

Warwickshire County Council

Bishop's Tachbrook Parish

Landscape Study



Produced by
WCC Landscape Architects
October 2014



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LANDSCAPE ASSESSMENT FOR THE PARISH OF BISHOP'S TACHBROOK

1.0 The Commission

- 1.1 In May 2014 Warwickshire County Council landscape architects were appointed by Bishop's Tachbrook Parish Council to undertake a landscape assessment of the Parish of Bishop's Tachbrook.
- 1.2 The assessment was to comprise the whole parish which extends from Castle Park in the west to the Fosse Way in the east, and from Harbury Lane in the North to Oakley Wood in the south. The study was also to include land that is likely to fall within the new Parish Boundary, i.e. a small area adjacent to the M40 (falling within 'zone' BT_13) and the whole of 'zone' BT_16. A small area of Warwick Gates (in 'zone' BT_08) also falls within the Parish boundary but this has been excluded from the study as the assessment is not intended to cover urban areas.
- 1.3 The aim of this study was to supplement the work carried out for Warwick District Council in the joint 'Landscape Sensitivity and Ecological and Geological Study' undertaken in 2013.
- 1.4 The brief for the landscape assessment requested:
 - a. a field exercise to gather information on landscape character, condition, function, tranquillity and visual quality;
 - b. site specific analysis of the above information;
 - c. recommendations on how to improve, enhance or restore the landscape.

The brief asked us to focus on the visual quality of the landscape of the parish, particularly the Tach Brook valley, and to help to identify local green space and potential local nature reserves to ensure the future of those spaces.

- 1.5 The report divides the parish into 'zones' to create more manageable areas to survey (see plan on page 8). Zones BT_01 to BT_06 were assessed in the WDC study and therefore have not been included in this report.

It should be noted that there is no public access to BT_14 (Warwick Castle Park) and therefore no survey information is available for this zone.

- 1.6 Information on each 'zone' has been set out in the Appendix in numerical order. Representative photographs of each 'zone' are included after the written notes, and a plan showing the locations of the photograph viewpoints can be found on page 9.

2.0 Methodology

- 2.1 The methodology used for the WDC 'Landscape Sensitivity and Ecological and Geological Study' was broadly followed for this assessment. However, the data for the Land Description Units (LDUs), produced under the Living Landscapes Project in 2003 / 04, was not available to us and therefore could not be used to define the Land Cover Parcels (LCPs) or 'zones', or to give a sensitivity rating to each 'zone' as was done in the WDC study. This is reflected in the assessment sheets in the Appendix, where certain information is noted as 'not available'.
- 2.2 The first step in this study, therefore, was to use the information that was available to us to extend the initial Land Cover Parcel (LCP) analysis that was started in the WDC study. This information included landscape criteria such as land cover, landform, roads, water courses and the parish boundary and identifying where similar patterns of land use, field pattern and tree cover are evident. This was a desk top exercise and resulted in the definition of LCPs or 'zones' numbered BT_08 to BT_16 (see plan on page 8).
- 2.3 The 'zones' have then been assessed on site using a standard checklist and taking into account physical characteristics, visibility, the settlement edge, potential receptors and other factors such as potential landscape enhancement and mitigation. Each 'zone' report includes an overall analysis followed by more detailed field notes.
- 2.4 The WDC study assigned a landscape sensitivity rating for each 'zone' for both housing and commercial development however, due to the reason mentioned in paragraph 2.1, this report does not include this but does include general comments on potential development for each 'zone'.
- 2.5 To clarify, a landscape's sensitivity at the LCP, or 'zone', level is defined as the sensitivity of that landscape to a particular type of change or development. Development in this case would either be for housing or commercial uses. The sensitivity of 'zones' to commercial development will be higher than to housing development because of its larger scale and height, predicted effect within the landscape setting and its potential effect on adjacent residential areas. This can only be objectively assessed if the LDU data becomes available.
- 2.6 Areas of high sensitivity have tended to be those of intrinsically stronger landscape character / condition, those in open countryside not closely associated with a settlement, those acting as a setting to Conservation Areas, listing buildings or Sites of Ancient Monuments, those adjacent to ancient woodlands, on steep or prominent slopes, or those forming green wedges within or between settlements. There is a need to maintain these tracts of open space that feature on the edge or within settlements to maintain the quality of life for residents.

3.0 Summary of findings and conclusions

- 3.1 The parish of Bishop's Tachbrook lies within the Feldon landscape character area, as defined in the Warwickshire Landscapes Guidelines (1993). The landscape of the parish is very rural in character comprising, in the main, mixed farmland. It is generally a medium to large scale, open landscape. Field boundaries are mostly mixed hedgerows which have often become redundant. Tree cover varies across the parish, with Oakley Wood / Wiggerland Wood (a mixed plantation on an ancient woodland site) and the woodland of Warwick Castle Park being the only significant areas of tree cover. Other smaller blocks of trees include Highdown Hill Plantation, a block at the junction of Oakley Wood Road and Harbury Lane and around Greys Mallory. Hedgerow trees are often scattered and of mixed age, whilst trees along Tach Brook are more frequent but often over-mature, including some very old willows.
- 3.2 Topography within the parish is undulating, with Tach Brook running along a valley at approximately 50 – 55m above sea level. The highest ground occurs at Highdown Hill Plantation in zone BT_09, which rises to a height of approx. 95m. Several of the other zones have ground which rises to around 70-75m which gives rise to prominent skylines which would be unsuitable for development.
- 3.3 Views within the parish vary in extent, with some zones being quite open and prominent, such as BT_09 and BT_13, and others less visible, e.g. BT_07 and BT_14. Views are generally contained by landform and vegetation in adjacent zones but there are some longer distance views beyond the parish boundary where landmarks such as Chesterton Windmill, Warwick Castle, St. Mary's Church and the Gurdwara Sahib are visible. Viewpoints such as Chesterton Windmill and Warwick Castle afford wide views into the parish.
- 3.4 Tranquillity levels across most of the parish are high, with few urban noise sources, limited views of development and few people. Whilst the parish is dissected by several major roads – M40, A425 Banbury Road and A452 Europa Way – these are often well screened and are generally only apparent from fairly close by. Tranquillity is lowered in the vicinity of these roads, especially the M40, due to the noise and visibility of traffic, signs etc. Tranquillity is also lowered along Harbury Lane adjacent to Warwick Gates / Whitnash and at the junction with Oakley Wood Road, due to increased traffic, noise and the edge of the urban area. However, even in these areas tranquillity is rated no lower than medium.
- 3.5 As the whole parish is very rural, and predominantly farmland, the zones relate both visually and functionally to each other and the wider landscape to the west, south and east rather than to the built up area to the north. For this reason it is very important to keep a green wedge, or buffer, between the village of Bishop's Tachbrook and Warwick Gates / Whitnash and for this reason any development south of Harbury Lane should be avoided. This green wedge will serve not only as a visual buffer but also as an important wildlife corridor.

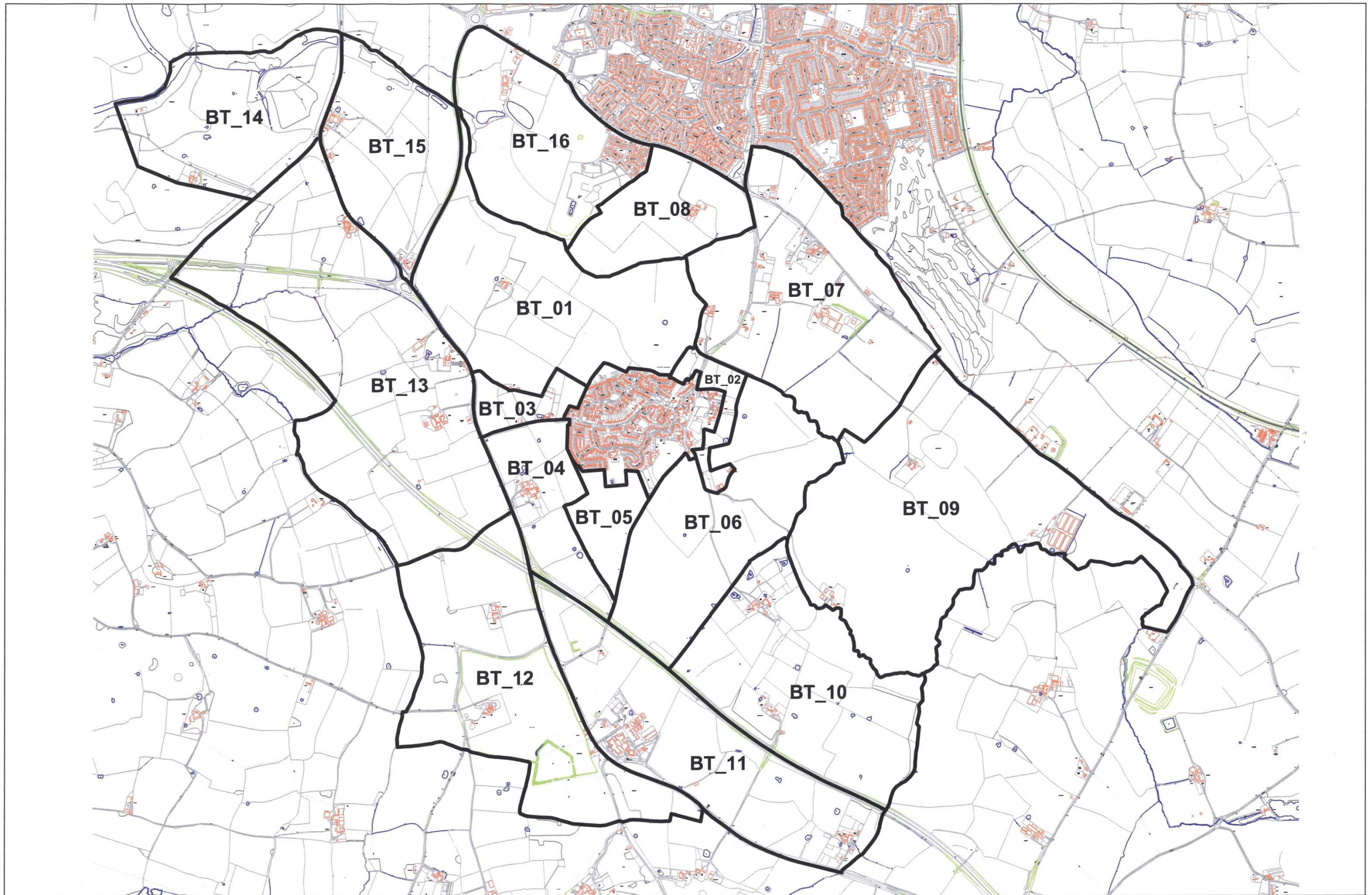
3.6 We recommend the following landscape enhancements:

- Gap up and manage hedgerows to enhance field pattern and increase biodiversity value.
- Increase the number of hedgerow trees by planting locally occurring native species such as oak and field maple, or encouraging natural regeneration.
- Manage Tach Brook, including the trees and other vegetation, in order to increase its biodiversity potential.
- Where appropriate (i.e. in those areas which form part of the Feldon Parklands Landscape Character Area) plant coverts and tree belts, or larger woodlands on rising ground.
- Manage small woodlands and spinneys by coppicing.

Appendix 1 – Maps and Assessment Sheets

A1.0 Explanation of assessments

- A1.1 The data for each 'zone' is set out on the following pages. Two maps precede the notes; one showing the boundaries of the 'zones' and the other showing the locations of the photograph viewpoints.
- A1.2 The notes for individual 'zones' are structured into two summaries: potential for housing development and potential for commercial development. As there is no data available on ecological, cultural and visual sensitivity from the LDUs the overall landscape sensitivity of each 'zone' cannot be defined, or given a 'rating', at this stage. Repetition of text in each section is unavoidable since the information presented is relevant to each assessment.
- A1.3 These summaries are followed by a supporting desk top and site survey assessment (where public access is available).
- A1.4 Desk top study information, based on landcover, landform, settlement pattern, origin, etc., has been collated as part of the definition of each 'zone'. Planning designations such as Green Belt, Ancient woodland, biodiversity and historic / archaeological interest have also been recorded.
- A1.5 Each 'zone' has then been assessed in the field using a standard checklist taking into account physical characteristics, key views, intervisibility, tranquillity, the settlement edge, potential receptors and other factors such as landscape enhancement / mitigation.



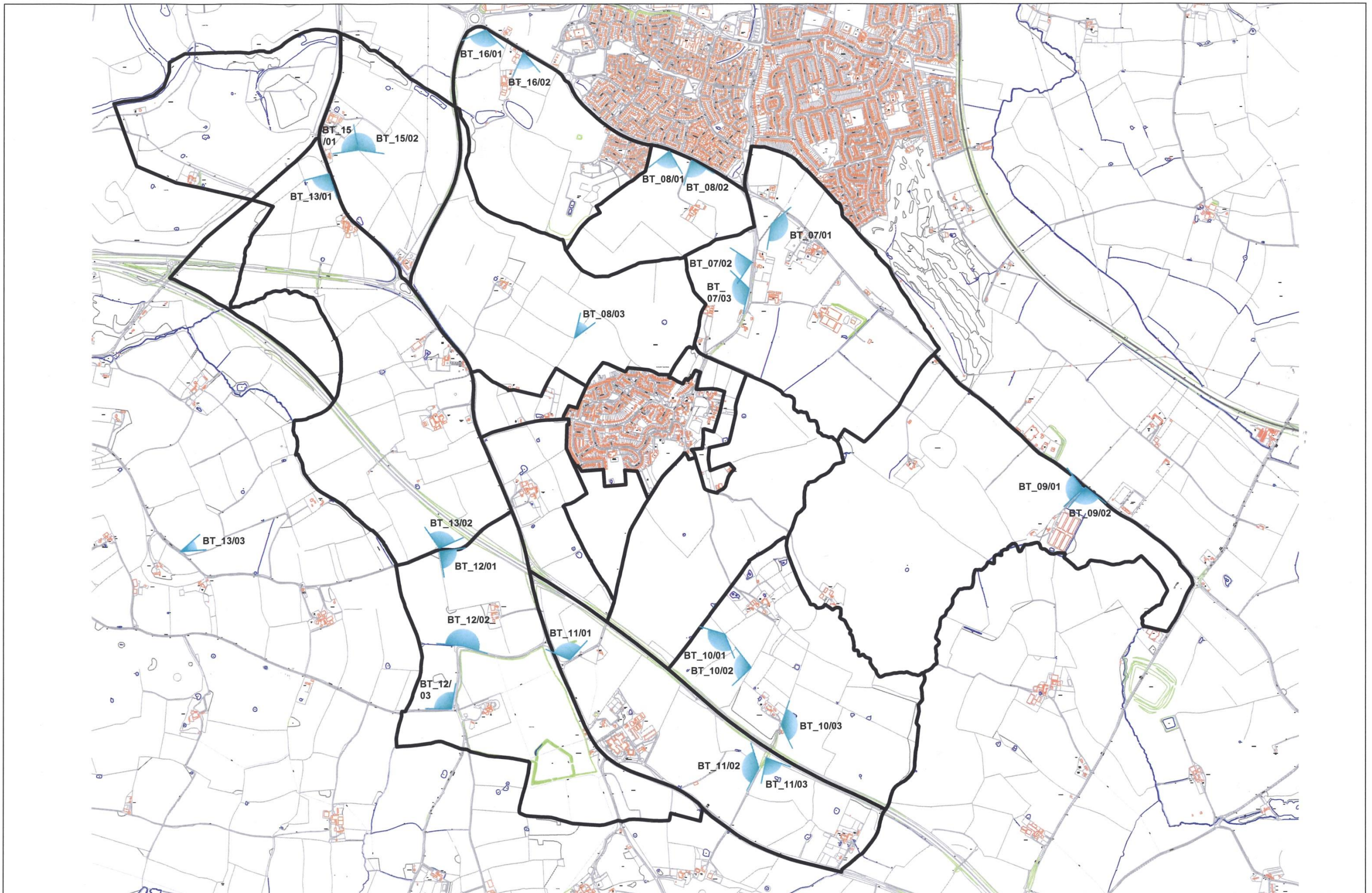
**Bishop's Tachbrook Landscape Study
Zone boundaries**

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NORTH

Bishop's Tachbrook Landscape Study Photograph viewpoint locations

This note applies to each of the following Land Cover Parcels, or zones, surveyed:

The study area comprises Land Cover Parcels BT_07 to BT_16. The study is a separate document to the Landscape Sensitivity Study prepared for WDC as, although the approach taken is similar, there are differences in the level of base line data made available for the desk top study, namely a combination of the natural, cultural and visual sensitivities for each zone and how these would have been derived. Thus the landscape sensitivity is described as 'potentially' high.

Zone: BT_07

Settlement: Bishop's Tachbrook

Parish: Bishop's Tachbrook

Site Description

This zone is to the east of the settlement with the B4087 Oakley Wood Road running north to south. Harbury Lane and the settlement edge of Whitnash and the Leamington and County Golf Club lie to the north and Tach Brook to the south. It comprises an undulating large scale predominantly arable farmland within the Feldon Farmlands landscape. Tree cover includes Grove Plantation, a mix of broadleaf and conifer woodland, mature trees around Mallory Court Hotel (listed on English Heritage's Register of Parks and Gardens of Special Historic Interest) and Chapel Hall Farm and along road corridors. Roadside hedgerows are generally outgrown with either redundant or former internal hedgerow lines visible. Hedgerow trees are infrequent and overmature in age.

Recent changes to the landscape include some farm diversification - for example Squab Hall Farm offers commercial storage space. There are a number of non-native / exotic species that have been introduced along Oakley Wood Road. There is a small block of new tree planting adjacent to the Recreation Ground.

Views are framed by roadside vegetation and the mature mixed plantation at the junction between Oakley Wood Road and Harbury Lane. The undulating landform forms a prominent skyline in the many parts of this zone. The edge of Whitnash and Warwick Gates abuts the northern corner of this zone but the hard settlement edge is softened by good tree cover.

Landscape sensitivity to housing / commercial development

Potentially high

This zone provides an important green buffer and corridor between the built up edge of Whitnash / Warwick Gates and Bishop's Tachbrook and therefore further development is not recommended.

Landscape characteristics

	(DESK TOP)
LDU Level	FELDON FARMLANDS
Physiographic	
Ground type	Information not available
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Information not available
Ecological sensitivity	Information not available
Visual sensitivity	Information not available

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 YES Listed Blgs YES Registered

Battlefield

Other

Flood - to edge of brook course

Characteristics

Landform Information not available

Land use Mixed farmland / woodland

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Redundant

Mgmt Mixed

Hedge /stream trees

Extent Insignificant

Age structure Overmature

Other trees

Extent Apparent

Age structure Mixed

Patch survival

Extent Relic

Mgmt Intensive

Ecological corridors

Condition Fragmented

Intensity of use

Impact High

Pattern

Settlement pattern None

Other built features Hotel

Presence of water Tach Brook , ornamental ponds (in hotel grounds)

Scale Large

Sense of enclosure Open

Diversity Simple

Skyline

The undulating landform forms a prominent skyline in some parts of this zone, especially to the north of Harbury Lane.

Key views

Views within this zone are of a large scale farmed landscape. The undulating landform often prevents distant views and views are also framed by roadside vegetation and a block of trees at the

junction between Oakley Wood Road and Harbury Lane. There are glimpsed views of the grade II listed building of Mallory Court Hotel from Harbury Lane.

Intervisibility

Site observation Medium

Views from this zone are generally only into adjacent zones. Landform and vegetation prevents views any further than the Banbury Road and the edge of the settlement to the west, edge of Whitnash and Leamington Golf Club to the north and Highdown Hill to the south-east. There are very limited views into the zone from Chesterton Windmill, to Mallory Court Hotel, but the rest of the zone is obscured by Highdown Hill Plantation and the block of trees at the junction of Oakley Wood Road and Harbury Lane.

Tranquillity

Noise sources: Traffic on Oakley Wood Road and Harbury Lane.
Urban views: Edge of Bishop’s Tachbrook; glimpsed views of the edge of Whitnash; electricity pylons
Presence of people: Road users, otherwise infrequent

Tranquillity rating: Overall High / medium (becoming medium at the road junction of Harbury Lane and Oakley Wood Road).

Functional relationship

Farmland within the zone forms part of the wider farmed landscape and provides an important green buffer and corridor between the built up edge of Whitnash / Warwick Gates and Bishop’s Tachbrook. Tach Brook, along the south-west / west boundary of the zone, forms part of an important wildlife corridor which, along with the roads, link to the wider area.

Visual relationship

The rural character of the zone relates visually to the surrounding farmland and provides a green wedge that is an important visual separation between the built up areas of Whitnash / Warwick Gates and Bishop’s Tachbrook. Good tree cover around Mallory Court Hotel and the Oakley Wood Road / Harbury Lane road junction provides a visual link to the tree cover along Tach Brook, Highdown Hill Plantation, Leamington Golf Club and roadside vegetation.

Settlement edge

The edge of Whitnash and Warwick Gates abuts the northern corner of this zone. It is a modern, hard edge but is softened by good tree cover.

Key receptors

Rural residents
Urban residents
Road users
Viewpoint (Chesterton Windmill)

Sensitivity

High
High
Medium
Medium (because the expanse of farmland is uninterrupted)

Potential for landscape enhancement

Gap up and manage hedgerows including replanting of locally occurring native species such as oak and field maple. Willow and alder could be replanted / pollarded to enhance the brook course.



BT_07/01: View from PRoW W117, looking south-east



BT_07/02: View from Oakley Wood Road, looking east



BT_07/03: View from Oakley Wood Road, looking east

Zone: BT_08

Settlement: Bishop's Tachbrook

Parish: Bishop's Tachbrook

Site Description

This zone is to the north of the settlement with the mobile home site Heathcote Park and the sewage works to the west, farmland and Tach Brook to the south and farmland to the east. It lies to the south of Harbury Lane and is only visible from the entrance to Grove Farm and from the edge of Warwick Gates through gaps in the roadside hedgerow. However, there are clear views of the zone from public footpath W105, which runs through BT_01. The zone comprises large scale agricultural fields, predominantly used for cropping, that sit on rising ground within the wider Feldon Parklands landscape. Tree cover, a mix of broadleaf and conifers, is concentrated around the sewage works and at the Oakley Wood Road / Harbury Lane junction both immediately adjacent to the zone. The roadside hedgerows are trimmed with infrequent mature hedgerow trees. Internal hedgerows also have infrequent hedgerow trees and some field boundaries are becoming gappy or lost altogether.

Landscape sensitivity to housing / commercial development

Potentially high

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

Landscape characteristics

(DESK TOP)

LDU Level	FELDON PARKLANDS
Physiographic	Information not available
Ground type	Information not available
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Information not available
Ecological sensitivity	Information not available
Visual sensitivity	Information not available

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 - Adjacent to brook course

Characteristics

Landform Information not available
Land use Mixed farmland / woodland

Field boundaries (FIELD SURVEY)

Type	Hedgerows
Species	Mixed
Condition	Redundant
Mgmt	Mixed

Hedge /stream trees

Extent	Infrequent in hedgerows and scattered along brook course
Age structure	Mixed

Other trees

Extent	Apparent
Age structure	Mixed

Patch survival

Extent	Localised - because of brook
Mgmt	Intensive

Ecological corridors

Condition	Fragmented
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Intensity of use

Impact	High
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Pattern

Settlement pattern	None
Other built features	None
Presence of water	Tach Brook
Scale	Large
Sense of enclosure	Open
Diversity	Simple

Skyline

The higher ground between Grove Farm and the former sewage works just outside the Parish boundary forms a prominent skyline, and the farm buildings themselves sit on this skyline. Elsewhere the skyline is formed by trees, roadside vegetation and the edge of Warwick Gates.

Key views

Views within this zone are of a large scale rural farmland landscape. Views are framed by tree cover around the former sewage works, a small block of woodland at the Oakley Wood Road / Harbury Lane junction and trees around the village itself and along the Banbury Road.

Intervisibility

Site observation	High
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The rising ground and open nature of this zone make it widely visible from the surrounding area, especially from zone BT_01 to the south-west and from the northern edge of Bishop's Tachbrook. Vegetation and landform restrict views into the zone from Warwick Gates.

Tranquillity

Noise sources: Traffic on Harbury Lane
Urban views: Urban area of Warwick Gates abuts northern part of zone
Presence of people: Infrequent

Tranquillity rating: High / Medium (becoming medium at the road junction of Harbury Lane and Oakley Wood Road).

Functional relationship

Farmland within the zone forms part of the wider farmed landscape and the zone forms part of an important green buffer between Warwick Gates and Bishops Tachbrook. Tach Brook, along the southern boundary of the zone, provides an important wildlife corridor linking to the wider area, and the roads through the zone also link to the surrounding rural area.

Visual relationship

The rural character of the zone relates visually to the farmland of adjacent zones. The zone provides an important green wedge to visually separate the built up area of Warwick Gates from Bishop's Tachbrook.

Settlement edge

The edge of Warwick Gates abuts the northern-most part of the zone. This is a modern settlement but the edge is softened by tall roadside hedgerows and trees.

Key receptors

Rural residents
Urban residents
Roads

Sensitivity

High
High
Medium

Potential for landscape enhancement

Gap up and manage hedgerows including replanting of locally occurring native species such as oak and field maple. Willow and alder could be replanted / pollarded to enhance the brook course.



BT_08/01: View from field gate on Harbury Lane, looking south



BT_08/02: View from entrance to Grove Farm off Harbury Lane, looking south-east.



BT_08/03: View from PRoW W105, looking north-east

Zone: BT_09

Settlement: Bishop's Tachbrook

Parish: Bishop's Tachbrook

Site Description

This zone is to the east of the settlement, south of Harbury Lane as far as the Fosse Way and follows Tach Brook and the parish boundary on its eastern edge. It comprises medium to large scale open arable farmland on higher ground with contours rising to 95m. Tree cover includes Highdown Hill Plantation, which is a significant local landmark, a small conifer plantation connected to a farm and mature trees alongside the brook. Tree groups are also used to screen structures and farm buildings, for example the tree belt at Barnwell Farm. Hedgerows are trimmed but gappy and hedgerow trees are infrequent.

Landscape sensitivity to housing / commercial development

Potentially high

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

Landscape characteristics

(DESK TOP)

LDU Level	FELDON PARKLANDS
Physiographic	
Ground type	Information not available
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Information not available
Ecological sensitivity	Information not available
Visual sensitivity	Information not available

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 Blds Registered

Battlefield

Other

Flood - Adjacent to brook course

Characteristics

Landform	Information not available
Land use	Mixed farmland / woodland

Field boundaries (FIELD SURVEY)

Type	Hedgerows
Species	Mixed
Condition	Redundant
Mgmt	Mixed

Hedge /stream trees

Extent Insignificant
Age structure Overmature

Other trees

Extent Prominent (High down Hill Plantation)
Age structure Mixed

Patch survival

Extent Localised
Mgmt Intensive

Ecological corridors

Condition Fragmented

Intensity of use

Impact High

Pattern

Settlement pattern None
Other built features None
Presence of water Tach Brook
Scale Large
Sense of enclosure Open
Diversity Simple

Skyline

Higher ground within this zone forms a very prominent skyline. Highdown Hill Plantation sits on top of a hill and forms a noticeable feature on the skyline.

Key views

Views within this zone are of a large scale, rural farmland landscape with an undulating topography. This means that views are very open, although the prominent block of trees at Highdown Hill Plantation, a tree belt at Barnwell Farm and trees along Tach Brook help to frame views and provide some interest in an otherwise uniform landscape. The exception to this is in views to the south-east which are further in extent, stretching as far as Chesterton Windmill which forms an important landmark on the skyline.

Intervisibility

Site observation High

There are views into the zone from BT_06 and BT_07 but views from BT_10 are more restricted due to vegetation along the brook course. There are extensive views across the zone from the higher ground around Chesterton Windmill. Good roadside vegetation along the B4455 Fosse Way prevents anything more than glimpsed views into the zone from here.

Tranquillity

Noise sources: Generally quiet but some traffic on Harbury Lane
Urban views: None
Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

Farmland within this zone forms part of a wider farmed landscape. One PRow (W115) runs through the zone providing a link to the wider area, as does Harbury Lane which runs along the northern boundary of the zone. Tach Brook forms the southern boundary to the zone and provides an important wildlife corridor linking to the wider area.

Visual relationship

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

Settlement edge

There is no settlement edge abutting this zone.

Key receptors

Rural residents

PRow

Roads

Viewpoint (Warwick Castle)

Viewpoint (Chesterton Windmill)

Sensitivity

High

High

Medium

Medium

High

Potential for landscape enhancement

Gap up and manage internal field hedgerows including replanting of locally occurring native species such as oak and field maple. Willow and alder could be replanted / pollarded to enhance the brook course.



BT_09/01: View from entrance to Barnwell Farm on Harbury Lane, looking west



BT_09/02: View from entrance to Barnwell Farm on Harbury Lane, looking south

Zone: BT_10

Settlement: Bishop's Tachbrook

Parish: Bishop's Tachbrook

Site Description

This zone is to the south-east of the settlement, surrounded by farmland, with the M40 to the south. The zone comprises a sub-regular medium to large scale mixed farmland with variable tree cover and open views. Development within the zone is limited, there are a small number of residential units built on or around the Wiggerland Wood Farm complex. The farm has a distinctive half-timber gable end and is visible from PRoW W114. Landform is undulating, giving rise to views towards Highdown Hill Plantation to the north and Oakley Wood / Wiggerland Wood a mixed plantation on an ancient woodland site to the west / south-west. Hedgerows are largely redundant with scattered hedgerow trees, and internal hedgerow lines have been lost within the eastern area of the zone opening up views towards Chesterton. Tree cover survives in hedgerows, remnant hedgerow lines and in small groups around field ponds. PRoW W114 follows the edge of the field pattern and skirts the edge of Wiggerland Wood Farm before crossing the motorway.

Landscape sensitivity to housing / commercial development

Potentially high

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

Landscape characteristics

(DESK TOP)

LDU Level	VALE FARMLANDS
Physiographic	Information not available
Ground type	Information not available
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Information not available
Ecological sensitivity	Information not available
Visual sensitivity	Information not available

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 - Adjacent to brook course

Characteristics

Landform	Information not available
Land use	Mixed farmland / woodland

Field boundaries (FIELD SURVEY)

Type	Hedgerows / wet ditches
Species	Mixed
Condition	Redundant
Mgmt	Mixed

Hedge /stream trees

Extent Scattered
Age structure Overmature

Other trees

Extent Insignificant
Age structure Overmature

Patch survival

Extent Localised
Mgmt Intensive

Ecological corridors

Condition Declining

Intensity of use

Impact High

Pattern

Settlement pattern Scattered isolated farms /cottages
Other built features Small residential development built on or around farm
Presence of water field ponds
Scale Large
Sense of enclosure Open
Diversity Simple

Skyline

This is formed by landform and vegetation. In some views, such as north-west to BT_06 and south-west towards the M40 motorway, rising landform creates a very prominent skyline. Oakley Wood / Wiggerland Wood forms the skyline to the west / south-west.

Key views

Views in this zone are of a medium to large scale mixed farmland with scattered farms. Within the zone itself views are fairly open but are contained by landform and vegetation which, in the main, prevent views any further than adjacent zones. The exception to this is to the east / south-east where there are more open views to Chesterton Windmill, and to the north where there are glimpsed views towards Whitnash and Lillington. Highdown Hill Plantation is a prominent feature on the skyline to the north. Glimpsed views of traffic on the M40 motorway is the only detractor from an otherwise rural landscape.

Intervisibility

Site observation Medium

Landform and vegetation mean that views into the zone are mainly restricted to the neighbouring zones, however there are more distant views from the higher ground around Chesterton Windmill in the east.

Tranquillity

Noise sources: Background noise of traffic when in proximity to the M40.

Urban views: Glimpsed views of traffic on the M40

Presence of people: Infrequent

Tranquillity rating: High / medium

Functional relationship

The zone forms part of the wider farmed landscape. PRow W114 runs through the zone, linking with BT_06 and BT_11. Tach Brook runs along the northern boundary of the zone, providing an important wildlife corridor and link to the wider area.

Visual relationship

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

Settlement edge

There is no settlement edge abutting this zone; settlement takes the form of isolated farms.

Key receptors

Rural residents

PRow users

Viewpoint (Chesterton Windmill)

Sensitivity

High

High

High

Potential for landscape enhancement

Gap up and manage hedgerows including replanting of locally occurring native species such as oak and field maple. Willow and alder could be replanted / pollarded to enhance the brook course.



BT_10/01: View from PRoW W114, looking south-west



BT_10/02: View from PRoW W114, looking west



BT_10/03: View from PRow W114 near Wiggerland Wood Farm, looking east

Zone: BT_11

Settlement: Bishop's Tachbrook

Parish: Bishop's Tachbrook

Site description

This zone is to the south / south-east of the settlement and is surrounded by farmland, with the woodland of Oakley Wood and Wiggerland Wood to the west. The M40 forms the northern boundary to the zone. The zone comprises a sub-regular large scale mixed farmland with limited tree cover and open views. There are a number of buildings associated with Tollgate Farm (a poultry farm) and the Guide Dogs National Breeding Centre which comprises extensive new build. Landform is undulating, with views mostly restricted to adjacent zones, however there are more distant views to the north-west and south-east. Hedgerows are largely redundant with scattered hedgerow trees and the occasional clump of trees around a field pond. Some internal hedgerow lines have been lost within the central area of the zone. PRoW W114, runs along the northern boundary of the zone but is inadequately signposted and has an impassable section.

Landscape sensitivity to housing / commercial development

Potentially high

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

Landscape characteristics

(DESK TOP)

LDU Level	VALE FARMLANDS
Physiographic	
Ground type	Information not available
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Information not available
Ecological sensitivity	Information not available
Visual sensitivity	Information not available

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 -
Land use Mixed farmland / woodland

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Mixed
Condition Redundant
Mgmt Mixed

Hedge /stream trees

Extent Scattered
Age structure Mixed

Other trees

Extent Prominent
Age structure Mixed

Patch survival

Extent Localised
Mgmt Intensive

Ecological corridors

Condition Fragmented

Intensity of use

Impact High

Pattern

Settlement pattern None
Other built features -
Presence of water field ponds
Scale Large
Sense of enclosure Open
Diversity Simple

Skyline

This is formed mostly by vegetation within and around the zone - Oakley Wood, roadside vegetation and hedgerows. The skyline is more open and prominent from the higher ground in the northern part of the zone. Hedgerow trees within the zone punctuate the skyline where the horizon is more distant, such as views to the south-east and north-west.

Key views

Views within this zone are predominantly of a rural farmed landscape. However, there are some detractors from this, i.e. the M40 motorway, especially at the junction in the northern part of the zone, and the buildings around Tollgate Farm and the Guide Dogs for the Blind breeding centre. Views within the zone itself are quite open but are mostly limited to adjacent zones by landform and vegetation. The exceptions to this are some glimpsed views to the north-west from Oakley Wood Road and south-east from PRoW W112, where the line of the M40 can be picked out.

Intervisibility

Site observation Medium

Views into the zone are limited to adjacent zones, with more distant views from the higher ground around Chesterton Windmill in the east.

Tranquillity

Noise sources: Traffic on the M40 and Banbury Road
Urban views: M40 including junction slip roads and signage; buildings around Tollgate Farm and Guide Dogs for the Blind breeding centre;
Presence of people: Infrequent
Tranquillity rating: Medium

Functional relationship

The zone forms part of the wider farmed landscape. The PRowS and roads provide links to the wider area and Tach Brook also forms an important wildlife corridor.

Visual relationship

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

Settlement edge

There is no settlement edge abutting this zone. Settlement takes the form of scattered properties.

Key receptors

Rural residents
PRow users
Road users
Viewpoint (Chesterton Windmill)

Sensitivity

High
High
Medium
High / Medium

Potential for landscape enhancement

Gap up and manage hedgerows including replanting of locally occurring native species such as oak and field maple.



BT_11/01: View from Oakley Wood Road, looking north-west



BT_11/02: View from track to Wiggerland Wood Farm, looking east



BT_11/03: View from PRoW W114, looking south-east

Zone: BT_12

Settlement: Bishop's Tachbrook

Parish: Bishop's Tachbrook

Site Description

No data on ecological, cultural and visual sensitivity from LDUs for 'zone' available. Overall landscape sensitivity cannot be defined at this stage.

This zone is to the south-west of the settlement, bordered by the M40 to the north with farmland to the east stretching towards Wasperton, and Oakley Wood / Wiggerland Wood (a mixed plantation on an ancient woodland site) in the south. Within Oakley Wood is the Mid Warwickshire Crematorium with a Woodland Garden of Remembrance. Oakley Wood Camp is a Scheduled Ancient Monument also within the wood. The zone comprises a sub-regular large scale mixed field pattern. Views are restricted because of the woodland. Landform is undulating, giving rise to some more distant views to the south-west and towards Castle Park and beyond to the north-west. Hedgerows are largely redundant with scattered hedgerow trees and there is the occasional clump of trees around a field pond. There are two PRoWs, W111 a woodland walk leading onto the A452 Banbury Road and W113 that follows the edge of the woodland along the parish boundary.

Landscape sensitivity to housing / commercial development

Potentially high

Due to the extensive woodland cover and detachment from the existing settlement this zone is not considered suitable for development.

Landscape characteristics

	(DESK TOP)
LDU Level	FELDON PARKLANDS
Physiographic	Information not available
Ground type	Information not available
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Information not available
Ecological sensitivity	Information not available
Visual sensitivity	Information not available

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites YES Warks Wildlife Trust Reserves YES

Historic /archaeology

Cons. Area SAMS YES Historic Parks / Gdns Listed Blds Registered
Battlefield
Other -
Flood -

Characteristics

Landform Information not available
Land use Mixed farmland / woodland

Field boundaries (FIELD SURVEY)

Type	Hedgerows
Species	Mixed
Condition	Redundant
Mgmt	Mixed

Hedge /stream trees

Extent	Scattered
Age structure	Mixed

Other trees

Extent	Prominent
Age structure	Mixed

Patch survival

Extent	Localised
Mgmt	Intensive

Ecological corridors

Condition	Declining
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Intensity of use

Impact	High
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Pattern

Settlement pattern	None
Other built features	Crematorium
Presence of water	field ponds
Scale	Large
Sense of enclosure	Open
Diversity	Simple

Skyline

This is formed predominantly by vegetation including tree belts, hedgerow trees and Oakley Wood. Higher ground in the north of the zone, by Hareway Lane, gives rise to a more prominent skyline.

Key views

Views within this zone are of an open, rural, agricultural landscape with a mix of arable and pasture. Oakley Wood prevents views to the south and east, and tree belts outside the zone, as well as hedgerow vegetation, mean that views in other directions are filtered. There are some distant views to the south-west from Wasperton Lane and to the north-west, towards Castle Park and the higher ground beyond, from the northern part of the zone. The tower of St. Mary's Church in Warwick can be picked out on the horizon to the north.

Intervisibility

Site observation	Low
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Views into the zone are restricted due to tree cover.

Tranquillity

Noise sources: Background noise of M40 traffic in northern part of zone
Urban views: Glimpsed views of M40 traffic
Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. There are several roads that run through the zone and link to the wider area, as well as two PRowS.

Visual relationship

The rural, farmland character of the zone relates visually to the surrounding farmland. The woodland provides visual continuity with nearby tree belts and clumps of trees that link to the woodland within Castle Park.

Settlement edge

There is no settlement edge abutting this zone. Settlement comprise a farm and individual properties along the Banbury Road. The Crematorium buildings and car parking are concealed within the woodland.

Key receptors

Rural residents
PRow users
Road users
Crematorium users

Sensitivity

High
High
Medium
Medium

Potential for landscape enhancement

Gap up and manage internal field hedgerows including replanting of locally occurring native species such as oak and field maple.



BT_12/01: View from Hareway Lane, near bridge over M40, looking north-west



BT_12/02: View from B4087 by Oakley Wood, looking north



BT_12/03: View from junction of B4087 and Wasperton Lane, looking north-west

Zone: BT_13

Settlement: Bishop's Tachbrook

Parish: Bishop's Tachbrook

Site Description

This zone is to the west of the settlement but separated from it by the A452 Banbury Road. The zone is severed by the M40 corridor and is on the western edge of the parish. It comprises medium to large scale mixed farmland within the Feldon Parklands landscape. There is little tree cover within the zone, this is generally concentrated along road corridors however, views across the zone are possible. For example the zone can be viewed from Hareway Lane, Barford. Hedgerows are trimmed but gappy with sections replaced by stock proof fencing. Hedgerow trees are infrequent and vary in age. The Grade II listed building of Greys Mallory and Red House Farm lie within the zone.

Landscape sensitivity to housing / commercial development

Potentially high

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

Landscape characteristics

(DESK TOP)

LDU Level	FELDON PARKLANDS
Physiographic	
Ground type	Information not available
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Information not available
Ecological sensitivity	Information not available
Visual sensitivity	Information not available

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Characteristics

Landform Information not available
Land use Mixed farmland / woodland

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Mixed
Condition Redundant
Mgmt Mixed

Hedge /stream trees

Extent Scattered
Age structure Mixed

Other trees

Extent Prominent
Age structure Mixed

Patch survival

Extent Localised
Mgmt Intensive

Ecological corridors

Condition Fragmented

Intensity of use

Impact High

Pattern

Settlement pattern None
Other built features -
Presence of water field ponds?
Scale Large
Sense of enclosure Open
Diversity Simple

Skyline

The higher ground to the south of the zone and around Red House Farm creates a very prominent skyline. In other parts of the zone the skyline is more varied including tree belts around Greys Mallory and to the north and west of the zone, including Castle Park.

Key views

Views within the zone are of a large scale open farmland landscape. However, traffic on the M40 and an overbridge detract from these otherwise rural views. Warwick Castle and St. Mary's church tower are visible to the north.

Intervisibility

Site observation High

The open nature of the zone affords views in from the surrounding area. There are extensive views across the zone from several places along Hareway Lane.

Tranquillity

Noise sources: Traffic on the M40
Urban views: M40
Presence of people: Infrequent

Tranquillity rating: High / medium

Functional relationship

The farmland forms part of the wider farmed landscape and roads within the zone also provide links to the wider area.

Visual relationship

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

Settlement edge

There is no settlement edge abutting this zone. Settlement comprises scattered individual farms and properties, including the Grade II listed building of Greys Mallory.

Key receptors

Rural residents
Road users

Sensitivity

High
Medium

Potential for landscape enhancement

Gap up and manage internal field hedgerows including replanting of locally occurring native species such as oak and field maple.



BT_13/01: View from Banbury Road, near Asps Cottages, looking south-west



BT_13/02: View from Hareway Lane, near bridge over M40, looking north-east



BT_13/03: View from Watchbury Hill, Hareway Lane, looking north-east

Zone: BT_14

Settlement: Bishop's Tachbrook

Parish: Bishop's Tachbrook

Site Description

There is no public access to this zone, therefore the following information is solely based on a desk top study.

The zone comprises part of the historic parkland associated with Warwick Castle Park (registered as Grade 1 in the Register of Historic Parks and Gardens) that forms the setting to Warwick Castle. The parkland setting to Warwick Castle Park is of national significance therefore it is recommended that advice is sought from English Heritage and the County Archaeological Information Service on the heritage value of the parkland and the immediate countryside setting. The zone also lies within Warwick Conservation Area. The zone includes mixed / ornamental woodland, Lodge Wood, Nursery Wood (a long established plantation considered to be ecologically diverse with trees from 100-300 years old) and The Belt, a linear band of trees adjacent to the Banbury Road. Key features within the zone include The Hunting Lodge, a Grade II* Listed Building (Spiers Lodge), The Stews (three small dams) and Barford Sheds. At the northern end of the zone is New Waters, a lake that is attributed to 'Capability' Brown, created from the damming of the Tach or Ram Brook in the late 18th Century. New Waters is regarded as one of the most important wetland sites within the County. The fields are medium to large scale mixed farmland bounded by woodland rather than hedgerows and include clusters of trees around field ponds.

There are no views into the zone due to the tree belts and woodland within the zone. It has not been possible to assess the importance of views from within Castle Park to the surrounding countryside.

Landscape sensitivity to housing / commercial development

Due to a lack of field information for this zone we are unable to make an assessment of its sensitivity. It is recommended that advice is sought from English Heritage on the heritage value of the Grade I parkland and immediate countryside setting.

<u>Landscape characteristics</u>	(DESK TOP)
LDU Level	FELDON PARKLANDS
Physiographic	
Ground type	Information not available
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Information not available
Ecological sensitivity	Information not available
Visual sensitivity	Information not available

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES (New Waters)** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood - adjacent to New Waters and River Avon

Characteristics

Landform Information not available

Land use Mixed farmland / woodland

Field boundaries (FIELD SURVEY)

Type -

Species -

Condition -

Mgmt -

Hedge /stream trees

Extent -

Age structure -

Other trees

Extent -

Age structure -

Patch survival

Extent -

Mgmt -

Ecological corridors

Condition -

Intensity of use

Impact -

Pattern

Settlement pattern -

Other built features -

Presence of water -

Scale -

Sense of enclosure -

Diversity -

Skyline

-

Key views

-

Intervisibility

-

Site observation -

Tranquillity

- Noise sources: -
- Urban views: -
- Presence of people: -

- Tranquillity rating: -

Functional relationship

-

Visual relationship

-

Settlement edge

-

Key receptors

-
-

Sensitivity

-
-

Potential for landscape enhancement

-

Zone: BT_15

Settlement: Bishop's Tachbrook

Parish: Bishop's Tachbrook

Site Description

This zone is to the north west of the settlement and is currently managed as mixed farmland. It is prominent in the vehicular approaches to the town of Warwick and may be important to the historic parkland setting (Grade I) of Warwick Castle Park. It is recommended that advice is sought from English Heritage and the County Archaeological Information Service on the heritage value of the parkland setting and the immediate countryside. The zone serves as an important green buffer to the development edge of Heathcote and Whitnash in the east. The zone is surrounded by farmland to the north, south and east, which includes zones BT_01 and BT_13. It is bounded on two sides by the road corridors of Europa way and the A425 Banbury Road. Tach Brook forms the northern boundary, along with the pool at Brookside Willows which appears to form part of Castle Park. In the same vicinity is Turnbull Gardens, a former landfill site which includes an important tree belt that visually and possibly historically connects to Warwick Castle Park. Castle Park falls within Warwick Conservation Area, and Asps Farm, the Aspens (Grade II Listed Building) and Asps Cottages are the only residential development within the zone. On the southernmost part of the zone are an electricity sub-station and a satellite police station. It comprises open, medium to large scale mixed farmland within the Feldon Parklands landscape. Tree cover is generally concentrated within the hedgerows along the road corridors. Public Right of Way W105 crosses the higher ground towards the centre of the zone.

Landscape sensitivity to housing / commercial development

Potentially high

It is recommended that advice is sought from English Heritage on the heritage value of the Grade I parkland setting and surrounding countryside. Due to the open nature of the zone, its prominent skyline and detachment from the existing settlement this zone is not considered suitable for development.

Landscape characteristics

(DESK TOP)

LDU Level	FELDON PARKLANDS
Physiographic	
Ground type	Information not available
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Information not available
Ecological sensitivity	Information not available
Visual sensitivity	Information not available

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 the wooded area around The Asps?
Listed Blgs YES Registered Battlefield

Other -

Flood - northern part of zone, adjacent to Tach Brook / Brookside Willows

Characteristics

Landform Information not available
Land use Mixed farmland / woodland

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Thorn
Condition Poor / redundant
Mgmt Trimmed

Hedge /stream trees

Extent Scattered
Age structure Overmature

Other trees

Extent Apparent
Age structure Overmature

Patch survival

Extent Relic
Mgmt Intensive

Ecological corridors

Condition Fragmented

Intensity of use

Impact High

Pattern

Settlement pattern None
Other built features -
Presence of water field ponds
Scale Medium - Large
Sense of enclosure Open
Diversity Diverse

Skyline

This is very prominent as the ground rises towards the centre of the zone.

Key views

Views are of a medium to large scale, rural, pastoral landscape. Views to the west are contained by the woodland and tree belts around the perimeter of Castle Park. There are glimpsed views from the higher ground towards Leamington, Lillington, and the edge of Warwick Gates / Whitnash where pylons, industrial units and a block of flats act as detractors in the otherwise rural landscape. Oakley Wood and the block of woodland around Tachbrook Mallory are visible to the south and east.

Intervisibility

Site observation High

The rising landform make this zone quite visible from the adjacent area, especially from the Banbury Road to the west. Strong vegetation cover along Europa Way restricts views into the zone from this direction and views from the north are filtered by tree cover along Tach Brook.

Tranquillity

Noise sources: Generally quiet but some traffic noise when in close proximity to the Banbury Road and Europa Way.

Urban views: Edge of Leamington / Lillington / Warwick Gates

Presence of people: Infrequent

Tranquillity rating: High / medium

Functional relationship

The zone relates to the wider farmed area and forms an important setting to the adjacent Warwick Castle Park, linking it to the wider countryside. PRow W105 runs through the zone, linking to the wider area, and Tach Brook, running along the northern boundary, forms an important wildlife corridor.

Visual relationship

The rural character of the zone relates visually to the surrounding farmland and provides a setting to the historic parkland of Warwick Castle Park.

Settlement edge

There is no settlement edge abutting this zone. Settlement comprises scattered individual farms and properties, mainly along the Banbury Road.

Key receptors

Rural residents

PRow

Road users

Sensitivity

High

High

Medium

Potential for landscape enhancement

Gap up existing hedgerows, including planting of hedgerow trees. Improve access onto PRow W105 from the Banbury Road.



BT_15/01: View from PRoW W105, looking north-west



BT_15/02: View from PRow W105, looking north-east

Zone: BT_16

Settlement: Bishop's Tachbrook

Parish: Bishop's Tachbrook

Site Description

There is no public access into this zone, therefore the following information is based on a desk top study and the extent that is visible from Harbury Lane along the northern edge.

This zone includes Lower Heathcote Farm and a former sewage works. It is bounded by Europa Way, Harbury Lane and Tach Brook and comprises an undulating large scale predominantly arable farmland with a band of mixed woodland to the west and to the north of the former sewage works. There are two large pools managed as a trout fishery. Roadside hedgerow management is mixed and some internal hedge boundaries particularly adjacent to farm entrances have been replaced with post and rail fencing. There is good tree cover along Tach Brook, around Lower Heathcote Farm and around the disused Sewage Works.

Landscape sensitivity to housing / commercial development

Potentially high

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

Landscape characteristics

(DESK TOP)

LDU Level	FELDON
Physiographic	Information not available
Ground type	Information not available
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Information not available
Ecological sensitivity	Information not available
Visual sensitivity	Information not available

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 Information not available

Land use Mixed farmland / woodland

Field boundaries (FIELD SURVEY)

Type hedgerows / post and rail fencing

Species -

Condition -

Mgmt -

Hedge /stream trees

Extent Scattered
Age structure -

Other trees

Extent Apparent
Age structure -

Patch survival

Extent -
Mgmt -

Ecological corridors

Condition -

Intensity of use

Impact -

Pattern

Settlement pattern -
Other built features -
Presence of water large trout pools
Scale large
Sense of enclosure open
Diversity simple

Skyline

The skyline is prominent due to the open nature of the zone and rising ground. The ground rises from Tach Brook on the southern boundary, at a height of 50m, to around 70m towards the centre of the zone.

Key views

Views are of a medium to large scale farmed landscape. There is good tree cover along Tach Brook, around Lower Heathcote Farm and around the disused Sewage Works but overall the views are very open. The Solar Farm in BT_01 is visible from Harbury Lane.

Intervisibility

Site observation High

The zone is visible from all the surrounding zones, especially from PRoW W105 which runs through zone BT_01. Views from the zone are predominantly middle distance as landform and vegetation in adjacent zones prevent long distance views.

Tranquillity

Noise sources: Traffic noise when in proximity to Harbury Lane and Europa Way.
Urban views: Edge of Warwick Gates
Presence of people: Few – visitors to Heathcote Lakes and Heathcote Park

Tranquillity rating: Medium

Functional relationship

The farmland forms part of the wider farmed area, and Tach Brook, Harbury Lane and Europa Way around the perimeter of the zone also provide links to the wider area.

Visual relationship

Visually the farmland within the zone relates to the wider farmed area to the south, west and east rather than the built up area of Warwick Gates.

Settlement edge

Heathcote Park, a residential caravan park, lies in the eastern corner of the zone but its edge is well softened by vegetation.

Key receptors

Rural residents

Road users

Recreational

Sensitivity

High

Medium

High

Potential for landscape enhancement

-



BT_16/01: View from Harbury Lane near junction with Europa Way, looking south-east



BT_16/02: View from Harbury Lane (end of drive to Lower Heathcote Farm), looking south