

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.”

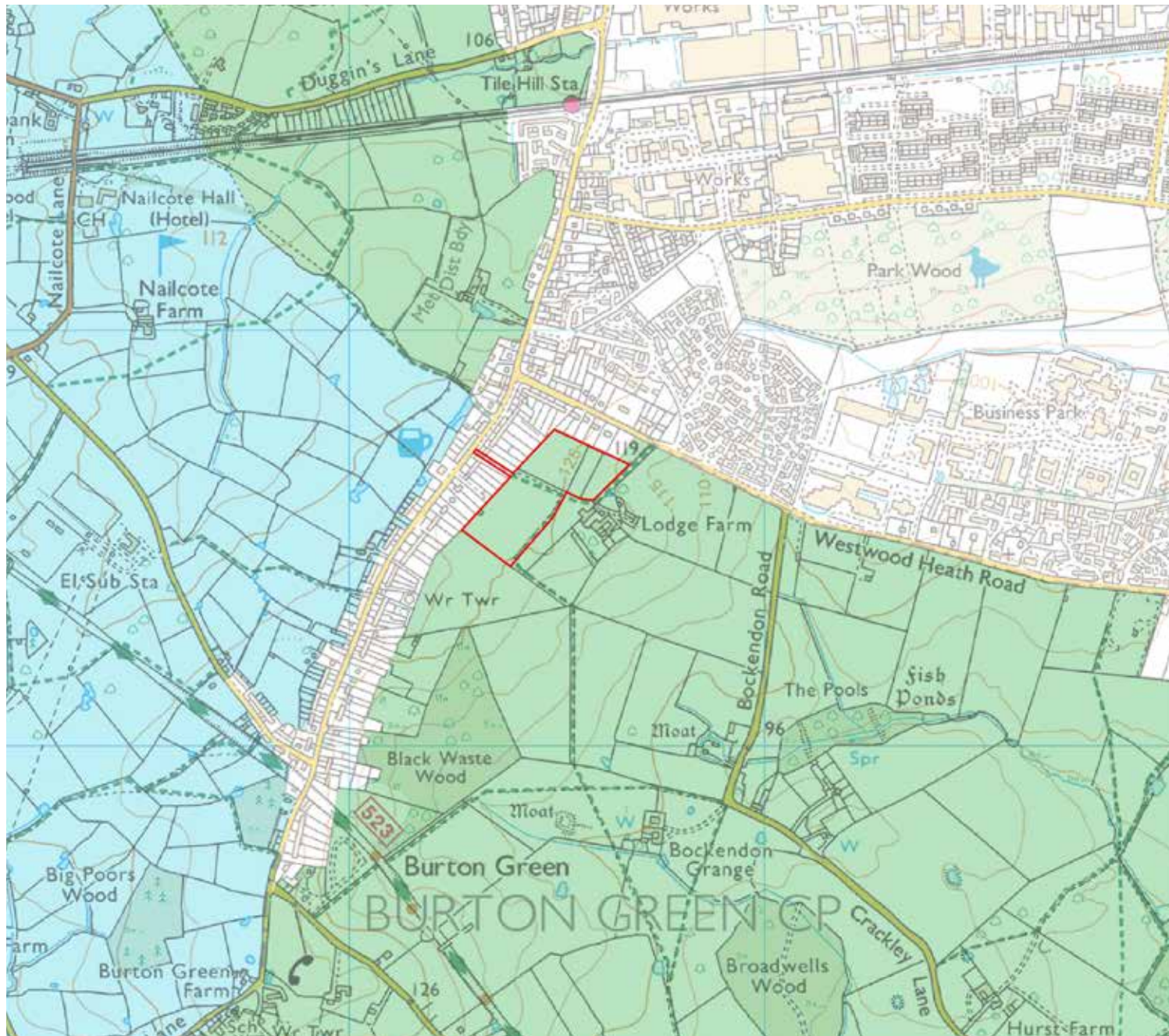
Local

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-performing 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.

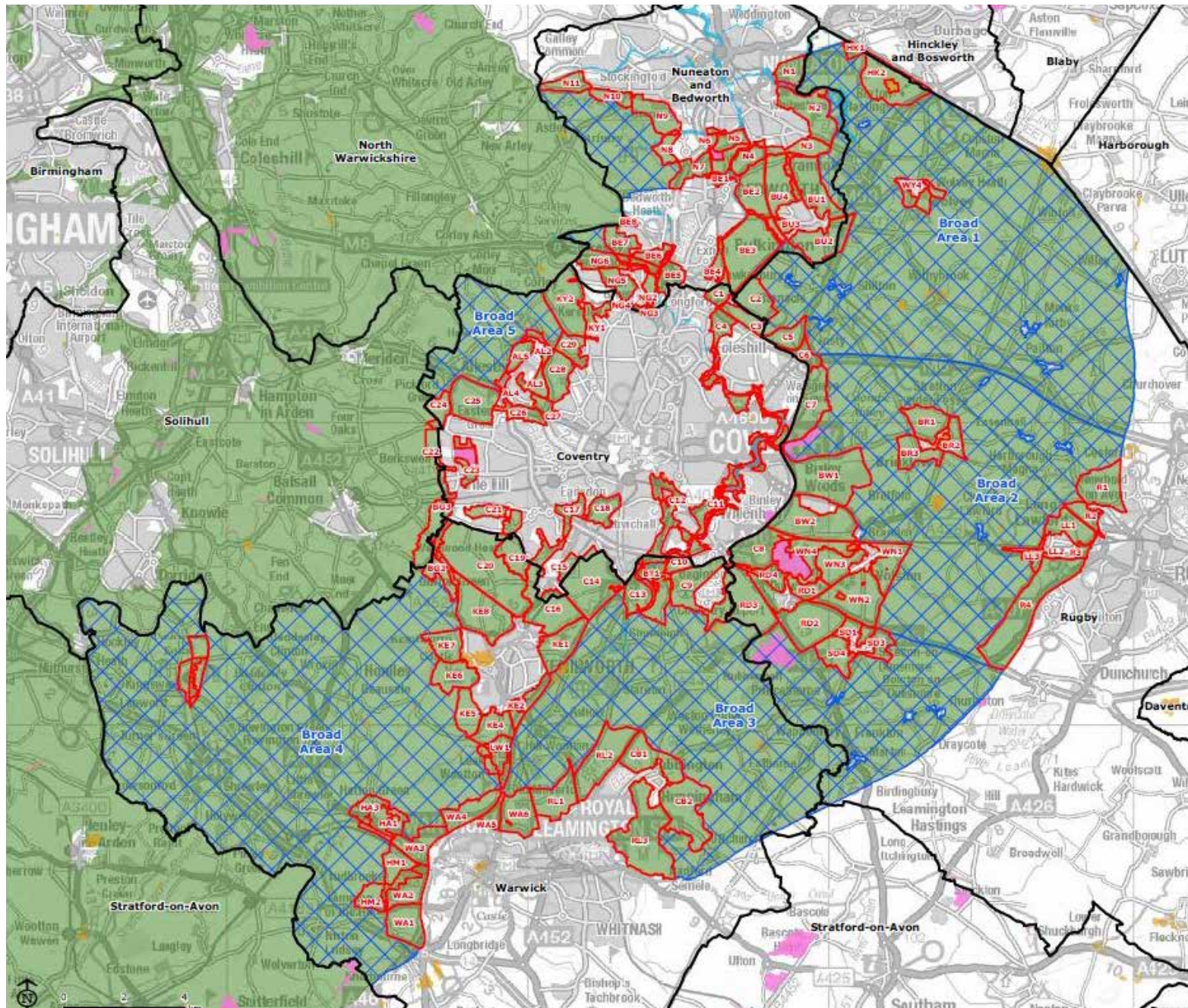
Joint Green Belt Study Score	1
Barton Willmore Site Specific Score	1

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

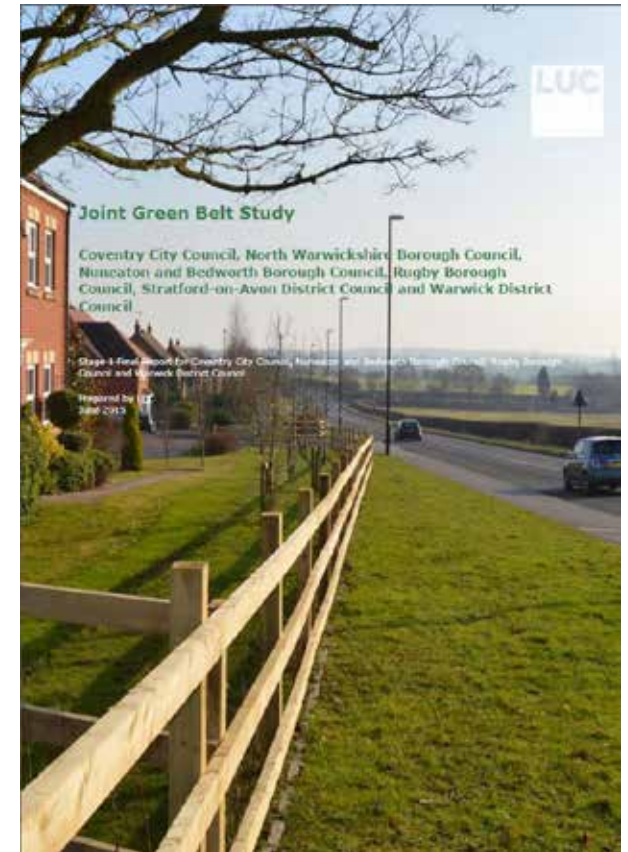
Joint Green Belt Study Score	0
Barton Willmore Site Specific Score	0

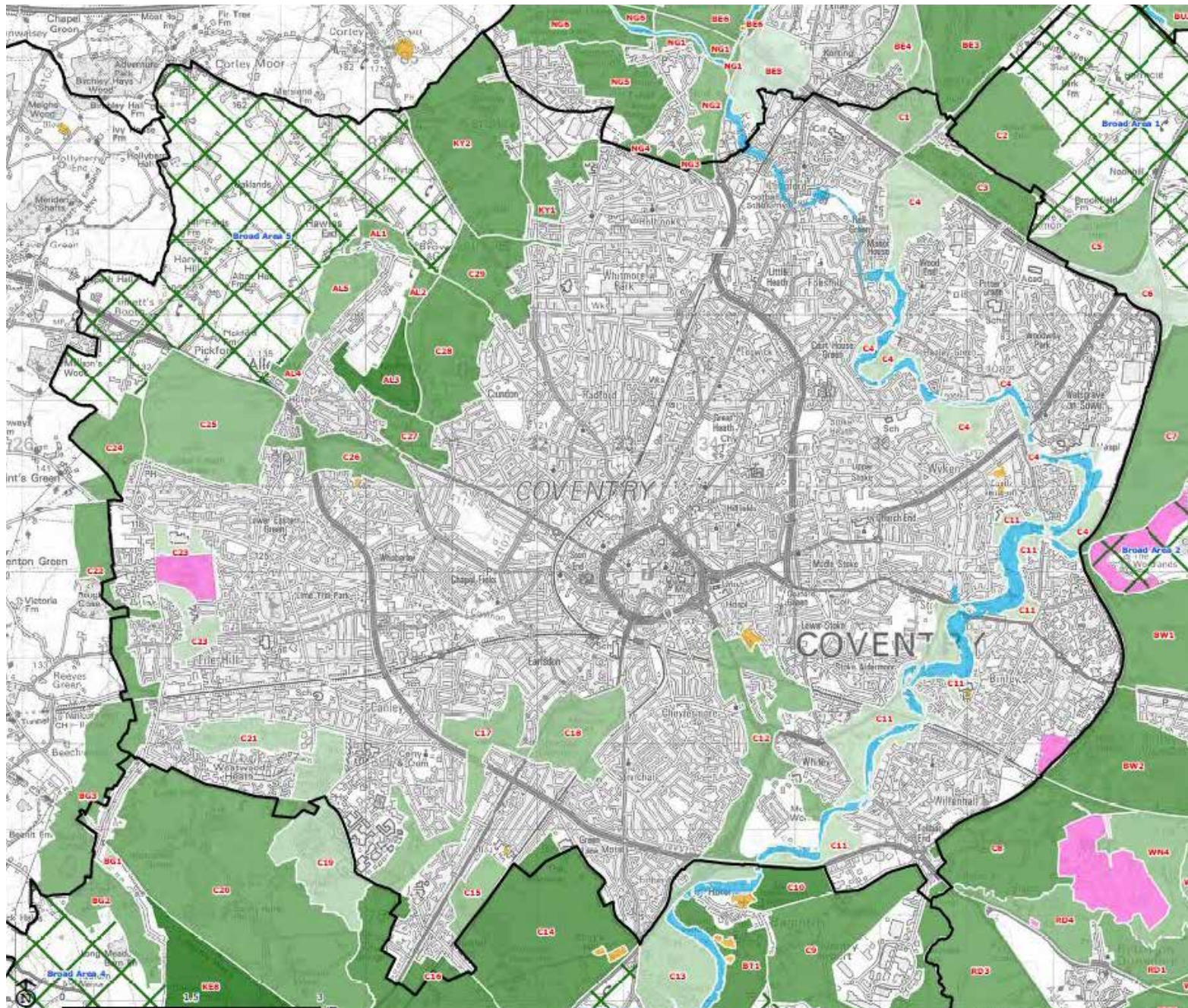
PURPOSE 5: TO ASSIST IN URBAN REGENERATION BY ENCOURAGING THE RECYCLING OF DERELICT AND OTHER URBAN LAND

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

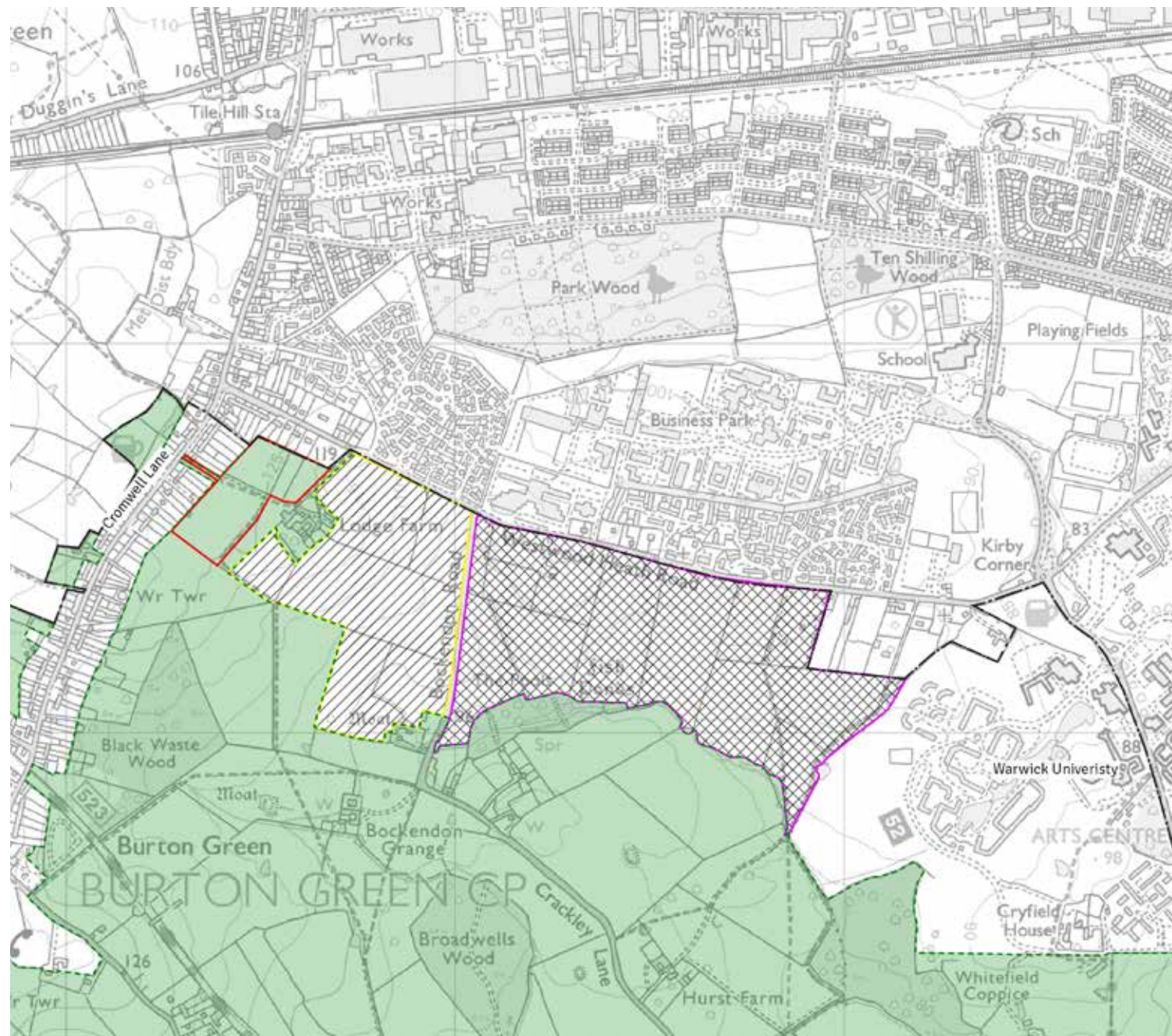
As previously identified the Site benefits from strong well defined boundaries enabling the Site to accommodate development whilst still maintaining a well-defined edge to the settlement of Westwood Heath.

The existing 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 existing 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.



-  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)

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

Black Waste Wood

Tile Hill Water Tower

Properties on Cromwell Lane ground floors obscured by vegetation





Properties on Cromwell Lane generally obscured by garden tree cover and hedges



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



Site

Properties on Westwood Heath Road



Setting Photo 5 - View looking south west from Roughknowles Road

Black Waste Wood

Lodge House Farm

Properties on Westwood Heath Road



Setting Photo 6 - View looking south from Ten Shilling Drive



Setting Photo 7 - View looking north west from a field gate on Bockendon Road



Tile Hill Water Tower

Approximate extent of Site boundary

Old Lodge Farm

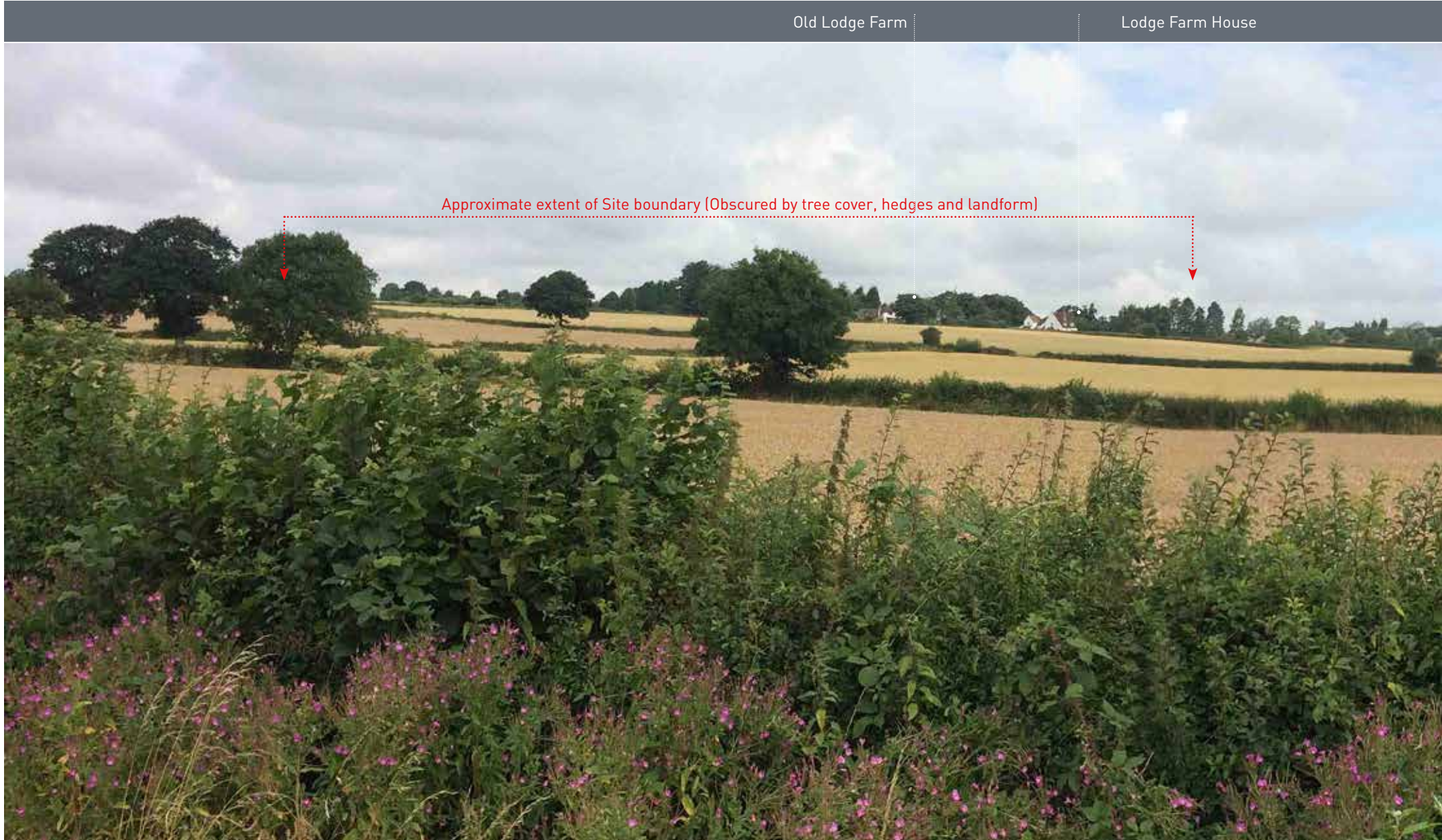
Lodge Farm House

Properties on Follis Walk

Properties on Westwood Heath Road



Setting Photo 8 - View looking north from the Public Right of Way near Bockendon Grange Farm



Old Lodge Farm

Lodge Farm House

Approximate extent of Site boundary (Obscured by tree cover, hedges and landform)

Properties along Roughknowles Road

The Moat Bockidene Grange



DEVELOPMENT PARAMETERS & LANDSCAPE FRAMEWORK

The development proposal for the Site should respond to findings detailed in this appraisal which identified a lower level of vegetation along the southern boundary of the Site, the build line should be pulled back to reflect this finding to allow additional planting to be put in place along the southern boundary. This will not only help filter views towards any future development but help create a strong well defined edge to the Green Belt.

Existing properties along Cromwell Lane and Westwood Heath Road have long gardens with well established vegetation along their back fence lines. Utilising this strong boundary edge the Site is able to relate well to the existing development but is set back to ensure the privacy of the existing properties is retrained. This is implemented by proposing that development along the northern and western boundaries will be orientated with the frontages of the properties facing away from the existing properties.

The gently sloping landform of the Site is interpreted by the masterplan, at the low point of the Site in the north east corner development has been pulled back from the Site boundary to allow for attenuation features.

LANDSCAPE FRAMEWORK PRINCIPLES

- » The boundaries of the Site are lined with hedgerow vegetation, and in many cases reinforced with hedgerow trees. Where possible mature trees and hedgerow vegetation should be retained and replaced if necessary 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;
- » Conserve and restore the hedgerow pattern, with particular attention given to primary hedgerows;
- » Enhance 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, where planting along the southern boundary is proposed ensure it allows visual connections and PRoW links from the Site across to the H42 allocation;
- » 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 network; and
- » Enhance and define the vegetation along the boundary of the Site adjacent to the existing settlement limit to create a unified vegetation character.”



-  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

CONCLUSIONS

Overall the Site is not visually prominent and is hard to identify in views from a number of locations along the Public Right of Way (PRoW) network and roads to the south east as a consequence of intervening vegetation which prevents views towards the Site. Mature tree planting provides a visual barrier between the Site and Lodge Farm to the east which further limits views. Where views may be afforded of the Site the masterplan has responded to this constraint by pulling development back from the boundary to enable areas of tree planting to be implemented particularly along the eastern and southern boundaries of the Site.

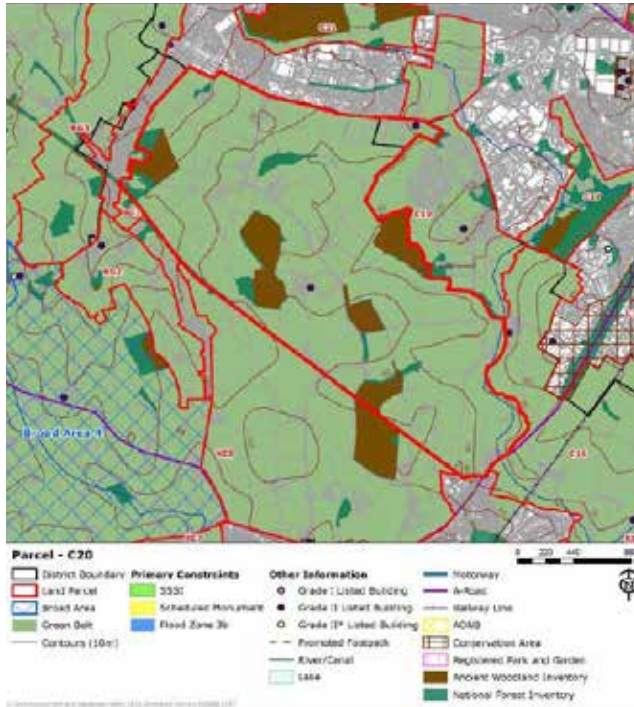
Due to the Sites location between the existing settlement and the proposed housing allocation of H42, is considered that the release of this Site from the Green Belt is a logical proposition. When viewing the Site in plan form this is partially apparent, the large area of land to the east of the Site which is proposed for release from the Green Belt leaves the Site isolated. The proposed development of the Site should be viewed not as a standalone development but as a well-connected Site with potential connections to the existing settlement and the proposed housing allocation of H42 to create a coherent well thought-out proposal with both visual connections and PRoW routes. The proposed access road for the Site although it is located within the Green Belt, this thin strip of land cannot reasonably perform the wider function of the Green Belt.

The Site is considered to be able to accommodate development without significant harm, as long as the scale and form of the development makes a successful fit within the existing boundaries and topography of the Site.



APPENDIX 1

GREEN BELT



Land Parcel Ref: C20 Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 1 - To check the unrestricted spread of large built-up areas

Issue 1a - Ribbon Development

Does the parcel play a role in preventing ribbon development within the Green Belt within the parcel already been compromised by ribbon development?

Score: 2

Notes:

Ribbon development has already occurred along Greenwell Lane (in eastern aspect) to the west of the parcel and along Highways Road in the south eastern corner of the parcel. However, the parcel is playing some role in preventing secondary ribbon development north to the corner of the parcel along both sides of Swanton Road.

Issue 1b - Openness

Is the parcel free from development?

Does the parcel have a score of approval?

Score: 3

Notes:

This parcel primarily contains open farmland and patches of woods and scrub with a few scattered farmhouses and dwellings which compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: C20 Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If so, what is the width of the gap between the settlements at the point that the parcel is situated?

Score: 2

Notes:

Highway along the eastern edge of the parcel. Woodlands in fallow to the south of Greenwell Lane.

Land Parcel Ref: Main Authority:

Parcel Type:

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing surrounding influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?
Has the parcel already been affected by encroachment of urbanised built development?

Score:

Notes:
The parcel primarily contains open farmland and consists of ancient woodland with a few scattered barnhouses and isolated buildings which comprise the nucleus of the Green Belt within the immediate vicinity. However, none of the development within the parcel constitutes surrounding influences. Therefore, the land within the parcel is considered to retain the characteristics of countryside.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (Does not fit within the parcel)

Score:

Notes:
The Warwick Greenway (a shared surface foot path along the southern edge of the parcel) forms a natural barrier to the parcel from the south. The Greenway runs along to and parallel with the proposed route of A51 which is planned to cut through the parcel from its southern boundary. However, A51 has yet to be constructed and neither of the other boundaries are considered to play a significant role in helping to prevent the encroachment of County countryside in to the countryside.

Land Parcel Ref: Main Authority:

Parcel Type:

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel focus on historical and/or visual setting to the historic town

Is the parcel centrally or wholly within or adjacent to a Conservation Area within an historic town?
Does the parcel have good observability with the historic core of an historic town?

Score:

Notes:
The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no observability between the historic core of a historic town and the parcel.

Land Parcel Ref: Main Authority:

Parcel Type:

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+*) to this purpose.

All parcels make a strategic contribution to urban regeneration by utilising the land available for development and encouraging developers to reinvest and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA), covering the area as an HMA reflects the key functional changes that operate between where people live and work and the financial, personal and professional that define the area. At the whole Housing Market Area function as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land, what can be said is that all parcels make an equally important contribution to the purpose and are each given a score of 5.

Land Parcel Ref: Main Authority:

Parcel Type:

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

VILLAGE HOUSING OPTIONS AND SETTLEMENT BOUNDARIES CONSULTATION

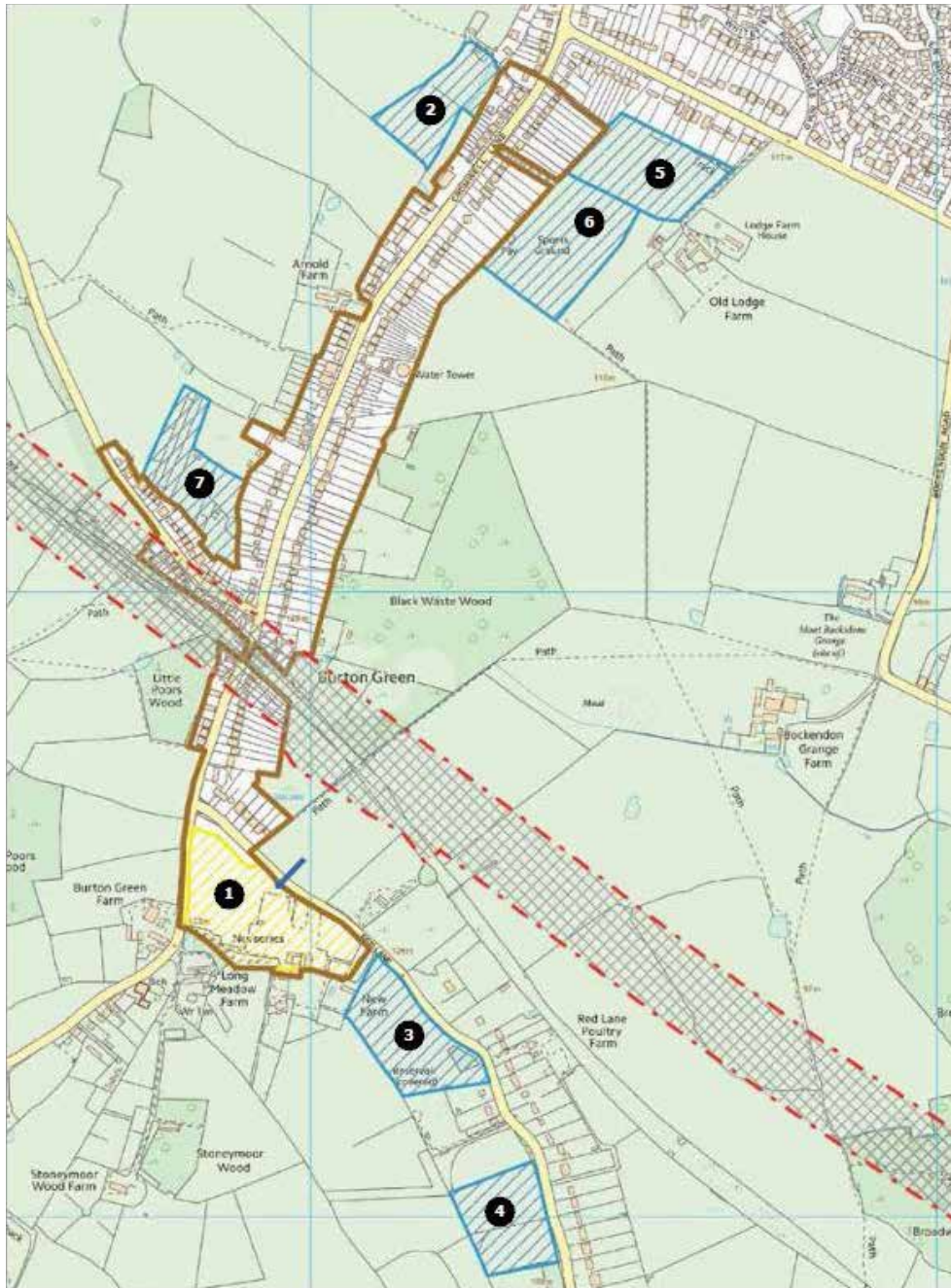
Prepared by Warwick District Council the publication sets out the preferred village site allocations for new housing and indicative proposals for new village boundaries.

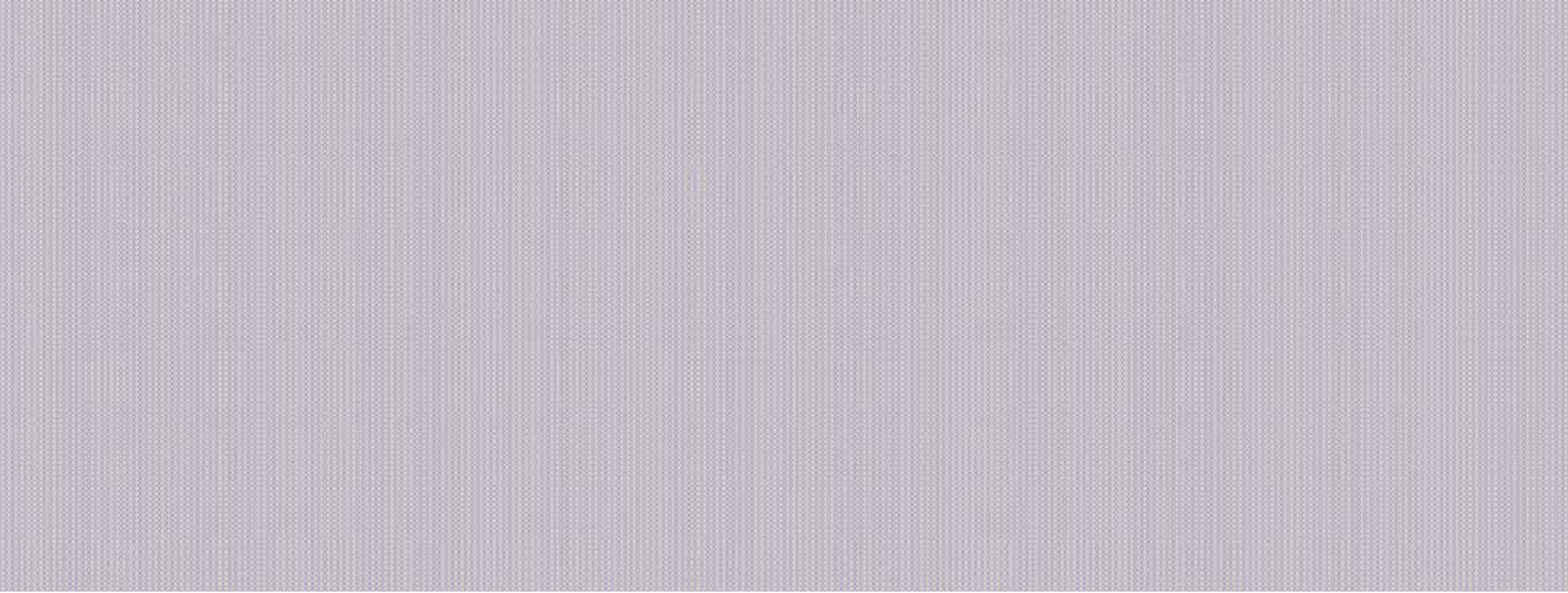
The Site is included in this study and covered with option 5 and 6. Both of these options have been discounted at this stage. Option 5 because of its elevated location with high landscape impact and Option 6 because of its limited site access and high landscape impact.

The area covered by Option 5 is the northern portion of the Site, although this portion of the Site is on land with a higher elevation than the surrounding landform it is well contained by vegetation practically along its eastern boundary and therefore considered to be visually prominent. Development on Option 5 and 6 are considered to have high landscape impact, the Site is currently a rough grassland field surrounded with mature vegetation. To minimise landscape impact development proposed for these areas should be set back from this mature vegetation and retain this vegetation where possible, any proposal should also seek opportunities to increase biodiversity across the Site with the incorporation of features such as attenuation drainage features, new areas of native shrub and tree planting, areas of rough grassland and wildflower.

Options 5 and 6 pre-dated the proposed allocation of the Warwick District Council Local Plan proposed allocation of H42 and the release of SF1.



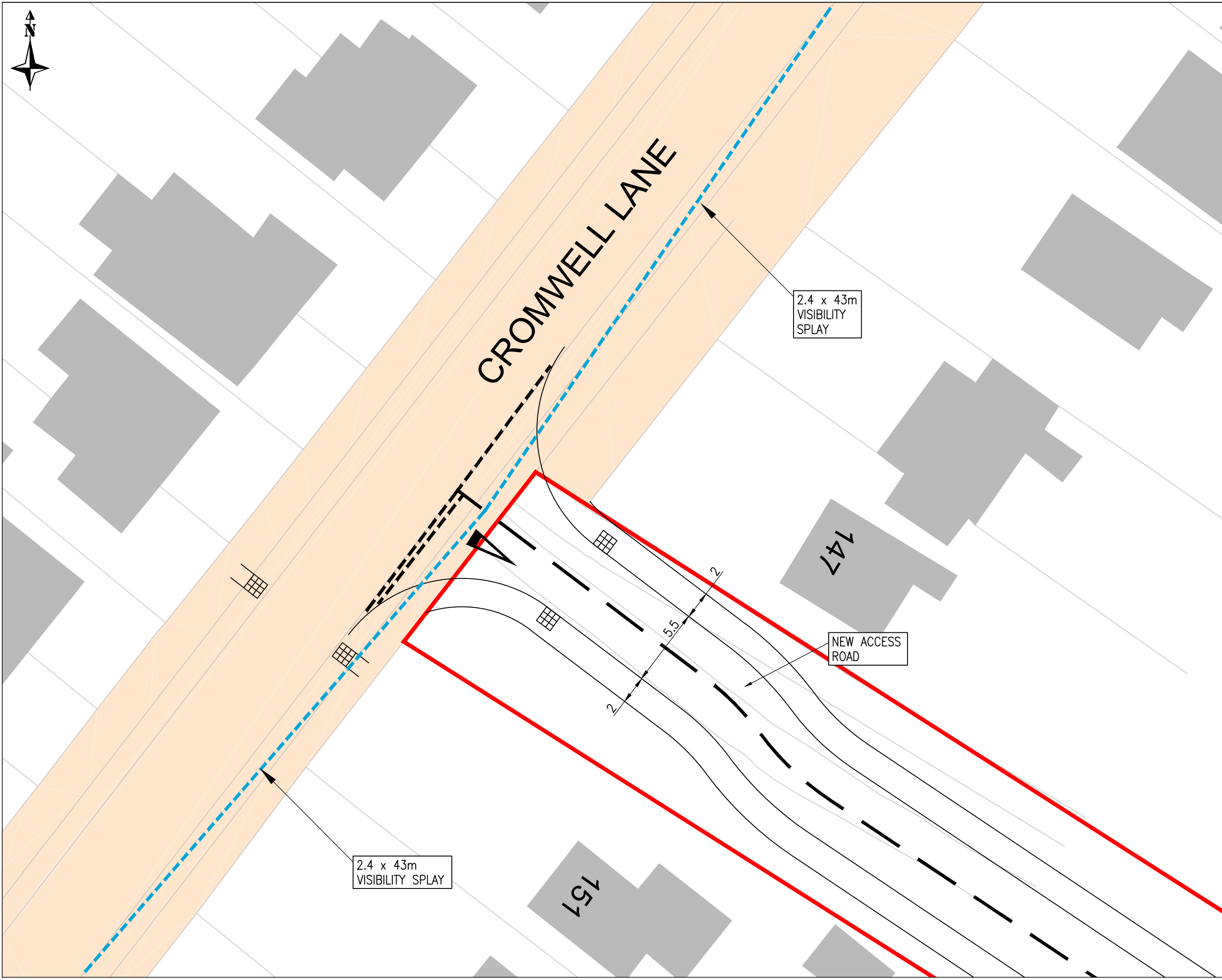




**BARTON
WILLMORE**



Appendix 4: Access Plan



GENERAL NOTES.

- DO NOT SCALE THIS DRAWING.

KEY.

- SITE BOUNDARY
- HIGHWAY MAINTAINABLE

REV:	AMENDMENTS:	DRN:	CHK:	DATE:
------	-------------	------	------	-------

PROJECT: CROMWELL LANE
BURTON GREEN

DRAWING TITLE: ACCESS DESIGN

CLIENT: IM PROPERTIES PLC

DRAWING NUMBER: 22407_08_020_01

REVISION: -	SHEET SIZE: A3	SCALE: 1:250
-------------	----------------	--------------

DRAWN BY: NH	CHECKED BY: AB	DATE: 31.08.16
--------------	----------------	----------------

STATUS: PRELIMINARY

M-EC Wellington House Leicester Road
Birstock Leicestershire LE207 6HP
T: 01530 264 753
ibstock@m-ec.co.uk
www.m-ec.co.uk

File Location: T:\M-EC\ibstock\22407_08_020_01_access_design.dwg Printed: 31.08.2016

Turley Office
9 Colmore Row
Birmingham
B3 2BJ

T 0121 233 0902

Turley