsmore – An intensively farmed lowland landscape with a varied topography, characterised by low glacial plateaux and incised meandering river valleys.

Study Areas G and H both fall within the Dunsmore landscape type ‘Plateau Fringe’ ‘A varied undulating topography with a large scale agricultural landscape, small nucleated settlements and isolated farmsteads’.


## **Appendix C:**

Plan – Warwick Land Parcels from the Joint Green Belt Study (Jan 2009)





1:25,000 OS data provided for the Joint Authority Study.  
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Land Parcel Boundaries 

Study Areas - Warwick and Leamington  
 from Joint Authority Green Belt Study - January 2009