

**WARWICK DISTRICT COUNCIL LOCAL PLAN EXAMINATION - MATTER 7D:  
PROPOSED HOUSING SITE ALLOCATIONS – GROWTH VILLAGES AND  
HOCKLEY HEATH**

This Statement is prepared on behalf of Taylor Wimpey UK Ltd in relation to their land interest within Warwick District at Site H28 – North of Birmingham Road, Hatton Park. We respond to each question in turn below.

**1) What is the current planning status of the site?**

- 1.1 Site H28 is currently located within the Green Belt. The site is not currently subject to a live planning application and there is no known planning history in relation to the site.
- 1.2 The site has however, been actively promoted throughout the Local Plan process which has resulted in the emerging allocation of Site H28: North of Birmingham Road, Hatton Park, the scale of which was increased from 80 to 120 dwellings through the Council's modifications.

**2) How does it fit within the overall spatial strategy?**

- 2.1 The site fits within the overall strategy given that it adjoins the built up area of Hatton Park which is considered to be a sustainable rural settlement. Hatton Park described as a '*Secondary Service Village*' in the Council's Draft Settlement Hierarchy Report and is recognised as a Growth Village in the Plan.
- 2.2 A level of rural growth is essential in order for the Council to support thriving rural communities, as required by bullet point 5 of paragraph 17 of the NPPF.

**3) In addition to housing provision, are there other benefits that the proposed development would bring?**

- 3.1 In addition to market housing provision on the site, the proposals would include for a policy compliant level of affordable housing provision, thereby assisting in meeting the substantial affordable housing needs as outlined in the joint Coventry and Warwickshire SHMA. The housing mix would also be catered to provide for a range of tenures to meet the local needs in Hatton Park.

- 3.2 The site would also incorporate areas of open space and enhance the relationship with Smith's Covert and the wider countryside, to the benefit of both new and existing residents. As part of this it is proposed that Smith's Covert would be transferred to an appropriate local group for ongoing management and public use.
- 3.3 Alongside these benefits, there would be significant economic benefits which would include; the creation of job opportunities during the construction phase of development, increased levels of disposable income from new residents which could be spent in supporting local services and facilities and also the payment of the New Homes Bonus to the local authority.
- 3.4 In terms of environmental benefits, the proposals would seek to ensure pedestrian and cyclist connectivity to the surrounding built up area of Hatton Park, thereby reducing the reliance on the private motor vehicle. Some enhancement of the northern and eastern edges of the land could be considered. Furthermore, the creation of SUDS, and landscape enhancement on the built edges of the site, will act as a catalyst for biodiversity within the locality of the site – which is currently limited in ecological value due to the intensive agricultural nature of the site.

**4) What are the potential adverse impacts of developing the site? How could they be mitigated?**

- 4.1 The site is situated to the south of Smith's Covert, an Ancient Woodland, and a poorly designed development could impact upon the landscape character and quality of Smith's Covert and the surrounding area. In addition, there could be potential impacts on the eastern boundary with the Green Belt were the site not sensitively developed. In both instances, we consider that the impacts will be mitigated – and indeed the relationship enhanced from the current position.
- 4.2 The masterplan shown in the Development Framework Document (**Appendix 1**) shows a 50m landscaped area to on the northern and eastern edges of the site, which accords with the recommendations of the Council's Landscape Sensitivity and Ecological and Geological Study Landscape Addendum January 2016.
- 4.3 We consider that such large-scale green edges are not warranted by the Council's evidence and that suitable mitigation could still be provided with a substantial reduction in the scale of these green edges. Such an approach would allow for an increase in the scale of the allocation. Provided that the site boundary is moved to run along Ugly Bridge Road to the east and Smith's Cover to the north – an amendment that the Council see merit in based on our discussions - we consider that the appropriate green space could be discussed at the time of any planning application with Council officers, based on detailed application documents. Importantly in our

view Ugly Bridge Road and Smith's Covert are permanent features that will provide appropriate edges to the Green Belt beyond the Plan period.

- 4.4 We would welcome a view from the Inspector on the scale of any landscape enhancement required, with consideration given to the existing built form and other similar proposed allocations in the Plan.
- 4.5 An initial Landscape and Visual Appraisal and Green Belt Review is enclosed at **Appendix 2**, which details these considerations fully. We would also note that in the Council's own Landscape Sensitivity and Ecological and Geological Study (November 2013), H28 ranked as medium/low sensitivity to residential development in the context of the surroundings to Hatton Park as a settlement; the best performing site in the settlement in terms of landscape sensitivity.
- 4.6 In terms of potential ecological impacts, enclosed at **Appendix 3** is a Preliminary Ecological Appraisal, which sets out the potential for appropriate mitigation and further survey work that would be carried out to support any planning application. The document also sets out how ecological enhancement could be provided through the development of the site.

**5) Is the scale of development proposed compatible with the capacity of the village to accommodate further growth in terms of its character and appearance, the level of services and existing infrastructure?**

- 5.1 It was recognised in the Council's 'Village Profile and Housing Allocations' report that the site could reasonably accommodate 170 dwellings, however, in order to sensitively treat Smith's Covert and provide a strong eastern edge the Council have reduced the site allocation to 120 dwellings. The Council's study also suggests that, subject to other considerations, there is an indicative capacity of 240 dwellings in Hatton Park based on the scale of the settlement and the linkages to Coventry.
- 5.2 We are of the opinion that the scale of development up to 170 dwellings is commensurate to the size and function of Hatton Park as a settlement, and indeed a larger scale development on the site would also be.
- 5.3 The settlement is identified as a Growth Village in the Village Profile and Housing Allocations Report, February 2016. Whilst Hatton Park has no school within the village, the nearest school (Budbrooke School) is located 2 miles to the south east and has confirmed capacity to accommodate the additional dwellings.

- 5.4 It is noted that Hatton Park is well serviced by both public transport and cycle routes - thereby ensuring it is a sustainable settlement. Furthermore Hatton Park benefits from being one of the closest settlements to Warwick itself, with the village to benefit from infrastructure enhancement at the A46 Stanks Island, which will significantly improve the existing highways position.
- 5.5 As per our response above to question 4, we consider that a smaller green edge on the northern and eastern boundaries could provide appropriate mitigation on the site should the Inspector consider this to be appropriate.
- 5.6 In summary, we consider that site H28 is more than capable of meeting the needs of the village without a detrimental impact upon the level of services and existing infrastructure. Furthermore, any proposed development on the site will generate S106 monies which will ensure that any improvements to infrastructure in the locality as a result of the proposals are met accordingly.

**6) What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?**

- 6.1 We consider that the costs are consistent with those expected with a greenfield extension to a settlement, and thus there should be no concern in relation to the deliverability of the site. Whilst more detail will emerge as an application is advanced, M-EC have estimated the infrastructure costs and requirements in the letter enclosed at **Appendix 4**, which is based on the allocation for 120 dwellings.
- 6.2 In summary however, the estimated costs for infrastructure requirements and improvements totals £1,559,000. This figure includes for any utility diversions and connections required as well as the infrastructure works for highways access and drainage solutions.
- 6.3 In terms of physical constraints, it is not considered that there are any constraints which would prevent the development of the site from coming forward during the Plan period. A review of the technical considerations in terms of highways; flood risk; drainage; noise; land contamination; and utilities are considered within the letter at **Appendix 5** from M-EC.
- 6.4 The Development Framework Document contained at **Appendix 1** sets out that the site can comfortably accommodate the proposed allocation of 120 dwellings, or a higher figure up to

170 dwellings. It is therefore not considered that the site is subject to any landscape constraints which would prevent development of the site.

**7) Is the site realistically viable and deliverable?**

7.1 As above, we are of the opinion that the site is realistically viable and deliverable. It is a greenfield site with no significant constraints or abnormalities on the site which would impact upon the viability of the site from coming forward for development.

7.2 Furthermore the site is in the control of a national housebuilder who is very active in the local market with a proven rate of delivery within the housing market area.

**8) What is the expected timescale for development and is this realistic?**

8.1 The housing trajectory has indicated delivery of the site to commence in 2018/19 with the delivery of 30 dwellings; 40 dwellings for the following two years; and 10 dwellings to be delivered in 2021/22. We consider this to be a realistic and achievable trajectory for housing delivery on the site.

8.2 Initial masterplanning and an assessment of constraints and opportunities have been undertaken already for the site to inform the representations made throughout the emerging Local Plan process and to determine appropriate capacity on the site.

8.3 As a result of early work undertaken with, it would be anticipated (following successful adoption of the Local Plan) that a full planning application would be submitted (subject to ecological survey seasons) in early to mid-2017 which would subsequently allow for any pre-commencement conditions to be discharged and construction to commence in late 2017, allowing for the first completions in 2018.

**9) What would be the effect of the proposal on the purposes of including land within the Green Belt?**

9.1 We have previously undertaken an independent Landscape and Visual Appraisal and Green Belt Review of the site which is enclosed at **Appendix 2**.

9.2 This document concluded that: the planned release of Green Belt in this location would not result in urban sprawl or represent an encroachment into the wider countryside; it would not

impact upon local heritage assets or on the setting of historic Warwick; nor would it result in the coalescence between adjoining settlements.

- 9.3 Accordingly, it was concluded that development could be accommodated without resulting in significant landscape and visual effects, or impacting upon the primary objectives of Green Belt policy as set out at paragraph 80 of the NPPF.

## **10) What would be the effect on the openness of the Green Belt?**

- 10.1 The Council's Joint Green Belt Study (June 2015) considered the site as part of a wider-parcel, and noted that the site is free from development and therefore considered open and free from encroachment.

- 10.2 Whilst the site coming forward would impact upon the openness of the Green Belt, it has been noted that a number of landscape considerations can be taken into account when developing the site to minimise the impact which are considered to be as follows:

- Retain where feasible the existing boundary vegetation alongside Birmingham Road to maintain the character of the route and to screen views of new housing;
- Provide an open space and landscaped corridor alongside the pedestrian/cycle route at Ugly Bridge Road to the eastern boundary;
- Maintain a minimum suitable landscape strip to the Ancient Woodland at Smith's Covert;
- Retain the internal hedgerow, if feasible, within a landscaped green corridor; and
- Respect the visual amenity of the adjoining residential area by adopting the appropriate set back and privacy standards.

- 10.3 Our own Landscape and Visual Appraisal and Green Belt Review identifies at paragraph 5.24 that: *"The visual appraisal of the Site identified that development in this location would be extremely well related to the existing settlement pattern and would form a logical extension to the village. In addition, new housing would not be intrusive in views from the wider landscape. As such, housing could be accommodated without resulting in urban sprawl, nor would it encroach significantly on the wider countryside."*

- 10.4 The longer term boundaries would provide permanent and defensible boundaries to the Green Belt, namely Smith's Covert to the north; Ugly Bridge Road to the east; Birmingham Road to the south and existing residential development to the west. This will ensure that the site remains contained and will prevent further encroachment into the wider Green Belt surrounding Hatton Park.

10.5 As above, we consider that the allocation area should be amended to cover run along the permanent boundaries available, and the Council (based on our discussions) are in broad agreement on this matter.

**11) Are there exceptional circumstances which justify altering the Green Belt? If so, what are they?**

11.1 Following the suspension of the emerging Local Plan the Council have had to revisit the overall housing target for the District to meet the needs of the housing market area and the needs of Coventry as well through a Memorandum of Understanding.

11.2 This has resulted in an overall housing target of 16,776 dwellings for the emerging Plan period to 2029, subject to the ongoing considerations relating to Matter 2. It is also noted that, as set out in our other Matter Statement for Matter 3, the Plan allows for limited flexibility of 7.2% over and above the target of 16,776 dwellings.

11.3 The need to meet the objectively assessed need for the District is considered to be an exceptional circumstance which justifies the release of sites from the Green Belt to meet this challenging target for the District.

11.4 Furthermore, the release of Site H28 at Hatton Park is in accordance with the Council's hierarchy of settlements and it is essential – and consistent with the NPPF - to allow for the sustainable growth of the settlement over the Plan period.





# Land North of Birmingham Road, Hatton Park

Development Framework Document

August 2016



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# 1.0

## Introduction

This section describe the purpose of the Development Framework Document and the Site location.

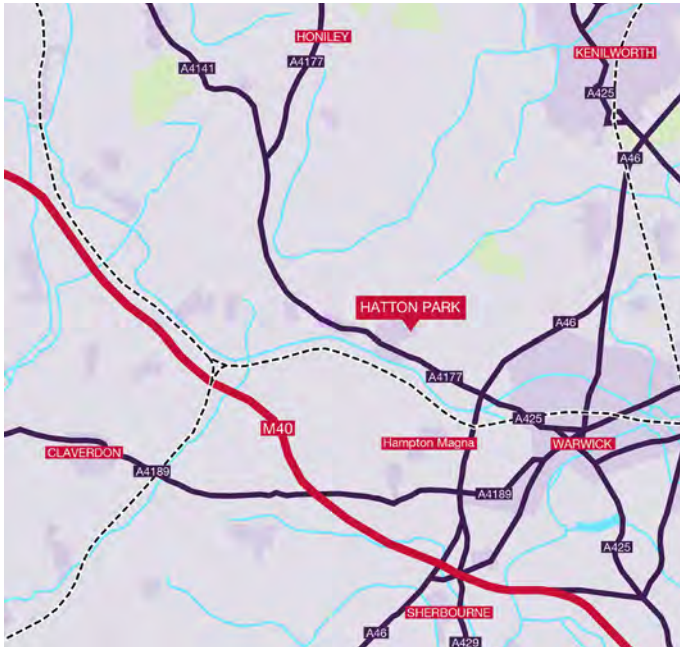


Figure 1.1> Wider Location Plans

### Purpose of this Document

1.1 This Development Framework Document (DFD) has been prepared by Barton Willmore on behalf of Taylor Wimpey UK Ltd who have land interests to the north of Birmingham Road, Hatton Park. The land interest which is the focus of this DFD is illustrated in Figure 1.1 and 1.2 and is referred hereafter as 'the Site'.

1.2 Taylor Wimpey have been working on site appraisal work and the promotion of the site. This has enabled the production of a comprehensive masterplan (Figure 5.1) which is intended to guide the future development of the Site and support the achievement of a co-ordinated and comprehensive development.

1.3 Section 2 of this document explains the policy context behind the masterplan. Section 3 sets out the context of the settlement. Section 4 includes the technical analysis work that has been completed to date which have helped to define key Site features and those development opportunities which have influenced the proposed pattern of future development.

1.4 An assessment of the development framework context in terms of master planning is presented

in Section 5. In Section 6 the main considerations in terms of landscape, drainage and ecology are considered in preparing the wider master plan, before a summary is provided at Section 7.

### The Site



1.5 Taylor Wimpey control the site located on the eastern edge of Hatton Park, with a total developable area, excluding the Smith's Covert to the north, measuring 7.61ha. The site is given reference H28 in the emerging Warwick Local Plan.

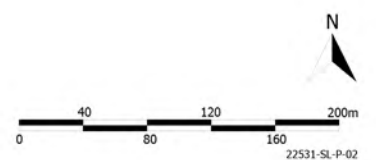
1.6 The Site is bounded by Birmingham Road to the south, Ugly Bridge Road to the east, the Ancient Woodland of Smith's Covert to the north and an existing residential area to the west, focused on Ebrington Drive. Importantly all sides of the site have logical and permanent boundaries, which sensibly add to the built form of Hatton Park.

1.7 The proposed allocation in the Proposed Modifications to the emerging Local Plan is for 120 dwellings (site ref: H28). However, the site is capable of delivering a higher number of dwellings (circa 170 dwellings) to assist the Council in meeting its housing requirements; importantly it can do so whilst respecting the key characteristics of the site – including the Green Belt.



**Legend**

-  Site Boundary
-  Other Land Controlled by Taylor Wimpey



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**Figure 1.2> Site Location Plan**

## 2.0

# Planning Policies

The planning policy context for the Site is highlighted in this Section, with particular regard given to those aspects of adopted and emerging policy which have influenced our initial land use proposals and framework masterplan.

### National Planning Policy Framework (NPPF)

2.1 At the heart of the NPPF is a presumption in favour of sustainable development. For plan-making this means that local planning authorities should positively seek opportunities to meet the development needs of their area. Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted.

2.2 NPPF paragraph 47 states that in order to boost significantly the supply of housing Local Planning Authorities should use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period.

2.3 NPPF paragraph 80 sets out the five purposes of Green Belt. These are as follows:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

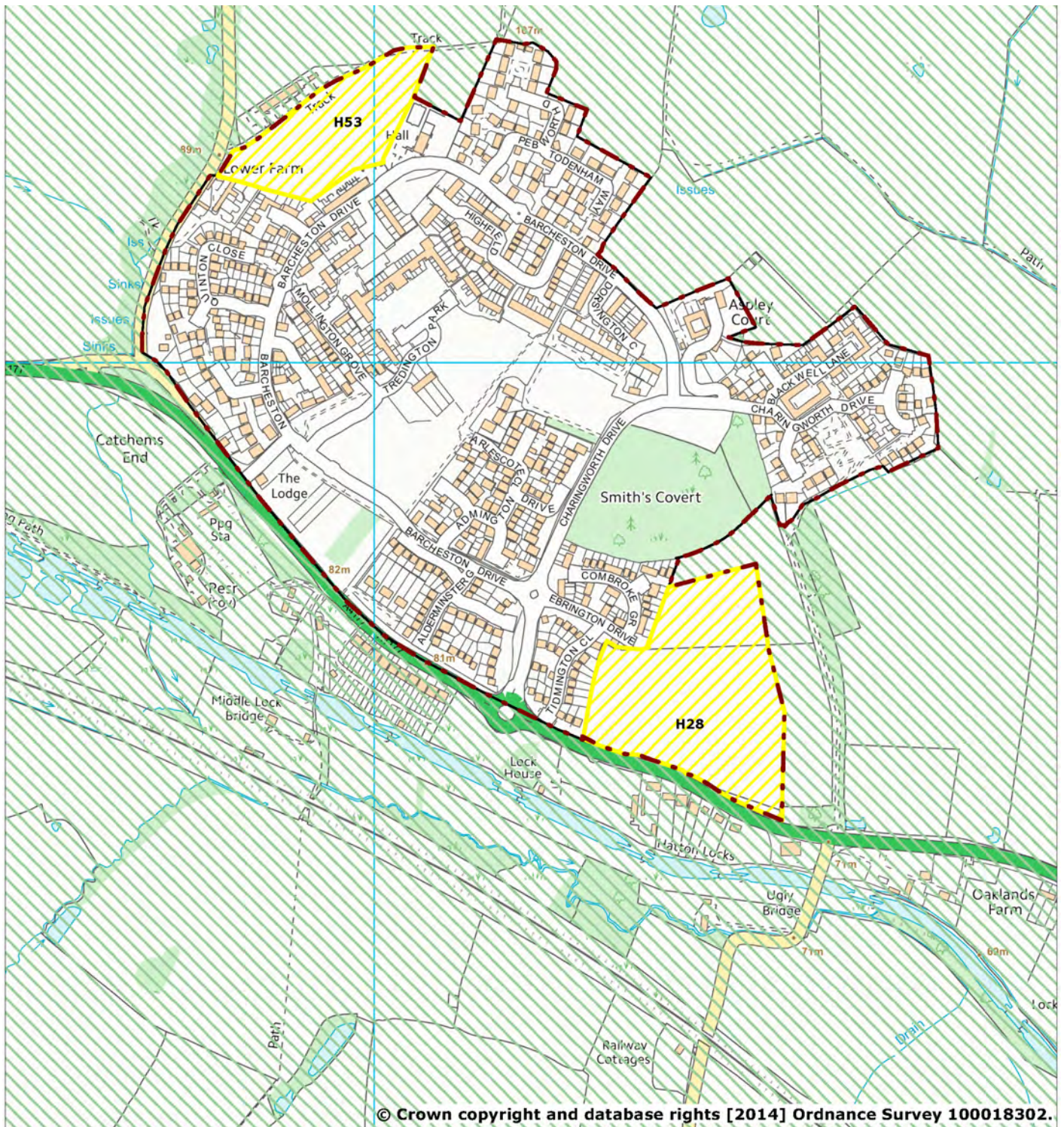
2.4 Paragraph 83 identifies that Local Planning Authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.

2.5 In defining Green Belt boundaries, the requirements for Local Authorities set out in paragraph 85 include taking account of the following:

- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- Not include land which it is unnecessary to keep permanently open;
- Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

2.6 Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three. Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change.





### Key

- WDLP - Green Belt (DS19)
- WDLP - Housing Allocations (DS11)
- Site Ref
- WDLP - Growth Village Envelopes (H10)

21. Hatton Park  
(Proposed Mod. 2016)

**Local Plan  
Policies  
Map**



Figure 2.1> Hatton Park Proposed Modifications Feb 2016



## Emerging Local Plan Proposed Modifications

2.7 The Proposed Modifications to the emerging Local Plan were subject to a period of public consultation between 11<sup>th</sup> March and 22<sup>nd</sup> April 2016. The following policies are considered to be of relevance to bringing the Site forward for development.

2.8 Policy DS4 sets out the Council's spatial strategy, with the level of housing growth set out under Policy DS6 which details that in accordance with the updated housing needs evidence and the Coventry and Warwickshire Memorandum of Understanding for Housing Requirements, the Council will provide for 16,776 new homes between 2011 and 2029.

2.9 Policy DS10 sets out the broad location of allocated housing sites, paragraph 2.37 of which outlines that "the spatial strategy aims to meet

housing needs of the District and Housing Market Area by allocating sites in and adjacent to the main urban areas and the more sustainable villages." Paragraph 2.38 continues by stating "In selecting sites on the edge of urban areas, non-Green Belt sites are favoured over Green Belt sites where possible. However, where there are no suitable non-Green Belt alternatives to meet an identified need, sites are removed from the Green Belt to enable development to take place."

2.10 Policy DS19 sets out the extent of the Green Belt on the Proposals Maps. It states that the Council will apply Green Belt policy in accordance with Government guidance as set out in national planning policy. The site at H28 is allocated to be removed from the Green Belt, which reflects the allocation.

2.11 Policy H1 sets out the direction for housing and identifies Hatton Park as a 'Growth village'.



Figure 2.2> National Planning Policy Framework

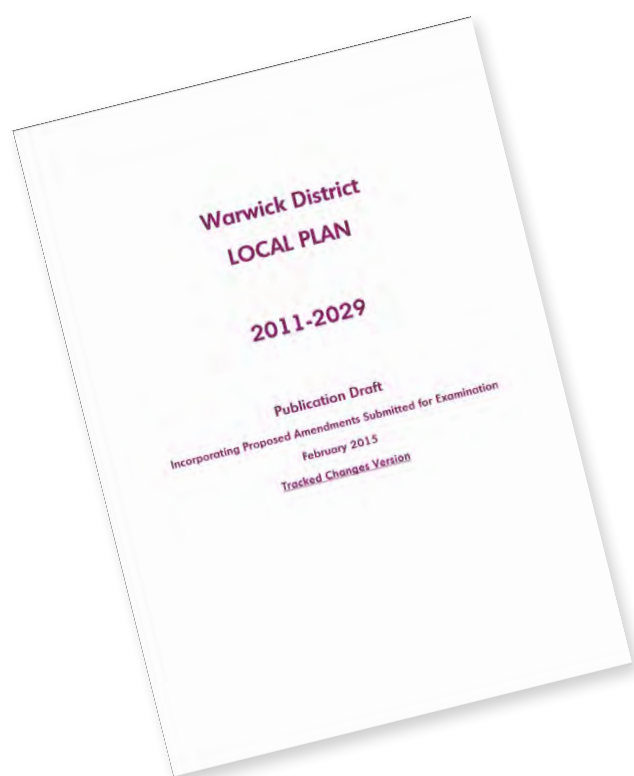


Figure 2.3> Warwick Local Plan







## 3.0

# Hatton Park

A review of existing local facilities and movement patterns has been undertaken to assess how the Site relates in terms of distance and accessibility.

### Profile of Village and Facilities

3.1 Hatton Park is predominantly a 1990s settlement built on the site of a former hospital. It lies within the green belt approximately 4.6km to the north west of Warwick.

3.2 The settlement is surrounded by farmland with the ancient woodland of Smith's Covert to the east, scattered blocks of woodland beyond the settlement edge and the A4177 Birmingham Road and Grand Union Canal corridor to the south.

3.3 Hatton Park, by virtue of its sustainability is highlighted as a 'Growth village' under policy H1 of the emerging local plan.

3.4 Key information relating to the settlement includes:

- Population of 2,020 (2011 Census)
- Local shop, Public House, Petrol Station and Nursery
- No. 68 Bus Service
- 1.6km to Budbrooke School
- 3.2km to Warwick Parkway Railway Station
- 4.6km to Warwick Town Centre





Figure 3.1&gt; Facilities Plan

## 4.0

# Site Assessment

To ensure the delivery of this site, which sensitively and positively integrates with the existing urban area, a range of technical assessments of the Site have been undertaken on behalf of Taylor Wimpey. This assessment work is described below, with key physical features and development opportunities and constraints identified for the Site. This work has shaped and informed the design response to the Site which is presented as a framework masterplan in Section 5.

### Topography

4.1 The settlement at Hatton Park occupies an elevated position within the wider landscape, with the landform within the village rising from Birmingham Road to a high point within the northern part of the village. The Site lies on the lower slopes of the village, with the landform within it sloping upwards from a low point alongside Birmingham Road of approximately 71 metres Above Ordnance Datum (AOD) to approximately 85 metres AOD at the northern boundary. The landform continues to rise through Smith's Covert to the north to a high point of approximately 95 metres AOD in the north eastern part of the village.

4.2 The countryside to the north and east of Hatton Park is gently undulating. In the immediate vicinity of the Site the landform a short distance east of Ugly Bridge Road is domed, rising gradually to a high point a short distance west of Wedgnock Farm and the public footpath which crosses the landscape at this point. To the north east of Hatton Park, the rising ground at Blackbrake Plantation provides containment in views from this direction.

### Site Access

4.3 Birmingham Road forms the southern boundary of the site where footways of varying width (approximately 1.5m to 2.5m) and a carriageway of approximately 7m in width are present. Birmingham Road is subject to a 40mph speed limit and street lighting is noted. A footway is also located on the southern side of the carriageway and is a similar width to that of the northern footway.

4.4 Access to the site can be achieved from Birmingham Road via a T-junction with a right turn lane. The geometric requirements of the right turn lane and junction visibility splays are based on the subjected speed limit of 40mph and these can be accommodated accordingly. A speed survey would be completed in due course and as required the design parameters will be refined.

4.5 Highway boundary information has been sought from Warwickshire County Council and this confirms the access proposals from Birmingham Road can be accommodated within the highway or land proposed to be under the control of Taylor Wimpey UK Ltd.

### Listed Buildings

4.6 Hatton Park is a relatively new settlement comprising modern housing development within the grounds of the former Victorian sanatorium at Central Hospital. The former Victorian hospital building is Grade II listed, and has now been converted to residential accommodation. The imposing building is an attractive landmark at the heart of the village. Also associated with the former sanatorium is the Grade II listed Lodge building which lies at the junction of Winderton Avenue and Birmingham Road within the western part of the village.

4.7 A short distance to the south west of the Site, along the route of the Grand Union Canal, are the Grade II listed Lock House and Lock 34.

4.8 It is not anticipated that the development of site H28 would impact significantly on any of these features.





#### Legend

	Site Boundary		Potential Vehicular Access		Green Belt
	Other Land Controlled by Taylor Wimpey		A4177		Potential Pedestrian Access
	Potential Landscape Buffer		Existing Vegetation		Proposed Foul Water Pumping Station with 15m Standoff
	Grade II Listed Building		Existing railway		
	Indicative Location for Surface Water Attenuation		Existing Dwellings Backing onto Site		

0 30 60 90 120 150m  
22531-SL-P-06

Figure 4.1> Constraints Plan

## Sustainable Transport

4.9 Pedestrian access into the site will be achieved through an extension of the footways along Birmingham Road. In addition and to ensure good permeability pedestrian and cycle connections will be considered and investigated on to Ugly Bridge Road and Ebrington Drive. Ugly Bridge Road past the site is a combined footway/cycleway and is not open to vehicle traffic although access via a field gate is available into the site area. A local cycle route is noted to the south of Birmingham Road along the northern side of the canal which proceeds towards Warwick. Other cycle provision will take place on the local highway network which is deemed suitable to support cycle traffic.

4.10 Local facilities and amenities include a petrol station, convenience shop and Village Hall, all of which are located within a 2km walking distance of the site which is considered reasonable. The NPPF does not specify specific walking distances but we know 80% of the population will walk up to 1 mile (1.6km) and there has been no empirical evidence to suggest the previous 2km distance stated by PPG13 should not be considered reasonable. On that basis local facilities are considered to be within

a reasonable walking distance of the proposed development.

4.11 Public transport (service 68) operates directly along Hatton Road and within Hatton Park on a 30 minute frequency, Monday to Saturday. Service 68 runs between Hatton Park and Cubbington, stopping at a number of locations including Warwick and Warwick Parkway Rail Station. Figure 4.2 highlights the bus routes local to the site and the stops within 400m of the site, although a pedestrian connection onto Ebrington Drive would enhance connectivity.

4.12 Warwick Parkway Rail Station is located circa 2.8km south east of the site and can be directly access via the No. 68 bus service. The station, which is managed by Chiltern Railways, provides cycle storage provision and a 24 hour car park. The station can be used as part of a multimodal journey to towns and cities including Birmingham, Solihull and Leamington Spa; all located within a 1 hour commute. Hatton Railway Station is located circa 1.7km south west of the site, although no bus service operates to this station.

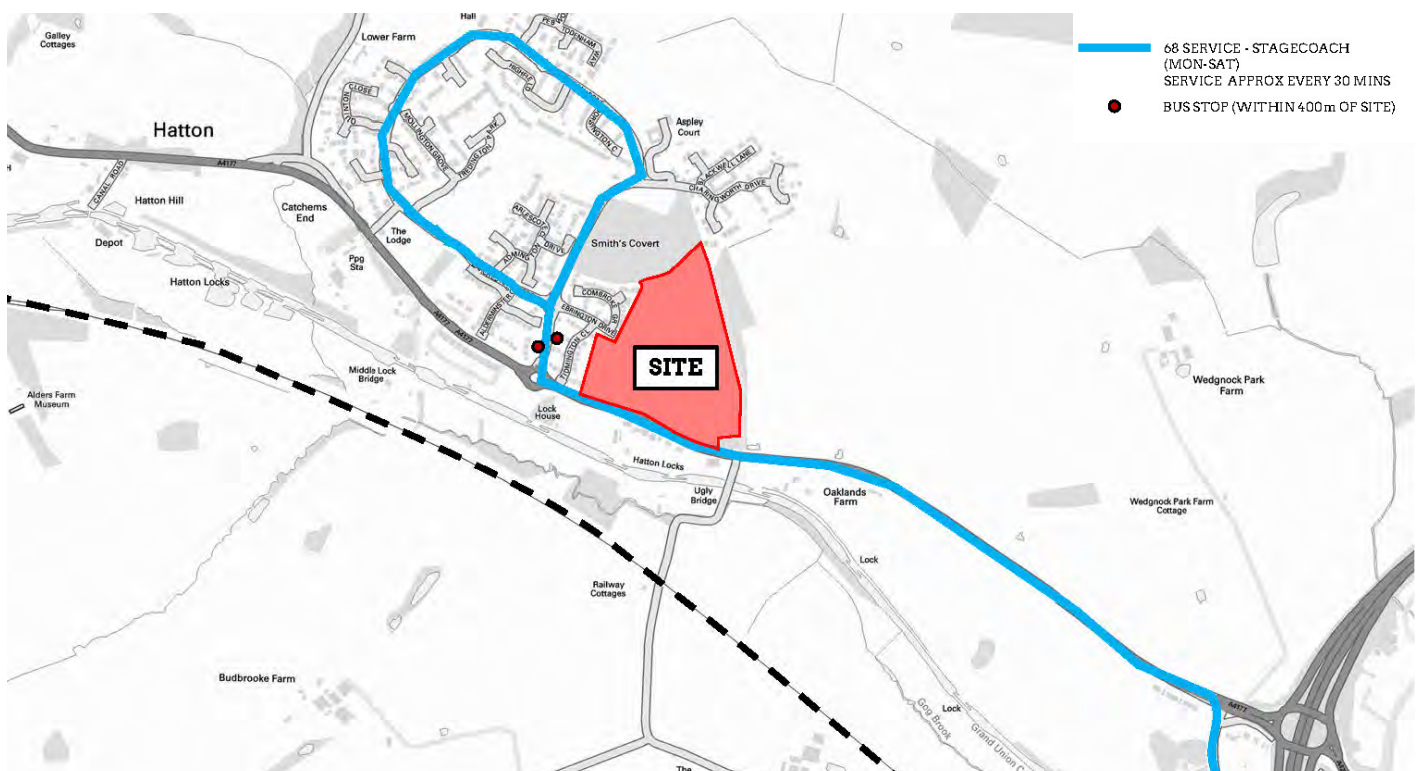


Figure 4.2&gt; Hatton Park bus service



## Landscape and Visual

4.13 Views of the interior of the Site from Birmingham Road are heavily filtered by the tall, treed hedgerow to the boundary. It should be noted that the degree of screening will decrease somewhat in the winter months when the deciduous vegetation is out of leaf. These views are limited to a relatively short stretch of the road in proximity to the Site boundary and opportunities are restricted to a short distance to the east and west of the Site. There is a glimpsed, partial view of the interior of the Site through the break in vegetation at the gated entrance to Ugly Bridge Road.

4.14 There are several dwellings and a petrol filling station to the south of Birmingham Road from which views are available towards the Site. These views are seen over the adjoining highway and are heavily filtered by the existing boundary vegetation.

4.15 Views from the towpath which extends alongside the Grand Union Canal are typically prevented by existing vegetation and intervening housing. There are however opportunities for views of the hedgerow on the southern Site boundary through breaks in the vegetation.

4.16 There are views from the rear of dwellings at Tidmington Close and Combroke Close over rear garden fences. Views from public vantage points on Ebrington Drive are restricted by the hedgerow at the Site boundary.

4.17 There are views across the Site from Ugly Bridge Road to the east. In these views the existing residential edge to the west is readily visible in the backdrop.

4.18 In views from the public footpath to the east, the Site is screened by the intervening domed landform, although development on the higher ground in the north of the village together with the woodland at Smith's Covert are visible. Similarly, in views from Shakespeare's Avon Way on higher ground west of Budbrooke, the Central Hospital building and neighbouring housing can be discerned in Hatton Park, however the Site is screened by intervening topography and vegetation.





## Landscape Quality, Sensitivity and Value

4.19 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. It occupies an area of arable farmland which is very well related to the existing housing area in Hatton Park. It has relatively ordinary landscape characteristics and is considered to be of medium landscape quality and medium to low sensitivity, owing to its proximity to existing housing and its relative containment in views from the wider area.

4.20 In terms of value, it is visible from Ugly Bridge Road to the east, however existing housing in Hatton Park is currently noticeable in these views. It contains no known heritage assets and in landscape terms is undistinguished. The site is therefore considered to be of medium to low landscape value.

4.21 The wider area is characterised by the modern estate housing within Hatton Park, and by arable farmland to the north and east. The farmland in proximity to the edge of the village has a medium

to large field pattern, with fields typically bounded by treed hedgerows. The topography is gently undulating and blocks of woodland are a frequent feature providing some containment to long distance views. Overall the adjoining landscape / townscape is considered to be of medium quality and sensitivity.

## Ecology

4.22 The Site comprises two arable fields with grassland margins bounded by hedgerows. Site habitats are unremarkable and no nature conservation designations cover the Site area. Smith's Covert to the north boundary is an Ancient Semi-natural Woodland and is identified as a potential Local Wildlife Site.

4.23 There are bat roosting records within close proximity to the Site and it is likely that bats may use features including hedgerows on the site and Smith's Covert woodland to the northern boundary. Opportunities for reptiles on the Site are limited due to the margins of the arable fields, despite several



reptile records being returned for Hatton Hill Fields 0.6km south west of the Site.

4.24 Three water bodies are identified within 500 metres of the Site which will require further investigation. No great crested newt records were returned during the searches and the Site is considered to offer limited terrestrial habitat for this species. Given the nature of the habitats present it is not anticipated that the site will be important for bird or invertebrate assemblages.

4.25 Overall, there are no overriding constraints to development of the Site assuming appropriate avoidance and mitigation measures are implemented to ensure ecological constraints to the development are anticipated.

## Flood Risk and Drainage

4.26 The Site lies in Flood Zone 1 and is therefore sequentially acceptable for development. Surface water accumulations occur along the eastern and south eastern boundary of the site following the natural topography towards the Grand Union Canal. Overland flows route from the south eastern boundary of the site along Birmingham Road before continuing south towards the Grand Union Canal.

4.27 Onsite attenuation would be provided through the provision of above ground SUDS. It is anticipated the majority of this storage would be delivered towards the south eastern corner of the site and above an identified surface water sewer.





## Noise

4.28 The southern boundary of the site lies directly adjacent to Birmingham Road. Due to the site's close proximity to the carriageway it is considered likely that road traffic will be the dominant noise source at the site and that noise impact will require consideration as part of any planning application.

4.29 It is considered unlikely that noise will have a significant adverse impact on the development of the site as any sound levels exceeding the recommended thresholds would be dealt with by way of a suitable mitigation strategy; (i.e. enhanced glazing and ventilation at certain locations to protect internal amenity and relevant stand-off distances with rear gardens placed at facades facing away from the road benefitting from screening provided by intervening dwellings).

## Utilities

4.30 Existing utilities are located within or near to the development area. 11kV underground electric cables and underground BT telecommunication cables are located along the northern footway of Birmingham Road. A Medium Pressure main is also noted within the carriageway. Diversions will be required to facilitate any vehicle or pedestrian access off Birmingham Road.

## Summary of Assessment

4.31 The assessment has revealed a series of features and development opportunities which can be positively integrated into the proposed development. As such no overriding constraints to development have been identified, supporting the case for development coming forward in this location.









# 5.0

## Development Framework Context

Taking all of the assessment and analysis work as well as interpreting the Local Plan policy requirements, a framework masterplan has emerged for the Site. The following Sections explain the main components and strategies underpinning the framework, namely those focused on the distribution of land uses; access and movement; landscape, ecology and drainage; and the indicative phasing and delivery of development.

### Land Use and Amount

5.1 The predominant land use will be residential, with the capacity to deliver approximately 120 dwellings on the existing masterplan. However, as per our comments earlier in the accompanying Hearing Statement, we consider that the site is capable of delivering a larger number of dwellings with smaller buffers to the east and north, and would welcome the Inspector’s view on this.

5.2 In addition to the landscape buffers, which will provide SUDS and provide an offset to the Smith’s Covert Ancient Woodland, the development is focused on a central area of open space, which would incorporate play provision for the benefit

of new and existing residents. The green areas on the site will also promote the creation of new biodiversity and landscape features providing a high quality landscape setting to the Site and the development as a whole.

5.3 The masterplan Figure 5.1 includes;

- Central open space
- Access from Birmingham Road
- Potential pedestrian access points to Ebrington Drive, Ugly Bridge Road and Smith’s Covert
- SUDS located towards the southeastern corner of the site
- Retaining and enhancing the permanent Green Belt boundaries

Areas	Ha	Ac
Development Area	4.80	11.86
Landscape Buffer (including SUDS)	2.65	6.55
Public Open Space	0.16	0.39
Total	7.61	18.80

Table 5.1> Land Use Schedule



Figure 5.1&gt; Framework Master Plan

## 6.0

# Landscape, Ecology & Drainage

A strong landscape framework will form an important part of the proposals. The development of the Site provides the opportunity to enrich and strengthen the existing landscape structure, whilst improving ecological and recreational functions.

### Landscape and Ecology Strategy

6.1 The design intention is to create multi-functional landscaped areas. These spaces will embrace leisure, landscape and ecological functions and will also positively integrate surface water drainage functions which will be designed to contribute towards the overall character, quality and amenity of the public realm.

6.2 The existing landscape features and topography of the site, alongside future surface water drainage requirements have strongly influenced the creation of a connected landscaped buffer running north to south adjacent to Ugly Bridge Road. Opportunities within the development of the site have allowed for a central core of public open space to be utilised by future residents which also provides a focal point for the development. A buffer to Smith's covert is also proposed.

6.3 The landscape buffer zones to both the northern and eastern boundaries will provide an opportunity for ecological biodiversity by encouraging the use of surrounding landscape for foraging and roosting bats. The proposed attenuation pond to the south eastern corner of the site will also act as an opportunity to enhance biodiversity within the site and its surroundings.

6.4 The landscaped areas to the east and north will also play a key role in connecting the site to the wider village, with the potential to gift across Smith's covert as a community benefit.

### Drainage Strategy

6.5 The British Geological Survey shows the site is underlain by the 'Mercia Mudstone Group' comprising mainly Mudstone with a thin band of Siltstone crossing the south eastern corner of the site. The mudstone strata of the Mercia Mudstone Group overlying the majority of the site is classified as a Secondary (B) Aquifer and the Siltstone strata of the Mercia Mudstone Group as a Secondary Aquifer. Percolation testing will be required as part of any future planning application.

6.6 Based on an assumed developable area of 5.74 hectares and assuming a reasonable impermeable area of 60% an estimated storage volume of approximately 2,900m<sup>3</sup> for a 1 in 100 year storm event plus 40% for climate change. This calculation is based on a discharge rate of 14.1 litres per second (QBAR Greenfield Rate is 4.1 l/s/ha). Surface water will outfall either into available ditches or the Severn Trent Surface Water Sewers.

6.7 It is envisaged that foul drainage will discharge by gravity to the existing adopted sewer which lies in the junction of Birmingham Road/Ugly Bridge Road to the south east of the site area; although a pumping station may be required should this not be deliverable. Detailed investigations with Severn Trent will take place in due course.

6.8 In accordance with the Water Industry Act (1990) Severn Trent Water will be required to provide capacity for the development whilst containing environmental impacts and maintaining water quality; therefore improvements to the network will be provided if required.







# 7.0

## Summary

The Site has excellent links to the local area and is in an inherently sustainable location with access to local services and facilities

### Conclusions

7.1 This DFD demonstrates that the development of Site H28 can assist Warwick in sustainably meeting the housing needs of existing and future residents as the area continues to grow. Given the scale and nature of the site it is capable of early delivery, which would assist Warwick in demonstrating a five-year at the outset of the Plan.

7.2 The Site has excellent links to the local area and is in an inherently sustainable location with access to employment, retail, education and public transport within 2.5km of the Site. Hatton Park is designated as a 'Growth Village' in the emerging Local Plan by virtue of the services and facilities on offer.

7.3 The Site would provide areas of public open space for leisure and recreational purposes within its boundaries. It will also provide areas of landscape buffer zones to enhance ecological biodiversity and protect the valuable Ancient Woodland of Smith's Covert to the north of the Site. These landscaped buffers will also assist in softening the development edge of the proposals

respecting the landscape setting of this Green Belt site, whilst also incorporating SUDS and an amenity offer. Such provision is complemented by a central area of open space, around which the development will be focused.

7.4 A key aspiration of the delivery of the site is the provision of connectivity to the existing settlement. In that regard, there is the potential provision of pedestrian accesses on to Ugly Bridge Road, Ebrington Drive and through Smith's Covert. Smith's Covert is not currently publicly accessible, however, as part of the development Taylor Wimpey would consider gifting this land across to a local community group, with an appropriate management contribution, in order that it could be utilised for the benefit of new and existing residents.

7.5 In summary, the Site represents a highly sustainable and deliverable opportunity for a residential development which is both available and deliverable now.





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**Taylor**  
**Wimpey**

**BARTON**  
**WILLMORE**





Land at Birmingham Road,  
Hatton Park

## Landscape and Visual Appraisal and Green Belt Review

Prepared by  
CSA Environmental

on behalf of  
Taylor Wimpey UK Ltd

Report No: CSA/2684/002

November 2015

Report Reference	Revision	Prepared by	Approved by	Comments
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## **Appendices**

Appendix A: Location Plan

Appendix B: Aerial Photograph

Appendix C: Photosheets

Appendix D: Magic Map Extract and Heritage Information

Appendix E: Extract from Landscape Sensitivity and Ecological and  
Geological Study

Appendix F Draft Local Plan Policies Map: Hatton Park



# 1.0 INTRODUCTION

## Background

- 1.1 CSA Environmental has been instructed by Taylor Wimpey UK Ltd to provide a landscape and visual baseline study of land to the north of Birmingham Road, Hatton (the 'Site'), in order to assess the suitability of the Site for residential development. The findings of this appraisal will form part of the baseline information to support the promotion of the Site through the new Local Plan.
- 1.2 The southern part of the Site is identified as a housing allocation in Warwick District Council's new Local Plan, albeit the plan is currently withdrawn following the Inspector's letter issued during the Local Plan Inquiry. This identified the Inspector's concerns regarding a shortfall in the identified housing provision within the Local Plan.
- 1.3 This appraisal describes the existing landscape character and quality of the Site and its visual characteristics as well as its ability to accommodate development. The Site is currently located within the Green Belt and this report also considers the impact of releasing the Site in terms of the functions and purposes of the Green Belt, as well as the nature and durability of the proposed Green Belt boundaries.

## Methodology

- 1.4 This appraisal is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in June 2015. Weather conditions at the time of the appraisal were good and visibility was clear.
- 1.5 In landscape and visual impact appraisals, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape, principally from any residential properties, but also from public rights of way and other areas with general public access). This report therefore considers the potential impact of development on both landscape character and visibility.
- 1.6 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

## 2.0 SITE CONTEXT

### Site Context

- 2.1 The Site comprises a broadly triangular land parcel at the south eastern edge of the built up edge of Hatton Park. It is bounded to the south by Birmingham Road; to the east by Ugly Bridge Road; to the west by housing at Tidmington Close and Combroke Grove; and, to the north by the Ancient Woodland block at Smith's Covert. The Site location and surrounding context are illustrated on the Location Plan and Aerial Photograph contained in **Appendices A and B**.
- 2.2 The settlement at Hatton Park is a relatively new village, with modern housing development set around the buildings and within the grounds of the former Victorian sanatorium at Central Hospital. The retained Victorian hospital building lies at the heart of the new residential area, with the grounds, which contain numerous mature specimen trees, providing a mature setting for the new homes. The village occupies an elevated location within the surrounding landscape, with the distinctive hospital buildings visible in views from the wider area.
- 2.3 Birmingham Road extends alongside the southern Site boundary, linking the settlement at Hatton Park to the historic town of Warwick, which lies approximately 2km to the east. In the vicinity of the Site, the route is characterised by mature hedgelines which extend alongside the Site boundary, and by linear development along the southern side of the road. Development here is characterised by twentieth century bungalows and detached dwellings. There is a petrol station located opposite the south eastern corner of the Site. Further west is a roundabout and the principle entrance to the village at Hatton Park.
- 2.4 To the south, beyond Birmingham Road is the Grand Union Canal. A towpath extends alongside the northern edge of the canal and there are numerous locks in the vicinity of the Site, as the canal steps down several metres in height as it passes west to east. A short distance further south is the railway line which links the neighbouring stations at Hatton and Warwick Parkway.
- 2.5 To the east, the Site boundary is defined by the former driveway, now a shared footway / cycleway, which previously provided access to the sanatorium. At the entrance off Birmingham Road, the former gateposts and railings remain intact. An avenue of small horse chestnut trees line the route, however the growth of these trees appears somewhat stunted and there is evidence of die back within the canopy. To the east of the route is a band of scrub vegetation, which marks the boundary with the wider agricultural landscape.
- 2.6 The wider landscape to the east of Hatton Park is characterised by rolling, predominantly arable farmland, with a legible landscape framework of mature, heavily treed hedgerows and frequent blocks of woodland, visible on higher ground.

## **National Landscape Character**

- 2.7 Natural England has produced profiles for England's National Character Areas ('NCA's'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The profile identifies the Site as lying within the Arden Character Area (Character Area 97).
- 2.8 The Arden Character Area is traditionally regarded as the land lying between the River Tame and the River Avon in Warwickshire. The Arden landscape also extends into north Worcestershire to abut the Severn and Avon Vales. The landscape is described as being characteristically well-wooded farmland with a rolling landform and numerous areas of former wood-pasture with large, old oak trees, often associated with heathland remnants.
- 2.9 This description is consistent with our own assessment of the wider landscape on the periphery of Hatton Park, however in the vicinity of Warwick we would also note the presence of a number of significant transport corridors, together with areas of relatively recent housing development including at Hatton Park.

## **County Landscape Character**

- 2.10 Warwickshire County Council have prepared the Arden Landscape Guidelines (1990) as part of the Warwickshire Landscapes Project. The landscape to the west of Warwick, including the settlement at Hatton Park, falls within the Wooded Estatelands local landscape type. A short distance north of the village is the Arden Parklands local landscape type.
- 2.11 The Wooded Estatelands is described as a well-wooded estate landscape characterised by a large scale rolling topography and prominent hilltop woodlands.
- 2.12 The characteristic features of this character area are as follows:
- A large scale rolling topography with occasional steep scarp slopes;
  - Large woodlands, often associated with rising ground;
  - Mature hedgerow and roadside oaks;
  - Mixed farmland with a semi-regular pattern of medium to large sized fields; and
  - A varied settlement pattern of small villages and scattered farmsteads.



2.13 The management strategy for this area is to conserve and enhance the overall structure and well-wooded character of the landscape. In terms of landscape guidelines, these include:

- Conserve and restore primary hedge lines;
- Conserve and enhance cover in and around rural settlements;
- Enhance tree cover through large scale woodland planting on rising ground; and
- Protect and enhance the internal space and irregular outline of village settlements.

2.14 The overall character and qualities of the Arden Parklands are described as an enclosed, gently rolling landscape defined by woodland edges, parkland and belts of trees.

### **Statutory and Non-Statutory Landscape Designations**

2.15 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') indicates that neither the Site, nor the landscape adjoining it, are covered by any statutory designations for landscape character or quality (See **Appendix D**). In addition, there are no non-statutory landscape designations which effect the Site, as shown on the proposals map to the Local Plan.

### **Listed Buildings**

2.16 Hatton Park is a relatively new settlement comprising modern housing development within the grounds of the former Victorian sanatorium at Central Hospital. The former Victorian hospital building is Grade II listed, and has now been converted to residential accommodation. The imposing building is a conspicuous landmark at the heart of the village. Also associated with the former sanatorium is the Grade II listed Lodge building which lies at the junction of Winderton Avenue and Birmingham Road within the western part of the village.

2.17 A short distance to the south west of the Site, along the route of the Grand Union Canal, are the Grade II listed Lock House and Lock 34. The locations of these heritage assets are identified on the plan at **Appendix D**.

### **Public Rights of Way**

2.18 A public footpath crosses the countryside to the north and west of the Site leading from the northern edge of Hatton Park to the roundabout at the junction of the A46 and A4177 at the edge of Warwick. The Grand Union Canal Walk and Shakespeare's Avon Way Long Distance Footpath extends alongside the towpath on the northern edge of the canal to the south of the Site. Although not defined as a definitive right of way, a combined footpath / cycleway extends alongside the

eastern Site boundary along the route of the former driveway leading to the sanatorium.

### 3.0 LANDSCAPE POLICY CONTEXT

#### National Planning Policy Framework ('NPPF')

- 3.1 National Green Belt policy is set out in Section 9 (paragraphs 79 and 80) of the NPPF which states that the essential character of Green Belts is their openness, their permanence and their ability to serve the following functions:
- to check the unrestricted sprawl of large built-up areas;
  - to prevent neighbouring towns merging into one another;
  - to assist in safeguarding the countryside from encroachment;
  - to preserve the setting and special character of historic towns; and
  - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 3.2 Paragraphs 83 to 85 specifically deal with Green Belt boundaries. In paragraph 83, the Framework states that Local Planning Authorities should set Green Belt boundaries within their Local Plans, and these should only be altered through the preparation or review of those Plans.
- 3.3 Paragraph 84 is related to Councils taking account of and promoting patterns of sustainable development when drawing up or reviewing Green Belt boundaries. The consequences of sustainable patterns of development should be considered when making decisions by channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.
- 3.4 In paragraph 85, the NPPF states that when defining Green Belt boundaries Local Planning Authorities should take cognisance of the following requirements which are relevant to this appraisal:
- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
  - not include land which it is unnecessary to keep permanently open;
  - where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
  - make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the



permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;

- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

### **Local Planning Policy**

- 3.5 Warwick District Council is currently in the process of preparing its new Local Plan which will guide the Districts development until 2029. The new Local Plan was submitted to the Secretary of State for independent examination on the 30<sup>th</sup> January 2015. The Inspector, in a letter to the Council, found that the new Local Plan was not sound in terms of overall housing provision and supply and delivery of housing land. He therefore recommended non-adoption of the Local Plan, or its withdrawal in order that the Council have sufficient time to undertake a review of the Spatial Strategy for the District and identify additional locations for housing growth / site allocations.
- 3.6 Accordingly, until the new Local Plan is formally adopted, the saved policies in the Local Plan (1996 - 2011) remain relevant as long as they are consistent with the NPPF. The main landscape policies that relate to the Site are identified below.

### **Adopted Local Plan**

- 3.7 **Draft Saved Policy DP1 Layout and Design** states that development will only be permitted where it contributes positively to the character and the quality of the environment. Amongst other things, the policy notes that development proposals will be expected to demonstrate that they:
- harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;
  - relate well to local topography and landscape features, including prominent ridge lines;
  - enhance and incorporate important existing features into the development;
  - respect surrounding buildings in terms of scale, height, form and massing;
  - adopt appropriate materials and details;
  - integrate with existing paths, streets, circulation networks and patterns of activity;

- provide adequate open space for the development in terms of both quantity and quality; and
- ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well related to each other and provide a safe and attractive environment.

3.8 **Saved Policy DP3 Natural and Historic Environment** seeks to protect important natural features which positively contribute to the character and quality of the natural and historic environment. It states that development proposals will be expected to demonstrate that they:

- protect and/or enhance local ecology, including existing site features of nature conservation value;
- protect and enhance the landscape character of the area, particularly respecting its historic character;
- integrate the amenity space and proposed landscaping into the overall development; and
- secure the long term management and maintenance of habitat/landscape features.

3.9 **Saved Policy DAP4 Protection of Listed Buildings** notes that development will not be permitted which adversely affects the setting of a listed building.

### **New Local Plan**

3.10 The following draft policies, though not adopted, are of some relevance in that they reflect the Council's emerging policy direction. These policies are taken from Warwick District Local Plan 2011 – 2029 Publication Draft (Incorporating Proposed Amendments Submitted for Examination – February 2015).

3.11 **Strategic Policy DS4 Spatial Strategy** states that in considering the location for allocated housing the Council will consider the following, among other things:

- where green field sites are required for housing, they should generally be located on the edge of urban areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available.
- limiting development on sites which would lead to coalescence of settlements to ensure settlement identity is retained;
- sites which have a detrimental impact on the significance of heritage assets will be avoided unless the public benefits of development outweigh the harm;

- areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and
  - taking the national Green Belt policy in to account, sites that are currently in the Green Belt will only be allocated where exceptional circumstances can be justified.
- 3.12 The settlement at Hatton Park is identified as a Growth Village. These are assessed as being the most sustainable rural settlements according to a range of factors, including availability of local services and access to larger settlements. The Settlement Hierarchy Report undertaken in 2014 recognises these villages as the most suitable to accommodate housing growth.
- 3.13 The new Local Plan proposes several alterations to the existing Green Belt boundary in order to accommodate the anticipated level of growth within the District. The revised Green Belt boundary is shown on the draft Proposals Maps, with the majority of the southern field within the Site shown as being removed from the Green Belt and within the proposed Growth Villages Envelope (see Local Plan Proposals Map in **Appendix F**). **Draft Policy DS11 Allocated Housing Sites** identifies the land north of Birmingham Road as a housing allocation capable of providing 80 new homes.
- 3.14 **Draft Policy BE1 Layout and Design** states that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design.
- 3.15 **Draft Policy DS19 Green Belt** states that the Council will apply Green Belt policy in line with Government guidance as set out in National Planning Policy.
- 3.16 **Draft Policy NE1 Green Infrastructure** states that the Council will protect, enhance and restore the District's green infrastructure assets.
- 3.17 **Draft Policy NE4 Landscape** states that new development should positively contribute to landscape character. It notes that development proposals should demonstrate that they:
- integrate landscape planning into the design of development at an early stage;
  - consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;
  - relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;
  - identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;



- aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;
- avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area;
- address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and / or expanding these features through means such as buffering and reconnecting fragmented areas;
- maintain the existence of viable agricultural units; and
- are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements.

### **Village Housing Options and Settlement Boundaries Consultation (Nov 2013)**

3.18 This consultation document sets out the Council's preferred village site allocations and indicative proposals for new village boundaries. The findings of the document have been informed by a number of technical studies which have been undertaken as part of the evidence base for the new Local Plan. These include the Strategic Housing Land Availability Assessment ('SHLAA'), sustainability appraisal and ecology, landscape and Green Belt studies. The findings of the relevant studies and background information have informed the content of the site appraisal matrix for each of the sites considered by this document. The Site is identified as a Preferred Option for housing.

3.19 The following section considers the findings of the technical studies undertaken to inform the village housing options.

#### *Landscape Sensitivity and Ecological & Geological Study*

3.20 This was produced for Warwick District Council jointly by Warwickshire County Council ('WCC') Ecological Services and Habitat Audit and WCC Landscape Architects. The original report was published in November 2013 and the landscape assessment was updated for a select number of parcels followings matters raised during the Village Housing Options and Settlement Boundaries Consultation. The updates were published in April 2014.

3.21 Volume 1 of this document provides a landscape sensitivity assessment of the land around the villages and settlements in Warwick District identified for potential housing growth / or the establishment of defined settlement boundaries. This assessment divides the land at the edge of the settlement into a series of Landscape Description Units ('LDU'), which have been further refined into more detailed Land Cover

Parcels ('LCP'). The assessment of the settlement at Hatton Park identified that the majority of the land at the periphery of the village has a high sensitivity to housing development, however the majority of the Site is identified as being of medium / low landscape sensitivity. According to the methodology for the assessment, land parcels with a medium / low sensitivity can accommodate the relevant type of development in many situations without significant character change or adverse effects. some potential to accommodate the relevant type of development in some situations without significant character change or adverse effects. The relevant extract from the Study is contained in **Appendix E**.

3.22 The Site forms part of LCP HP\_03 which covers a wide area washing over the land to the east of Hatton Park. This LCP is described as forming part of the wider open landscape with a gently rolling topography permitting extensive views to the east. The majority of this zone is considered unsuitable for development, however the assessment identifies two land parcels, including the Site, which could be considered for development. It notes the following with regard to the land between the existing settlement and the driveway leading to the former sanatorium (the Site):

- retain and enhance, or replant existing avenue of horse chestnut trees alongside driveway;
- a buffer of new public open space should be retained between this avenue and any new development;
- a landscape buffer of new trees preferably a minimum of 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; and
- the strong vegetation alongside Birmingham Road should be retained.

*Green Belt and Green Field Review (November 2013)*

3.23 This report reviews the existing Green Belt and green field land adjacent to a number of settlements identified for potential housing growth. The methodology for this review set out the criteria for assessing the function of the Green Belt. This includes the five purposes of the Green Belt identified in the NPPF, and also includes as a local criteria, the preservation of individual character, identity and setting of villages and hamlets in the Green Belt. It also identifies the aim to plan to enhance the beneficial use of the Green Belt including access, sport, recreation, and to enhance and retain landscape and visual amenity, biodiversity, and to improve damaged and derelict land.

3.24 The Site lies within a land parcel identified as HP4, land west of Ugly Bridge Road. This includes housing in the south eastern part of Hatton Park, together with woodland at Smith's Covert with the balance comprising the two fields within the Site. The land parcel is bounded by

Birmingham Road to the south, Charingworth Drive to the west and north and Ugly Bridge Road to the east.

- 3.25 In terms of the function of the Green Belt at this point, the report identifies a number of potential effects resulting from development. It notes that this area is highly visible and provides an outlook to the east of Hatton Park. It states that the highway infrastructure provide a permanence to the Green Belt boundaries at this point. It notes that any development would be related to the existing settlement at Hatton Park. It goes on to state that the parcel does not generally contribute to the special character of the historic town of Warwick, however development may add to the general urbanisation of the area. In summary, it states that this is a mixed Green Belt parcel in keeping with similar parcels in the area. It notes that it has a strong environmental value to the north with a role to play in maintaining the open character of the area. The Overall Value Assessment for this Green Belt area is considered to be Medium - High.
- 3.26 A 'Critical Friend' Analysis of Warwick District Council's Draft Green Belt Assessment (2013) was undertaken to independently assess the findings of the above assessment. This report also considered sub-parcels of land within the land parcels identified in the originally report. The report identifies that a sub-parcel of HM4: Land North of Birmingham Road Green is largely contained by Birmingham Road (A4177) and Ugly Bridge Road and could accommodate a sensitively designed village extension as part of the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt.

*Joint Green Belt Study (June, 2015)*

- 3.27 Land Use Consultants were appointed by six West Midlands councils, including Warwick District Council, to undertake an assessment of the Green Belt land within each of their administrative boundaries. The purpose of the study was to assess the function of the Green Belt against the five Green belt purposes set out in the NPPF. The Study identified a series of land parcels adjacent to the large built up areas within the study area, with the Site identified within Land Parcel HA1. Each Land Parcel was attributed a score dependent upon the degree to which it met the identified Green Belt functions.
- 3.28 Land Parcel HA1 covers an extensive area of agricultural land to the east and north east of Hatton Park, north of Birmingham Road. The study identifies that HA1 performs well against the Green Belt purposes with an overall score of 15 / 20. It notes that the parcel is free from development and is therefore considered open and free from encroachment. It goes on to note that there are no significant boundaries within or immediately beyond the parcel which help to protect the countryside within the Green Belt from encroachment. In addition, it identifies there is some inter visibility with the historic core of Warwick from the higher ground within the northern part of the parcel along the route of the Grand Union Canal. As a result, it considers



these long range views are a factor in the contribution that the parcel plays in the setting of Warwick.

**Strategic Housing Land Availability Assessment ('SHLAA') (May 2014)**

- 3.29 The Site was assessed as part of the SHLAA (R38, North of Birmingham Road, Hatton). The assessment notes that potential impacts include the loss of some high value linear landscape features (primarily hedgerows), and the potential impact on ancient woodland and potential Local Wildlife Site. Overall it found this area had potential for development subject to providing a satisfactory site access, an appropriate surface water drainage strategy and protection of Smith's Covert. In terms of housing capacity, the SCHLAA found that the Site has potential to accommodate up to 80 dwellings with satisfactory masterplanning and phasing.

## 4.0 SITE DESCRIPTION AND VISIBILITY

### Site Description

- 4.1 The Site is broadly triangular in shape and comprises two large, arable fields at the south eastern corner of the built up area of Hatton Park. The Site and its immediate context are shown on the Aerial Photograph contained in **Appendix B** and the photographs contained in **Appendix C**.
- 4.2 To the south, the boundary with Birmingham Road is formed by a mature overgrown, treed hedgerow up to 6m in height. At the south eastern corner of this boundary is an area of scrubby woodland.
- 4.3 To the east, a patchy hedgerow defines the boundary with Ugly Bridge Road, which provides a pedestrian / cycle connection between Birmingham Road and the wider development area at Hatton Park. There are several trees located along this boundary, including a line of horse chestnut trees. These trees form an avenue along the route of the cycleway, however their growth appears to have been somewhat stunted and in places they have suffered die back within their canopies. A band of scrubby woodland separates the eastern edge of the cycleway from the wider farmland beyond.
- 4.4 To the north, the mature Ancient Woodland at Smith's Covert forms a verdant backdrop to the Site.
- 4.5 The western boundary with the existing housing area is defined by the rear gardens of the neighbouring houses. An established hedgerow defines the southern extent of this boundary, whilst to the north the boundary is marked by close board fences.
- 4.6 The interior of the Site contains no landscape features of note, save the established hedgerow which bisects the Site, separating the northern and southern fields.

### Topography

- 4.7 The settlement at Hatton Park occupies an elevated position within the wider landscape, with the landform within the village rising from Birmingham Road to a high point within the northern part of the village. The Site lies on the lower slopes of the village, with the landform within it sloping upwards from a low point alongside Birmingham Road of approximately 71 metres Above Ordnance Datum ('AOD') to approximately 85 metres AOD at the northern boundary. The landform continues to rise through Smith's Covert to the north to a high point of approximately 95 metres AOD in the north eastern part of the village.
- 4.8 The countryside to the north and east of Hatton Park is gently undulating. In the immediate vicinity of the Site the landform a short distance east of Ugly Bridge Road is domed, rising gradually to a high point a short distance west of Wedgnock Farm and the public footpath

which crosses the landscape at this point. To the north east of Hatton Park, the rising ground at Blackbrake Plantation provides containment in views from this direction.

## Visual Appraisal

- 4.9 The following section briefly describes the key views from the surrounding area. Photographs illustrating these views are contained in **Appendix C** and the photograph locations are shown on the plans in **Appendices A** and **B**.
- 4.10 Views of the interior of the Site from Birmingham Road are heavily filtered by the tall, treed hedgerow to the boundary (**Photographs 02, 12, 13 and 14**). It should be noted that the degree of screening will decrease somewhat in the winter months when the deciduous vegetation is out of leaf. These views are limited to a relatively short stretch of the road in proximity to the Site boundary and opportunities are restricted a short distance to the east and west of the Site (**Photographs 01 and 11**). There is a glimpsed, partial view of the interior of the Site through the break in vegetation at the gated entrance to Ugly Bridge Road (**Photograph 02**).
- 4.11 There are several dwellings and a petrol filling station to the south of Birmingham Road from which views are available towards the Site. These views are seen over the adjoining highway and are heavily filtered by the existing boundary vegetation.
- 4.12 Views from the towpath which extends alongside the Grand Union Canal are typically prevented by existing vegetation and intervening housing. There are however opportunities for views of the hedgerow on the southern Site boundary through breaks in the vegetation (**Photographs 09 and 10**).
- 4.13 There are views from the rear of dwellings at Tidmington Close and Combroke Close over rear garden fences (**Photographs 06 and 07**). Views from public vantage points on Ebrington Drive are restricted by the hedgerow at the Site boundary (**Photograph 16**).
- 4.14 There are views across the Site from Ugly Bridge Road to the east (**Photographs 03, 05 and 07**). In these views the existing residential edge to the west is readily visible in the backdrop.
- 4.15 In views from the public footpath to the east, the Site is screened by the intervening domed landform (**Photograph 15**), although development on the higher ground in the north of the village together with the woodland at Smith's Covert are visible. Similarly, in views from Shakespeare's Avon Way on higher ground west of Budbrooke, the Central Hospital building and neighbouring housing can be discerned in Hatton Park, however the Site is screened by intervening topography and vegetation (**Photograph 17**).



## **Landscape Quality, Sensitivity and Value**

- 4.16 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. It occupies an area of arable farmland which is very well related to the existing housing area in Hatton Park. It has relatively ordinary landscape characteristics and is considered to be of medium landscape quality and medium to low sensitivity, owing to its proximity to existing housing and its relative containment in views from the wider area.
- 4.17 In terms of value, it is visible from Ugly Bridge Road to the east, however existing housing in Hatton Park is currently conspicuous in these views. It contains no known heritage assets and in landscape terms is undistinguished. It is therefore considered to be of medium to low landscape value.
- 4.18 The wider area is characterised by the recent estate housing within Hatton Park, and by arable farmland to the north and east. The farmland in proximity to the edge of the village has a medium to large field pattern, with fields typically bounded by treed hedgerows. The topography is gently undulating and blocks of woodland are a frequent feature providing some containment to long distance views. Overall the adjoining landscape / townscape is considered to be of medium quality and sensitivity.

## **5.0 ABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT**

5.1 The following section assesses the ability of the Site to accommodate development and the key landscape considerations that will need to be taken into account in formulating any development proposals. It then goes on to consider the implications of releasing the land from the Green Belt.

5.2 From our initial assessment we have identified a number of factors which need to be taken into account when developing the proposals for the Site, and these include:

- Retain the existing boundary vegetation alongside Birmingham Road in order to maintain the character of the route and to screen views of new housing;
- Provide an open space corridor alongside the pedestrian / cycle route at Ugly Bridge Road on the eastern boundary;
- Maintain a minimum 15 metre buffer to the Ancient Woodland at Smith's Covert;
- Retain the internal hedgerow, if possible, within a landscaped green corridor; and
- Respect the visual amenity of the adjoining residential area by adopting appropriate set back and privacy standards.

5.3 In the following section a brief commentary is made on the effects of developing the Site against a series of landscape criteria.

### **Impact on Landscape Features**

5.4 There is little vegetation to constrain development at the Site and there are opportunities for new landscape planting within areas of open space and strategic landscape buffers.

5.5 Development proposals should respect the Ancient Woodland to the north through the provision of an appropriate buffer. The existing avenue of horse chestnut trees alongside the route of Ugly Bridge Road can be retained, however consideration should be given to selective felling and replanting, owing to the condition and health of the existing stock.

### **Relationship to the Existing Urban Area**

5.6 The Site is very well related to the existing settlement pattern with existing housing to the west, north east and south of the Site. Residential development in this location would form a logical extension to the new settlement at Hatton Park.

## **Impacts on Heritage Assets**

- 5.7 Development in this location would not impact directly or indirectly on the setting of known heritage assets. This includes the listed Victorian Hospital building which forms a notable landmark at the heart of the residential development at Hatton Park. To the east of the Site, Ugly Bridge Road follows the alignment of the former driveway which accessed the old sanatorium. As a result, it has some links to the past and proposals for development should be sensitive to its heritage and provide space for new landscaping to create an appropriate setting.

## **Visual Change and Effects**

- 5.8 The visual assessment set out in Section 4 identified that views from public vantage points are typically limited to near distance locations.
- 5.9 Views of housing at the Site from Birmingham Road will be heavily filtered by the tall hedgerows alongside the southern Site boundaries. There will be glimpsed and filtered views of the housing, particularly in winter, however these are localised and limited to a short section of the route in close proximity to the Site.
- 5.10 There will be similar views from the adjoining houses to the south, however these will largely be screened by boundary vegetation and there will be no significant loss of visual amenity.
- 5.11 Rooflines of new housing will be visible above the hedgerow in a small number of views from the towpath alongside the Grand Union Canal. Despite this, opportunities for views are limited and, when available, are seen within the context of the existing housing at Hatton Park and to the south of Birmingham Road.
- 5.12 Housing at the Site will be visible from the footpath / cycleway which follows Ugly Bridge Road to the east. In these views, housing will occupy the foreground of the existing residential edge which lies to the west of the Site. Proposals for development will need to respect the amenity of this route and housing should be set back from it and the cycle path incorporated into a landscaped open space corridor.
- 5.13 Middle and long distance views of housing at the Site from public rights of way are typically prevented by intervening landform and vegetation.

## **Public Rights of Way**

- 5.14 The Site is not crossed by any definitive rights of way, nor are there significant views available of the Site from the wider footpath network. As such, there will be no direct or indirect effects on recognised rights of way as a result of development.
- 5.15 A footpath / cycleway does follow Ugly Bridge Road at the eastern Site boundary. As discussed, new housing will inevitably be visible from the



footpath, however the proposals should include an appropriate landscape corridor in order to respect the setting of this connection.

## **Landscape Quality and Sensitivity**

- 5.16 The Site is well related to the existing settlement pattern, possess ordinary scenic qualities and is well contained in views from the wider countryside. It therefore has a medium to low sensitivity to residential development in keeping with the existing scale and type of development within Hatton Park.

## **Impact of releasing the Site from the Green Belt**

### *Redefined Green Belt Boundary*

- 5.17 The latest version of the new Local Plan, although currently withdrawn following the Inspector's comments on overall housing provision, identifies the southern part of the Site as an allocated housing site capable of providing 80 new homes (see Local Plan Proposals Map in **Appendix F**). As a consequence, the new Local Plan Proposals Map identifies that this part of the Site could be removed from the Green Belt.
- 5.18 Our own appraisal has identified that release of the entire Site for residential housing could be accommodated without resulting in material adverse effects on the objectives of Green Belt Policy. In the event the entire Site is allocated for development in the new Local Plan, the Green Belt boundary would need to be amended to reflect the change. Whilst the exact location of the revised Green Belt boundary would be a matter for the Local Planning Authority, in our view it would be logical to recast the boundary to follow the route of Ugly Bridge Road. In doing so the revised Green Belt would have robust, well defined boundaries which follow clearly identifiable features including Birmingham Road to the south and Ugly Bridge Road at the eastern boundary.

### *Compliance with Green Belt Objectives*

- 5.19 The following section considers whether release of the Site would impact on the Green Belt purposes identified in the NPPF. It also briefly considers the Council's own assessment of the current Green Belt extents as set out in the Green Belt and Green Field Review and in the Joint Green Belt Study.
- 5.20 The Landscape Sensitivity and Ecological & Geological Study undertaken by the Council identified the Site as one of two locations on the edge of Hatton Park which could be considered for development. The report made a number of recommendations (see Section 3) which should be adopted by development proposals, all of which we would concur with and could comfortably be accommodated within a considered scheme for residential housing.
- 5.21 The NPPF at paragraph 80 identifies the five purposes of Green Belts as:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.22 The NPPF states at paragraphs 79 and 80, that the essential character of Green Belts is their openness, their permanence and their ability to serve the functions as set out above. The Framework notes that when defining Green Belt boundaries, local authorities should take account of the need to promote sustainable patterns of development and ensure that there would be sufficient safeguarded land outside the Green Belt in order to meet the long term development needs of the area. It goes on to say that Green Belt boundaries should be defined clearly along physical features which are readily recognisable and likely to be permanent.

5.23 As stated above, if the Site were removed from the Green Belt, the revised Green Belt boundary would be defined clearly along permanent features in the form of Birmingham Road and Ugly Bridge Road.

5.24 The visual appraisal of the Site identified that development in this location would be extremely well related to the existing settlement pattern and would form a logical extension to the village. In addition, new housing would not be intrusive in views from the wider landscape. As such, housing could be accommodated without resulting in urban sprawl, nor would it encroach significantly on the wider countryside.

5.25 In terms of merging with neighbouring settlements, new housing would be closely related to the existing housing area at Hatton Park and would not extend the built area further east than the existing built up area on the north eastern edge of the village. Development would be located greater than 1.3km from the edge of Warwick and there is no inter visibility between the Site and the edge of the town. As such, development at the Site would not result in coalescence between neighbouring settlements.

5.26 For similar reasons to those set out in paragraph 5.24, development at the Site would not materially impact on the setting of registered heritage assets nor would it intrude on the setting of the historic town of Warwick located to the east.

5.27 In terms of the fifth purpose of the Green Belt, there are few opportunities for brown field regeneration within the existing settlement area at Hatton Park. Accordingly, a planned release of green field land would not prejudice urban regeneration within the settlement.

- 5.28 The Council's evolving Local Plan acknowledges that a planned release of Green Belt land will be necessary in order to meet the District's housing needs, and Hatton Park is identified as a Growth Village capable of supporting new development. The Planning Inspector at the Local Plan Inquiry found the new Local Plan unsound in terms of overall housing provision and supply and delivery. The Council will therefore need to identify new locations for housing growth within the District. Release of the entire Site from the Green Belt affords an opportunity for additional housing in a location already identified by the council as capable of supporting some new housing development. Indeed, as set out above, release of the Site would have no material impact on the adjoining landscape, nor on the objectives of the Green Belt.

*Green Belt and Green Field Review ('GBGFR')*

- 5.29 The Council prepared a review of the Green Belt within the District which was published in 2013. Within this review the Site is as lying within a land parcel identified as HP4, land west of Ugly Bridge Road. The review considered that the Overall Value Assessment for this Green Belt parcel is Medium – High.
- 5.30 A 'Critical Friend' Analysis of Warwick District Council's Draft Green Belt Assessment (2013) was undertaken to independently assess the findings of the above assessment. The report identified that a sub-parcel of HM4: Land North of Birmingham Road Green, is largely contained by Birmingham Road (A4177) and Ugly Bridge Road and could accommodate a sensitively designed village extension as part of the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt. This conclusion is supported by the findings of our own appraisal of the Site.

*Joint Green Belt Study ('JGBS')*

- 5.31 The purpose of the study was to assess the function of the Green Belt against the five Green belt purposes set out in the NPPF. The Site is identified as lying within HA1, which is an extensive area which covers land to the north and east of Hatton Park. Overall it notes that HA1 performs well against the objectives of the Green Belt. Despite this, the JGBS is a high level exercise and it does not consider smaller land units in proximity to the settlement edge. It notes that there are few boundaries which protect the countryside from encroachment and that there is inter visibility with the historic core of Warwick from within the northern part of the land parcel. Neither of these two observations apply directly to the Site.



## 6.0 CONCLUSION

- 6.1 There are no policies or designations for landscape character or quality covering the Site or the adjoining land, however the Site is located within the Green Belt.
- 6.2 The Site comprises a broadly triangular land parcel at the south eastern edge of the built up edge of Hatton Park. It is bounded to the south by Birmingham Road; to the east by Ugly Bridge Road; to the west by housing at Tidmington Close and Combroke Grove; and, to the north by the Ancient Woodland block at Smith's Covert.
- 6.3 The southern part of the Site is identified as a Housing Allocation in Warwick District Council's new Local Plan, albeit the plan is currently withdrawn following the Inspector's letter issued during the Local Plan Inquiry. This letter identified a shortfall in the identified housing provision within the Local Plan.
- 6.4 The Landscape Sensitivity and Ecological & Geological Study undertaken by the Council identified the Site as one of two locations on the edge of Hatton Park which could be considered for development.
- 6.5 This appraisal found that the Site is very well related to the existing built up edge of Hatton Park and development in this location would not be at odds with the surrounding settlement pattern. Furthermore the Site is well contained and would not intrude significantly on views from the wider countryside to the east.
- 6.6 In terms of its location in the Green Belt, a planned release of land in this location would not result in urban sprawl or represent an encroachment into the wider countryside; it would not impact on local heritage assets or on the setting of historic Warwick; nor would it result in the coalescence between adjoining settlements. Accordingly, development could be accommodated without resulting in significant landscape and visual effects, or offending the objectives of Green Belt policy.

## **Appendix A**

### Location Plan





Site Boundary
 
12
↗
 Photo Locations

<div style="display: flex; align-items: center;"> <div style="font-size: 4em; font-weight: bold; margin-right: 10px;">CSA</div> <div>             Dixies Barns, High Street,              Ashwell, Hertfordshire SG7 5NT              t 01462 743647              e ashwell@csaenvironmental.co.uk              w csaenvironmental.co.uk           </div> </div> <div style="margin-top: 10px;">             environmental           </div>	Project	Land at Birmingham Road, Hatton Park	Drawing No.	Rev
	Drawing Title	Location Plan	CSA/2684/100	-
	Client	Taylor Wimpey UK Ltd	Scale @ A4	Drawn
			NTS	HT
			Date	Checked
			May 2015	CA



## **Appendix B**

Aerial Photograph



Site Boundary



Photograph Locations

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**Project** Land at Birmingham Road, Hatton Park

**Drawing Title** Aerial Photograph

**Client** Taylor Wimpey Ltd

**Date** June 2015

**Scale @ A4** NTS

**Drawn** HT

**Drawing No.** CSA/2684/101

**Rev** -

**Checked** CA

## **Appendix C**

Photosheets





View west along Birmingham Road **Photograph 01**



View from Birmingham Road at south eastern corner of Site **Photograph 02**



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Drawing Title	Photosheets	Date	September 2015		
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View from Ugly Bridge Road **Photograph 03**



View along footway / cycleway (Ugly Bridge Road) **Photograph 04**



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View across southern part of the Site **Photograph 05**



View of western Site boundary **Photograph 06**



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Drawing Title	Photosheets	Date	September 2015		
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View across northern part of the Site **Photograph 07**



View south along footpath / cycleway (Ugley Bridge Road) **Photograph 08**



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View north from Grand Union Canal **Photograph 09**



View north from Grand Union Canal **Photograph 10**



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View east along Birmingham Road **Photograph 11**



View of southern Site boundary from Birmingham Road **Photograph 12**



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View from Birmingham Road **Photograph 13**



View from Birmingham Road **Photograph 14**



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Drawing Title	Photosheets	Date	September 2015		
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View from public footpath to the east of the Site    **Photograph 15**



View from Ebrington Drive    **Photograph 16**

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Project	Land at Birmingham Road, Hatton Park		
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Date	September 2015		
Drawn CM	Checked CA		





View from public footpath west of Budbrooke **Photograph 17**



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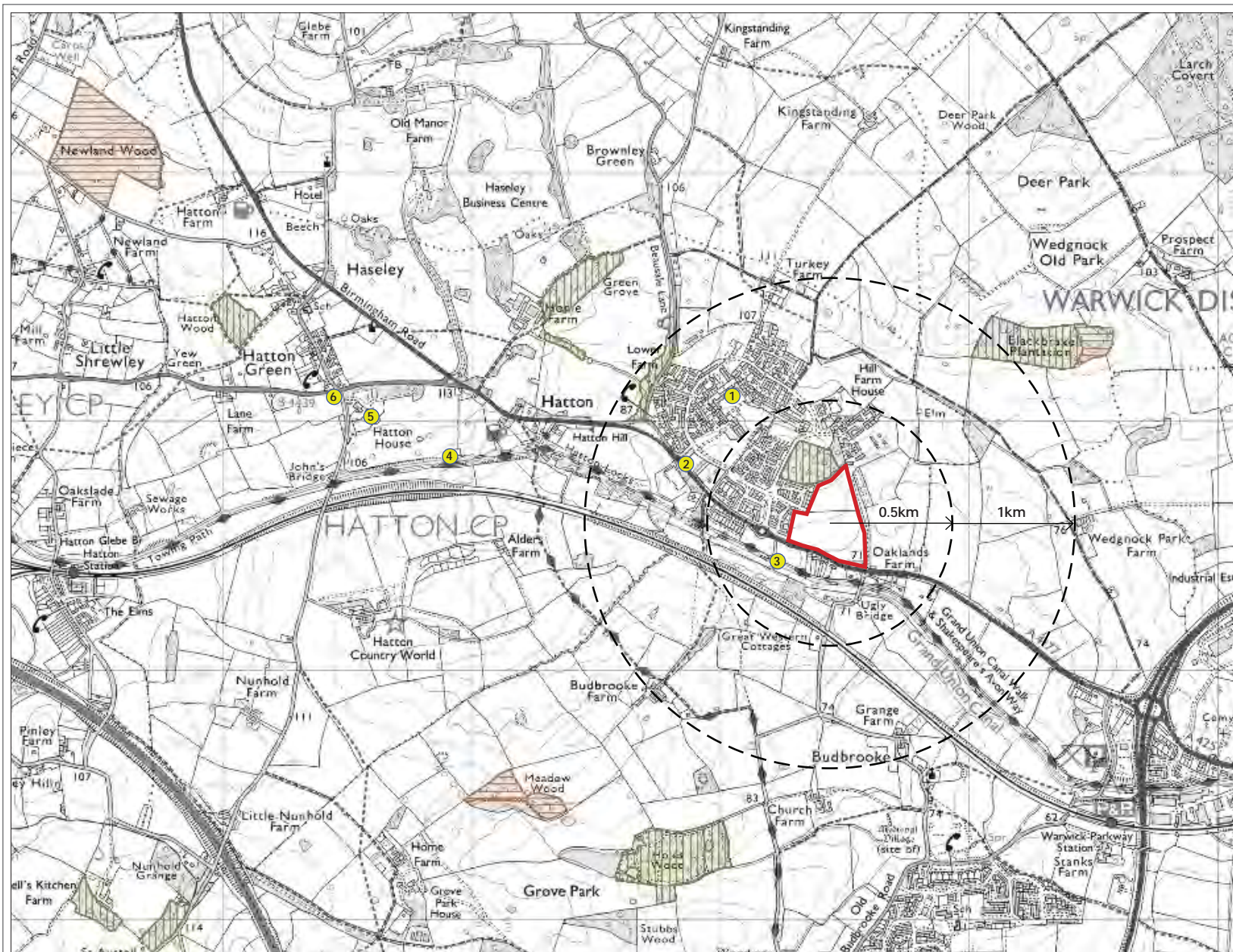
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Project	Land at Brimingham Road, Hatton Park	Drawing No.	CSA/2684/103	Rev	-
Drawing Title	Photosheets	Date	September 2015		
Client	Taylor Wimpey Uk Ltd	Drawn	CM	Checked	CA

## **Appendix D**

### MAGIC Map Extract and Heritage Information





- Site Boundary
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Listed Buildings

1. County Mental Hospital, Grade II
2. Lodge at Main Entrance South West of County Central Hospital, Grade II
3. Lock House, Lock 34, at SP 252 664 on Grand Union Canal, Grade II
4. Water View Cottage, Grade II
5. Hatton House, Grade II
6. Gardener's Cottages, Grade II



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**Project** Land at Birmingham Road, Hatton Park

**Drawing Title** MAGIC Map Extract & Heritage Plan

**Client** Taylor Wimpey UK Ltd

**Date** June 2015

**Drawing No.** CSA/2684/102

**Scale @ A4** No scale

**Rev** -

**Drawn** HT

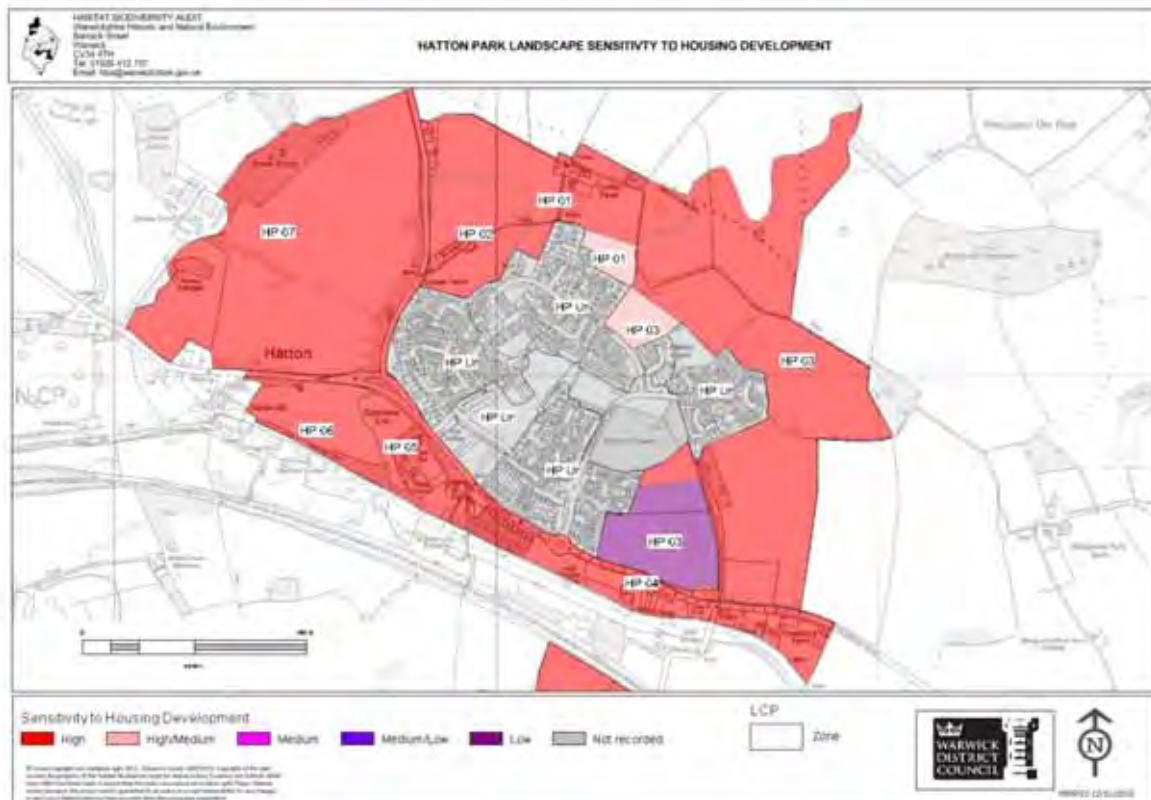
**Checked** CA



## **Appendix E**

Extract from Landscape Sensitivity  
and Ecological and Geological Study

## HATTON PARK



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 Esteland 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.

**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 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.

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.