

Warwick District Council Landscape Sensitivity and Ecological & Geological Study

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

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BACKGROUND INFORMATION

B1 Context and Background

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

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

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

B2 Site Selection Process and Methodology

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

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

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

B3 The Commission

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

- A brief contextual desk-top review.

- An ecological and geological study - producing a survey of habitats and a 'distinctiveness' (biodiversity) scoring for each settlement area (the study boundaries for each settlement broadly based upon an agreed areas around each the settlement boundary).

- An analysis of landscape character (including historic) for the areas surrounding the settlements, identifying areas of low, moderate and high quality.

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

B4 Report Structure

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

Volume 1 – Landscape Sensitivity Assessment

Volume 2 – Biodiversity & Geodiversity Assessment

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

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



For Warwick District Council
November 2013
Warwickshire County Council
Steven Warnock, Landscape Matters

L1. Introduction

1.1 Warwickshire County Council and landscape consultant Steven Warnock, from Landscape Matters, were appointed in May 2013 to undertake a joint ecological / habitat distinctiveness and landscape sensitivity assessment for 11 settlements in Warwick District, which have been identified for potential housing growth and / or the establishment of defined settlement envelopes. Warwick District Council's (WDC's) Settlement Hierarchy Report identified the following settlements as having scored a higher weighting amongst all the villages in Warwick District: Baginton; Barford; Bishop's Tachbrook; Burton Green; Cubbington; Hampton Magna; Hatton Park; Kingswood; Leek Wootton and Radford Semele. Hatton Station was also included in the initial work, due to potential development pressures on a brownfield site.

1.2 The brief for the landscape sensitivity assessment requested:

- a. The Landscape Description Units (LDU) that covered the settlement edge.
- b. Landscape sensitivity analysis – looking at the LDUs for potential areas of change as a desk top exercise.
- c. Further defining the LDUs at a lower level into a number of appropriate Land Cover Parcels (LCPs). This work was undertaken by landscape consultant Steven Warnock and involved sub-dividing the LDUs utilising: the Land Description Units produced under the Living Landscapes Project in 2003/04; the County Council's Historic Landscape Character; and the Habitat Biodiversity Audit. This was essentially a desk-top exercise based on land directly adjacent to, and within, the settlements.
- d. A field exercise to gather information on verification of character, condition, function, tranquillity, etc.
- e. Site specific analysis on the above information taking into consideration areas of perceived development pressure (SHLAA sites / Village option sites).

1.3 This study is based on the county landscape assessment undertaken by Warwickshire County Council in conjunction with Landscape Matters. An analysis of sensitivity has been made for the LDUs detailed using a method based on three aspects of inherent sensitivity: ecological, cultural and visual. The LDUs have provided the context to the study and within these broadly defined areas sit the LCPs. Information on each relevant LCP has been set out in the Appendix in alphabetical order by settlement. (NB – LCPs are referred to as "zones".)

1.4 The focus for the landscape sensitivity assessment is on land on the edge of and within these settlements which may realistically be considered for development. The areas of study are defined by the character of the landscape and settlement edge, not individual fields, in a similar vein to the Landscape Sensitivity Study for Stratford-on-Avon District conducted in 2011/12.

1.5 Overall, the study has found some capacity for development adjacent to the settlements in terms of their landscape sensitivity, although the majority of the zones are considered areas of constraint with high or high-medium sensitivity. These areas tend to be those of inherently higher sensitivity, those in open countryside not closely associated with the settlement, those acting as settings to Conservation Areas, listed buildings or Scheduled

Ancient Monuments, those affected because of the nature of the topography, or those that provide valuable green links between the settlement and the open countryside.

1.6 The resulting document contains maps for each settlement that show graded areas of landscape sensitivity to change / accommodating growth. It is recommended that these findings are taken into consideration in the preparation of the Local Development Framework and allocation of sites for housing and commercial development.

L2. Method for assessing sensitivity

2.1 Although Land Description Units (LDUs) had been undertaken for Warwick District there was no interpretative data available. The first step was to provide a Land Cover Parcel (LCP) analysis/polygons for the settlements utilising: the Land Description Units produced under the Living Landscapes Project in 2003/04; the County Council's Historic Landscape Character; and the Habitat Biodiversity Audit. These Land Cover Parcels were assigned a sensitivity score based on three aspects of inherent sensitivity: ecological, cultural and visual derived from their LDU data.

2.2 Understanding Land Cover Parcels - LCPs are defined using landscape criteria – land cover and landform. In some cases they can be limited in size, fairly closely following the SHLAA extents, but in others they can extend some distance from the settlement edge. This can lead to an apparently uneven area covered such as around Burton Green.

2.3 LCPs are discrete areas of land bounded by roads, railways, water courses and parish boundaries, where similar patterns of land use, field pattern and tree cover are evident. They are created through the subdivision of LDUs, based primarily on differences in land cover and historic pattern, with reference to:

☑ Historic Land Characterisation (HLC)

☑ Farm census information,

☑ Parish boundaries

☑ 1:10,000 OS base maps

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

2.4 The relevant LCPs have then been assessed on site using a standard checklist and taking into account physical characteristics, visibility, the settlement edge, potential receptors and other factors such as landscape enhancement/mitigation. Each zone report includes an overall analysis and grading of landscape sensitivity to both housing and commercial development. Additional site appraisal information was fed into the site analysis stage which led to further refinement enabling the identification of individual pockets within the LCPs that may be able to accommodate development subject to appropriate mitigation.

2.5 For clarification, a landscape's sensitivity at the LCP level is defined as the sensitivity of that landscape to a particular type of change or development. Development in this case is either for housing or commercial uses. The sensitivity of zones to commercial development is higher than to housing development because of its larger scale and height, predicted effect within the landscape setting and its potential effect on adjacent residential areas.

2.6 Defining Sensitivity - Sensitivity is taken to mean the sensitivity of the landscape to a particular type of change or development. It is defined in terms of the interactions between the landscape itself, the way it is perceived and the nature of development, (definition reproduced with kind permission from Landscape Matters).

2.7 Individual LCPs have scored a sensitivity ranging from High, High-medium, Medium to Low. Refer to the following table for explanatory notes.

Table 1 Sensitivity Definition

Sensitivity Definition

High Landscape and / or visual characteristics of the zone are very vulnerable to change and / or its intrinsic values are high and the zone is unable to accommodate the relevant type of development without significant character change or adverse effects.

Thresholds for significant change are very low.

Highmedium

Landscape and / or visual characteristics of the zone are vulnerable to change and / or its intrinsic values are medium-high and the zone can accommodate the relevant type of development only in limited situations without significant character change or adverse effects. Thresholds for significant change are low.

Medium Landscape and / or visual characteristics of the zone are susceptible to change and / or its intrinsic values are moderate but the zone has some potential to accommodate the relevant type of development in some situations without significant character change or adverse effects. Thresholds for significant change are intermediate.

Medium-low Landscape and / or visual characteristics of the zone are resilient to change and / or its intrinsic values are medium-low and the zone can accommodate the relevant type of development in many situations without significant character change or adverse effects.

Thresholds for significant change are high.

Low Landscape and / or visual characteristics of the zone are robust or degraded and / or its intrinsic values are low and the zone can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.

Table reproduced with kind permission from Landscape Matters

L3. Summary of Sensitivity findings and conclusions

3.1 There is some capacity for housing and a limited amount of commercial development around these settlements. The sensitivity of zones to commercial development is higher than for housing development due to the larger scale and height, the greater potential to impact on sloping ground or very open landscapes and the potential effect on adjacent residential areas.

3.2 Areas of high sensitivity have tended to be those of intrinsically stronger landscape character/ condition, those in open countryside not closely associated with a settlement, those acting as a setting to Conservation Areas, listing buildings or Sites of Ancient Monuments, those adjacent to ancient woodlands, on steep or prominent slopes, or those forming green wedges within or between settlements. There is a need to maintain these tracts of open space that feature on the edge or within settlements to maintain the quality

of life for residents. Some of these assessed zones form an important visual setting to parts of a settlement and act as informal recreational and wildlife corridors, particularly along former railway lines and canals.

3.3 Sites with development opportunity tend to be relatively small, mainly owing to the size of the villages or the scale and pattern of the adjoining landscape.

3.4 Some settlement edges have very hard, abrupt edges, often comprising a plethora of fence types, garage blocks or inappropriate planting. In these cases there is an opportunity to extend the developed edge as long as the proposed development includes significant native tree planting in order to integrate and enhance the landscape.

3.5 The landscape sensitivities of each LCP zone to each development type are summarised in Table 2, and are included in a map format. Full data on each LCP can be found within the Appendix

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

Bishop' s Tachbrook	BT_01	High	High
	BT_02	High	High
	BT_03	High	High
	BT_04	High	High
	BT_05	High-medium Development should be restricted to the northern part of the zone & extend no further west than the existing settlement edge. It must be accompanied by tree / woodland planting to soften the edges and ensure it sits within the landscape. This would also enhance the Feldon Parklands character and help to soften the existing settlement edge too. Roadside vegetation is to be retained and enhanced. Development on the prominent skyline must be avoided.	High
	BT_06	High	High

Appendix L1 – Settlement Profiles & LCP Sensitivity Maps

Land Cover Parcel sensitivity assessments and mapping by settlement:

Baginton, Barford, Bishop's Tachbrook, Burton Green, Cubbington, Hampton Magna, Hatton Park, Hatton Station, Kingswood, Leek Wootton, Radford Semele.

1. Explanation of sensitivity assessments

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

Zone Sensitivity Summary

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

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

1.3 *Land Description Unit (LDU) sensitivity is based upon the assumption that a landscape with a clearly defined and strongly unified character will be more sensitive to change by virtue of the fact that such landscapes are less able to accommodate 'alien' features that do not conform to the existing pattern. Thus, any analysis of sensitivity needs to look separately at the inherent character of the landscape, both ecological and cultural, and the visual experiential aspect.*

1.4 *Ecological sensitivity - most landscapes in the lowlands have been settled and improved for agricultural production and, as a result, any surviving seminatural habitat is almost invariably associated with the cultural pattern (woodlands, field boundaries and other manmade features). The oldest and by implication most sensitive, landscapes are those that still survive in a seminatural state (i.e. heathland, ancient woodland, etc.). Where such patches still survive they will increase overall sensitivity. The analysis is based on a set of critical assumptions:*

- *agriculturally marginal land (poor soil and steep slopes) is more likely to be of ecological interest than fertile agricultural land*
- *pastoral land is more likely to support ecological interest as a result of less intensive use than arable*
- *ancient wooded landscapes are more ecologically sensitive than those with more recent plantation woodlands*

1.5 *Cultural sensitivity - the inherent cultural sensitivity of a landscape is closely related to the nature and pattern of key elements that define the character of a particular landscape. Landscapes with 'time depth' (i.e. those that display a long and continuous history of evolution), together with those that are characterised by a clear and consistent pattern of key elements, tend to be more sensitive to change than landscapes of more recent origin, or those that have fewer distinguishing features. The measure of landscape continuity is derived by examining the scale and age of the landscape, the assumption being that small scale agricultural landscapes tend to be more sensitive to change than their larger scale counterparts.*

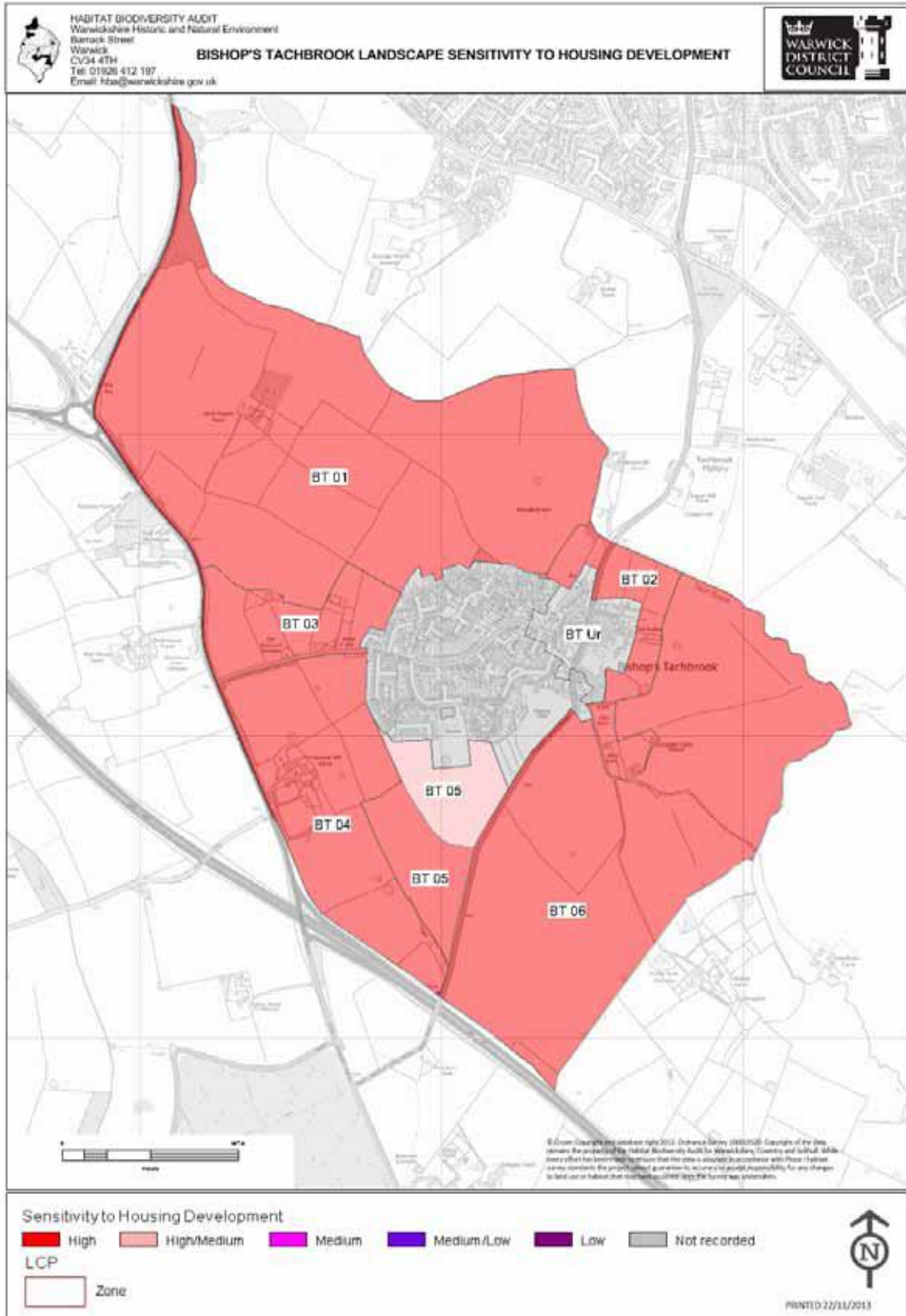
1.6 *Visual sensitivity - at a broad scale, visual landscape sensitivity relates to the openness of a landscape – a sloping, treeless landscape may be more sensitive to the visual impact of new development compared to a flat, more wooded landscape. The extent and pattern of woodland cover and characteristic landform (valley, rolling, steeply sloping, upstanding, etc)*

are both attributes contained with the LDU database and can be used to map visual sensitivity as part of the desk-study context.

1.7 Desk top study information based on landcover, landform, settlement pattern, origin, etc. has been collated as part of the definition of each LCP. Planning designations such as Green Belt, Ancient woodland, biodiversity and historic / archaeological interest have also been recorded.

1.8 Each LCP has then been assessed in the field using a standard checklist taking into account physical characteristics, visibility, the settlement edge, potential receptors and other factors such as landscape enhancement/mitigation.

BISHOP'S TACHBROOK



Bishop's Tachbrook

Introductory note

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

LCP/Zone **BT_01** Settlement: Bishop's Tachbrook Parish: Bishop's Tachbrook

Landscape Sensitivity to housing development High

This is a large zone to the north of the settlement, bordered by the A452 Europa Way / Banbury Road on the west and Tach Brook to the north and east. The brook corridor is a flood zone. The zone comprises an open, medium to large scale, mainly arable landscape. Hedgerows are largely redundant – many are gappy, some have been trimmed whereas others have been left to grow tall. Some new hedgerow planting, mainly thorn, has been carried out near to the settlement edge.

There is very little tree cover in this zone, with just the occasional hedgerow or field tree, although tree cover along Tach Brook is more significant and there appears to be a block of tree planting by New House Farm. This is a listed building situated in the centre of the zone.

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

Landscape sensitivity to commercial development High

This is a large zone to the north of the settlement, bordered by the A452 Europa Way / Banbury Road on the west and Tach Brook to the north and east. The brook corridor is a flood zone. The zone comprises an open, medium to large scale, mainly arable landscape. Hedgerows are largely redundant – many are gappy, some have been trimmed whereas others have been left to grow tall. Some new hedgerow planting, mainly thorn, has been carried out near to the settlement edge.

There is very little tree cover in this zone, with just the occasional hedgerow or field tree, although tree cover along Tach Brook is more significant. New House Farm, in the centre of the zone, is a listed building.

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

Landscape characteristics (DESK TOP)

LDU Level FELDON PARKLANDS

Physiographic

Ground type Loamy brown soils

Landcover Ancient Wooded Farmlands

Settlement pattern Villages and estate farms

Cultural sensitivity Low

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Other

Flood Along Tach Brook, northern and eastern boundary to zone

Characteristics

Landform Soft rock lowlands

Land use Cropping

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Redundant

Mgmt Mixed (mainly outgrown)

Hedge /stream trees

Extent Insignificant (stream trees – scattered)

Age structure Overmature

Other trees

Extent Insignificant

Age structure Mixed

Patch survival

Extent Relic

Mgmt Intensive

Ecological corridors

Condition Fragmented

Intensity of use

Impact High

Pattern

Settlement pattern Individual farm

Other built features -

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

House Farm

Scale Large

Sense of enclosure Open

Diversity Simple

Skyline

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

Key views

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

Intervisibility

Site observation High

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

Tranquillity

Noise sources: A quiet zone

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

Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmland.

Visual relationship

The farmland relates visually to the wider farmed landscape.

Settlement edge

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

Key receptors Sensitivity

Rural & urban residents High

PRoW High

Roads Low

Potential for landscape enhancement

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

LCP/Zone **BT_02** Settlement: Bishop's Tachbrook Parish: Bishop's Tachbrook

Landscape Sensitivity to housing development High

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

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

Landscape sensitivity to commercial development High

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

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

Landscape characteristics (DESK TOP)

LDU Level FELDON PARKLANDS

Physiographic

Ground type Loamy brown soils

Landcover Ancient Wooded Farmlands

Settlement pattern Villages and estate farms

Cultural sensitivity Low

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Other

Flood Along Tach Brook, northern boundary to zone

Characteristics

Landform Soft rock lowlands

Land use Pastoral

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Mixed

Condition Mixed

Mgmt Mixed (mainly outgrown)

Hedge /stream trees

Extent Dense

Age structure Mixed

Other trees

Extent Prominent

Age structure Mixed

Patch survival

Extent Localised

Mgmt Traditional

Ecological corridors

Condition Intact

Intensity of use

Impact Moderate

Pattern

Settlement pattern Individual properties

Other built features -

Presence of water Tach Brook along northern boundary

Scale Small

Sense of enclosure Enclosed

Diversity Diverse

Skyline

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

Key views

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

Intervisibility

Site observation Low

Landform, trees and vegetation restrict views into the zone.

Tranquillity

Noise sources: A quiet zone

Urban views: None

Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

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

Visual relationship

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

Settlement edge

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

Key receptors Sensitivity

Rural & urban residents High

PRoW High

Roads Low

Potential for landscape enhancement

-

LCP/Zone **BT_03** Settlement: Bishop's Tachbrook Parish: Bishop's Tachbrook

Landscape Sensitivity to housing development High

This zone lies on the western boundary of the settlement, to the north of Mallory Road and stretching as far as the A452 in the west. It comprises a regular small to medium scale field pattern of mixed farmland. Views from the higher ground near the settlement edge are extensive, especially to the north-west. There is an area of new tree planting / scrub adjacent to the settlement edge.

Hedgerow condition is generally quite good although some are starting to decline and become gappy and an area of paddocks is divided by post and wire fencing. Hedgerow trees are insignificant. Due to the zone's high visibility, and the area of young trees on the settlement edge, this zone is considered unsuitable for development.

Landscape sensitivity to commercial development High

This zone lies on the western boundary of the settlement, to the north of Mallory Road and stretching as far as the A452 in the west. It comprises a regular small to medium scale field pattern of mixed farmland. Views from the higher ground near the settlement edge are extensive, especially to the north-west. There is an area of new tree planting / scrub adjacent to the settlement edge.

Hedgerow condition is generally quite good although some are starting to decline and become gappy and an area of paddocks is divided by post and wire fencing. Hedgerow trees are insignificant. Due to the zone's high visibility, and the area of young trees on the settlement edge, this zone is considered unsuitable for commercial development.

Landscape characteristics (DESK TOP)

LDU Level FELDON PARKLANDS

Physiographic

Ground type Loamy brown soils

Landcover Ancient Wooded Farmlands

Settlement pattern Villages and estate farms

Cultural sensitivity Low

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Other

Flood

Characteristics

Landform Soft rock lowlands

Land use Mixed farmland

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Mixed

Condition Good / poor

Mgmt Trimmed

Hedge /stream trees

Extent Insignificant
Age structure Mixed

Other trees

Extent Prominent
Age structure Mixed

Patch survival

Extent Localised
Mgmt Traditional / intensive

Ecological corridors

Condition Intact

Intensity of use

Impact Moderate

Pattern

Settlement pattern Individual properties

Other built features -

Presence of water Field pond

Scale Small / medium

Sense of enclosure Framed / open

Diversity Diverse

Skyline

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

Key views

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

Intervisibility

Site observation Medium / high

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

Tranquillity

Noise sources: Some road traffic

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

Presence of people: Infrequent

Tranquillity rating: High / medium

Functional relationship

The zone forms part of the wider farmed landscape.

Visual relationship

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

Settlement edge

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

Key receptors Sensitivity

Urban & rural residents High

Roads Low

Potential for landscape enhancement

Gap up hedgerows.

LCP/Zone **BT_04** Settlement: Bishop's Tachbrook Parish: Bishop's Tachbrook

Landscape Sensitivity to housing development High

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

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

Landscape sensitivity to commercial development High

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

Landscape characteristics (DESK TOP)

LDU Level FELDON PARKLANDS

Physiographic

Ground type Loamy brown soils

Landcover Ancient Wooded Farmlands

Settlement pattern Villages and estate farms

Cultural sensitivity Low

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Other

Flood

Characteristics

Landform Soft rock lowlands

Land use Mixed farmland

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Thorn (roadside: mixed)

Condition Good / poor

Mgmt Trimmed

Hedge /stream trees

Extent Insignificant (dense roadside trees)

Age structure Mixed

Other trees

Extent Apparent

Age structure Overmature

Patch survival

Extent Localised

Mgmt Traditional / intensive

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern Individual farm

Other built features -

Presence of water Field ponds

Scale Medium / large

Sense of enclosure Framed

Diversity Simple

Skyline

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

Key views

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

Intervisibility

Site observation Medium / high

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

Tranquillity

Noise sources: Road traffic, including M40

Urban views: Edge of settlement

Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

Farmland forms part of the wider farmed landscape.

Visual relationship

The zone relates visually to the surrounding farmland.

Settlement edge

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

Key receptors Sensitivity

Urban & rural residents High

PRoWs High

Roads Low

Potential for landscape enhancement

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

LCP/Zone **BT_05** Settlement: Bishop's Tachbrook Parish: Bishop's Tachbrook

Landscape Sensitivity to housing development High - medium

This is a triangular zone between the settlement edge to the north, zone BT_04 to the west and Oakley Wood Road to the east. It comprises one large arable field and views are very open, with only scattered hedgerow trees, mainly along the roadside. Hedgerow condition is mixed, with some good but others having been replaced by post and wire fencing. The ground rises from east to west across the zone, forming a very prominent skyline. PRow W109 runs across the southern tip of the zone. The zone functions as part of the wider farmed landscape and forms an important green buffer between the settlement and M40 motorway.

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

Landscape sensitivity to commercial development High

This is a triangular zone between the settlement edge to the north, zone BT_04 to the west and Oakley Wood Road to the east. It comprises one large arable field and views are very open, with only scattered hedgerow trees, mainly along the roadside. Hedgerow condition is mixed, with some good but others having been replaced by post and wire fencing. The ground rises from east to west across the zone, forming a very prominent skyline. PRow W109 runs across the southern tip of the zone. The zone functions as part of the wider farmed landscape and forms an important green buffer between the settlement and M40 motorway. There is no commercial development currently in this zone.

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

Landscape characteristics (DESK TOP)

LDU Level FELDON PARKLANDS

Physiographic

Ground type Loamy brown soils

Landcover Ancient Wooded Farmlands

Settlement pattern Villages and estate farms

Cultural sensitivity Low

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Other

Flood

Characteristics

Landform Soft rock lowlands

Land use Arable

Field boundaries (FIELD SURVEY)

Type Hedgerows / fences

Species Mixed
Condition Redundant
Mgmt Mixed

Hedge /stream trees

Extent Scattered
Age structure Mixed

Other trees

Extent None
Age structure -

Patch survival

Extent Relic
Mgmt Intensive

Ecological corridors

Condition Fragmented

Intensity of use

Impact Moderate

Pattern

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

Skyline

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

Key views

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

Intervisibility

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

Tranquillity

Noise sources: Road traffic, including M40
Urban views: Edge of settlement
Presence of people: Infrequent
Tranquillity rating: High / medium

Functional relationship

Farmland forms part of a wider farmed landscape.

Visual relationship

The zone relates visually to the surrounding farmland.

Settlement edge

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

Key receptors Sensitivity

Urban residents High
PRoW High
Roads Low

Potential for landscape enhancement

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

LCP/Zone **BT_06** Settlement: Bishop's Tachbrook Parish: Bishop's Tachbrook

Landscape Sensitivity to housing development High

This is a large zone to the east and south-east of the settlement, bordered by zone BT_02 and Oakley Wood Road to the west, the M40 to the south, Tach Brook to the north and east and open farmland to the south-east. It comprises a sub-regular large scale field pattern with limited tree cover and open views. Landform is undulating, giving rise to some very prominent skylines. Hedgerows are largely redundant with scattered hedgerow trees and there is the occasional field tree / clump of trees around a field pond. There is one PRoW, W114, running through the zone.

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

Landscape sensitivity to commercial development High

This is a large zone to the east and south-east of the settlement, bordered by zone BT_02 and Oakley Wood Road to the west, the M40 to the south, Tach Brook to the north and east and open farmland to the south-east. It comprises a sub-regular large scale field pattern with limited tree cover and open views. Landform is undulating, giving rise to some very prominent skylines. Hedgerows are largely redundant with scattered hedgerow trees and there is the occasional field tree / clump of trees around a field pond. There is one PRoW, W114, running through the zone. There is no existing commercial development apparent within this zone.

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

Landscape characteristics (DESK TOP)

LDU Level FELDON PARKLANDS

Physiographic

Ground type Loamy brown soils

Landcover Ancient Wooded Farmlands

Settlement pattern Villages and estate farms

Cultural sensitivity Low

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Other

Flood Along Tach Brook

Characteristics

Landform Soft rock lowlands

Land use Mixed farmland

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Mixed

Condition Redundant

Mgmt Mixed

Hedge /stream trees

Extent Scattered

Age structure Mixed

Other trees

Extent Insignificant

Age structure Overmature

Patch survival

Extent Localised

Mgmt Intensive

Ecological corridors

Condition Fragmented

Intensity of use

Impact High

Pattern

Settlement pattern None

Other built features -

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

Scale Large

Sense of enclosure Open

Diversity Simple

Skyline

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

Key views

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

Intervisibility

Site observation High

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

Tranquillity

Noise sources: Background noise of M40 traffic

Urban views: Glimpsed views of M40; farm / industrial units in BT_02

Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

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

Visual relationship

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

Settlement edge

There is no settlement edge abutting this zone.

Key receptors Sensitivity

Rural residents High

PRoW High

Roads Low

Potential for landscape enhancement

Gap up and manage hedgerows.