

LCP/Zone

BA\_08

Settlement:

Baginton

Parish: Baginton

**Landscape Sensitivity to housing development**

High / medium

This zone lies to the south of the settlement, between the Stoneleigh Road / Coventry Road to the east and the ridgeline forming the boundary to BA\_07 to the west. It is part of the Dunsmore Plateau Farmlands and as such is more elevated than the surrounding area and has a flat topography which also continues over the Coventry Airport area to the east. It is an open landscape comprising small to medium scale fields of pasture / paddocks. Internal field boundaries have largely been replaced by post and wire / tape fencing, although the roadside hedge still remains intact.

Due to the high visibility of this zone, and its proximity to the Conservation Area and area of designated Open Space to the north, development should be restricted to roadside only, with a landscape buffer of native tree planting to the west. Any development should not extend any further south than the pub.

**Addendum January 2016**

A small part of the zone around Rosswood Farm was re-surveyed in January 2016. The site includes a single storey residential property and garages with farm buildings set within open farmland. The site is beyond the settlement edge with good roadside hedges and insignificant hedgerow trees. The roofline of the residential property, garages and the associated farm buildings are visible from the main road and through breaks in the hedgerow. The land rises up from the road in a westerly direction to 85m AOD before falling steeply down to PRoW W160 that runs in a north-south direction to the west of the site. The landform is locally distinctive and at its highest point is a group of trees, visible on the horizon from the PRoW.

We have previously advised that development should be restricted to the roadside and this should not extend further south than the pub and our view remains as such.

**Landscape sensitivity to commercial development**

High

Commercial development within this zone consists of a plant nursery and a farm shop. This zone lies to the south of the settlement, between the Stoneleigh Road / Coventry Road to the east and the ridgeline forming the boundary to BA\_07 to the west. It is part of the Dunsmore Plateau Farmlands and as such is more elevated than the surrounding area and has a flat topography which also continues over the Coventry Airport area to the east. It is an open landscape comprising small to medium scale fields of pasture / paddocks. Internal field boundaries have largely been replaced by post and wire / tape fencing, although the roadside hedge still remains intact.

Due to the high visibility of this zone, and its proximity to the Conservation Area and area of designated Open Space to the north, it is not considered suitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level DUNSMORE PLATEAU FARMLANDS

Physiographic

Ground type Sandy brown soils

Landcover Pastoral farmlands

Settlement pattern Villages and small farms

Cultural sensitivity MODERATE

Ecological sensitivity LOW

Visual sensitivity MODERATE

**Land Cover Parcel data**

**Landscape / planning**

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

**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 Periglacial plateau

Land use Pastoral farmland / paddocks

**Field boundaries** (FIELD SURVEY)

Type Fenced / roadside boundary is hedged

Species Mixed

Condition Redundant / relic

Mgmt Outgrown

**Hedge /stream trees**

Extent Scattered / insignificant

Age structure Overmature

**Other trees** Insignificant

Age structure Overmature

Patch survival

Extent Relic

Mgmt Traditional

**Ecological corridors**

Condition Fragmented

**Intensity of use**

Impact Moderate

**Pattern**

Settlement pattern There is no settlement pattern

Other built features -

Presence of water -

Scale Small / medium Sense of enclosure Open

Diversity Simple

**Skyline**

This is very prominent due to the zone's elevated, flat topography.

**Key views**

Views are of a pastoral farmed landscape which appears to be used mainly for horse grazing. The zone has a slightly degraded appearance due to the lack of hedgerows which have been replaced by post and wire / tape fences. Views are open across the zone but framed by more distant tree cover. Coventry Airport is very visible beyond the zone to the east.

**Intervisibility**

Site observation High

The elevated, flat, open nature of the zone means it is widely visible from the surrounding area.

### **Tranquillity**

Noise sources: Road traffic; airport

Urban views: Coventry Airport

Presence of people: Infrequent

Tranquillity rating: Medium

### **Functional relationship**

The pasture fields form part of a wider farmed landscape.

### **Visual relationship**

The pasture fields visually link to the wider farmed landscape.

### **Settlement edge**

The settlement edge does not abut this zone.

### **Key receptors**

### **Sensitivity**

Rural residents

High

Pub (opposite zone), farm shop, nursery

Medium

Roads

Low

### **Potential for landscape enhancement**

Replace fences with native hedgerows. Plant a landscape buffer of native woodland around any new development.

LCP/Zone      BF\_05      Settlement:      Barford

Parish: Barford

**Landscape Sensitivity to housing development**      Medium

This zone is west of the settlement edge on Wellesbourne Road and is accessible off Westham Lane. It comprises a regular small / medium scale pastoral farmland currently managed as paddocks and a disused garden nursery. The perimeters of the fields of pasture have been redefined with post and rail fencing and subdivided by post and wire, although the hedgerow is still intact. Tree cover includes a line of Scots Pine to the north edge of the zone, which is showing signs of stress / dieback, and infrequent hedgerow trees to either side of Westham Lane and within the field boundaries south of the lane. The hedge structure is in good condition and trimmed with only one hedgerow line lost. The roadside hedge is overgrown. The zone is immediately adjacent to the settlement and the settlement edge is a very abrupt fenced line, particularly on the boundary of the former nursery, but softened in places by overhanging vegetation and intermittent garden hedges. A conifer hedge, which subdivided the former garden nursery, and the remaining greenhouse / polytunnel structures are detractors in this landscape. A replacement hedgeline / landscape buffer of more appropriate species along this line would maintain the current sense of scale.

Residential development would be appropriate within the former garden nursery site providing the layout respects the current sense of scale and provides a landscape buffer between it and the existing houses. The remainder of the zone is high / high-medium sensitivity as it forms an important green wedge between the existing settlement and the A429 which should be retained.

**Landscape sensitivity to commercial development**      High /medium

Commercial development comprises the now closed garden nursery. It comprises a regular small / medium scale pastoral farmland currently managed as paddocks and a disused garden nursery. The perimeters of the fields of pasture have been redefined with post and rail fencing and subdivided by post and wire, although the hedgerow is still intact. Tree cover includes a line of Scots Pine to the north edge of the zone, which is showing signs of stress / dieback, and infrequent hedgerow trees to either side of Westham Lane and within the field boundaries south of the lane. The hedge structure is in good condition and trimmed with only one hedgerow line lost. The roadside hedge is overgrown. The zone is immediately adjacent to the settlement and the settlement edge is a very abrupt fenced line, particularly on the boundary of the former nursery, but softened in places by overhanging vegetation and intermittent garden hedges. A conifer hedge, which subdivided the former garden nursery, and the remaining greenhouse / polytunnel structures are detractors in this landscape. A replacement hedgeline / landscape buffer of more appropriate species along this line would maintain the current sense of scale.

Commercial development of an appropriate scale and design could be accommodated in the area of the former garden nursery as long as a suitable landscape buffer is provided between it and the existing houses.

## Addendum January 2016

Land to the south of Westham Lane and a small parcel of land south of Wasperton Lane were re-surveyed in January 2016.

### 1. Land south of Westham Lane – medium sensitivity

This parcel of land now has housing development to the north (the former nursery site), east and south, with the A429 on the western boundary. It has limited connectivity with the wider countryside and this should be reflected in its overall landscape sensitivity. The site could be developed for housing providing:

- a landscape buffer is provided adjacent to the A429 road corridor and
- the rural qualities of the lane including its hedgerow boundaries are safeguarded.

### 2. Land south of Wasperton Lane – high / medium sensitivity

This parcel of land extends from the current development edge to the farm track and has been indicated as a potential stand-off zone should adjoining land be considered for mineral extraction. The settlement edge to the north of the lane overlaps with this site and the existing settlement edge is predominantly fenced with some conifers on the south western corner of the site. The surrounding area is very flat and open, therefore any development on this site would be very visible. As such, it must be designed sensitively so as not to create a hard settlement edge.

## Landscape characteristics (DESK TOP)

LDU Level	FELDON PARKLANDS
Physiographic	
Ground type	Low glacial plateau
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

## Land Cover Parcel data

### **Landscape / planning**

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

## **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

## **Historic /archaeology**

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

Other

Flood -

## **Characteristics**

Landform river valleys

Land use Pasture / rough land

## **Field boundaries (FIELD SURVEY)**

Type Hedgerows / fenced boundaries

Species mixed

Condition Redundant

Mgmt mixed

## **Hedge /stream trees**

Extent Insignificant

Age structure Mixed

**Other trees** Prominent

Age structure Mixed

Patch survival

Extent Localised

Mgmt Traditional

## **Ecological corridors**

Condition Declining

## **Intensity of use**

Impact            moderate

### **Pattern**

Settlement pattern    linear

Other built features    -

Presence of water

Scale            small / medium                            Sense of enclosure    framed

Diversity        simple

### **Skyline**

This is formed by trees and the edge of the settlement immediately around the edge of the zone, although there are glimpses of a more distant horizon to the west.

### **Key views**

Views within the zone are semi-rural and framed by trees / boundary vegetation. Views are generally contained within the zone although there are one or two more distant views to rising ground in the west and south-west. The modern settlement edge, disused greenhouses / polytunnels and conifer hedge detract from the rural nature of views to the north of Westham Lane, and the tops of vehicles on the A429 Barford Bypass are also visible. The spire of Sherbourne church is a landmark feature in views to the north-west.



**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.

**Addendum January 2016**

A small parcel of land adjacent to Severn Acre Close was resurveyed in January 2016. Official access across the site is not permitted, but it is clear that this site sits on higher ground within the Land Cover Parcel, with views out across to the Banbury Road and across the Tachbrook valley to the former sewage works, Grove Farm and Heathcote. Landmarks include St Marys Church in Warwick. The site enjoys a degree of enclosure from the roadside hedgerow and hedgerow on its northern boundary. The land is currently unmanaged with a number of self-seeded ash saplings. The neighbouring property is not a typical two storey dwelling; the upper floor space is partly absorbed within the roof space and development within the Severn Acre Close is a maximum of two storeys high. The edge of the Severn Acre Close development and Knob Hill are visible from Mallory Road and from PRow W 106.

We have been asked to consider the landscape impacts arising from a potential development of up to 42 dwellings. Any development will need to:

- safeguard the view from PRow W106 of St Marys Church, an important rural viewpoint established at public inquiry.
- Safeguard the roadside hedgerow to Mallory Road and the hedgerow to the northern boundary
- Respect the rural qualities of the road

**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.

**Landscape Sensitivity to housing development** High

This zone is on sloping ground which falls eastwards towards Bockendon Road and Crackley Lane, providing views of Coventry, and falls more gently southwards towards Kenilworth. The zone lies within the north eastern parish boundary of the settlement and can be viewed from PROWs W168 and W169, Bockendon Road, Crackley Lane and Westwood Heath Road. The Kenilworth Greenway runs adjacent to the south-west boundary of the zone on the line of the old dismantled railway. The proposed route for HS2 clips the southern part of the zone to go into a tunnel by Black Waste Wood on the line of this dismantled railway. The zone comprises a geometric pattern of medium / large scale mixed farmland within the Arden Parklands landscape. There is no settlement edge and the small number of adjacent properties do not detract from the rural character of the zone. In the main tree cover comprises woodland blocks such as Black Waste Wood ancient woodland, trees adjacent to stream courses and field ponds, scattered hedgerow trees and a small number of field trees. Some internal field boundaries have disappeared while others are becoming increasingly gappy. Thus views are filtered by woodland blocks and boundary vegetation although the zone is open internally providing views through to the adjoining zones and of Westwood Park, the University of Warwick and the built edge of Coventry. The zone has no relationship to the settlement and is part of the wider farmed landscape. The proximity to ancient woodland, its rural character and the fact it has no physical connection with the existing settlement mean that this zone is unsuitable for development.

**Addendum January 2016**

A small part of the zone, around Two Oaks on Red Lane, was resurveyed in January 2016. The site forms one of a number of plots of individual properties set within large mature grounds along the road. It is adjacent to a scrub / wooded area and operates as a day nursery with outdoor play space and small parcels of land fenced off. The building is screened by good roadside vegetation comprising dense trees and outgrown hedgerow within a short section of wet ditch. A section of hedgerow has been recently replanted along the roadside in front of the property which will increase the screening. There is also good tree cover to the north along the Kenilworth Greenway. Internally there are a small number of garden trees. However, from Westwood Heath Road and PROW W168a from Brockendon Road it is possible to see the recent mobile home development alongside the woodland on the horizon. Potentially, if this site is to accommodate up to 24 dwellings, the majority of the dwellings would also feature in these views. Development on this scale would also interrupt the pattern and roadside character of individual properties set within large mature grounds.

**Landscape sensitivity to commercial development** High

Commercial development is not apparent in this zone. The Kenilworth Greenway runs adjacent to the south-west boundary of the zone on the line of the old dismantled railway. The proposed route for HS2 clips the southern part of the zone to go into a tunnel by Black Waste Wood on the line of this dismantled railway. The zone comprises a geometric pattern of medium / large scale mixed farmland within the Arden Parklands landscape. There is no settlement edge and the small number of adjacent properties do not detract from the rural character of the zone. In the main tree cover

comprises woodland blocks such as Black Waste Wood ancient woodland, trees adjacent to stream courses and field ponds, scattered hedgerow trees and a small number of field trees. Some internal field boundaries have disappeared while others are becoming increasingly gappy. Thus views are filtered by woodland blocks and boundary vegetation although the zone is open internally providing views through to the adjoining zones and of Westwood Park, the University of Warwick and the built edge of Coventry. The zone has no relationship to the settlement and is part of the wider farmed landscape. The proximity to ancient woodland, its rural character and the fact it has no physical connection with the existing settlement mean that this zone is unsuitable for development.

**Landscape characteristics** (DESK TOP)

LDU Level	ARDEN PARKLANDS
Physiographic	
Ground type	Hard rock lowlands
Landcover	Ancient wooded farmlands
Settlement pattern	Dispersed with large estates
Cultural sensitivity	MODERATE
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

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

**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 / fenced boundaries  
Species mixed  
Condition Relic  
Mgmt trimmed / outgrown

**Hedge /stream trees**

Extent Scattered  
Age structure Overmature

**Other trees** Prominent

Age structure Mixed

Patch survival

Extent Localised

Mgmt Intensive

**Ecological corridors**

Condition Fragmented

**Intensity of use**

Impact Moderate

**Pattern**

Settlement pattern -

Other built features -

Presence of water stream course and field ponds

Scale Medium / Large Sense of enclosure framed

Diversity simple

**Skyline**

As the ground rises from east to west the skyline becomes more prominent and is generally formed by the tops of trees and dwellings on the edge of the settlement. Looking to the south-east the horizon is much more open and distant.

**Key views**

Views within this zone are of a large scale arable landscape, framed by trees and woodland blocks around the edge. There are some wider views beyond the zone towards the east / north-east, where the Business Park and University of Warwick can be seen amongst trees.

### **Intervisibility**

Site observation: High

The zone is very open in nature and this, together with the rising topography, makes it very visible from the surrounding area and across the zone itself.

### **Tranquillity**

Noise sources: Generally quiet; occasional aeroplanes

Urban views: Beyond the zone towards Coventry and the University of Warwick; water tower on edge of settlement.

Presence of people: infrequent

Tranquillity rating: high

### **Functional relationship**

The zone forms part of the wider farmed landscape to the south and east. The PRoWs which run through the zone also provide a link to the wider area.

### **Visual relationship**

Visually the zone forms part of the wider farmland landscape. Woodland blocks form a visual link to those beyond the zone, giving the general appearance of a well-wooded landscape.

### **Settlement edge**

The settlement edge abuts a small section of the zone's western boundary but is screened by Black Waste Wood.

### **Key receptors**

### **Sensitivity**

Rural residents	high
PRoWs	high
Roads	medium

### **Potential for landscape enhancement**

Increase connectivity of the woodland blocks for wildlife benefit whilst respecting the original design intentions of individual parks.





**Landscape Sensitivity to housing development** High

This zone consists of gently sloping mainly arable farmland on the north side of Cubbington. It contains an equestrian centre and allotments. There may be small pockets of pasture immediately adjacent to the allotments but these were not possible to see from the PRoW. Ribbon development extends northwards along the Coventry Road and abuts the zone and on the eastern boundary is a timber / builders merchants. There is only occasional tree cover within the roadside hedgerows and scattered over mature hedgerow oaks to internal field boundaries. Local landform and woodland belts limit views to the north and east. There are no long distance views to the south due to the settlement edge. Large units were visible from within the zone, which are likely to have been connected with the equestrian centre and builders merchants. The proposed route of HS2 cuts through the middle of the zone, from south-east to north-west, and this may necessitate the need for a strong landscape buffer against the existing settlement edge.

This zone provides a rural context to the settlement and connects with the wider farmed landscape. This, together with the open nature of views, rural landscape and proximity to ancient woodland makes this zone unsuitable for development.

**Addendum January 2016**

A small part of the zone, to the north of Rugby Road, was re-surveyed in January 2016. This is still of high landscape sensitivity because any development here will be visually prominent as it would be on higher ground – 95m AOD. The proposed route for HS2 was previously taken into consideration and does not change our assessment of this site.

**Landscape sensitivity to commercial development** High

Commercial development comprises an equestrian centre. Immediately outside the zone is a timber merchants. The zone consists of gently sloping mainly arable farmland on the north side of Cubbington. It contains an equestrian centre and allotments. There may be small pockets of pasture immediately adjacent to the allotments but these were not possible to see from the PRoW. Ribbon development extends northwards along the Coventry Road and abuts the zone and on the eastern boundary is a timber / builders merchant. There is only occasional tree cover within the roadside hedgerows and scattered over mature hedgerow oaks to internal field boundaries. Local landform and woodland belts limit views to the north and east. There are no long distance views to the south due to the settlement edge. Large units were visible from within the zone, which are likely to have been connected with the equestrian centre and builders merchants. The proposed route of HS2 cuts through the middle of the zone, from south-east to north-west, and this may necessitate the need for a strong landscape buffer against the existing settlement edge.

This zone provides a rural context to the settlement and connects with the wider farmed landscape. This, together with the open nature of views, rural landscape and proximity to ancient woodland makes this zone unsuitable for commercial development.

**Landscape characteristics**

LDU Level PLATEAU FARMLANDS  
Physiographic  
Ground type Loamy gleys  
Landcover Ancient wooded farmlands  
Settlement pattern Villages and estate farms  
Cultural sensitivity MODERATE  
Ecological sensitivity LOW  
Visual sensitivity MODERATE

### **Land Cover Parcel data**

#### **Landscape / planning**

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

#### **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 Hard rock lowlands  
Land use mixed farmland and allotments

#### **Field boundaries**

Type Hedgerows  
Species mixed  
Condition Redundant  
Mgmt trimmed

#### **Hedge /stream trees**

Extent Scattered

Age structure Overmature

**Other trees** -

Age structure -

Patch survival

Extent Relic

Mgmt Intensive

### **Ecological corridors**

Condition Declining

### **Intensity of use**

Impact moderate

### **Pattern**

Settlement pattern -

Other built features -

Presence of water -

Scale Medium / Large                      Sense of enclosure      framed

Diversity simple

### **Skyline**

This is very prominent in places due to rising ground and open fields. Woodland outside the zone forms the skyline to the east, whilst the settlement edge sits on the skyline to the south.

### **Key views**

Views are of a large open arable farmland landscape, framed by the adjacent ancient woodland. The modern settlement edge and large buildings associated with the timber merchant's yard and equestrian centre detract from an otherwise rural landscape. The church tower in old Cubbington village can be seen on the skyline to the south.

### **Intervisibility**

Site observation                      High

There is high visibility into and across this zone, especially from the south and west. Woodland encloses views to and from the zone to the east.

### **Tranquillity**

Noise sources: Road traffic

Urban views: Edge of settlement

Presence of people: infrequent

Tranquillity rating: high

### **Functional relationship**

Farmland within this zone is connected to a wider farmed landscape. The PROW also provides a link to the wider area.

### **Visual relationship**

The zone forms part of a wider rolling arable landscape. The field pattern, hedgerows and scattered trees create a visual link to the surrounding area and a link to the nearby woodland. It creates a rural backdrop to the settlement.

### **Settlement edge**

This is a hard linear edge of modern properties adjacent to the southern corner of the zone.

### **Key receptors**

### **Sensitivity**

Urban residents

high

PROW

high

Roads

medium

### **Potential for landscape enhancement**

Gap up and replace key hedgerows.



LCP/Zone

CB\_04

Settlement: Cubbington

Parish: Cubbington

**Landscape Sensitivity to housing development** High

This is a gently undulating zone comprising a mix of medium to large scale arable and pasture farmland on the eastern edge of Cubbington. A good example of ridge and furrow exists to the north of Mill Lane near the edge of the settlement. The ancient woodland of South Cubbington Wood lies on the eastern boundary of the zone and the B4453 Rugby Road forms the northern boundary. The proposed route of HS2 cuts through the eastern edge of the zone as it goes through South Cubbington Wood. Views are framed by landform, the settlement edge and the woodland, although from higher ground there are more extensive views to the south / east. The settlement edge is softened by good tree cover which helps it to blend into the landscape.

This zone provides a rural setting to the historic core of Cubbington and links visually and functionally to zones CB\_03 and CB\_05 to the north and south. This, plus the presence of ridge and furrow and the proximity to ancient woodland, make this zone unsuitable for development.

**Addendum January 2016**

The parcel of land to the south of the Rugby Road was re-surveyed in January 2016. The settlement edge is more pronounced than the settlement edge within the northern zone. A particular detractor is the housing development immediately to the north of St. Marys Church which obscures part of the tower when viewed from travelling in a westerly direction along the Rugby Road and from PRoW W130b. Additional housing on higher ground may close off views of the church tower altogether, therefore any development on this site should be very limited and should respect these views of the church.

**Landscape sensitivity to commercial development** High

This is a gently undulating zone comprising a mix of medium to large scale arable and pasture farmland on the eastern edge of Cubbington. A good example of ridge and furrow exists to the north of Mill Lane near the edge of the settlement. The ancient woodland of South Cubbington Wood lies on the eastern boundary of the zone and the B4453 Rugby Road forms the northern boundary. The proposed route of HS2 cuts through the eastern edge of the zone as it goes through South Cubbington Wood. Views are framed by landform, the settlement edge and the woodland, although from higher ground there are more extensive views to the south / east. The settlement edge is softened by good tree cover which helps it to blend into the landscape.

This zone provides a rural setting to the historic core of Cubbington and links visually and functionally to zones CB\_03 and CB\_05 to the north and south. This, plus the presence of ridge and furrow and the proximity to ancient woodland, make this zone unsuitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	PLATEAU FARMLANDS
Physiographic	Low glacial plateau
Ground type	Loamy gleys
Landcover	Ancient wooded land
Settlement pattern	Dispersed with small farms
Cultural sensitivity	HIGH
Ecological sensitivity	MODERATE
Visual sensitivity	LOW

### **Land Cover Parcel data**

#### **Landscape / planning**

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

#### **Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

#### **Historic /archaeology**

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

Other

Flood -

### **Characteristics**

Landform Low glacial plateau

Land use Mixed farmland

#### **Field boundaries**

Type Hedgerows / post and wire fencing

Species Mixed

Condition Good - Redundant

Mgmt Trimmed

#### **Hedge /stream trees**



Extent Scattered

Age structure Overmature

### **Other trees**

Extent None

Age structure n/a

### **Patch survival**

Extent Localised

Mgmt Traditional

### **Ecological corridors**

Condition Declining

### **Intensity of use**

Impact Moderate

### **Pattern**

Settlement pattern Dispersed with small farms

Other built features -

Presence of water Stream

Scale Medium / Large Sense of enclosure framed

Diversity simple

### **Skyline**

Higher ground to the north and south of Mill Lane forms a prominent skyline in both directions. Otherwise it is formed by South Cubbington Wood and the settlement edge.

### **Key views**

Views within the zone are of a mixed farmland and very rural in nature. Views are framed by the woodland, settlement edge and field boundaries, with more extensive views across a well wooded landscape to the south / east. The church in the old part of the village can be seen from Mill Lane. The high rise block of flats in Lillington can be seen in certain views and is a detractor, as is a row of non-native conifer trees screening some large farm buildings.

### **Intervisibility**

Site observation            High

Due to the rising ground and large scale fields there are extensive views across this zone from the Rugby Road, settlement edge and PRowS.

### **Tranquillity**

Noise sources:    A quiet zone

Urban views:    Edge of settlement

Presence of people:    infrequent

Tranquillity rating:    High

### **Functional relationship**

Farmland within this zone is connected to a wider farmed landscape to the north and south. PRowS also link to the wider area.

### **Visual relationship**

The zone links visually with the wider farmed landscape and the settlement edge appears to sit more comfortably in the landscape on this side of the village. Scattered hedgerow trees provide a visual link between the trees within the settlement and the larger area of woodland to the east.

### **Settlement edge**

This edge is more indented which, together with the presence of trees, softens it and helps it to fit better into its surroundings.

### **Key receptors**

### **Sensitivity**

Urban residents            high

PRowS                            high

Road                              medium

### **Potential for landscape enhancement**

Conserve and protect existing landscape features and gap up hedgerows where necessary.



Parish: Hatton

**Landscape Sensitivity to housing development**      High - medium

This zone comprises a sub-regular medium to large scale mixed field pattern and is part of the wider open landscape with its gently rolling topography allowing extensive views to the east. The zone is within the Arden Wooded Estatelands landscape, formerly a deer park although tree cover is now very limited. The decline in the hedgerow pattern has left thinly scattered mature hedgerow oaks and the remnants of a wooded copse adjacent to the former access to the old King Edward VII Memorial Sanatorium within the Hatton Park development. This former drive has a number of diseased / dying chestnut trees along it.

Two areas within this zone could be considered for development. One is in the north-west of the zone, to abut Barcheston Drive and infill the gap in the existing development. Any development here must include the planting of small copses / blocks of woodland around the perimeter to help the development fit better into the landscape and enhance the Wooded Estateland character of the area. As this is on higher ground care should be taken to ensure that new houses do not form a prominent skyline. New development should not extend beyond the existing building line. A strong landscape buffer must be provided along the PROW.

The other area of this zone that may be appropriate for development is the south-west corner between the existing settlement and the drive to the old Sanatorium. The existing avenue of trees along this drive should be retained and enhanced by replanting if necessary. A buffer of public open space should be retained between this avenue and any new development. It is also imperative that a landscape buffer of native trees, preferably the extent of one field, should be created to maintain a visual link and wildlife corridor between Smith's Covert and the wider countryside to the east. The strong vegetation along the Birmingham Road should also be retained.

**Addendum January 2016**

A small part of this zone, to the north of the Birmingham Road and west of the former access to the Sanatorium, was re-surveyed in January 2016. Both fields could accommodate housing development but any development must:

- Provide a minimum of a 50m planted landscape buffer on the eastern boundary (alongside the current footway / cycleway access route) to provide physical connectivity between Smith's Covert, the planting adjacent to the footway/cycle route and the copse adjacent to the Birmingham Road.
- Any development in the northern field should be used to soften the hard edge of the existing settlement.

**Landscape sensitivity to commercial development**      High

There is no commercial development apparent within this zone. This zone comprises a sub-regular medium to large scale mixed field pattern and is part of the wider open landscape with its gently

rolling topography allowing extensive views to the east. The zone is within the Arden Wooded Estate lands landscape, formerly a deer park although tree cover is now very limited. The decline in the hedgerow pattern has left thinly scattered mature hedgerow oaks and the remnants of a wooded copse adjacent to the former access to the old King Edward VII Memorial Sanatorium within the Hatton Park development. This former drive has a number of diseased / dying chestnut trees along it.

Due to the large open landscape and proximity to housing this zone is considered unsuitable for commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	WOODED ESTATELANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded farmlands
Settlement pattern	Dispersed with large estates
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

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

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

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

Other

Flood

**Characteristics**

Landform Soft rock lowlands

Land use Cropping

**Field boundaries** (FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Redundant

Mgmt

### **Hedge /stream trees**

Extent Scattered

Age structure Overmature

**Other trees** Apparent

Age structure Overmature

Patch survival Relic

Extent Intensive

Mgmt Arable with no field margins

### **Ecological corridors**

Condition Fragmented

### **Intensity of use**

Impact High

### **Pattern**

Settlement pattern Dispersed with large estates

Other built features -

Presence of water field ponds

Scale medium - large                      Sense of enclosure      framed

Diversity simple

### **Skyline**

In the north of the zone the skyline is generally quite prominent, formed by higher ground sometimes with small copses on the top. Looking east the skyline is often more distant but interrupted by trees and copses nearer to. The houses of Hatton Park and the woodland copse of Smith's Covert are prominent against the skyline in this direction.

### **Key views**

Views within this zone are of a rolling arable landscape framed by hedgerows, trees and small copses. However, in views towards Hatton Park the hard urban edge starts to detract from this otherwise rural character.

### **Intervisibility**

Site observation            Medium / High

Views to the south and east extend well beyond the boundary of the zone, especially towards the east where there are extensive views beyond Leamington. Views to the west are restricted by landform, tree cover and the Hatton Park development. There are extensive views over the zone from the settlement and PRoW but views in from further afield are more limited.

### **Tranquillity**

Noise: A very quiet zone; traffic on the A4177 is only heard in the south of the zone.

Urban views:    Edge of settlement.

Presence of people:    Users of the PRoW and driveway to the old Sanatorium (now a footway / cycleway).

Tranquillity rating:    Medium / high

### **Functional relationship**

The arable farmland connects with that to the north and east and is part of a much larger agricultural landscape. The PRoW also provides a link to surrounding areas, as does a stream that runs through the zone.

### **Visual relationship**

The rolling arable farmland has a very strong visual connection with the surrounding area. Hedgerow trees and other small clusters / belts of trees within the zone provide a visual link to the copses and small woodlands just beyond the zone.

### **Settlement edge**

The settlement edge comprises modern brick properties and garden boundaries and is quite urban in nature. There are only very occasional mature trees which do little to break up and soften the hard edge. The indented nature of the edge helps in some way to make it a little less intrusive.

### **Key receptors**

### **Sensitivity**

Road users (A4177):            Medium

PRoW users:                      High

Urban residents:                High

### **Potential for landscape enhancement**

Any development in the north-west of the zone must include the planting of small copses / blocks of woodland around the perimeter to help the development fit better into the landscape and enhance the Wooded Estate land character of the area. New development should not extend beyond the existing building line. A strong landscape buffer must be provided along the PROW.

Any development in the south-west corner between the existing settlement and the drive to the old Sanatorium should allow for the replanting of the existing avenue of trees. A buffer of public open space should be retained between this avenue and any new development. It is also imperative that a landscape buffer of native trees, at least 10m in width, should be created to maintain a visual link and wildlife corridor between Smith's Covert and the wider countryside to the east.





LCP/Zone

HP\_02

Settlement:

Hatton Park

Parish: Hatton

**Landscape Sensitivity to housing development**

High

This zone comprises a sub-regular medium to large scale mixed field pattern forming part of the wider agricultural landscape with its gently rolling topography. The zone comprises two fields and an office development. The unit is within the Arden Wooded Estatelands landscape, formerly a deer park although tree cover is now limited mainly to that along Brownley Green Lane. The decline in the hedgerow pattern has left isolated mature hedgerow oaks. There is a thin line of vegetation including some trees along the track beside the office units but this does little to screen the glare of the roof line. The recent high density suburban development within Hatton Park is generally well designed although the large dwellings set within small garden plots on the perimeter abruptly about the adjacent field pattern. The hard edge to the settlement is a combination of fenced / walled garden boundaries, softened in places by intervening scrub vegetation.

This zone therefore has a high sensitivity and would benefit from a landscaped edge of a narrow belt of native trees. It is not suitable for further development because there are strong boundary features and due to the proximity of the office units to the north.

**Addendum January 2016**

A small part of this zone, off Brownley Green Lane, was re-surveyed in January 2016. This site lies to the east of Brownley Green Lane, between an office block to the north and the edge of Hatton Park to the south and east. Brownley Green Lane is a sunken lane, enclosed by vegetation and very rural in character. There is a significant drop in level from the existing settlement edge, especially around the village hall, down to the site itself. The site could accommodate some development providing that:

- the rural, well vegetated nature of Brownley Green Lane is not affected;
- the old brick boundary wall to the south of the site is not affected and is sensitively incorporated into any development;
- the hedgerow boundary along the northern edge of the site is gapped up and strengthened to provide a green link / wildlife corridor between the community orchard, the vegetation alongside the office block and the vegetation along Brownley Green Lane;
- views towards the original hospital building and its clock tower are respected.

**Landscape sensitivity to commercial development**

High

This zone consists of two fields and an office development. It comprises a sub-regular medium to large scale mixed field pattern forming part of the wider agricultural landscape with its gently rolling topography. The unit is within the Arden Wooded Estatelands landscape, formerly a deer park although tree cover is now limited mainly to that along Brownley Green Lane. The decline in the hedgerow pattern has left isolated mature hedgerow oaks. There is a thin line of vegetation including some trees along the track

beside the office units but this does little to screen the glare of the roof line. The recent high density suburban development within Hatton Park is generally well designed although the large dwellings set within small garden plots on the perimeter abruptly about the adjacent field pattern. The hard edge to the settlement is a combination of fenced /walled garden boundaries softened in places by intervening scrub vegetation.

Although there is already an office development within this zone the openness of the surrounding landscape and the proximity to housing means that it is not considered appropriate for any further commercial development.

**Landscape characteristics** (DESK TOP)

LDU Level	WOODED ESTATELANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded farmlands
Settlement pattern	Dispersed with large estates
Cultural sensitivity	LOW
Ecological sensitivity	LOW
Visual sensitivity	MODERATE

**Land Cover Parcel data**

**Landscape / planning**

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

**Biodiversity**

SSSI  Local Wildlife Sites  Warks Wildlife Trust Reserves

**Historic /archaeology**

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

Other

Flood

**Characteristics**

Landform Soft rock lowlands

Land use Mixed farmland

**Field boundaries** (FIELD SURVEY)

Type Hedgerows

Species thorn

Condition redundant

Mgmt trimmed

### **Hedge /stream trees**

Extent thinly scattered

Age structure overmature

**Other trees** Thin belt alongside Brownley Green Lane

Age structure Mixed age

Patch survival

Extent Relic

Mgmt Intensive

### **Ecological corridors**

Condition Fragmented

### **Intensity of use**

Impact high

### **Pattern**

Settlement pattern Dispersed with large estates

Other built features -

Presence of water -

Scale medium / large      Sense of enclosure Framed

Diversity simple

### **Skyline**

This is formed mainly by mature vegetation and trees along Brownley Green Road and the track to Turkey Farm in zone HP\_01. To the south the skyline is a well wooded ridge in the distance, well beyond the buildings of Hatton Park.

### **Key views**

Views within this zone are of a rural farmland landscape but due to the prominent office building and hard settlement edge it appears as more of a transition between urban and rural.

### **Intervisibility**

Site observation            Medium

To the north views are no further than the neighbouring zone of HP\_01. Views to the west are screened by the strong vegetation along Brownley Green Road, and views into the zone from this road are well concealed. There is, however, a view towards Green Grove, a copse by Home Farm which sits on the horizon in zone HP\_07. Views to the south and east are of the settlement edge, although there are more extensive views to the south, beyond the houses.

### **Tranquility**

Noise sources: A quiet zone with infrequent traffic on Brownley Green Road.

Urban views:                Hard settlement edge and office building

Presence of people:        Very few (limited to users of the office building although it is unclear as to whether this is currently occupied).

Tranquillity rating:        High

### **Functional relationship**

The fields are connected to adjacent farmland but other than this the zone has little relationship with its surroundings.

### **Visual relationship**

The mature vegetation and trees along the road and near the office building provide a visual link to the copses that can be seen beyond the zone.

### **Settlement edge**

The edge of the settlement forms a hard line with an abrupt fenced edge which is highly visible where the development projects into the field pattern. An original brick wall forms another boundary to the settlement along the southern edge of the zone. Whilst the buildings are highly visible they have been designed sympathetically and are in keeping with the style of the original Central Hospital (listed building) which remains as part of the development.

### **Key receptors**

### **Sensitivity**

Urban residents

High

Road users

Medium / low

Village hall / play area users                      High

Office workers    High

**Potential for landscape enhancement**

Retain, protect and enhance existing hedgerows and mature oaks, particularly adjacent to the office units. This zone would also benefit from a landscaped edge of a narrow belt of native trees that connects to the community orchard. The old walled boundary adjacent to Lower Farm should be left open.