



Plan of PV1A to PV1H

PV1 All views across the Tachbrook Valley bounded by Mallory Road and the village settlement boundary, Oakley Wood Road, Harbury Lane, Europa Way and Banbury Road at the large number of viewing points across the valley from each of those roads, particularly from the very well-used Oakley wood Road pedestrian cycleway recently installed. In its Statutory Response the Environment Agency said that it strongly supports the Policy LACV1 which seeks to protect local assets of community value and was very pleased to see that the Tach Brook was listed as a local asset and asked for the policy to be strengthened further by looking for opportunities to link open spaces, to make green corridors for people and wildlife, planting trees or making improvements to waterways. The community are pleased to take action through all its policies to achieve this level of protection. Most of this is in the Area of Coalescence Protection. This is a selection of views across the valley from the Public Right of Way W105





PV1A



PV1B





PV1C



PV1D



PV1E



These are closer to the brook, the line of which can be seen from the hedgerow trees. The relatively steep bank can be seen on the north side of the brook but if development goes ahead then it will come down to the lower part of the bank.

In the next view the former sewage works is in the centre of the picture with the mature trees on the skyline. The following photo shows the embankment down to the brook.



PV1F

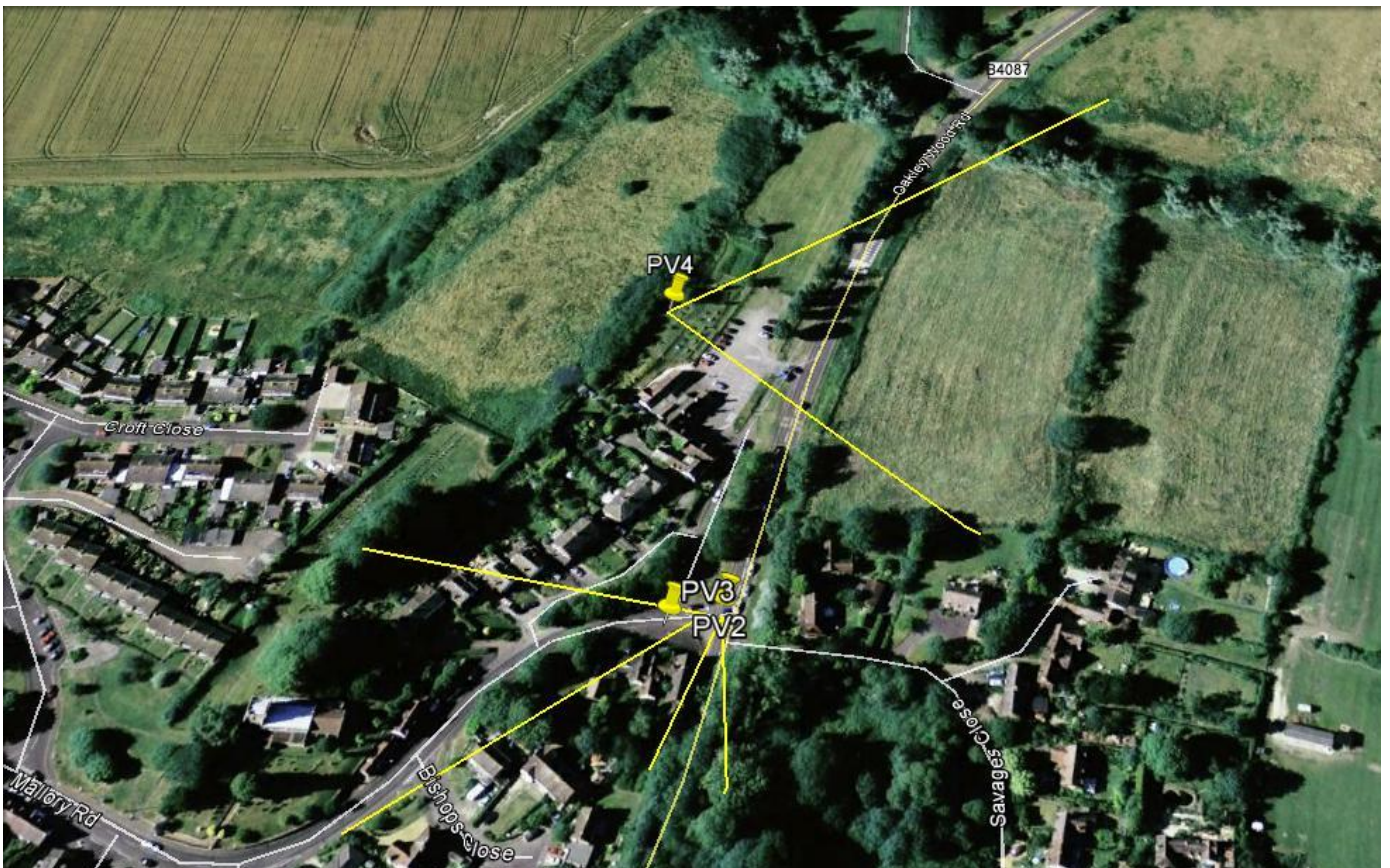


PV1G





PV1H A Weeping Willow on the Brook looking east



Plan of PV2 PV3 PV4





PV2 Views southwards along the Oakley Wood Road from the corners with Church Hill and Savages Close, with the Old School on the right and the woodland area to the left, being part of the parkland planted around the Manor House, it is thought, in the 1750's or thereabouts. The woodland contains Tree belts with Tree Preservation orders and a number of individual veteran trees from the original planting with TPO's. One of these is a pendant Silver Lime which has a girth thought to the largest for this species in Warwickshire. The rising hill bending gently to the right through the overhanging trees has a magical quality. This is all in the village conservation area.

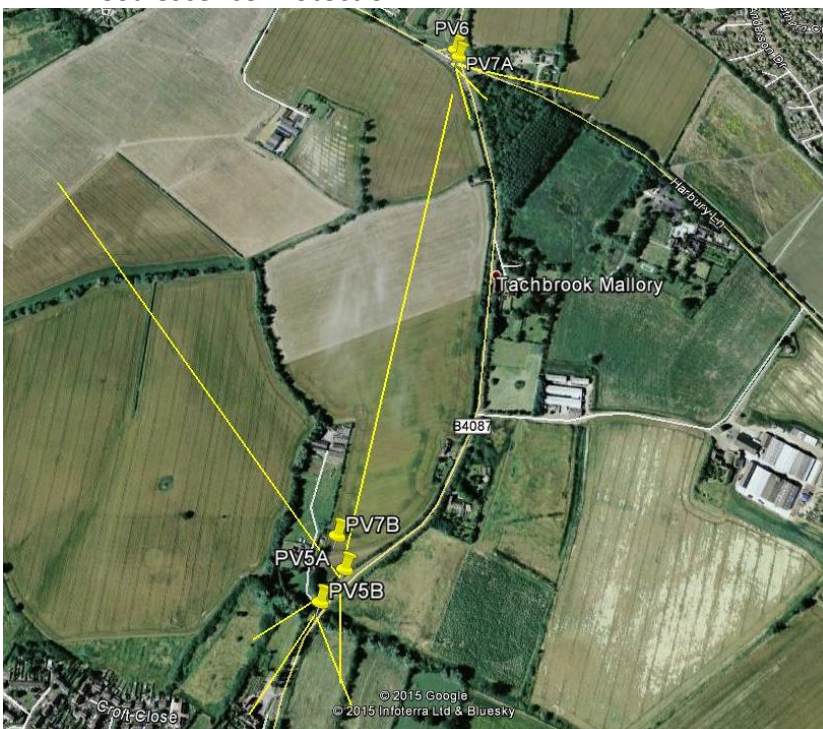


PV3 At the same place there are views up Church Hill to the right, up the hill towards St. Chad's Church with its clock tower and in to the Conservation area. This view and its value are included in the WDC leaflet on the Bishop's Tachbrook conservation area.





PV4 From the Leopard Inn, the views across Oakley Wood Road with its steeply sloping field dropping towards the brook matched by a steeply sloping hill on the other side of the Brook is a topographical feature that is worthy of protected view status. The willow and other trees that grow along the brook are the remains of a willow osiery of former times. This view is in the Area of Coalescence Protection.



Plan of PV5 PV6 PV7





PV5A

PV5 Views towards the village from the north side of the Brook, descending the hill from Leamington and bending left up the hill towards the village



PV5B The entrance to the village from Leamington with the fields on the left and the conservation area to the right presenting the listed buildings of the Leopard Inn and Eden Cottage and its front Garden. This view is in the Area of Coalescence Protection.





PV6 The View towards Harbury on the Harbury Lane from its junction with Oakley Wood Road as it climbs the hill and winds to the right towards Mallory Court is also something special. New housing on Woodside Farm needs to be carefully located to retain the view without interruption. The view is created from the combination of the rural road going uphill, with the trees in Grove Plantation meeting trees in the Historic Grade II Listed Gardens of Mallory Court on the south side and the hedgerows and steeply sloping field falling down to the road on the north side. This view is in the Area of Coalescence Protection.





PV7A

PV7 There are attractive views along Oakley Wood Road southwards from the Harbury Lane, such as this of Grove Plantation on the left, the Grove and Chapel Hill Farm, with a roadside lined with mature trees and hedgerows that contain and frame views on either side bending to the right as it goes down the hill towards the brook. This is in the Area of Coalescence Protection and is particularly important as the new pedestrian/cycleway (in the foreground) is well used by people recreationally between the village and Warwick Gates, as well as part of the safer route to the primary school in the village.



PV7B Taken from the cycle path through the hedgerow, looking north toward Leamington from PV5, this view shows Grove Farm on the skyline to the right and Brookside Farm Barns in the foreground in a hollow. The development proposed will cover all the fields behind Brookside Barns from left to right of this view. The Area of Coalescence Protection will prevent the loss of this part of the Tach Brook Valley.





Plan of PV8 PV9 PV10





PV8 The entrance to the village from the west along Mallory Road is a rural road that should be safeguarded from any development that would alter the character of the road. Coming in from the Banbury Road there are very attractive views across the fields to the south that are used for grazing sheep and cattle, as well as, over the hedgerow, views across the valley northwards.



PV9 Views from the Banbury Road at the top of the hill (80m AOD) looking north from outside of Greys Mallory towards the Asps Farm between the Banbury road and Europa Way. The line of the brook



An aerial photograph showing a road junction. A road with a yellow center line and white edge lines curves from the bottom left towards the center. A dark car is visible on the road. To the right of the road is a large, dense green tree. Further right is a green field with a wooden fence. In the background, there are more trees and a blue building. The sky is blue with white clouds. A small white arrow points to the right on the left side of the image.

This aerial map illustrates the proposed locations for three photovoltaic (PV) systems along the M40 corridor. The locations are marked with yellow dots and labeled PV11, PV12, and PV13. PV11 is situated at the junction of the M40 and A452. PV12 is located on the M40 near Oakley Wood Rd. PV13 is located further north. Yellow lines connect the locations and show distances. The map also shows the surrounding landscape, including fields, roads, and the village of Bishop's Tachbrook.





PV11 The Banbury Road south of the M40 approaches Oakley Wood and, farther on, Wiggerland Wood. The roads around Oakley Wood have fine views along them and into the wood on Banbury Road, the Moreton Morrell Road and the Wellesbourne Road and the approach to the Crematorium.

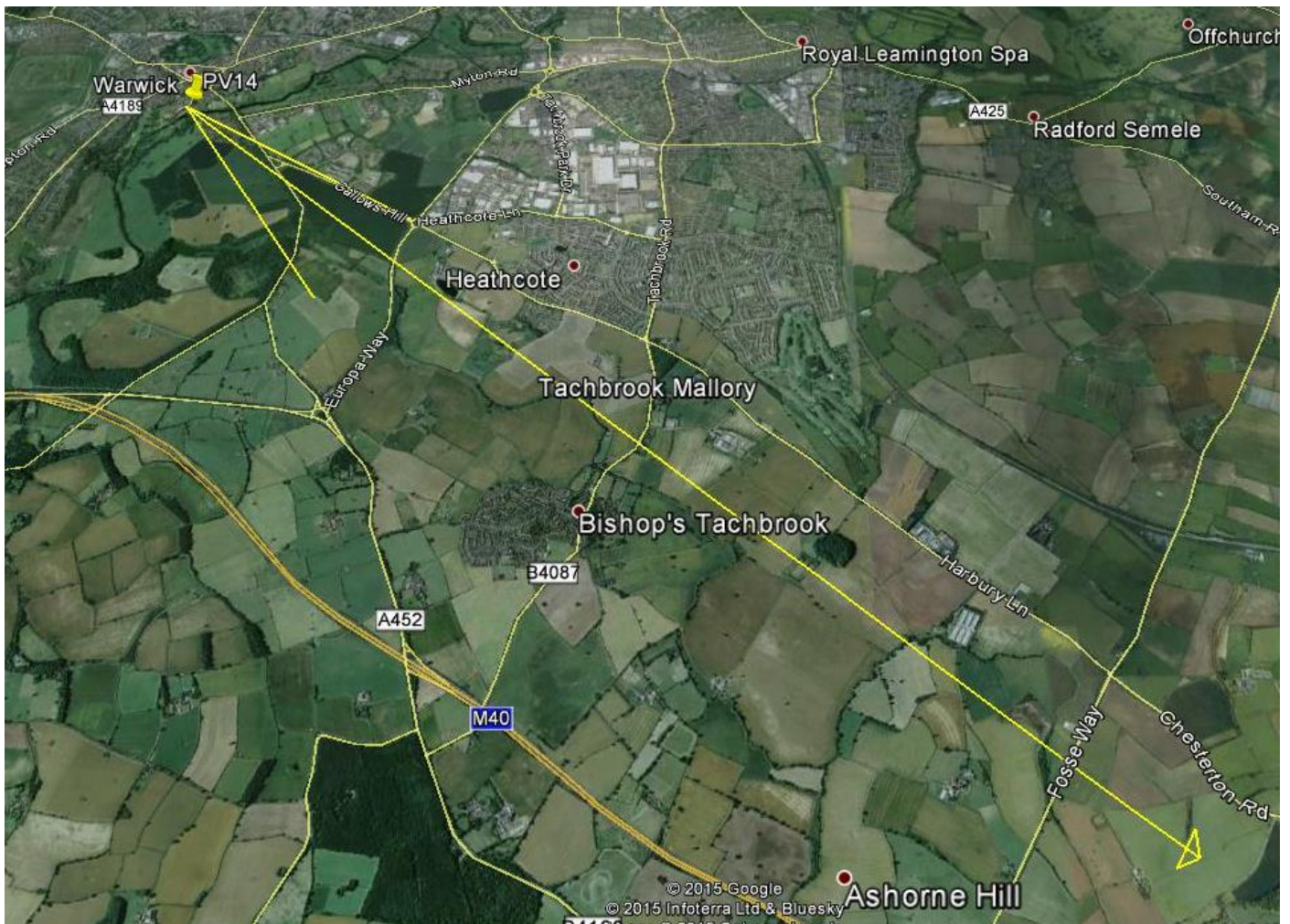


PV12 From the bridge over the M40, looking northwest from the Oakley Wood Road towards Harbury.



PV13 Panoramic view from the top of Tachbrook Hill southeast to Chesterton and Edge Hill. The Protected View only includes land within the Neighbourhood Area. The View shows the context of the open countryside through Warwickshire.





Plan of PV14 from Warwick Castle to Chesterton windmill







PV14 A view from Guy's Tower in Warwick Castle across the Tach Brook Valley shows that instead of isolated farmsteads, development of Lower Heathcote and Grove Farms will be spread across the yellow rape fields in the middle distance. The enlargement shows Chesterton Windmill on the hill to the right.

How does this meet the National Planning Policy Framework Chapters 11 and 12, Conserving and Enhancing the Natural and Historic Environments?