

ACCESS

There is currently no vehicle access into the Site. A Public Right of Way (PRoW) footpath runs from Cromwell Lane and crosses the centre of the Site in a broadly east to west orientation. Another PRoW footpath is located along the eastern boundary of the Site. The proposed vehicle access for the Site is to be taken from Cromwell Lane.

GREEN BELT

The Site including the access road is located on land currently designated as Green Belt which surrounds Coventry.

DESIGNATIONS

No part of the Site is located within or close to a statutorily designated landscape or non- statutorily designated landscape. The development of the Site is therefore not constrained by any landscape designations.

Approximately 220m to the southwest of the Site is located the Grade II listed Arnolds Farmhouse and barn, slightly further away, 225m to the northwest of the Site a Grade II listed property is located at 142 Cromwell Lane.

To the south of the Site the ancient woodland Black Waste Wood is located, there are also several other blocks of ancient woodland. 450m to the north of the Site Park Wood Ancient woodland is located, Park Wood is also designated as a Local Nature Reserve.

LANDSCAPE CHARACTER

National

At a national level the Site is located within the National Character Area (NCA) 97, Arden.

Overall the NCA is considered generally to be in good condition and in some places poor condition - the major transport links which cross the area eroding the predominantly tranquil character of the area. The Site itself has several of the characteristics identified in the wider NCA, features such as mature oak trees within hedgerow oaks within a the fragmented field pattern which are set amongst the rolling landform are common features within the wider NCA.

Regional

At a regional level the Warwickshire Landscape Project identifies the Site as being located within Landscape Character Area (LCA) Arden, which is described as;

“The region known as Arden is an area of former wood pasture and ancient farmlands lying on the eastern side of the Birmingham plateau... Although there are few dramatic physical features, the Arden countryside has an intimate, historic character with a strong sense of unity. Brick and timber are the chief building materials throughout the area and the many farmsteads blend with their surroundings. This is Shakespeare’s ‘Forest of Arden’, historically a region of woodlands and ‘waste’ which remains today one of the more wooded parts of the woodland.”

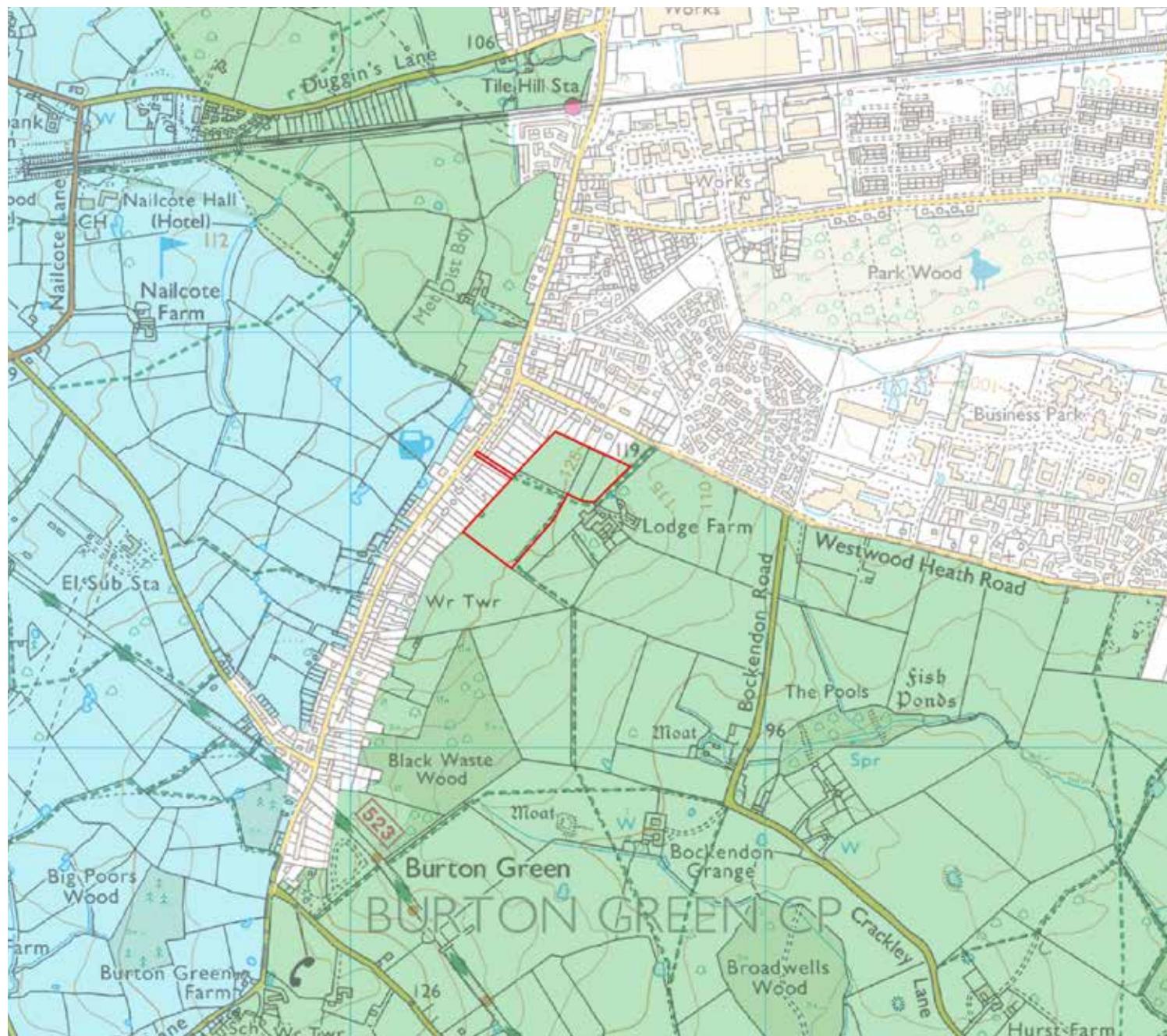
Local

At a local scale level the Site falls within the Arden Parklands Landscape Character Type (LCT).

Characteristic features 1+of the LCT include:

- » “Middle distance views enclosed by woodland edge;
- » Belts of mature trees associated with estatelands;
- » Many ancient woodlands, often with irregular outlines;
- » Large country houses set in mature parkland; and
- » Remnant deerparks with ancient pollard oaks.”

Overall Arden Parklands is considered to be in good condition, the overall wooded character of the landscape type retains a sense of unity through the presence of mature hedgerow trees and tree belts.



- Site boundary
- 97 Arden National Character Area
- Warwickshire Landscape Character**
- Arden Landscape Character Area
- Landscape Character Types**
- Arden Parklands
- Ancient Arden

Local Landscape Character Plan

GREEN BELT REVIEW

The Joint Green Belt Study was undertaken by Land Use Consultants, published in June 2015 undertook a reviews of the Green Belt around the periphery of Coventry, parcels where mapped based on land use and field boundaries. The study identifies the Site as being with Land Parcel C20, and is assessed as being a mid-preforming parcel meaning that they score moderately well across all the Green Belt purposes or have a mixture of high and low scores across the five purposes and has been assigned a score of 13 out of 20.

Parcel C20 is a relatively large parcel which extends from the edge of Westwood Heath southwards to the northern most extent of Kenilworth.

The following is a summary of the findings of the assessment undertaken by Land Use Consultants and a review of how the Site relates to the outcomes of the score system. The proposed access road to the Site has been considered but the judgements contained in this review focus primarily on the main part of the Site itself.

PURPOSE 1: TO CHECK THE UNRESTRICTED SPRAWL OF LARGE BUILT-UP AREAS.

Criteria 1a: Due to its large size the C20 parcel as a whole does play some role in the prevention of settlement merger between Burton Green and the suburb of Westwood Heath. The Site however occupies a small portion of the parcel it, the vehicle access for the Site is proposed to be along Cromwell Lane which gives the Site a stronger physical relationship to Burton Green, this is further emphasised when viewing the Site in plan view. Although the Site is located in close proximity to Cromwell Lane and Westwood Heath Road a comparatively small portion of the Site boundary is located against Westwood Heath Road. Overall the Site has with clear well defined limits contained within the field boundaries. The parcel plays some role in inhibiting development and therefore has been assigned a score of 1, which is lower than the value of 2 allocated in the formal assessment.

Joint Green Belt Study Score	2
Barton Willmore Site Specific Score	1

Criteria 1b: Although the Site does not have the exact characteristics which are identified in line with the criteria of a score of 1, the score of 1 is considered reasonable. Although the Site is free from development; which is an indication of the score of 2 it does not have a strong sense of openness due to the existing vegetation. For this reason the score of 1 is considered most appropriate.

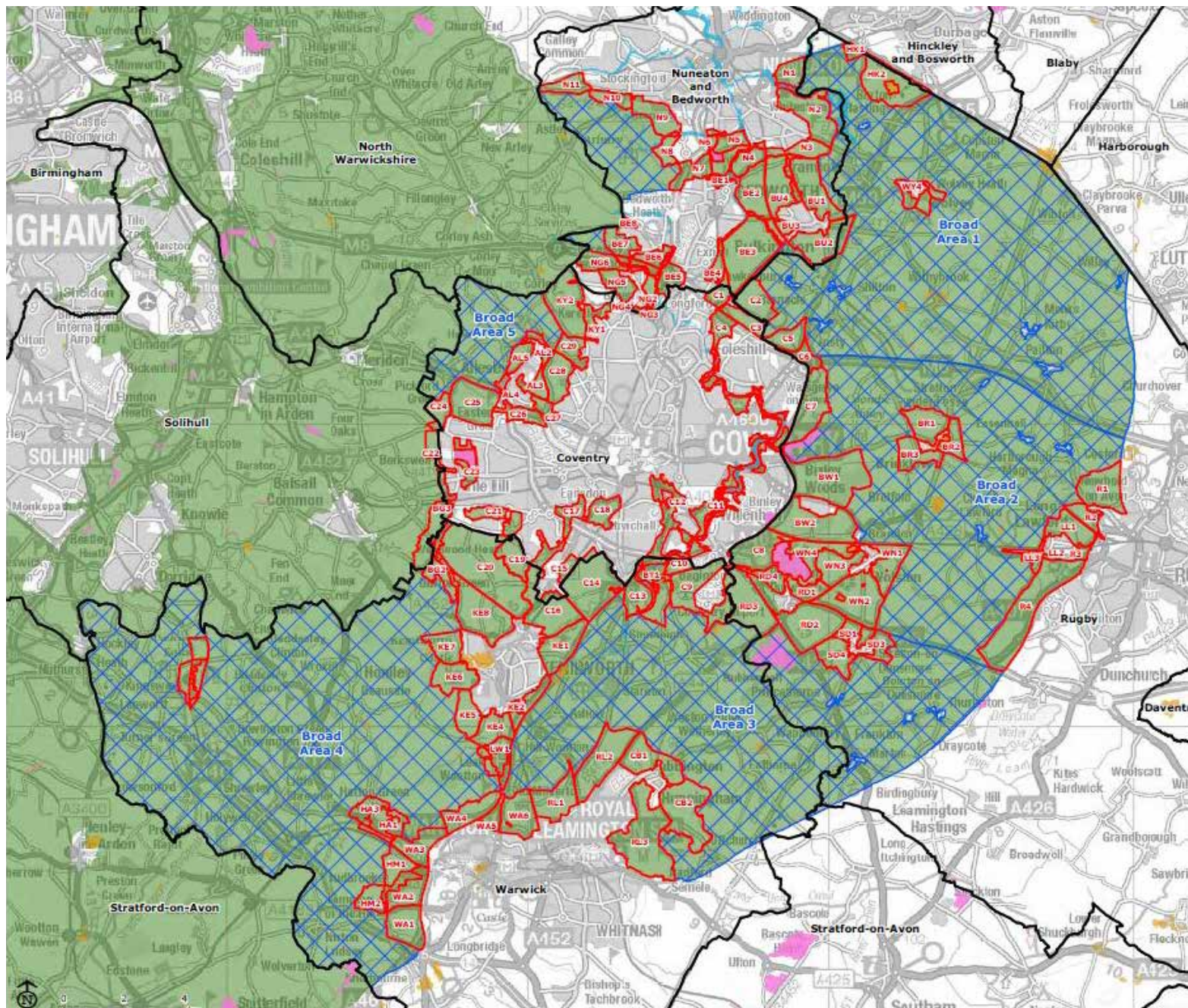
Joint Green Belt Study Score	1
Barton Willmore Site Specific Score	1

PURPOSE 2: TO PREVENT NEIGHBOURING TOWNS MERGING INTO ONE ANOTHER

The Site is located over 3km to the nearest town of Kenilworth so the score of 2 is accepted.

If the adjacent proposed housing allocation H42 is developed the Site will still be allocated the same score of 2. This is due to the proposed allocation being an addition to the existing settlement of Westwood Heath, a settlement which the Site is already situated adjacent to.

Joint Green Belt Study Score	2
Barton Willmore Site Specific Score	2



Parcels and Broad Areas Defined for Assessment in Stage 1

- District Boundary
- Land Parcel
- Broad Area
- Green Belt
- SSSI
- Scheduled Monument
- Flood Zone 3b

Parcels and Broad Areas Defined for Assessment in Stage 1

PURPOSE 3: TO ASSIST IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT

Criteria 3a: Unlike the parcel as a whole the Site does not contain any pockets of ancient woodland which are a key characteristic of the wider countryside. The boundaries of the Site do contain mature trees which enclose the Site restricting the feeling of openness. Due to its proximity to the existing settlement limit the Site is influenced urbanisation, the existing residential properties can be seen beyond the boundary in several locations within the Site, noise from nearby transport routes can be heard when on Site. The Site is therefore assigned a score of 1.

Joint Green Belt Study Score	2
Barton Willmore Site Specific Score	1

Criteria 3b: The Site benefits from well-defined mature hedgerow boundaries along much of its perimeter. The Site boundaries represent a strong barrier to further encroachment of the wider countryside due to their well-structured appearance and proximity to the existing settlement. As outlined in the assessment method notes 'boundaries are assumed to play a stronger role (and the Green Belt parcel, therefore, a weaker role) in inhibiting encroachment of the countryside when they are located relatively close to the existing urban edge of a settlement because if the Green Belt parcel were released they would represent a barrier to further encroachment of the wider countryside.' Taking this into consideration the proposed score for the Site is 0.

Joint Green Belt Study Score	2
Barton Willmore Site Specific Score	0

PURPOSE 4: TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF HISTORIC TOWNS

A score of 0 has been assigned for this purpose which is accepted

Joint Green Belt Study Score	0
Barton Willmore Site Specific Score	0

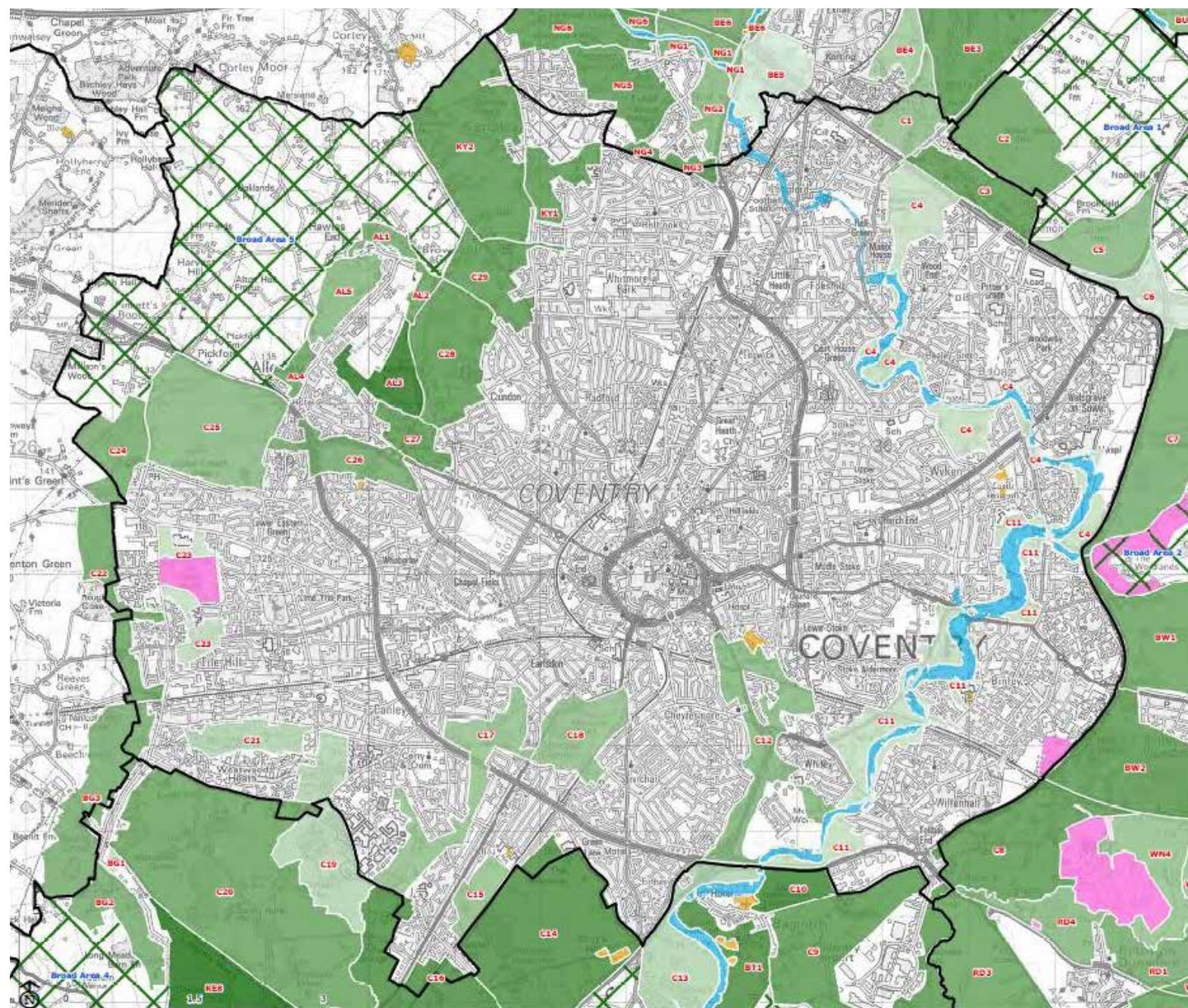
PURPOSE 5: TO ASSIST IN URBAN REGENERATION BY ENCOURAGING THE RECYCLING OF DERELICT AND OTHER URBAN LAND

The assessment method text explains that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

However if the proposed housing allocations in the wider area are being released from the Green Belt this would not apply to our Site.

Joint Green Belt Study Score	4
Barton Willmore Site Specific Score	4





Overall Assessment Findings - Coventry

District Boundary

Overall Performance Against Green Belt Purposes

High: 20
16
12
8
Low: 4

Broad Area

SSSI

Scheduled Monument

Flood Zone 3b

Overall Assessment Findings - Coventry

CAPACITY

As previously identified the Site benefits from strong well defined boundaries enabling the Site to accommodate development whilst still maintaining a well-defined edge to the settlement of Westwood Heath.

The exiting settlement pattern of Westwood Heath/Tile Hill overall has a uniform regimented structure with development being focused around main transport routes. Where more recent development has occurred it is situated within exiting field boundaries and as infill between existing developments. Due to the location of the Site and its close proximity to the existing development, the site and its ability to be contained within existing field boundaries the Site appears to be a logical location of future development.

The surrounding landform rolls gently, the existing settlement of Westwood Heath is located on slightly elevated land to the north of the Site. The settlement of Burton Green directly adjacent to the western boundary of the Site sits on a shallow ridgeline. In comparison the landform of the Site is relatively flat which results in it being visually discreet.

The Site presents an opportunity to accommodate development, the well wooded surrounding landscape; particularly to the south of the Site around Black Waste wood help screen views towards the Site. The east boundary of the Site is lined along much of its length by hedgerow which contains a substantial amount of trees which further screen views of the Site from the east.

The Site is bounded by established properties on three sides (Cromwell Lane, Westwood Heath Road, and the tree lined drive and properties and gardens of Lodge Farm (Old Lodge Farm and Lodge Farm House). The fourth, southern side has a boundary made by a strong hedge – with few trees but in the wider setting the presence of Black Waste Wood provides a substantial visual barrier. The site is remarkably visual discrete: it has well defined, largely tree edged boundaries defined by existing properties on three of its four sides.

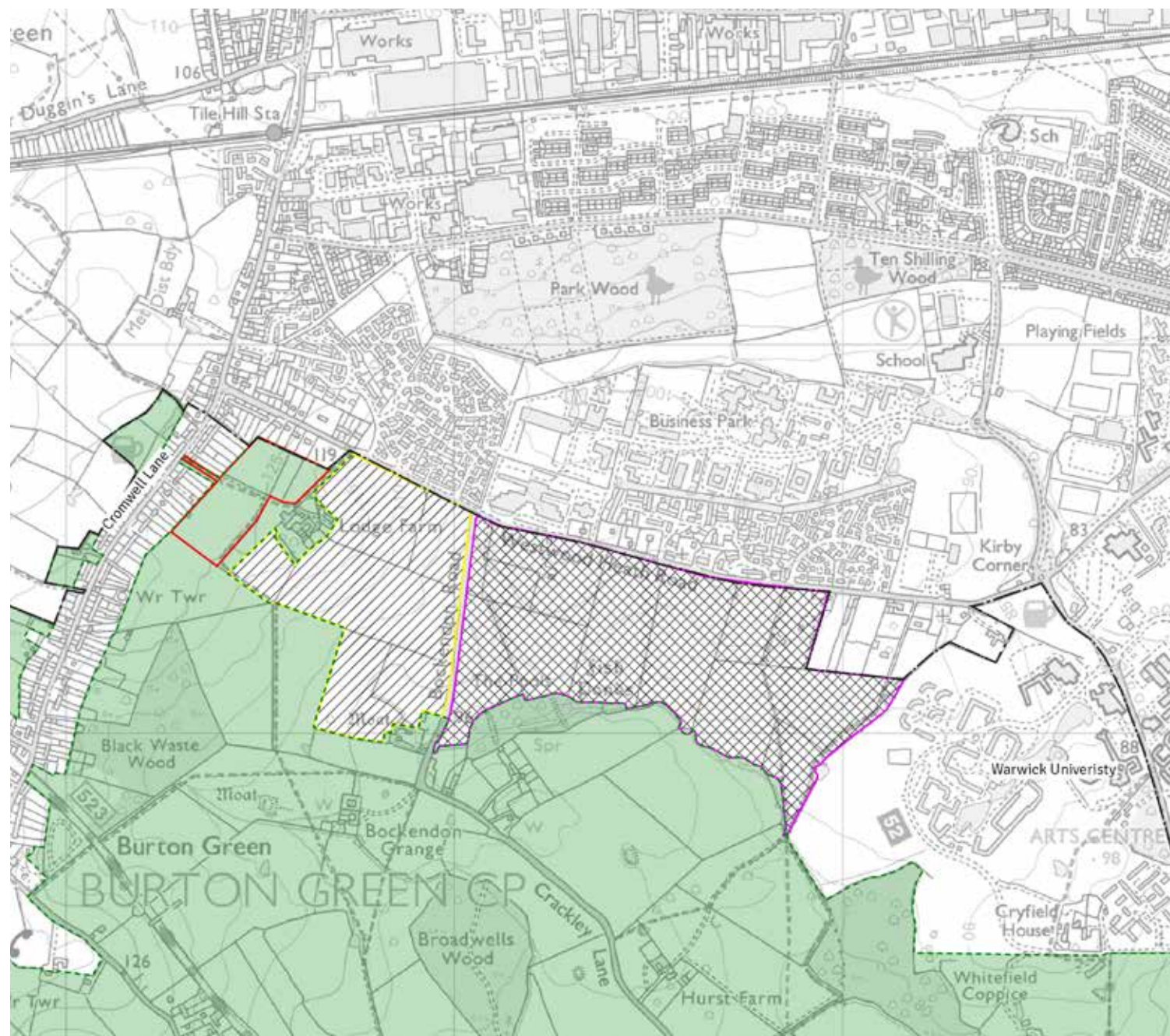


PHOTO RECORD



 Photo locations



On Site Photo 1 - View looking north towards properties on Westwood Heath Road



Properties on Westwood Heath Road



On Site Photo 2 - View looking south towards Kenilworth



Off Site



On Site Photo 3 - View looking south west along the Public Right of Way footpath



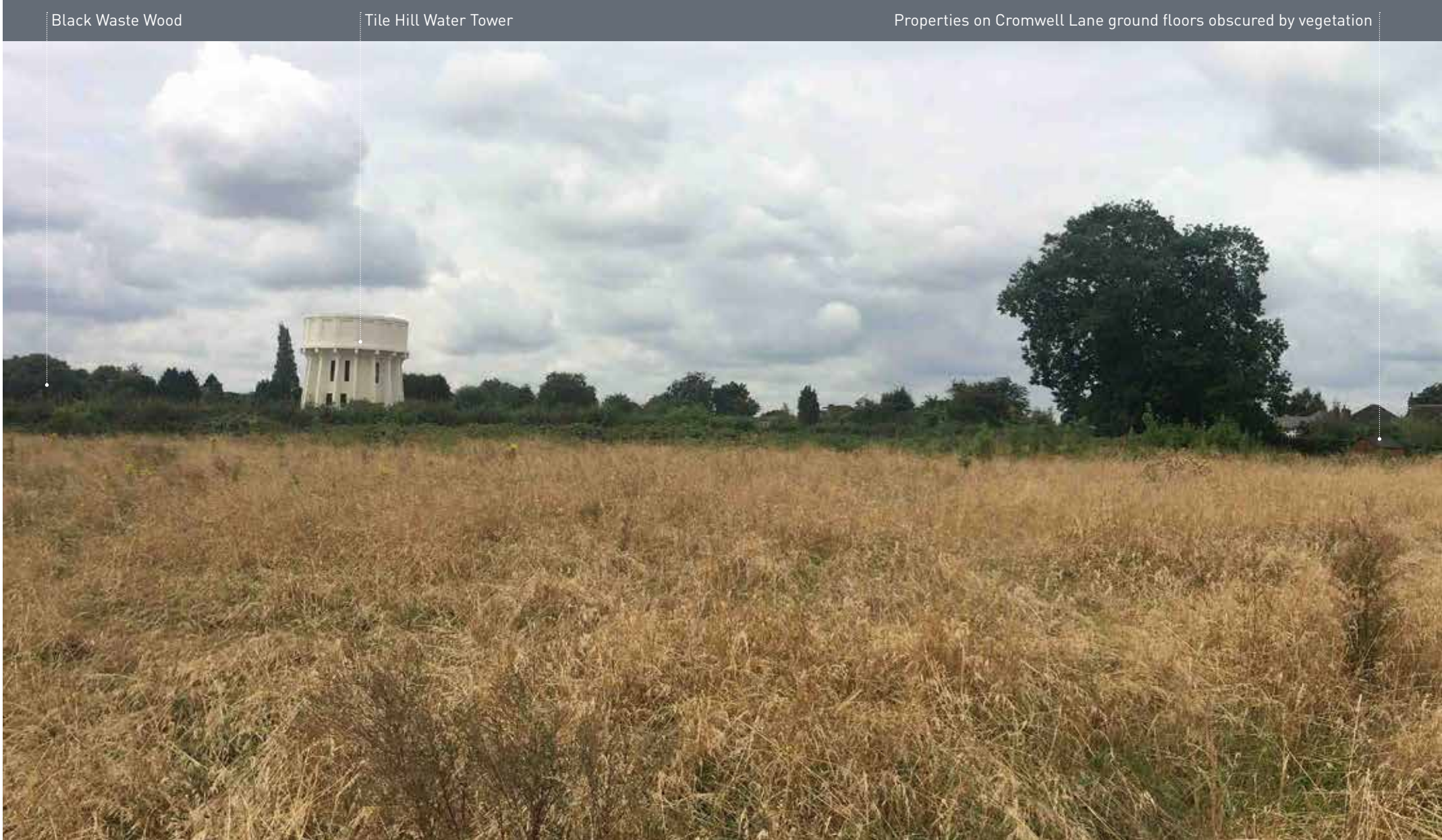
Off Site

Site

Tile Hill Water Tower



On Site Photo 4a - View looking south west on Site





On Site Photo 4b - View looking north west on Site

