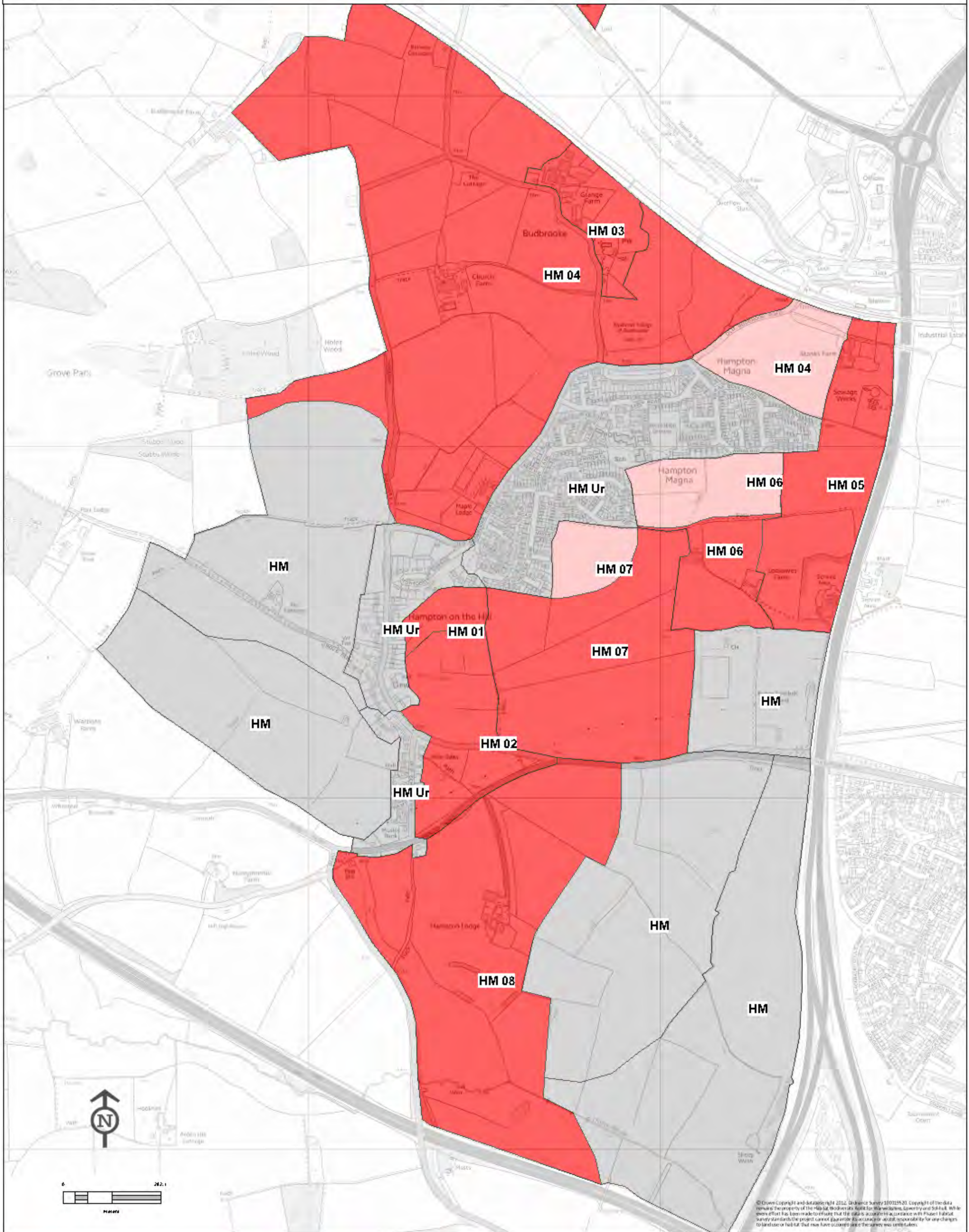


Appendix E

Extract from Landscape Sensitivity and Ecological and Geographical Study



HAMPTON MAGNA LANDSCAPE SENSITIVITY TO HOUSING DEVELOPMENT



© Crown Copyright and Database Right 2012. Ordnance Survey 100019521. Copyright of the data remains the property of the Ordnance Survey. All rights reserved. Warwick District Council. While every effort has been made to ensure that the data is accurate and up-to-date, the Project Habitat Surveyors do not guarantee its accuracy or accept responsibility for any changes to land use or habitat that may have occurred since the survey was undertaken.

Sensitivity to Housing Development



Landscape Sensitivity to housing development High - medium

This zone covers a wide area and includes the edge of the settlements of both Budbrooke and Hampton Magna. It comprises a gently undulating sub-regular pattern of open medium / large scale mixed farmland with Church Farm, a working farm and Listed Building towards its centre. The zone abuts the railway corridor to the north and the edge of settlement to the south and east and the road Woodway to the west. The land is rural in character with good tree / hedgerow cover alongside the stream courses and a small roadside wooded copse on Woodway. There is a small area of recent tree planting (possibly planted as an orchard) to the edge of one of the fields on Church Lane, otherwise tree cover is limited to scattered overmature oaks within generally trimmed roadside / internal hedgerows. The zone also includes the site of the old Medieval village (to the north-east of the junction between Church Lane and Old Budbrooke Road).

The majority of this zone is considered unsuitable for development, however there is potential for a small amount between the existing settlement edge along Blandford Way / Arras Boulevard / Gould Road and Stanks Farm. However, this would need to include a substantial landscape buffer in order to strengthen the green corridor along the railway and prevent any physical or visual link to Warwick. The railway and A46 give the feeling of separation and this should be heightened with tree planting which would enhance the Wooded Estate lands character and maintain biodiversity corridors.

Landscape sensitivity to commercial development High

There is an equestrian centre (Maple Lodge) with fenced paddocks that do not reflect the pattern of the traditional field boundaries. This development is on higher ground and is visible at the junction of Old Budbrooke Road and Montgomery Avenue. If this site is considered for redevelopment it should incorporate a landscape framework that reflects the former field pattern, enhances the wooded copse on Woodway and provides a landscaped buffer to the stream course.

This zone covers a wide area and includes the edge of the settlements of both Budbrooke and Hampton Magna. It comprises a gently undulating sub-regular pattern of open medium / large scale mixed farmland with Church Farm, a working farm and Listed Building towards its centre. The zone abuts the railway corridor to the north and the edge of settlement to the south and east and the road Woodway to the west. The land is rural in character with good tree / hedgerow cover alongside the stream courses and a small roadside wooded copse on Woodway. There is a small area of recent tree planting (possibly planted as an orchard) to the edge of one of the fields on Church Lane, otherwise tree cover is limited to scattered overmature oaks within generally trimmed roadside / internal hedgerows.

This zone is not considered appropriate for commercial development because of its proximity to the adjacent settlement. The openness of the landscape would mean there would be wide-ranging views from within and outside the zone to any development of this nature.

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 - **YES** Registered Battlefield

Other – site of Medieval village

Flood -

Characteristics

Landform	Gently rolling / soft rock lowlands
Land use	Mixed farmland

Field boundaries (FIELD SURVEY)

Type	Hedgerows / fenced boundaries
Species	thorn
Condition	Redundant
Mgmt	trimmed / outgrown

Hedge /stream trees

Extent Scattered

Age structure Overmature

Other trees Insignificant – new orchard planting

Age structure Mixed

Patch survival

Extent Relic

Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact moderate

Pattern

Settlement pattern linear

Other built features -

Presence of water stream courses

Scale medium / large Sense of enclosure open

Diversity simple

Skyline

The skyline in most directions is formed by trees outside the zone, e.g. along the railway, small copses and woods such as Holes Wood and Blackbrake Plantation, and along the Old Budbrooke Road. From the southern part of Woodway the skyline is more prominent in some directions as it is formed by rising land, uninterrupted by vegetation. The houses on Blandford Way, Arras Boulevard and Gould Road are prominent against the skyline from Old Budbrooke Road.

Key views

Views within the zone are of an undulating mixed farmland landscape with hedgerows and streamside trees, and are very rural in character. The edge of Hampton Magna is visible from some parts of the zone, although garden and roadside vegetation does help to filter these views. From the higher ground around Church Farm some of the houses in Hatton Park are also visible nestled among trees.

Intervisibility

Site observation medium / high

Views are mostly contained within the zone, or framed by landform and copses / woodland in the middle distance. From the higher ground around Church Farm there are more extensive views over Warwick, with St. Mary's Church tower a prominent feature, towards a more distant horizon beyond.

Tranquillity

Noise sources: A very quiet zone with occasional road traffic. Intermittent noise from trains is only heard in the north-eastern part of the zone.

Urban views: edge of settlement, Warwick Parkway Station.

Presence of people: infrequent

Tranquillity rating: high.

Functional relationship

The zone has a functional connection with the wider farmed landscape to the west and east rather than the settlement to the south. Roads, streams and the PRow also provide links to the wider area.

Visual relationship

The rural farmland landscape has a visual connection with that to the west which is of a similar type and scale. Tree cover along streams, roadsides and in field boundaries also connects visually with the strong tree cover beyond the zone.

Settlement edge

The edge of Hampton Magna abuts the zone and in some places forms a hard urban edge, especially along its north-eastern side.

Key receptors

Sensitivity

Rural & urban residents high

Roads medium

PRowS high

Potential for landscape enhancement

The extreme eastern part of this zone, between Old Budbrook Road and Stanks Farm, could be developed provided that a strong landscape buffer of native tree planting was created between any development and the railway, and that no development extended further east than Stanks Farm. This is to avoid the settlement joining up with Warwick, either physically or visually – currently there are no views of Warwick from this area. The railway and A46 give the feeling of separation and this should be heightened with native tree planting which would enhance the Wooded Estatelands character and maintain biodiversity corridors.

LCP/Zone HM_05 Settlement: Warwick

Landscape Sensitivity to housing development High

This zone covers a small number of fields that abut the A46 corridor. It comprises a gently undulating sub-regular pattern of open medium / large scale mixed farmland with the farm buildings of Stanks Farm, a sewage works and a service area accessible off the A46. The zone is overlooked by the edge of the settlement of Hampton Magna, which is built on higher ground. It has retained its rural character; there is good tree cover to the field boundaries and the road corridor and a tree belt that helps to screen the service area. However it is possible to pick out the rooflines of the buildings within the rugby / football club off the Hampton Road and the buildings to Leasowes Farm. There are three PRoWs that cross the zone (WB12, WB13 and W79).

This zone is considered inappropriate for housing development because of potential visibility issues. Any new development should not extend beyond the current settlement edge to the east or south of PRoW WB12.

Landscape sensitivity to commercial development High

Existing commercial development in this zone consists of a service area accessible off the A46. This development has been screened by an embankment and tree planting. This zone covers a small number of fields that abut the A46 corridor. It comprises a gently undulating sub-regular pattern of open medium / large scale mixed farmland with the farm buildings to Stanks Farm, a sewage works and a service area accessible off the A46. The zone is overlooked by the edge of settlement to Hampton Magna, which is built on higher ground. It has retained its rural character; there is good tree cover to the field boundaries and the road corridor and a treed area that helps to screen the service area. However it is possible to pick out the rooflines of the buildings within the rugby / football club off the Hampton.

The proximity to the adjacent settlement area means that it is not considered appropriate for commercial development as it would be highly visible.

Landscape characteristics (DESK TOP)

LDU Level	Wooded Estatelands
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Low
Ecological sensitivity	Low

Visual sensitivity Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Other

Flood -

Characteristics

Landform Gently rolling / soft rock lowlands

Land use Mixed farmland

Field boundaries (FIELD SURVEY)

Type Hedgerows / fenced boundaries

Species mixed

Condition Redundant

Mgmt trimmed / outgrown

Hedge /stream trees

Extent Scattered

Age structure Mixed age

Other trees Apparent – screening to service area, perimeter planting to rugby / football club and Leasowes Farm

Age structure Mixed

Patch survival

Extent Localised

Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact moderate

Pattern

Settlement pattern linear

Other built features -

Presence of water -

Scale medium / large Sense of enclosure open

Diversity simple

Skyline

To the east and south-east the skyline is quite open with a distant horizon beyond Warwick, punctuated by the tower of St. Mary's Church.

Key views

Views are across a fairly flat, mainly arable farmland, with good tree cover. Several landmarks can be picked out within Warwick, such as St. Mary's Church, Warwick Castle, West Gate and the Racecourse.

Intervisibility

Site observation Medium

Views east and south-east stretch beyond Warwick but views in other directions are contained by the settlement edge or good hedgerow vegetation.

Tranquillity

Noise sources: Road traffic on the A46.

Urban views: Settlement edge of Hampton Magna.

Presence of people: infrequent

Tranquillity rating: moderate

Functional relationship

The zone has a functional relationship with the area to the south and south-west through the continuation of arable farmland. It also has a minimal relationship with the farmland where it adjoins HM_03, although this is interrupted by the Old Budbrooke Road. The settlement, railway and A46 prevent any relationship in other directions. PRowS link the zone to the wider area.

Visual relationship

The main visual connectivity is through the belts of trees and boundary trees which give continuity with the wider landscape.

Settlement edge

The edge of Hampton Magna abuts a small part of the zone.

Key receptors

Sensitivity

Rural residents high

PRowS high

Potential for landscape enhancement

Continue management of hedgerows, particularly along WB12. Maintain and enhance the green corridor along the A46.



Dixies Barns, High Street, Ashwell,
Hertfordshire SG7 5NT

† 01462 743647

e ashwell@csaenvironmental.co.uk

w csaenvironmental.co.uk

Suite 1, Deer Park Business Centre, Eckington,
Persore, Worcestershire WR10 3DN

† 01386 751100

e persore@csaenvironmental.co.uk

w csaenvironmental.co.uk

Gallery 1, Citibase, 95 Ditchling Road,
Brighton BN1 4ST

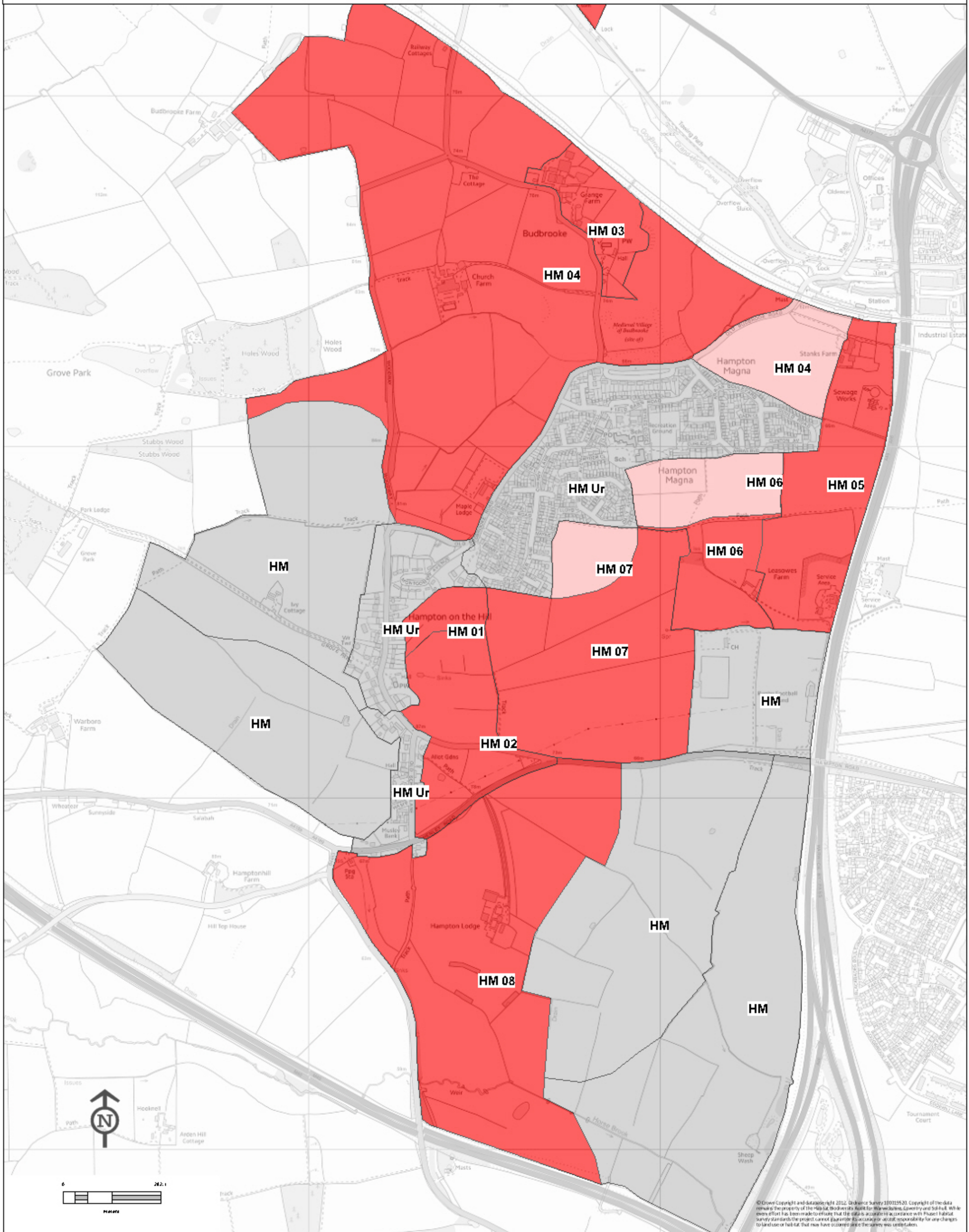
† 01273 573871

e brighton@csaenvironmental.co.uk

w csaenvironmental.co.uk



HAMPTON MAGNA LANDSCAPE SENSITIVITY TO HOUSING DEVELOPMENT



© Crown Copyright and database right 2012. Ordnance Survey 100019521. Copyright of the data remains the property of the Ordnance Survey. Warwickshire County Council. While every effort has been made to ensure that the data is accurate and complete, the project cannot guarantee its accuracy or accept responsibility for any changes to land use or habitat that may have occurred since the survey was undertaken.

Sensitivity to Housing Development





June 2015

Land at Hampton Magna,
Warwickshire

Preliminary Ecological Appraisal

Prepared by
CSa Environmental Planning

On behalf of
Taylor Wimpey UK Ltd

Report No: CSa/2634/02

June 2015

Land at Hampton Magna,
Warwickshire

Preliminary Ecological Appraisal

Prepared by
CSa Environmental Planning

On behalf of
Taylor Wimpey UK Ltd



Certificate Number 6523
ISO 9001

	Date	Prepared by	Authorised by	File Ref
First Issue	18.06.15	HW	KC	2634/02

CONTENTS

Page

Executive Summary	1
1.0 Introduction	2
2.0 Legislation, Planning Policy & Standing Advice	3
Legislation	3
National Planning Policy	3
Local Planning Policy	3
Standing Advice	3
3.0 Methodology	4
Desk Study	4
Field Survey	4
Evaluation and Assessment	4
4.0 Baseline Ecological Conditions	5
Designations	5
Habitats and Flora	6
Notable Flora Records	6
Fauna	9
Bats	9
Other mammals	9
5.0 Ecological Constraints & Opportunities	13
Ecological Constraints	13
Opportunities for Ecological Enhancement	15

Appendices

- Appendix A: Habitats Plan (CSa/2634/104) & Photosheet (CSa/2634/105)
Appendix B: Legislation, Planning Policy and Standing Advice
Appendix C: Desk Study Information [MAGIC + WBRC]
Appendix D: Extended Phase 1 Habitat Survey

EXECUTIVE SUMMARY

Land at Hampton Magna, Warwickshire is being promoted as a potential housing allocation through Warwick District Council's Local Plan, which is currently at the Pre-submission Draft Consultation stage. Residential development may be proposed, for which outline planning permission will be sought.

CSa Environmental Planning was instructed by Taylor Wimpey UK Ltd to undertake a Preliminary Ecological Appraisal (PEA) of the Site to identify ecological constraints to development, inform recommendations for design change, highlight opportunities for ecological enhancement and determine the need for any additional investigation/ survey work necessary. This will inform part of the baseline information to assess the suitability of the Site for residential development.

As part of this PEA, a desk study and extended Phase 1 Habitat survey of the Site were undertaken in April 2015. The Site comprises an arable field with rough grassland/ tall ruderal margins and hedgerows along the site boundaries, situated adjacent to a farmstead.

Confirmed ecological constraints to development at the Site are:

- Hedgerows – including the western hedgerow of the Site (H1)
- Nesting birds – habitats onsite provide high quality bird nesting habitat

The following additional investigation/ survey work is considered appropriate to inform a full ecological assessment (EcIA) of impacts in relation to proposed development plans:

- Bat surveys (bat transect activity surveys and ground based tree assessments for bats)
- Badgers (a badger survey and pre-construction check for activity onsite)
- Reptile presence/absence surveys
- Great crested newts (eDNA survey)
- Breeding bird surveys
- Hedgerow assessments (in relation to The Hedgerows Regulations 1997)

Recommendations have been provided for ecological enhancement that could be delivered as part of the proposed development, including:

- Strengthening of hedgerows
- Bat roosting/ bird nesting opportunities in buildings and trees

1.0 INTRODUCTION

- 1.1 This report has been prepared by CSa Environmental Planning on behalf of Taylor Wimpey UK Ltd. It sets out the findings of a Preliminary Ecological Appraisal (PEA) of Land at Hampton Magna, Warwickshire (hereafter referred to as 'the Site').
- 1.2 The Site occupies an area of c.7.3 ha and is located at central grid reference SP 263 652 to the north east of the village of Hampton Magna. It comprises an arable field with tall ruderal/ semi-improved grassland margins and hedgerows/ tree lines along the field boundaries (see Habitats Plan in Appendix A). Warwick Parkway Station is directly north of the Site, and the railway line runs parallel to the northern boundary.
- 1.3 The Site is highlighted for promotion via the Warwick Local Plan. Residential/ mixed development may be proposed following the baseline work, for which detailed/outline planning permission will be sought.
- 1.4 A desk study and extended Phase 1 Habitat survey were undertaken for the Site, the findings of which are presented herein.
- 1.5 This PEA aims to:
- Identify any ecological constraints to the project.
 - Make recommendations for Site design.
 - Identify further ecological surveys necessary to inform a full 'Ecological Assessment' of the site following Ecological Impact Assessment (EclA) methodology
 - Highlight opportunities for ecological enhancement.
- 1.6 The scope of this appraisal has been determined in line with best-practice guidance provided by the Chartered Institute of Ecology and Environmental Management (CIEEM) (2015)¹.

¹ CIEEM (2015) *Guidelines for Ecological Report Writing*
Land at Hampton Magna, Warwick
Preliminary Ecological Appraisal
CSa/2634/02

2.0 LEGISLATION, PLANNING POLICY & STANDING ADVICE

Legislation

2.1 Legislation relating to wildlife and biodiversity of particular relevance to this PEA includes:

- The Conservation of Habitats and Species Regulations 2010 (as amended)
- The Wildlife and Countryside Act 1981 (as amended)
- The Natural Environment and Rural Communities (NERC) Act 2006
- The Protection of Badgers Act 1992

2.2 This above legislation has been addressed, as appropriate, in the production of this report. Further information on the above legislation is provided in Appendix B.

National Planning Policy

2.3 The National Planning Policy Framework (2012)² (NPPF) sets out the government planning policies for England and how they should be applied. Chapter 11: Conserving and Enhancing the Natural Environment, is of particular relevance to this report as it relates to ecology and biodiversity. Further details are provided in Appendix B

2.4 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

Local Planning Policy

2.5 A number of local planning policies relate to ecology, biodiversity and/or nature conservation. These are summarised in Table B.1 of Appendix B. These policies have been addressed, as appropriate, in the production of this report.

Standing Advice

2.6 Natural England Standing Advice³ regarding protected species aims to support local authorities and forms a material consideration in determining applications in the same way as any individual response received from Natural England following consultation. Standing advice is therefore been given due consideration, alongside other detailed guidance documents, in the production of this report.

² Department for Communities and Local Government (2012) National Planning Policy Framework

³ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

3.0 METHODOLOGY

Desk Study

- 3.1 The Multi-Agency Geographic Information for the Countryside (MAGIC)⁴ online database was consulted in April 2015 to identify:
- Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) and Local Nature Reserves (LNR) within 3 km of the Site.
 - Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites within 10 km of the Site.
 - Other relevant data e.g. Ancient Woodland Inventory.
- 3.2 Warwickshire Biological Records Centre Name (WBRC) was contacted for details of any non-statutory designations and records of protected/ notable habitats and species. This information was requested for an area encompassing the Site and adjacent land within approximately 2km of its central grid reference.
- 3.3 All relevant desk study data are presented in Appendix C.

Field Survey

Extended Phase 1 Habitat Survey

- 3.4 An extended Phase 1 habitat survey was carried out in fine and dry weather conditions on 24th April 2015 by Katie Critchley MCIEEM and Hannah Willis GradCIEEM, encompassing the Site and immediately adjacent habitats that could be viewed. Full survey methodology is provided in Appendix D.

Evaluation and Assessment

- 3.5 The evaluation and assessment of ecological features within the Site's 'zone of influence' is beyond the scope of this PEA and has therefore not been undertaken. Formal evaluation and assessment of any identified ecological receptors should be undertaken as part of a full Ecological Assessment following EcIA methodology.

⁴ <http://www.magic.gov.uk>

4.0 BASELINE ECOLOGICAL CONDITIONS

Designations

Statutory

- 4.1 There are no statutory designations covering any part of the Site and no internationally important designations present within 10km of the Site.
- 4.2 There is one nationally important designation and one locally important designation present within 3km of the Site. These are Coten End Quarry SSSI (c.2.45km east of the Site) and Oakwood and Blacklow Spinney LNR (c.2.83km north east of the Site).
- 4.3 These statutory designations are described in Table 1 below.

Table 1 Statutory and non-statutory designations within data search radii

Site Name & Designation	Distance & Direction from Survey Area	Brief Description of Designated Site
Nationally Important Designations within 3km		
Coten End Quarry SSSI	c.2.45 km east	The quarry is allocated for its geological importance, with rare and important fossil remains of reptiles and amphibians within the sandstone.
Locally Important Designations within 3km		
Blacklow Spinney LNR	c.2.83km north east	This small copse is allocated for its valuable wildlife habitat within a very developed area. It is a mature mixed broadleaf and conifer woodland with footpaths, being managed to attract a wider range of birds and insects.
Non-statutory Designations within 1km		
Ecosite 70/26 Hedge near Hampton Magna	Along western boundary of site (H1)	A hedgerow comprising hawthorn <i>Crataegus monogyna</i> , ash <i>Fraxinus excelsior</i> , oak <i>Quercus</i> sp. and wild privet <i>Ligustrum vulgare</i> , with false-oat grass <i>Arrhenatherum elatius</i> and common couch <i>Elytrigia repens</i> below. Nature conservation status ungraded.
Ecosite 112/26 Gog brook LWS and Ecosite 20/26 River Avon and tributaries LWS	c.0.02km west	The River Avon and tributaries provides an important habitat corridor and linear feature. The river is known for populations of white-clawed crayfish <i>Austropotamobius pallipes</i> and otter <i>Lutra lutra</i> . Water vole <i>Arvicola amphibius</i> has also been recorded. The tributaries have aquatic, emergent and natural bankside vegetation including mature willow <i>Salix</i> sp.
Ecosite 50/26 Budbrooke ponds and Hampton Magna	c.0.02km west	The value of the site has decreased owing to frequent dumping of rubbish and tarmacing of part of it. Nature conservation status ungraded.
Ecosite 116/26 Railway-Leamington Spa to Birmingham	c.0.06km north	Provides an important wildlife corridor with the railway cutting including areas of semi-improved grassland, tall ruderals, scrub and scattered trees. Parts of the site have been selected as a potential LWS (pLWS) .