

DRAINAGE AND FLOODING

- » According to EA data the site is not constrained by flooding. No development will be located within land that is at risk of flooding.
- » The proposals will consider suitable areas to locate SUDs (Sustainable Urban Drainage Systems) to manage surface water runoff and enhance visual amenity and ecological habitat creation.

LANDSCAPE & TOPOGRAPHY

- » The boundaries of the site are lined with a mix of hedgerow vegetation and hedgerow trees. Where possible mature trees should be retained, and if necessary, replaced with locally occurring native species.
- » New woodland planting should be of native broadleaved species, favouring oak as the dominant species and relate to the scale and spatial pattern of the Arden Parklands Landscape Type.
- » Enhance the Green Infrastructure of the site, joining up existing green assets such as hedgerows and mature trees
- » Strengthen the boundaries of the site with additional shrub and characteristic woodland planting, particularly along the southern boundary to filter long views from the south.
- » Opportunities should be sought to incorporate areas of green infrastructure along the eastern and southern boundaries of the site to increase biodiversity.
- » Strengthen Public Right of Way (PRoW) links ensuring routes through the site well defined connect to the wider PRoW.
- » Enhance and define the vegetation along the boundary of the site adjacent to the existing settlement limit to create a unified vegetation character.

- » Due to the enclosed nature of the boundaries of the site, and its proximity to the settlement edge, the site has a stronger relationship to the existing built form than it does with the open countryside to the east and south which is also located within the Green Belt.

ECOLOGY

- » A desk-based ecological assessment has been undertaken to provide the relevant technical information. It is considered that the site does not present any significant ecological impacts that could not be adequately mitigated for as part of development of the site. Indeed, the majority of the site, being composed of species-poor grassland, would not require protection or mitigation.
- » Boundary features could easily be integrated into development proposals negating the need for mitigation.
- » Further ecological surveys of the habitats and species present on the site will inform any detailed proposals for development, to both identify what mitigation is required and the best method to secure this.
- » Opportunities for ecological enhancement would likely be available through development of the site and may comprise increasing the variety and species richness of habitats on the site, which at the moment appear to be fairly limited.
- » Native species could be promoted within the design of the development, increasing both the structural diversity and plant species richness of the site, which will in turn, both retain faunal species currently on the site and attract additional species.

HERITAGE & ARCHAEOLOGY

- » The proposals would cause no physical impact to designated heritage assets as there are no designated heritage assets within the boundary of the site.
- » A limited number of listed buildings have been recorded within the vicinity of the site. Due to the topography of the landscape as well as the intervening vegetation and buildings. No setting impacts on the designated heritage assets recorded in the search area are expected.
- » In respect of potential indirect impacts to designated heritage assets, which could be experienced as a consequence of changes within their settings, it is anticipated that impacts of 'substantial harm' are extremely unlikely.
- » Consideration of any potential setting impacts at an early stage of master planning could remove/reduce the potential for any setting impacts to designated heritage assets.
- » Whilst the HER does not record any evidence for the presence of buried archaeological remains within the boundary of the site, their presence cannot be discounted at this stage. However, it is considered that it is unlikely that remains of high (national) importance are located within the boundary of the site. As such any fieldwork, if deemed necessary, could be undertaken as a condition to planning consent. However, the scope, extent and timing of fieldwork should be established with the development control/planning archaeologist.



CONSTRAINTS AND OPPORTUNITIES PLAN

	Site Boundary
	Local Authority Boundary (Warwick Dist. / Coventry City / Solihull Met. Borough)
	Existing Development
	Allocated Development Site H42
	Grade II Listed Building
	Road - Cromwell Lane
	Road - Westwood Heath Road
	Road - Minor

	Setting Consideration: Amenity and Privacy of Existing Properties
	5m Contours
	Existing Woodland
	Existing Trees
	Existing Hedgerows
	Waterbodies
	Long Range Views
	Views Out of Site

	Short Range Views into Site
	Low Point - Possible Attenuation area
	PROW - Footpath
	PROW - Coventry Way
	Potential Vehicular Access
	Existing Pedestrian Links
	Potential Pedestrian/ Cycle Access

* PLAN IS DRAFT AND SUBJECT TO DETAILED TECHNICAL INPUT AND SURVEY

DESIGN CONCEPT AND PRINCIPLES







The concept proposal for the site has been informed by the vision and site analysis previously set out in this document. It seeks to ensure that the scheme offers a high quality, attractive and vibrant place to live. The following design principles have informed the concept plan, set out opposite:

- » Provision of 4.04Ha residential development, achieving approximately 140-150 dwellings using an average density of 35-37 dph.
- » Vehicular access will be taken from Cromwell Lane, comprising a simple priority junction.
- » Existing public rights of way crossing and adjoining the site will be retained. They will be linked with new circular pedestrian links that reflect key desire lines through the site.
- » Development has been shaped by a new green infrastructure that will contain a number of spaces and places that vary in character, linked via generous green corridors. Existing tree planting, topography, and views have influenced the location of green space in the central and southern parts of the site respectively, whilst an indicative area for attenuation is provided within the north eastern corner of the site.
- » The provision of active and accessible spaces encourages social interaction and a sense of community pride.
- » The structure of development blocks aims to ensure streets and spaces are overlooked wherever possible, encouraging natural surveillance and safety.
- » Development blocks back on to existing properties adjoining the north and western boundaries of the site. Block depths in these areas will be considered so that the amenity and privacy of these existing properties is respected.
- » Ensure that the network of PRoW which cross the site can connect to the wider PRoW network to enable pedestrian links through to the surrounding countryside and to the proposed H42 allocation site to the east.
- » Ensure that proposed planting for the site is of native species to enable a coherent planting scheme across the site that emphasises key characteristics of the surrounding landscape and will complement proposed planting within the H42 allocation site.



CONCEPT PLAN

-  Primary Vehicular Access Point
-  Pedestrian Access Point
-  Residential Development
-  Public Open Space
-  Existing Tree/ Hedgerow Planting
-  Proposed Tree/ Hedgerow Planting
-  Proposed Area for Formal Play

-  Indicative Attenuation Ponds/ Drainage
-  Proposed Informal Pedestrian Route
-  Public Right of Way
-  Local Authority Boundary (Warwick Dist. / Coventry City / Solihull Met. Borough)
-  Allocated Development Site H42
-  * PLAN IS DRAFT AND SUBJECT TO DETAILED TECHNICAL INPUT AND SURVEY

CONCLUSION

The emerging concept masterplan presented in this document shows how development at Land East of Cromwell Lane has been informed by the vision and existing site analysis. Overall the site will provide the following key benefits:

- » High quality and attractive development with a defining green character that references the existing landscape setting of the site
- » Provision of residential development in a sustainable location, close to existing local facilities, employment and transport links.
- » Provision of a connected and accessible development, with enhanced Public Rights of Way and increased levels of access to the extensive countryside Public Rights of Way and cycle network beyond the site.
- » Redevelopment a of disused private playing field, providing the community access to the site through the provision of quality informal recreation space.
- » Generosity of space, created through the provision of public open space and development at a considered density.
- » Retention and enhancement of existing green infrastructure that provides visual amenity, ecology and community benefits in addition to creating a unique, site specific character.
- » Compliment the wider Green Belt release in the area, and the residential allocation of H42 adjacent to the east of the site, as part of the Warwick District New Local Plan.



VIEW FROM THE SITE LOOKING SOUTH EAST



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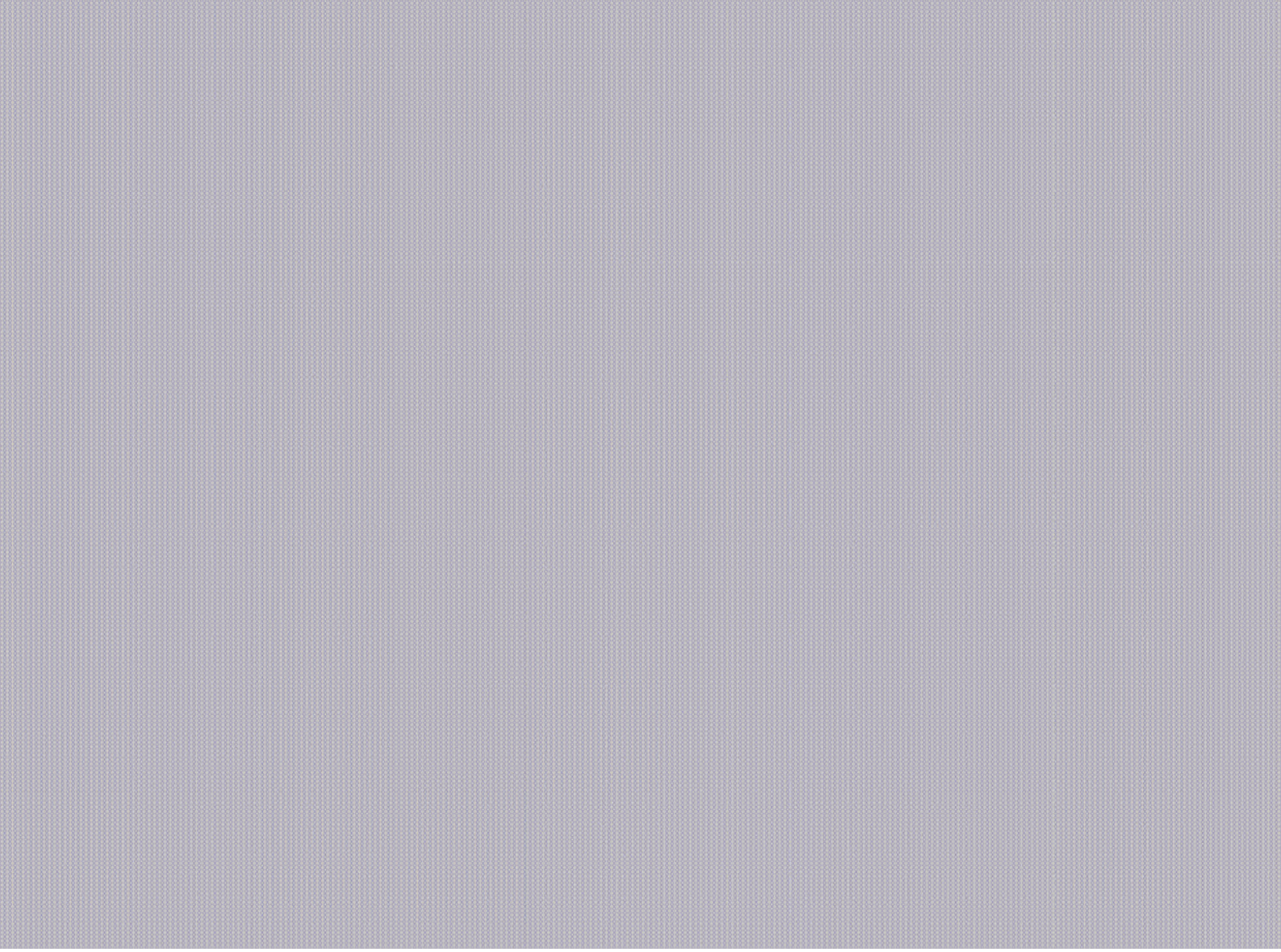
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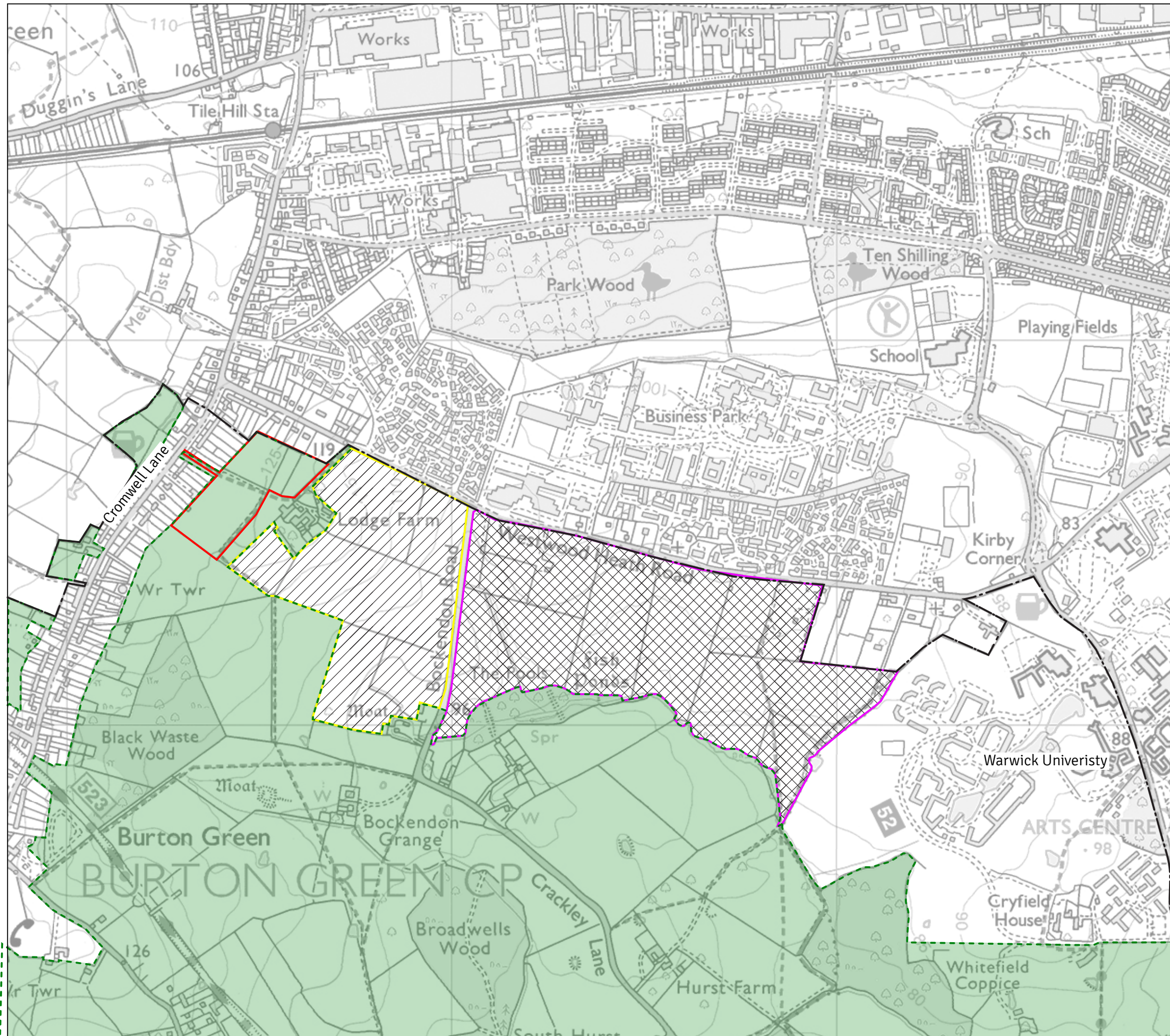
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Appendix 2: Warwick District Council Policy and Green Belt Plan



Legend

- Site boundary
- Warwick District Council Boundary

Warwick District Council Policies

- DS19 - Green Belt
- DS11 - Housing Allocation (Site Ref H42)
- DSNEW2 - Safeguarded Land (Site Ref S1)

PROJECT
Land East of Cromwell Lane

DRAWING TITLE
Warwick District Council Policy and Green Belt Plan

DATE 25.05.2016	SCALE NTS	DRAWN BY CR	CHECK BY RMcW
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PROJECT NO
26559

Appendix 3: Landscape and Visual Appraisal



LAND EAST OF
CROMWELL LANE



LANDSCAPE AND VISUAL APPRAISAL | AUGUST 2016

ISSUE DATE	30/08/16
DOCUMENT STATUS	Final
REVISION	a
AUTHOR	CR
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INTRODUCTION

The methodology adopted for the Landscape and Visual Appraisal (LVA) has been informed by current thinking and industry best-practice guidance, in particular:

- » Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3); and
- » Landscape Character Assessment – Guidance for England and Scotland.

The Third edition of the GLVIA sets out a differential between Landscape and Visual Impact Assessment (LVIA) and Landscape and Visual Appraisal (LVA) studies. The preparation of Landscape and Visual Appraisal studies has the rigour of the EIA process but has looked to identify issues of possible harm that might arise from the development proposal and offset them through change and modification of the proposals before a fix of the proposal – this LVA has been devised as a tool or body of information that will inform an evolving proposal rather than an assessment of a finalised proposal. This LVA study is not however part of a formal Environmental Statement and it is therefore described as an Appraisal.

This LVA is a record of study that has examined the landscape and visual qualities of the Site and its setting in relation to its capacity to accommodate residential development. The LVA provides a preliminary analysis of Site and the landscape surrounding the Application Site and outlines recommended landscape framework principles. The Landscape Architects working on the LVA have been part of team of consultants looking at the development potential of the Site.

The substantive purpose of this LVA is to record the 2016 fieldwork; to review and critique the current and on-going process of examination of the Green Belt as part of the Local Plan review process. To evaluate the development capacity of the Site for residential development considering the existing landscape and visual and; to set out the initial landscape framework principles that have been derived as a response to the character of the Site and its local setting.



SITE AND SURROUNDING AREA

LOCATION

The Site is located to the south of the settlement of Tile Hill, within the administrative of Warwick District Council within the county of Warwickshire. The administrative boundary of Coventry District Council runs along the northern boundary of the Site. The residential back gardens of properties contain the Site to the north, residential back gardens of properties along Cromwell Lane line the western boundary. The tree lined drive of Lodge Farm bounds the Site to the east. The mainline railway which runs between Coventry and Birmingham is located to the north of the Site in Tile Hill. The land within the Site is comprised of a collection of two rough grassland fields which have been previously used for agricultural purposes and sports pitches.

An area of land to the east of the Site has been allocated for residential development as part of the Warwick District Local Plan. This allocation has been given the Site reference of H42.

LANDFORM AND VEGETATION

The Site is largely flat with a gentle slope towards a low point at the north-eastern most corner, the low point of the Site is contained and enclosed and relates to the existing settlement. Field boundaries are lined with hedgerow vegetation, and reinforced with hedgerow trees. Beyond the Site boundary the landscape rolls away to the east and south, however the Site has well defined boundaries forming strong limits along its edges.

The Site is situated on ground with a slightly higher elevation than the surrounding countryside to the south east. The open broad sweep of the surrounding landform is most noticeable around Bockendon Road and Bockendon Grange Farm to the southeast of the Site. This broad rolling landform is a key characteristic of the Warwickshire countryside in contrast to the Site which is a predominantly flat.

The wider area is characterised by a patchwork of irregular sized and shaped fields bound by mature gappy hedgerows interspersed with small woodland blocks and tree belts (generally on higher ground). There are extensive and prominent mature oak trees in field boundaries, many stands of trees in the large and common woodlands and an overall strong hedgerow pattern.

SETTLEMENT PATTERN

The surrounding settlement pattern varies from regimented and angular in form to curved areas where more recent development has occurred. The limits of the built form are contained by infrastructure such as roads, the railway and also watercourses, blocks of woodland and field boundaries. Farmsteads area also a common feature scattered across the surrounding landscape.

The existing settlement pattern immediately adjacent to the west of the Site is linear in form, properties along Cromwell Lane are in single depth plots with long back gardens which abut the Site. These gardens are lined with wooden domestic fencing and vegetation which create strong well defined boundaries, similarly existing vegetation around the Lodge Farm complex helps to create a well-defined boundary along the east of the Site. To the north properties and their associated gardens contain the Site. The proposed access point for the Site is to be taken from Cromwell Lane.