

## OMISSION SITE: LAND EAST OF OAKLEY WOOD ROAD

---

1. This is a site on the eastern side of Bishop's Tachbrook. Clearly we are not seeking to replace any of the existing allocations in the village as these are already consented. However we have made separate submissions to the examination in the context of both the overall housing total and the Council's distribution strategy. In respect of the latter – particularly in the context of ability of the non Green Belt villages (which includes Bishop's Tachbrook) to accommodate further development over and above that identified
2. The site as a stand-alone parcel of land, has not been the subject of detailed assessed by the Council beyond a headline review. However Sharba Homes and their team have carried out public consultation on their proposals and liaised with all relevant statutory consultees. A scheme for up to 150 dwellings can be brought forward and indeed a planning application for 150 dwellings is to be submitted tomorrow (*nb: application submitted on the 11<sup>th</sup> November 2016 and validated on the same date – W/16/2076*).
3. The application is supported by a suite of technical documents and there is nothing which has arisen from any of the work which shows that additional development would be unsustainable or that additional development could not be accommodated. Were this to be the case then clearly my Clients would not be continuing with their application.
4. Bishop's Tachbrook is one of only three non Green Belt Growth villages, it is ranked 5<sup>th</sup> in the standings and is the 2<sup>nd</sup> most sustainable non Green Belt village in the District,
5. Turning to the Village Profile and Housing Allocations document (V18PM) – this confirms that the village has a shop, school, church and sports and social club plus the village is in close proximity to Leamington Spa which gives access to a wider range of services and facilities. The Council considers this equates to a good level of locational sustainability and I concur.
6. Within document V18PM – the site is identified as Site R163. It is discounted for only two reasons:
  - (i) *It is alleged that it will place pressure on the eastern side of the village where the B4087 gives defined boundary edge.*

This is clearly incorrect – there is already development to the east of the village and Oakley Wood Road – you only have to look to the north of the site. Oakley Wood Road clearly does not form an arbitrary eastern edge to the village. Furthermore, in terms of any future growth to Bishop's Tachbrook (either now or in the future) I would ask in which other direction you would go? We are advised that land to the south (beyond the existing allocation) is constrained by the proximity of the M40; land to the west has already been dismissed on appeal (on landscape grounds – and in the context of a shortfall in housing land supply) and land to the north is linked with the existing developments to the southern edge of Warwick.

It is unfortunate that when assessing alternative site options in landscape terms in January 2016 (LA09PM), this site was not re-evaluated in the light of the consented development of 150 dwellings to the west. Document LA09PM notes that the removal of vegetation along Oakley Wood Road to facilitate the consented site will "urbanise

the approach to Bishop's Tachbrook" – the same route which would lead to this omission site. It is the view of Sharba Homes professional landscape and visual assessor that the consented development has resulted in significant change in the character of this area of Bishop's Tachbrook and without doubt, changes the way in which the Sharba Homes site should be viewed in landscape terms. Indeed this is the approach that the Council took when downgrading the Westham Lane site in Barford from high to medium sensitivity (on the basis of a change in character resulting from the development of site across the road).

I would also highlight that whilst currently designated as high landscape sensitivity (incorrectly in our view), such a designation has not prevented the Council from planning permission elsewhere.

*(ii) It is alleged that the site is remote from the village*

Firstly, it is the northern part of the site only which is being developed. There is a gas pipeline approximately two thirds of the way down the site with a 30 metre stand off for residential development.

A new section of footpath is proposed as part of the site access which will lead direct to the village. The primary school lies within 400m actual walk distance of the site. Other facilities lie within 600m actual walk distance.

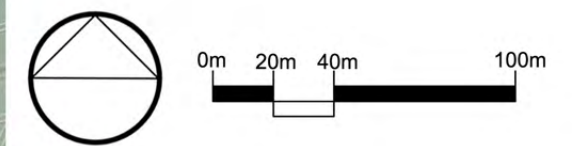
These are clearly acceptable walk distances and the site is no more remote than the consented site to the west. Furthermore, Warwickshire County Council Highways, in their pre-application discussions, have raised no concerns in this regard.

7. In summary, the site will deliver significant areas of publically accessible green space including a play area and over 6 hectares of land to the south of the site which will serve as an ecological enhancement area to secure a net bio-diversity gain.
8. Mr Barber has advised that there is limited, if any, non suitable Green Belt land available. As you would expect, we would strongly disagree with this and consider that the omission site at Oakley Wood Road is a suitable and sustainable site and is preferable to Green Belt release in some of the less sustainable locations. Mr Barber also stated that in coming to the conclusion that the test of 'Exceptional Circumstances' had been met – one of the items reviewed was the availability of non-Green Belt land. Clearly the availability of this site shows that there are some non-Green Belt sites available to meet the village need.





NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.  
 Licence 100045345  
 Copyright reserved  
 No Dimensions to be scaled from this drawing.



- Key:
- Boundary
  - Existing Trees
  - Proposed Trees
  - Existing High Pressure Gas Main
  - Attenuation Pond
  - 52m Development exclusion zone from gas main
  - Extent of ecological enhancement area

Proposed primary access off Oakley Wood Road

Proposed pedestrian links / cycle links to the wider public right of way network

Existing hedgerow retained and reinforced

Areas of Public Open Space totalling approximately 1.46Ha

Proposed pedestrian links to the wider public right of way network

Proposed robust tree belt, breaking up views of the development from the south, creating a defensible green edge to the development

Proposed children's playspace

Proposed mown and fenced paths within ecological enhancement area

76.2m

78.2m

Proposed timber fencing defines the extent of the proposed ecological enhancement area

Indicative size and location of attenuation basin. To be confirmed by FRA Consultant 'TBA'

Key existing vegetation retained as part of the proposals

Existing high pressure gas main

Existing pond retained as part of the proposals

Extent of open space to be reserved for ecological habitat enhancement, totalling approximately 6.09Ha

Areas of structural landscape along the north eastern and north western site boundaries totalling approximately 0.54Ha

Extent of developable area totalling approximately 5.72Ha

Existing hedgerow retained and reinforced

Proposed pedestrian links to the wider public right of way network

REV	DATE	NOTE	SLB	AM
C	26.10.16	Updated Label	SLB	AM
B	26.08.16	Updated to clients comments	SLB	AM
A	08.08.16	Updated to clients comments	SLB	AM



TITLE  
**Bishops Tachbrook  
 Illustrative Masterplan**

CLIENT  
**Sharba Homes Ltd**

SCALE	DATE	DRAWN	CHK'D
1:2500@A3	JUN 2016	SB	AM
DRAWING NUMBER 5978 / ASP05		REVISION C	



PROPOSED RESIDENTIAL DEVELOPMENT,  
LAND SOUTH EAST OF OAKLEY WOOD ROAD,  
BISHOPS TACHBROOK

**Landscape and Visual Impact Assessment**



## **COPYRIGHT**

**The copyright of this document  
remains with Aspect Landscape Planning Ltd.**

**The contents of this document  
therefore must not be copied or  
reproduced in whole or in part  
for any purpose without the  
written consent of  
Aspect Landscape Planning Ltd.**

Aspect Landscape Planning Ltd  
Hardwick Business Park  
Noral Way  
Banbury  
Oxfordshire  
OX16 2AF

**t** 01295 276066  
**f** 01295 265072

**e** [info@aspect-landscape.com](mailto:info@aspect-landscape.com)  
**w** [www.aspect-landscape.com](http://www.aspect-landscape.com)

## **CONTENTS**

1	INTRODUCTION	1
2	LANDSCAPE RELATED POLICY	2
3	BASELINE ASSESSMENT	6
4	THE PROPOSALS	24
5	ASSESSMENT OF EFFECTS	27
6	RESPONSE TO WCC LANDSCAPE OFFICER COMMENTS	54
7	SUMMARY AND CONCLUSIONS	64

## **PLANS**

PLAN ASP1	SITE LOCATION PLAN
PLAN ASP2	FACILITIES AND CONSTRAINTS PLAN
PLAN ASP3	OPPORTUNITIES PLAN
PLAN ASP4	LANDSCAPE SENSITIVITY CONSTRAINTS PLAN
PLAN ASP5	ILLUSTRATIVE MASTERPLAN

## **APPENDICES**

APPENDIX 1	LANDSCAPE ASSESSMENT METHODOLOGY
APPENDIX 2	WARWICKSHIRE LANDSCAPE SENSITIVITY AND ECOLOGICAL & GEOLOGICAL STUDY EXTRACT
APPENDIX 3	WARWICKSHIRE LANDSCAPES PROJECT EXTRACT
APPENDIX 4	PHOTOGRAPHIC RECORD
APPENDIX 5	EXTRACT FROM BISHOPS TACHBROOK NEIGHBOURHOOD PLAN – PROTECTED VIEWS WITH BLOOR SITE OVERLAID
APPENDIX 6	PRE-APPLICATION LANDSCAPE ADVICE NOTE FROM WCC
APPENDIX 7	YEAR 1 PHOTOMONTAGES



APPENDIX 8

YEAR 15 PHOTOMONTAGES

## 1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been instructed by Sharba Homes Ltd to review the landscape and visual matters relating to the site at land south east of Oakley Wood Road, Bishops Tachbrook, and assess the potential landscape and visual effects arising from the proposed residential development on the site. The location of the site is illustrated on Plan ASP1.
- 1.2. This document will analyse the landscape character and visual environment of the local area, introduce the principal of development and assess the ability of the existing landscape character and visual environment to accommodate such change. A number of plans and photographs have been prepared to illustrate the receiving character and visual environment of the site and the localised setting, and these accompany this assessment. The assessment is based on an established methodology which has been developed in line with GLVIA3. This is included within Appendix 1 for reference.
- 1.3. The Landscape and Visual Impact Assessment (LVIA) will take the following format:
  - Review of landscape related policy – national and local policy context reviewed with any designations identified (Section 2);
  - Baseline assessment – review of the existing landscape character, visual environment and landscape related policy (Section 3);
  - Description of the proposals – introducing the proposed development and the associated landscape proposals and associated mitigation (Section 4);
  - Assessment of effects – using an established methodology based on the guidance of GLVIA3, the potential effects of the proposals upon the existing landscape character and visual environment will be assessed (Section 5);
  - Respond to comments raised by the Warwickshire County Council Landscape Officer following the site meeting on 16<sup>th</sup> August 2016 (Section 6); and
  - Conclusions will be drawn (Section 7).
- 1.4. This assessment should be read alongside the other supporting material which accompanies this application.



## 2. LANDSCAPE RELATED POLICY

### National Policy – National Planning Policy Framework (March 2012)

- 2.1. The National Planning Policy Framework (NPPF) was published on the 27<sup>th</sup> March 2012, replacing the existing system of national planning policy guidance and statements. The document sets out the Government's planning policies for England and how these are expected to be applied, and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.
- 2.2. The guidance sets out a number of core land-use planning principles in paragraph 17, which underpin both plan-making and decision-taking. The core principles embrace good design and protect character, stating that planning should; **“always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings;”** and **“take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”**. The requirement for good design is further emphasised in paragraph 64 stating that **“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”**
- 2.3. At paragraph 14, the framework states that: **“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.**

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

- **specific policies in this Framework indicate development should be restricted”.**

2.4. The NPPF has been of material consideration as part of our assessment of the site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

The Warwick District Local Plan (1996-2011, Adopted 2007)

2.5. Within the Adopted Local Plan, Bishops Tachbrook lies outside of the Green Belt which covers over 75% of the rural areas of the District. The site is not subject to any landscape related designations that relate to quality or value, but does lie outside of the indicative settlement boundary within the emerging Local Plan. The Planning Statement by Barton Willmore addresses the weight to be attributed to the settlement boundary.

2.6. The site lies outside of the Bishops Tachbrook Conservation Area which is primarily focussed on the historic core of the village to the north.

2.7. The following ‘saved’ policies are considered to be of relevance to the site and its setting, in terms of the landscape and visual context in relation to proposed development:

- DP1 – Layout and Design;
- DP2 – Amenity;
- DP3 – Natural and Historic Environment and Landscape; and
- RAP 10 – Safeguarding Rural Roads.

2.8. Within their Planning Statement, Barton Willmore provide a detailed appraisal and analysis of the planning policy context of the site.

Warwick District Council Emerging Local Plan 2011-2029

2.9. The application site is not covered by any landscape value or quality related designations within the emerging Plan. Nor is the village located within the Green Belt, within or adjacent to a Conservation Area or subject to any other restrictive



designations. It is also noted that the site is not adjacent to the local registered park and garden associated with the Old Manor House, which lies to the north.

- 2.10. Bishops Tachbrook is however identified as a 'Growth Village', these villages are identified alongside the major urban areas to have the necessary level of sustainability and potential capacity to provide new homes within the plan period. Bishops Tachbrook is one of only three of the eight "Growth Villages" outside of the Greenbelt.

#### Warwickshire District Council Supplementary Planning Documents and Guidance

##### **Residential Design Guide (2008)**

- 2.11. In April 2008 the District Council adopted, as supplementary planning guidance (SPG), comprehensive design guidance for developers. Its central focus is maintaining the distinctive, local qualities of the District and notes that consideration of character is the principal way the document seeks to address design concerns. The Design Guide identifies the character of Warwick District as being made up of a complex variety of building styles which contribute to the attractive qualities of many residential areas. These range from the classical architecture of Leamington set piece terraces to the traditional timber framed vernacular of the rural areas. There are a number of factors which make up these qualities which should be considered in all applications. The design should demonstrate that these elements have been fully considered. This section contains helpful information on the following aspects of design.
- 2.12. Further detail on both Local and National Planning Policy Guidance is included within the Design & Access Statement which accompanies this application.

##### **Warwick District Council – Landscape Sensitivity Assessment and Ecological & Geological Study**

- 2.13. As part of the preparation on the new Local Plan for the Warwick District, Warwickshire District Council commissioned a wide ranging evidence base that included a 'Landscape Sensitivity and Ecological & Geological Study'. The purpose of this study was to assess sensitivity of potential development areas on the edge of and within those settlements which were identified for potential future housing. It is noted that the purpose of this document is to inform the housing strategy for the

district and it does not form the basis of any landscape designations in planning terms.

- 2.14. Within this assessment a total of 6 sites, of varying size, have been identified around the edges of Bishops Tachbrook. The application site is identified as being located within the large Land Cover Parcel (LCP) BT\_06, and is assessed by WDC as being of High sensitivity to housing development. An extract from the 'Landscape Sensitivity and Ecological & Geological Study' showing the extent of the Land Cover Parcel is included within Appendix 2.
- 2.15. It is noted that the assessment of BT\_06 within the Landscape Sensitivity Study was undertaken prior to the commencement of the consented Bloors Development to the west, within BT\_05, and has not been updated since the original 2013 appraisal to reflect the material change in the revised situation.
- 2.16. A detailed review of this assessment is undertaken within section 3 of this report.

### 3. BASELINE ASSESSMENT

#### The Site and Setting

- 3.1. The site is located just to the south east of Bishops Tachbrook and comprises a single open field under arable use (refer Site Location Plan ASP1). There are two established spinneys located centrally within the site which form notable landscape features within the context of the site. The field boundaries are characterised by established, but in places gappy, hedgerows. These are the only features of note associated with the site. A high pressure gas main also crosses the southern part of the site. This feature has a 52m exclusion zone for housing developments in excess of 30 dwellings either side of the pipeline which forms a constraint to development. The location of the pipeline, together with the existing spinneys, is illustrated on the Facilities and Constraints Plan (ASP2).
- 3.2. Within the localised context of the site, a semi detached red brick house (Nos. 36 & 37 Oakley Wood Road) lies to the north, between the application boundary and the junction between PROW W114 and Oakley Wood Road. The property fronts onto the main road with mature back gardens extending to the south east. An established boundary between No. 37 and the site creates separation and visual containment between the site and its immediate neighbour to the north. To the north of this property the landform begins to fall to the north towards the localised river valley in which Tachbrook Mallory is set and which separates the village from the larger settlement of Leamington to the north. The Bishops Tachbrook Conservation Area also extends to the north of these properties, along Oakley Wood Road and encompassing properties to the east of the road corridor, around Savages Close, and then extending to the west to incorporate the church and its immediate setting. The site lies outside of the Conservation Area which stops approximately 50m to the north. The main village lies to the north west of the site, although it is noted that the settlement does extend to the east of Oakley Wood Road to encompass part of the historic core of Bishops Tachbrook that includes the Manor House and the various properties associated with Savages Close. Oakley Wood Road does not form the edge of the village and, to the north of the site, is characterised by development either side of the road corridor. The various facilities associated with the village are illustrated in the Facilities and Constraints Plan (ASP2).

- 3.3. To the east, the site is bound by a farm access track that links Wyslade, Lowdown Farm and Middle Farm with Oakley Wood Road and the village. A public right of way (W114) runs along this track, from Oakley Wood Road, south towards Wiggerland Wood Farm. Where the track abuts the eastern boundary of the northern part of the site, localised changes in levels creates a sunken character. This, together with the established boundary planting to the east and west creates a significant degree of enclosure and focuses views along the route rather than allowing panoramic views. A break in the eastern boundary, opposite to the junction for the access to Lowdown Farm, allows views into the site. From this localised point the vegetation associated with Oakley Wood Road and the Recreation Ground is visible. To the south of this planting, the new built form associated with the Bloors development is visible, introducing a perceived and prominent built edge within the context of the site being elevated above it. To the south of this point, the remainder of the eastern boundary comprises a tall managed hedgerow and linear belt of trees. This treescape contains views of the site from the wider setting to the south east. To the east of the track lies the property of Wyslade which comprises a residential property as well as several large agricultural buildings. To the north of this property lie a number of allotments, while to the south, the landscape opens up and adopts an open arable character. This landscape gently undulates towards a localised ridgeline around 4km to the east. Highdown Hill Plantation forms a notable landscape feature comprising an isolated mound with established woodland to the summit.
- 3.4. To the south, the site is bound by several fields which separate it from the M40 corridor which lies approximately 550m to the south west of the site. Within this localised setting, the M40 runs through a cutting. The noise from the motorway is readily perceived within the land to the south of the village, however, the localised topography means that views of vehicles on the motorway are contained. To the south of the motorway corridor lies the large agricultural development associated with Tollgate Farm and beyond this Oakley Wood. The wooded character of the landscape to the south of the motorway ensures that longer distance views towards the site are contained.
- 3.5. To the west, the site is bound by Oakley Wood Road, which forms an approach to the eastern part of Bishops Tachbrook from the south. The road corridor separates the northern part of the site from the Bishops Tachbrook Recreation Ground which lies immediately to the west and can be accessed from the road corridor via a pedestrian route through the existing planting. The Recreation Ground includes



opportunities for formal recreation (football, cricket, floodlit tennis and bowls), a Sports and Social Club, bike track and children's play area. The area is well-used, in particular by locals walking their dogs. At present there is no direct link between the Recreation Ground and the wider footpath network to the east without walking along Oakley Wood Road. To the west of the Recreation Ground lies a large, post-war residential area accessed off Kingsley Road and Holt Avenue. To the south of the Recreation Ground lies an area of allotments that extend south east from the rear of properties on Commander Close down to Oakley Wood Road. The vegetation clearance associated with the access and associated sight lines of the relatively elevated Bloors development, which lies to the south of the allotments, has opened up views from the road corridor, and beyond into the wider landscape, of this typically urban land use and forms a prominent backdrop to the site.

- 3.6. The Bloors development, known as Oakley Meadow, (planning ref: W/14/0689) extends to the south east of the allotments and along the existing southern edge of the village. The Bloors site forms part of the Land Cover Parcel BT\_05 within the WDC Landscape Sensitivity Study. Oakley Wood Road forms the eastern boundary of this development which rises up from the road corridor to a ridgeline that defines the western edge of this new residential scheme. The elevated nature of the site will result in the consented development breaking the existing skyline within the context of views from the east, however the Bloor development already does this as an existing component in the landscape backcloth to the site. In response to localised topography and the need to provide suitable drainage for the development, two large attenuation basins are located on the eastern edge of the development. The vegetation clearance associated with the access and construction proposals means that these features, which are currently turfed, are visible from the adjoining streetscene, presenting a domestic frontage to Oakley Wood Road. It also means that the built form, while set back from the road, is pushed up the slope and as such occupies an elevated position above the road corridor. Some landscaping has been implemented along the road frontage, comprising a native hedge and line of trees. At present the immature nature of the boundary treatment means that the properties that have been constructed to date, forming the first phase, are clearly visible from the road and wider setting to the east forming a prominent backdrop to the site. It is acknowledged that as this planting matures it will soften the perceived built edge, however, due to the drainage features and sight line requirements on the frontage, the planting is not deep and the built form is elevated above the road corridor, as such, views of the properties from the road corridor will remain at Year 15. The

development, and its associated access, is located approximately 220m to the south of the existing village gateway and start of the 30mph zone. It is considered that the elevated and exposed residential built form Bloors scheme has created a new village gateway to the south west of the application site, on Oakley Wood Road, significantly extending the perceived extent of the village to the south.

### Topography

- 3.7. In terms of topography, the site forms half of a bowl, with the northern, southern and western parts of the site falling towards a localised low point, located centrally on the eastern boundary. The northern part of the site rises up to 78m AOD while the southern extent rises up to 81m AOD. The western boundary is largely at 75m AOD, except at the northern end where the land rises up towards the 78m AOD mark. The site falls towards the low point on the eastern boundary which is approximately 69.5m AOD. The landform of the site is illustrated on the Topographic Survey plan that accompanies this application.
- 3.8. The localised topography means that in some places along the eastern and western boundaries of the northern part of the site, the field is higher than the lane / PROW and Oakley Wood Road respectively. In these locations, the established hedgerow that defines much of the site boundary reinforces a sense of enclosure and separation from the site.
- 3.9. The land to the west, where the Bloors scheme is currently being constructed, is higher than the application site, rising up to a localised ridgeline on its north western boundary at approximately 93m AOD. As a result the consented Bloors scheme will be elevated above any development within the application site, creating a distinct new settlement edge to the south and south east, forming an elevated and prominent domestic backdrop to the site in longer distance views from the east and containing potential views of the site from the west.

### Public Rights of Way

- 3.10. The adopted public rights of way are illustrated on the Ordnance Survey base on Viewpoint Location Plan within Appendix 4. As can be seen from the Ordnance Survey Plan there are very few public rights of way within the localised or wider context of the site. Public Right of Way 114 runs broadly north – south from Oakley Wood Road, located outside of the site and running parallel to the eastern boundary.

Within the immediate context of the site the footpath follows a farm access track that links the properties of Wyslade, Lowdown Farm and Middle Farm with Oakley Wood Road and the village. To the south east of the site, the footpath crosses several fields, heading south towards Wiggerland Wood Farm and a crossing over the M40.

- 3.11. It is noted that the rolling arable landscape to the east of the site has very few public rights of way crossing it with just a single footpath and a bridleway present in the area between PROW W114 and the Fosse Way and Harbury Lane and the M40. A single footpath (ref:SM66a) extends west from Chesterton Fields Farm as far as the Tach Brook, approximately 1990m to the east of the site, and stops at the parish boundary rather than link to any other public rights of way. Within the context of localised and wider views from the PROW network, views of the church within Bishops Tachbrook are not available and as such the site is not seen within the context of this, or indeed any other, heritage asset (for more information, refer to Cotswold Archaeology Heritage Assessment).
- 3.12. To the south west of the site, to the west of Oakley Wood Road, footpath (ref: W109) runs between the busy Banbury Road and Oakley Wood Road. There are no direct links to other footpaths from this route, although it is noted that there are some footpaths to the north and south which can be accessed by walking along the roads. Neither road corridor has footways along the verges and the tranquillity of these routes is influenced by the noise from the M40. It is noted that a footpath link is proposed as part of the Bloors scheme that will run parallel to Oakley Wood Road between W109 and the new residential development.
- 3.13. To the north west, a footpath (ref: W109) runs north west – south east across the Bishops Tachbrook Recreation Ground, providing a pedestrian link from Oakley Wood Road up to Kingsley Road. However, on arrival at the junction between the footpath and Oakley Wood Road there are no footways or alternative routes to link to the wider footpath network and walkers must walk along the road to get to PROW W114 or W109. There are clear opportunities to enhance connectivity of the local PROW network.

### **Landscape Character**

- 3.14. To assess the landscape character of the site, a detailed desk study of published character assessments has been carried out. This review informed the field

observations of the site visit to ensure a comprehensive approach to the assessment.

### National Assessment

3.15. In terms of the wider landscape character, within the Natural England National Character Assessment, the site is located within the Dunsmore and Feldon National Character Area (NCA96). The assessment identifies a number of characteristics associated with this NCA including:

- **“The sense of a predominantly quiet, rural landscape is heightened by its close proximity to several urban areas, with a gently undulating landscape of low hills, heathland plateaux and clay vales separated by the occasional upstanding escarpment.**
- **Light sandy soils associated with the west (Dunsmore) supporting mixed farming and some intensive arable with fertile alkaline soils to the east (Feldon) supporting grazed pasture.**
- **Generally low woodland cover across the area, although there are areas of well wooded character and ancient woodlands, especially in the north, providing habitats for bluebells, molluscs and fritillary butterflies; these woodlands are linked with landscaped parklands and hedgerow trees.**
- **Mainly large fields, with regular or rectilinear shapes, although some smaller fields also feature. Numerous areas of remnant ridge-and-furrow and earthwork remains of medieval settlements as found at Lower Tysoe, Radwell and Napton on the Hill.**
- **Predominantly nucleated settlement pattern with a low density of isolated farmsteads and some field barns sitting within a landscape of piecemeal and planned enclosure of the open fields which extended from the villages over large parts of this area. Many villages have recently expanded but the traditional buildings, constructed of red brick or Lias limestone, still retain their blue brick or ironstone details.**



- **The busy roads and large industrial units on the outskirts of the main settlements of Leamington Spa, Coventry and Rugby exert an urban influence on the surrounding area.”**

- 3.16. The assessment also includes Statements of Environmental Opportunity (SEO) which is intended to identify and promote future landscape change, specific to the character of the NCA. Of particular interest is SEO4 which states that opportunities exist to: **“Protect and manage the landscape character, high tranquillity levels and the historic settlement character to enhance sense of place and of history and to promote recreational opportunities; and ensure that new development is sensitively located and designed, integrate green infrastructure links into development, encourage new woodland planting to soften urban fringe developments and promote recreational assets such as the National Cycle Routes.”**
- 3.17. It is considered that the national study provides a useful introduction to the overall character of the wider landscape setting, providing a broad-brush overview of the landscape context in which the site is set. However, these landscape character areas are too broad to apply the characteristics at a more site specific level.

#### County-wide Assessments

- 3.18. At a more local level, Warwickshire County Council undertook an assessment of the landscape character of the county as part of the Warwickshire Landscapes Project (1993). This assessment sought to provide a series of guidelines on maintaining diversity and beauty and conserving the landscape for future generations.
- 3.19. Within this assessment, Bishops Tachbrook and the site are located within the Feldon Parklands landscape character area (refer extract within Appendix 3). The WCC assessment identifies the following key characteristics:
- **“A large scale rolling topography with occasional steep scarp slopes;**
  - **Large woodlands often associated with rising ground;**
  - **Many small coverts and belts of trees;**
  - **Mature hedgerow and roadside oaks;**
  - **A nucleated settlement pattern of small estate villages;**
  - **Large isolated brick farmsteads”.**

- 3.20. The WCC assessment notes, within the more detailed description of the Feldon Parklands, that **“large blocks of woodland and smaller coverts are a key component of the farmed landscape and help to create a sense of scale and enclosure. Wooded streamlines, belts of trees and scattered hedgerow trees reinforce this impression, creating a sequence of linked wooded spaces”**.
- 3.21. The Warwickshire assessment does not undertake an assessment of sensitivity of the wider or localised landscape character types, but does state that the management strategy for this area should **“conserve and enhance the overall and well wooded character of the landscape”**. The more detailed management strategy sets out a number of objectives which include:
- **“Conserve and enhance the overall structure and well wooded character of the landscape;**
  - **Conserve and restore all primary hedgelines and manage them more positively as landscape features;**
  - **Strengthen primary hedgelines by encouraging natural regeneration of hedgerow oaks;**
  - **Promote long rotation coppicing as a management tool for neglected small woods and spinneys;**
  - **Enhance tree cover through large scale woodland planting on rising ground”**.
- 3.22. This assessment presents a useful introduction to the landscape setting of Bishops Tachbrook and its wider context but remains relatively broad brush.

#### District-wide Assessments

- 3.23. As noted within Section 2 of the LVIA, The Landscape Sensitivity Study that was undertaken as part of the Village Options assessment incorporates the application site within a much larger parcel of land that lies to the south east of the village, to the east of Oakley Wood Road. The study considers that the parcel has a high sensitivity to housing development, being open, having a prominent skyline and being detached from the village. The study introduces the settlement of Bishops Tachbrook, stating that:

**“The settlement of Bishop’s Tachbrook lies within the Feldon Parklands Landscape Character Area. It is surrounded by farmland which, to the north of the village, provides an important buffer separating it from Heathcote / Whitnash. Tach Brook lies to the north of the settlement, the A452 Banbury Road to the west and the M40 to the south. The settlement includes a Conservation Area that covers significant groups of buildings within the core to the village such as the Grade I listed building, St. Chads Church.”**

- 3.24. The assessment of LCP BT\_06 considers that in terms of sensitivity to housing development:

**“This is a large zone to the east and south-east of the settlement, bordered by zone BT\_02 and Oakley Wood Road to the west, the M40 to the south, Tach Brook to the north and east and open farmland to the south-east. It comprises a sub-regular large scale field pattern with limited tree cover and open views. Landform is undulating, giving rise to some very prominent skylines. Hedgerows are largely redundant with scattered hedgerow trees and there is the occasional field tree / clump of trees around a field pond. There is one PRoW, W114, running through the zone.**

**Due to the open nature of views, prominent skyline and detachment from the existing settlement this zone is not considered suitable for development.”**

- 3.25. It is noted that the Bloors site within site BT\_05 is considered to be only medium / high sensitivity, despite being more elevated and prominent and consequently more visible within the wider landscape context due to the local topography. It is also noted that this assessment was done on a more site specific scale as the site was originally part of the wider BT\_02 parcel that was rated as high sensitivity. The study does not break LCP BT\_06 , which extends to over 100ha, down into localised field parcels, as occurred with BT\_02 and BT\_05, and as such does not recognise how local topography or vegetation cover, associated with the site, either moderates the individual fields sensitivity or will assist the integration of the proposals. Furthermore, due to the date of the study it predates and does not account for the Bloors development which extends the built edge south and affects the setting of the application site. Nor indeed does it assess the edge of the settlement on the relative sensitivity of the site. It is acknowledged that WCC have not been requested by WDC to revisit the assessment of BT\_06 by WDC. Had they done so these factors

would have had to be taken into consideration. Clearly in its current context the application sites sensitivity has at least been moderated with the advent of the Bloors development. The sensitivity of the application site is reviewed in more detail below.

- 3.26. The southern part of the field, through which the high pressure gas main runs, is more open in character and also more elevated. The presence of the gas main forms a constraint to development, pushing the potential development parcel north. However, given the localised topography, the development of the southern part of the site would be less appropriate.
- 3.27. The Landscape Sensitivity Study does not assess the landscape character of the site specifically, considering it instead as part of the wider generic parcel, and there are a number of key points to which Aspect say that the generalities of the wider parcel assessment are not applicable to this specific site. To assess the potential effects of development upon the character of the site and its immediate setting, Aspect has undertaken its own assessment, which has been informed by the Natural England and Warwickshire appraisals. In terms of the points of disagreement between Aspect and the WDC Study, these are dealt with in Section 6 of this LVIA.

#### Aspect Landscape Character Assessment

- 3.28. Bishops Tachbrook is located in an undulating rural setting, which defines the southern edge of the Tach Brook valley. As noted by the WDC Landscape Sensitivity Study, the valley to the north of the village plays an important role in separating Bishops Tachbrook from the larger settlement of Leamington to the north.
- 3.29. The village of Bishops Tachbrook has grown out from the historic core which is focussed on St Chads Church, and includes the development to the north of the site, associated with Savages Close, which lies to the east of Oakley Wood Road. In the recent past, post-war residential estates have extended west, to the north and south of Mallory Road. The most recent development comprises the Bloors site, known as Oakley Meadow, which lies immediately to the west of the application site. A further scheme of 50 houses has also been recently consented to the north of Mallory Road, east of Seven Acre Close. Recent appeal decisions on land to the west of



the village and south of Mallory Road demonstrate that the village will not extend any further west due to potential adverse effects upon the landscape and the setting of various heritage assets. Nor will the village extend north, due to the presence of the protected strategic gap between the village and Whitnash, or south due to the proximity to the motorway and the high pressure gas main. Land to the north east of the village is constrained by landscape and heritage assets, leaving any village growth to the south east as the least sensitive, and least constrained direction for future development. This direction of growth has already been the focus of both the emerging Local Plan and the Neighbourhood plan. The village occupies an elevated location overlooking the valley to the north. Within the more historic centre of the village a palette of local materials is evident, however, the post-war residential areas introduce a variety of other building materials creating a degree of non-uniformity within the existing built environment.

- 3.30. The application site is illustrated within the context of the existing village on the Opportunities Plan (ASP3). This shows development extending to the east of Oakley Wood Road and the site being located within the context of the village fringe. A line of mature lime trees, which appear to be part of the wider grounds of the Manor House, which lies to the north. These trees form a backdrop to the site within views from the south and south east and also create a degree of separation from the Conservation Area, where it extends to the east of Oakley Wood Road, north of the site. A series of allotments lie to the north east of the site, on the opposite side of the farm track which defines the eastern edge of the site. A single dwelling and several agricultural buildings are also located to the east of the site, associated with the property known as Wyslade, although these are not prominent being set within an established vegetated setting.
- 3.31. To the east and south of the site, the landscape adopts a more open character, with large arable fields extending towards the rising ground at Chesterton. Within the wider landscape, the field network adopts a more geometric character, with mature hedgerows defining the field boundaries. Away from the main road networks, which also follow a generally geometric pattern, there are very few public rights of way, reducing the accessibility of this landscape setting.
- 3.32. In order to assess the effects on the landscape resource, the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition, recommends that the sensitivity of the landscape receptor is identified. As part of this assessment, the

guidance recommends that the susceptibility to change of the type proposed together with the value of the landscape is assessed. These factors then inform the overall assessment of sensitivity. For reference the guidance sets out a number of definitions, which are listed below:

- **“Landscape Susceptibility: *the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences;***
- **Landscape Value: *the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons;* and**
- **Landscape Sensitivity: *a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.*”**

3.33. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of the site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as very high, high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.

#### Value

3.34. The Guidelines for Landscape & Visual Impact (GLVIA3) sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes and assist in the appraisal of a landscapes value. These factors include:

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation Interests;
- Recreation Value;

- Perceptual aspects; and
- Associations.

- 3.35. In terms of landscape quality, the site comprises a large arable field which is bound by mature hedgerows. In places there are opportunities to reinforce and gap up these hedgerows. Centrally located are two established spinneys which break up the field and extend the presence of mature trees into the site. The site does not reflect the same geometric pattern as much of the wider landscape to the east and south, with Oakley Wood Road and the farm access track influencing the western and eastern boundaries respectively. At present the site is in a reasonable condition but is unremarkable as it does not contain any features which elevate it above ordinary countryside. It is not a “valued” landscape as defined by para 109 of the NPPF or the various appeal test cases which require demonstrable and remarkable physical landscape features so as to distinguish an undesignated landscape as “valued”. The wider setting to the east and south has been subject to some change as a result of more intensive agricultural practices and as such comprises a large scale, geometric field network. Where hedges have been retained, they are generally mature and include some tree planting creating some separation and visual containment.
- 3.36. In terms of the scenic quality of the site and its immediate setting, the site is visible from Oakley Wood Road, between the north western corner of the site and the M40 crossing. Further north and south of these points, intervening vegetation and built form contain views. The site is also visible from public right of way W114, immediately adjacent to the eastern boundary of the site, and for a short distance to the south. Further south, views are contained by intervening vegetation cover. To the north of the site, intervening vegetation and built form contains views of the site. Where the site is visible, it is as an arable field seen against the backdrop of vegetation associated with Oakley Wood Road and the historic treescape to the north. The recent Bloors development is also prominent within the context of the site from localised and longer distance viewpoints. The field is of limited visual interest, comprising a gently undulating area of unremarkable arable crops. It is considered that the scenic quality of the site is limited.
- 3.37. Within the context of the wider setting, the more open landscape to the south and east is of some visual interest with some longer distance views towards the urban area of Leamington to the north available. However, this is an arable landscape that

is commonplace within the wider landscape setting and as such it is considered that the scenic quality of this area is pleasant but there are no features within the localised context of the site that elevate it above ordinary countryside.

- 3.38. With regard to rarity and representativeness, the site is currently an arable field, as is much of the wider setting. This is commonplace within the context of Bishops Tachbrook and within the localised and wider setting and as such is not considered rare. There are no landscape features of note within the site that do not exist elsewhere within the setting of Bishops Tachbrook. Established field boundary hedgerows are commonplace within the wider landscape setting and the existing spinneys are perceived within the context of other groups of mature trees within the landscape setting of the site and wider village. These features are not considered rare.
- 3.39. In terms of conservation interest, the site is currently a large arable field and is of limited ecological interest. The two spinneys, boundary hedgerows and hedgerow trees are of some interest and the proposals will seek to retain and enhance these features. The site is not a heritage or archaeological site and, as such, the site is considered to be of limited conservation interest.
- 3.40. With regard to recreational value, the site is not publicly accessible and accordingly has no recreational value. The localised landscape setting to the east and south, has very limited public access, with the exception of Footpath W114. As such it is considered that the setting of the site has very limited recreational value.
- 3.41. In terms of the perceptual aspects of the site, the presence of residential development immediately to the west, together with the Oakley Wood Road and M40 corridors reduce the perceived tranquillity of the site and its immediate surroundings. It is acknowledged that away from these elements, the landscape to the east has a more rural character.
- 3.42. With regard to literary, artistic and historic associations, there are no known links with regard to the site or its immediate setting.
- 3.43. Given the above assessment, it is considered that while the site will have some intrinsic value applied by local residents who use the footpath to the east, the site itself has no remarkable landscape features, and is afforded some separation from

the wider more open landscapes to the east. As such it is considered that the site is of **medium** value.

- 3.44. Neither the site, nor its setting, incorporate any remarkable landscape features and are not considered to represent valued landscapes within the context of para 109 of the NPPF.

#### *Susceptibility*

- 3.45. With regard to susceptibility, this is defined by the ability of the landscape receptor to accommodate the specific type of development, given the existing context of the site, how it is perceived, and whether its development would have undue negative consequences. The site and its immediate setting are visually well-enclosed. It is separated from the wider rural setting to the east by the lane that links Middle Farm to Oakley Wood Road and established vegetation which forms a green edge between the site and the more rural landscape to the east. It is considered that the site has the ability to accommodate sensitively designed residential development and has a **medium / high** susceptibility to change.

#### *Sensitivity*

- 3.46. Taking into account the value and susceptibility to development of the landscape in which the site is set, the sensitivity will be **medium** and has some potential to accommodate change.

### **Visual Environment**

- 3.47. In order to assess the visibility of the site, a number of photographs have been taken from publicly accessible viewpoints, to illustrate the visual environment within which the site is set. Whilst the assessment is not exhaustive, it is considered that the views provide a fair representation of the site's visibility within the localised and wider visual environment. The Photographic Record is included within Appendix 4.
- 3.48. The photographs were taken in August and September 2016 by a qualified landscape architect and illustrate the visual environment in which the site is set. The days were clear affording good visibility at middle and longer distances. The photographs were taken using a 35mm equivalent digital SLR camera at a focal

length of 50mm in line with current Landscape Institute guidelines. The sensitivity of the key receptors within each of the views has been assessed and is included within the description of the view.

Table 1: Baseline Visual Assessment

Viewpoint	Location	Distance and Direction from Application Site	Receptors	Sensitivity
1	Junction of PROW W114 and Oakley Wood Road	40m North	Walkers Motorists	High Low* <sup>1</sup>
2	Oakley Wood Road	8m North West	Motorists	Low*
3	Junction of PROW W108 and Oakley Wood Road	8m North West	Walkers Motorists	High Low*
4	Oakley Wood Road, adjacent to the junction to Oakley Meadow (new Bloors site)	20m West	Motorists	Low*
5	Oakley Wood Road	145m South West	Motorists	Low*
6	Oakley Wood Road, just to the north of the M40 crossing	500m South West	Motorists	Low*
7	PROW W114, to the west of the allotments	14m North East	Walkers	High
8	PROW W114, at the junction between the access to Lowdown	8m East	Walkers	High

<sup>1</sup> The low visual sensitivity for motorists reflects the methodology and conclusions of the WDC Landscape Sensitivity Study which applied a low sensitivity to this group of receptors.



	Farm and Middle Farm			
9	PROW W114	7m East	Walkers	High
10	PROW W114	135m South East	Walkers	High
11	PROW W114	360m South	Walkers	High
12	PROW W108, as it crosses the Bishops Tachbrook recreation ground	150m North West	Walkers & Users of the Recreation Ground	High
13	PROW W106 to the west of the village	630m West	Walkers	High
14	Banbury Road, as it crosses the M40	770m South West	Motorists	Low*
15	PROW W109	445m South West	Walkers	High
16	PROW W114, as it crosses the M40	1,230m South	Walkers	High
17	PROW W122a on Crown Hill	3,800m North East	Walkers	High
18	PROW SM189a at Chesterton Windmill	3,500m South East	Walkers & Visitors to the Windmill	High
19	PROW SM66a just to the west of Chesterton Fields Farm	1,990m South East	Walkers	High
20	B4455, Fosse Way, just to the south of Hill House Farm	2,770m South East	Motorists	Low*

3.49. As an overview, the Visual Assessment has identified that views of the site are highly localised to Oakley Wood Road (between the M40 crossing to the south and the north western corner of the site) and Footpath W114 where it runs along the eastern boundary of the site. Views from the road corridor are considered to be of

low sensitivity as there is no pedestrian right of way along the road, so primary receptors will be motorists. The views from along the footpath are considered to be high sensitivity as the primary receptors will be walkers.

- 3.50. There are some longer distance views to the north east and east, from Crown Hill and Chesterton Windmill, respectively. Within these views the site can be glimpsed but the distance significantly reduces the prominence of the site. Furthermore, within the context of these views, where glimpsed, the site will be seen against the backdrop of the Bloors development to the west which is located in a more elevated position within the landscape and will form the new southern extent of the village.
- 3.51. Within the context of views from the west intervening built form and topography contain views of the site. Within the context of views from the south west, the Bloors scheme appears prominent, defining the southern village edge containing views of the site.
- 3.52. It is noted that, within the emerging Bishops Tachbrook Neighbourhood Plan, a number of “Protected Views” are identified. Only PV12 and PV13 are located within the localised context of the site. PV12 is taken from Oakley Wood Road, just to the north of the M40 crossing, looking east, rather than directly towards the site. PV13 is taken from Tachbrook Hill looking south east. The viewpoint is not publicly accessible and appears to pre-date the consented Bloors scheme as the residential built form associated with this scheme will contain longer distance views to the south and east (Refer overlay plan within Appendix 5). It is considered that this view is no longer relevant. It is considered that the proposed development within the application site will not affect the identified Protected Views of the Neighbourhood Plan.

## 4. THE PROPOSALS

- 4.1. Full details of the proposal are provided within the Design and Access Statement prepared by Barton Willmore and the supporting material that accompanies this application. The layout is illustrated on Plan ASP5 and this has been informed by the detailed assessments undertaken as part of the design development process. The proposals comprise up to 150 dwellings with associated access and private open space and have been developed to ensure that a carefully considered, sensitive and sustainable development is achieved.
- 4.2. From the outset, the arrangement of development within the site has been carefully considered so as to ensure that the established vegetation structure which characterises the site and its setting is retained and improved.
- 4.3. The housing layout has been developed around the proposed green spaces with dwellings along the semi-private and shared drives fronting onto the open spaces ensuring they are overlooked whilst also achieving a positive green aspect as part of the layout. Internally, incidental green spaces and tree planting within proposed street scenes will add a further green element to the proposals, creating a sense of place and an attractive settlement for residents.
- 4.4. The proposed access is located on the north western boundary of the site, off Oakley Wood Road, within the existing 30mph limit. The proposed access will necessitate some localised hedgerow removal, however, the layout has incorporated space round the new junction to provide replacement planting outside of the sight lines to ensure that the vegetated character of the streetscene is maintained and the gap in the hedgerow is minimised.
- 4.5. The gas pipeline, and its associated buffer zones, have informed the emerging layout and form a notable constraint to the proposals, ensuring that development will not extend any further south.
- 4.6. There is a localised low point on the eastern boundary and this is considered an appropriate location for the proposed SUDS features that are required as part of the proposals. This will be linked to the southern landscape buffer, allowing landscaping to wrap round the development and soften the southern part of the eastern boundary.

## **Landscape Strategy**

- 4.7. The landscape framework will be designed with two primary functions. Firstly, the strategic landscape proposals will be designed to improve the existing local environment together with an integration of the adjoining land uses. Secondly, the more localised planting within the site itself will form the immediate setting for the buildings, whilst also accommodating and creating spaces for private relaxation, wildlife and the visual interest for residents and visitors. The landscape proposals will aim to reinforce the boundaries providing an appropriate edge to the development, a pleasant environment within the site for residents and a suitable setting for the proposed built form.
- 4.8. The landscape principles will assist the integration of the proposals and ensure that the development complies with the aims of landscape and design related national and local planning policy, and the guidelines within the local landscape character assessment:
- Reinforcement of the eastern, southern and western boundaries to ensure an enhanced and defensible edge to the settlement is achieved;
  - Retention of an undeveloped buffer zone to the east and west of the site to ensure an appropriate set back from the PROW and road corridor are achieved;
  - Creation of an extensive ecological zone to the south presenting the opportunities to enhance the current arable field and provide a variety of habitats and biodiversity enhancements;
  - Reinforcing planted boundaries and creating landscape buffers with opportunities for ecological enhancements;
  - Location of built development outside of the root zones of existing trees and hedgerows associated with the sites boundaries;
  - Retention of the central spinneys, together with the mature trees and hedgerows at the site boundaries, supplemented by proposed native tree and hedge planting within the development to reinforce the vegetated

character of the settlement edge. The proposals have been informed by the detailed arboricultural assessment to ensure that none of the established trees are adversely affected by the proposals;

- The layout and orientation of the development will aim to pick up on the existing built form and urban grain to the west and north west in order to integrate the scheme into adjoining settlement to the east, south and west;
- Opportunities to improve connectivity between Bishops Tachbrook and its associated facilities, the site and the wider PROW network have been explored with new footpaths and cycleways established around and through the site; and
- Tree planting and front garden space within the residential area to break up the perceived built environment. The presence of tree planting within the development will reinforce the vegetated character of the area and connect with the wider landscape. The proposed landscaping will not only assist in integrating the proposed built form, but also create a high quality environment in which to live.

4.9. The proposed layout has been carefully developed to ensure that a comprehensive scheme of landscaping can be achieved.

## 5. ASSESSMENT OF EFFECTS

- 5.1. To assess the nature of the change as a result of the proposals it is appropriate to assess the impact of the proposed development upon the existing landscape character and visual environment within which the site is set.

### Effect upon Landscape Character

#### Regional Assessment

- 5.2. It is considered that the proposals can be integrated without detriment to the character or qualities of the area. Within the context of the national character assessment, the proposals represent a highly localised development that will not adversely affect the characteristics of the larger scale landscape character areas. The Dunsmore and Feldon NCA is influenced by a number of different components and the proposals, given the nature of the proposed residential development within the immediate context of the existing settlement, will not adversely affect the overall character of the receiving landscape. It is considered that the proposals will result in a negligible effect and can be integrated without detriment to the regional landscape character.

#### County-Wide Assessment

- 5.3. In terms of the effect upon the county-wide Feldon Parkland character area, it is considered that the proposals can be integrated without substantial harm to the characteristic features of this landscape. The gently rolling topography of the landscape will be retained as will the existing vegetation cover, including the two spinneys. Furthermore the landscape proposals seek to reinforce the landscaped setting of the site, through new tree and hedgerow planting that will enhance the Green Infrastructure across the site.
- 5.4. The Warwickshire Landscape Project identifies a number of management strategies in order to conserve and enhance the character of this landscape. These objectives include the conservation and enhancement of the wooded structure of the landscape, the conservation and restoration of primary hedgerows, improving management of small woods and spinneys and enhancing tree cover. As illustrated on the illustrative masterplan (ASP5) the proposals include a significant degree of

treecover, particularly within the central part of the site where it will link the existing spinneys to create a green corridor along the southern edge of the development. The existing hedgerows are to be retained and reinforced with new planting to gap up existing breaks and introduce new stock to the features. The hedgerows will also be reinforced with new hedgerow trees to ensure that these features are re-established around the site. It is considered that the proposals incorporate these management aims and can be integrated into the Feldon Parklands landscape without substantial harm. The proposals will result in the loss of part of an existing arable field, however, they will be located adjacent to an existing settlement and the type of land use is not rare within this character area. It is concluded that the proposals will give rise to a minor effect upon the character of the Feldon Parklands.

#### District-Wide Assessment

- 5.5. In terms of the effect upon the character of LCP BT\_06, as identified within the Warwick Landscape Sensitivity and Ecological & Geological Study, the assessment identifies a number of key characteristics that each LCP are assessed against. These include skyline, key views, intervisibility, tranquillity, functional relationship, visual relationship settlement edge and key receptors. It is considered appropriate to test the anticipated potential effects of the proposals upon each of these characteristics to enable an overall judgement as to acceptability to be reached. An extract from the WDC Landscape Sensitivity Study is set out below, followed by Aspect's assessment of potential effects upon the characteristics specific to BT\_06.
  
- 5.6. With regard to skyline, the WDC study states that **“Due to rising ground this is very open and prominent, punctuated by the occasional tree / hedgerow”**. It must be remembered that the study considers BT\_06 as a whole rather than breaking it down parcel by parcel or field by field. Within the context of the application site this statement does not consider the degree of enclosure provided by established vegetation cover to the north, east and west, which forms a backdrop to the site and defines the skyline. It is acknowledged that the landscape to the south of the application site is prominent, rising up to around 85m AOD towards the M40 corridor, however, Aspect do not consider that the statement within the WDC study is applicable to the application site. The proposals have been located within the northern part of the application site so as to be set within the context of the village to the west and the established vegetation structure to the north and east. This avoids locating development on the higher land within the southern half of the site which offers some degree of topographic screening, and notably ensures that



the proposed development does not extend to the same elevation as the more open Bloor site to the west of Oakley Wood Road. The proposals will extend up the slope within the northern part of the site, however, the established treescape to the north forms a backdrop to the proposals when viewed from the south and as such the proposals will not materially harm the skyline. Within the context of the PROW, to the east, and Oakley Wood Road corridor, immediately to the west, the proposals have been set back from these boundaries to ensure that they do not overlook these routes or appear overbearing. Within the context of the site, both of these routes have an enclosed character as a result of the localised topography and established field boundaries. The more open character of BT\_06 is more readily perceived to the south of the proposed development, where views across the landscape open up. It is considered that the proposals will not substantially harm the character of the skylines within the context of the wider extent of BT\_06. The established treescape to the north will remain the dominant feature on the skyline when viewed from the south and the skyline to the west, when perceived from the wider setting to the east, has already changed as a result of the consented and more elevated Bloors scheme, where the principle of development has been accepted.

- 5.7. In terms of key views, the WDC study states that **“Views are open and rural, across a largely arable landscape. There are some extensive views towards the north-east / east / south-east, and Highdown Hill Plantation forms a prominent feature on the skyline to the east of the zone. There are some glimpsed views of the M40”**. Aspect agrees that, within some parts of the wider BT\_06 parcel, there are extensive views to the east across the more open arable landscape. From Oakley Wood Road, to the south of the application site, there are views east across the vale towards Crown Hill and Chesterton, however, as one approaches the application site, the localised field boundaries and topography create a degree of enclosure and the longer distance views to the east are less evident.
- 5.8. Within the context of PROW W114, there are glimpsed views to the east as walkers head south along the route past the allotments. Views are then contained as the route passes between the northern part of the application site and Wyslade as a result of the established vegetation structure and the sunken nature of this part of the lane. To the south of the junction, where the farm track links to Lowdown Farm, views open up again to the south east, towards Chesterton Windmill with the proposed development behind the visual receptor. As the route passes through the

landscape, established field boundaries create containment on sections of the route curtailing longer distance views. Moving in the opposite direction, north, along the footpath there are longer distance views to the north east between the location Viewpoint 11 (refer appendix 4) and the south eastern corner of the site. Within these views Highdown Hill Plantation is evident forming a notable feature within the wider landscape setting to the east.

- 5.9. Within the context of views from both Oakley Wood Road and PROW W114, the application site is visible, but not prominent. It is considered that the proposals can be integrated in this location, which is afforded some enclosure by existing topography and vegetation cover, and will not compromise longer distance views across the landscape to the north east, east and south east. It is also noted that within the context of views from Oakley Wood Road and PROW W114, the Bloors development has introduced residential built form as a component onto land rising to a higher elevation to the west of the application site. The proposals will not introduce new components that are out of character within the context of these views. It is concluded that the proposals can be integrated without substantial harm to the identified key views associated with the wider context of BT\_06.
- 5.10. The WDC study notes that the site observation in terms of intervisibility is high and states that **“Rising ground and limited vegetation cover make this zone very visible”**. It is acknowledged that the site is on rising ground and that currently the arable nature means that vegetation is restricted to the boundaries, however, this statement does not acknowledge the immediate setting of the site which is characterised by mature treescape associated with the Manor House Grounds, Wyslade and the allotments, and the recreation ground boundary with Oakley Wood Road. The assessment also does not acknowledge the neighbouring Bloors development which is elevated and forms a domestic backdrop to the application site within views from the east. It is considered that as one moves towards the northern, eastern and southern extents of BT\_06 the landscape becomes more open and intervisibility with the wider setting increases, however, the application site benefits from a degree of visual containment and as such the intervisibility with the wider parcel and landscape setting beyond is limited. The proposals seek to incorporate a scheme of appropriate landscape treatment that will complement the receiving landscape character and also reinforce the visual containment of the site. As this planting matures it will create a robust green edge to the development and ensure that the scheme is not evident from the wider landscape setting. It is

considered that the proposals can be integrated without harm to the wider intervisibility of BT\_06.

- 5.11. With regard to tranquillity, the study identifies the presence of noise from and glimpsed views of the M40 traffic together with the presence of some glimpsed views of farm / industrial units in BT\_02 characterise this area. However, the presence of people is considered infrequent and as such the WDC study applies a tranquillity rating of high. Aspect concludes that within the eastern and northern extents of BT\_06, tranquillity will be higher away from elements such as the M40 and the settlement, however, within the context of the application site, Oakley Wood Road, and its associated traffic, defines the western edge of the site. The Bloors development is also evident immediately to the west. Built form associated with No's 36 and 37 Oakley Wood Road and Wyslade is also evident within the immediate context of the site. The allotments, which are not necessarily intrusive in terms of noise or visibility, are a feature of a settlement fringe landscape and it is considered contribute to reducing the perceived tranquillity of this part of the LCP. It is considered that the retained and reinforced vegetated boundaries will create enclosure and ensure that the perceived tranquillity of the wider LCP is not adversely affected.
- 5.12. In terms of the functional relationship, the WDC study considers that **“Farmland forms part of a wider farmed landscape. The PRoW and Tach Brook also provide links to the wider area”**. The study goes on to say that, in terms of the visual relationship of this LCP, **“The rural character of the zone relates visually to the surrounding farmland”**. It is acknowledged that the site is currently under arable use and as such reflects the land use character of the wider LCP. However, this type of land use is not rare or uncharacteristic of the wider landscape setting of Bishops Tachbrook and loss of less than 6ha will not significantly affect the wider landscape setting of this LCP. Aspect accepts that there will be a degree of harm as a result of developing a green field site, however, the location of the site is considered appropriate, with the PROW / farm access track forming a defensible edge and ensuring that the development is separated from the wider arable landscape to the east. Furthermore the existing and proposed landscape treatment will ensure that any perceived harm is highly localised. As illustrated on Plan ASP4, the proposed development is located adjacent to the settlement, on the edge of this LCP. There are clear opportunities to enhance connectivity between the site and the

wider setting and create links between the footpaths to the east and west of the site. The proposals will not affect the links created by the PROW or Tach Brook.

- 5.13. In terms of the settlement edge, the WDC study states that “**there is no settlement edge abutting this zone.**” Aspect does not agree with this statement being applicable to the application site. It is acknowledged that the assessment was undertaken in 2013 and as such does not account for the presence of the Bloors development to the west, but in any event it did not take account of the Cottages to the north and the domestication of the allotments and Wyslade to the east. However, the Bloors development is now fully underway and influences the western edge of the application site. It is noted that some planting has been reintroduced along the Oakley Wood Road frontage of the Bloors scheme, however, this is currently very immature and it is envisaged that the preference will be to have a managed frontage from a commercial point of view. As such the built form of the Bloors scheme will continue to influence the immediate setting of the application site and significantly changes the existing settlement edge, pushing it much further south towards the motorway and within the context of Oakley Wood Road, where previously the mature hedgerow and tree planting contained views of the built edge. The southern edge of the settlement now influences the character of the streetscene, to the south west of the application site and must be a consideration in terms of the perceived settlement edge.
- 5.14. Aspect also considers that the Recreation Ground, located immediately to the north west of Oakley Wood Road and the application site, should be considered as forming part of the settlement edge. This is a characteristically urban feature that is a significant and valued part of the wider village and, in Aspect’s view, ensures that the settlement edge extends up to Oakley Wood Road. It is acknowledged that a landscape belt separates the road corridor from the Recreation Ground, however, this feature ensures that the settlement edge extends up to Oakley Wood Road. The proposed development is located immediately to the south east of this feature and the presence of the existing PROW (ref:W108) ensures that direct links between the site and the Recreation Ground, and village beyond, can be achieved. Furthermore, pedestrian / cycle access along Oakley Wood Road, through the site, can create links to the Bloors development, through which access to the school can be achieved, allowing children to walk from the site to school. It is also noted that there are other features closely related to the village to the east of the site, namely the

allotments to the north east of the site, the residential property of Wyslade, with its prominent gateway onto the lane, and the sheds to the south of this property.

- 5.15. The existing village gateway, which is defined by 30mph signs, road markings and timber “gate features” that were designed by WCC, is located approximately half way along the north western boundary of the proposals. This feature announces the arrival at the village on approaches from the south, effectively bringing this part of Oakley Wood Road into the context of the settlement. The Bloors development is accessed further south from the application site entrance and incorporates a newly designed filter-lane which is considered to introduce a suburban element on Oakley Wood Road before the current village gateway is reached. The Options for Future Urban Expansion in Warwick District – Considerations for Sustainable Landscape Planning 2015/2016, prepared by Richard Morrish Associates (dated February 2016) includes an assessment of the Bloors site. The assessment includes a photograph of the Bloors frontage onto Oakley Wood Road and notes that **“the removal of roadside vegetation at the Oakley Wood Road boundary of the existing permitted scheme will ‘urbanise’ the approaches to Bishops Tachbrook”**. As noted, the Bloors development clearly relocates the perceived village gateway to some distance south of the application site, however, in terms of the perceived settlement edge it is considered that this does, in part, abut the application site. Development also exists to the east of Oakley Wood Road, to the north of the site comprising a mix of modern bungalows and 2 storey houses fronting the streetscene, with more established properties to the east associated with Savages Close and the Manor House. Aspect concludes that the proposed development is located within the context of the existing settlement edge. The proposals will be inset to, and extend the settlement edge to, the south east, however, this will only be perceived within the immediate context of the site from PROW W114, immediately to the east and Oakley Wood Road to the west. As noted above, the proposals will require a limited degree of vegetation removal to accommodate the access, however, the location of this feature within the 30mph speed limit will ensure that the removal is highly localised. The proposed layout will also ensure that the retained planting can be reinforced and new planting introduced. Intervening field boundary vegetation will ensure that views of the proposals from the wider setting are contained and as such the perceived extension to the settlement will not materially affect the wider landscape context.

- 5.16. The WDC study identifies that users of the PROW, rural residents and motorists will be the key receptors. It is considered that the proposals will have a limited effect upon rural residents. The proposals will be perceived by residents of Wyslade, Lowdown Farm, Middle Farm and Middle Farm Cottages but only as they move between the properties and Oakley Wood Road, where the access passes the site. Mainly the residents will be driving and as such their concentration on the wider landscape setting is reduced. The proposals incorporate a robust scheme of planting to the boundaries of the developable area that will mature to soften the perceived built edge and reduce the visibility of the site from the adjacent lane. It is considered that the proposals will have limited effect upon the character of this part of the LCP in terms of these receptors.
- 5.17. It is acknowledged that users of the PROW and Oakley Wood Road will be the key receptors in terms of the change to the site as a result of the proposals. The existing character of the sites setting however, with established vegetation cover and built form ensures that the area in which this change will be perceived is highly localised.
- 5.18. The assessment of BT\_06 concludes by suggesting that gapping up and managing hedgerows within the LCP represents potential for landscape enhancement. The landscape proposals seek to reinforce and enhance the existing hedgerows to the east and west of the site with new native planting that will not only assist in integrating the proposals but also contribute positively to the character of the adjoining road corridor and PROW.
- 5.19. Aspect concludes that the proposals can be integrated within this small part of the wider LCP without significant harm. Notwithstanding the fact that Aspect believes that localised differences within the wider LCP would reduce the perceived sensitivity of specific parcels, it is concluded that the proposals can be integrated in this landscape context without substantial harm to the setting of Bishops Tachbrook or the wider countryside to the east and south. Aspect acknowledges that the introduction of residential development into a greenfield site represents a degree of harm, however, this is highly localised and would not give rise to adverse effects across the whole LCP. It is considered that the application site and the extent of developable area shown within this parcel is acceptable and would not give rise to significant or demonstrable harm to the wider setting.

### Aspect Assessment

- 5.20. In terms of the effect of the proposals upon the landscape of the site and its immediate setting, the Aspect assessment identifies that the key landscape features associated with the site are the trees and hedgerows associated with the boundaries. The established vegetation associated with the eastern and western boundaries contributes to the character of the road corridor and the PROW and will be retained and reinforced as part of the proposals. Furthermore, the proposals will be set back from the eastern and western boundaries ensuring that a buffer to the road corridor and PROW are created and the approaches to Bishops Tachbrook from the south are not compromised. This also presents opportunities for biodiversity and Green Infrastructure enhancements and the introduction of naturalised landscaping that will enhance the transition between proposed residential development and the wider rural landscape to the south and south east.
- 5.21. The localised landscape character is considered to be of medium sensitivity. It is considered that the proposals will represent a high magnitude of change within the context of the site at Day One, resulting in an effect of major / moderate significance. However, this effect will be highly localised to the site itself and will not affect the character of the wider rural setting to the east. As the proposed landscape treatment matures, this will form an enhanced edge to the site and the wider village, further integrating the proposals. By Year 15, it is considered that the proposals will give rise to a low magnitude of change and as such the long term significance will be moderate / minor. The recent appeal decision at Milton under Wychwood (Ref: APP/D3125/W/16/3143885) confirmed that assessing the effects at this timeframe was most relevant and that the landscape harm on an elevated and high sensitivity site within the Cotswolds Area of Outstanding Natural Beauty (AONB) was outweighed by the need for housing within the District and the presumption in favour of sustainable development. The application site is not as sensitive nor within an AONB.
- 5.22. In terms of the effect upon the localised context to the east and south, the enclosed nature of the site to the east, together with the presence of the farm track, will ensure that any perceived change is contained. To the south, the incorporation of a robust landscape buffer together with the establishment of a high quality and extensive ecological enhancement area will ensure that an appropriate transition is created. It is considered that the proposals will give rise to a negligible magnitude of



change upon the wider landscape context to the east and south. The wider landscape setting to the south and east is considered to be of high sensitivity. At year 1 the proposals will give rise to a moderate / minor effect. As the landscape proposals mature and a robust green edge to the development and wider settlement is created, it is considered that the proposals will give rise to a negligible effect upon the wider landscape setting by Year 15.

- 5.23. The site is not covered by any specific landscape designations and is considered ordinary countryside with no remarkable features. As set out within Section 3 of this LVIA, is not considered to represent a “valued landscape” within the context of Para 109 of the NPPF. It is considered that the proposals can be integrated without significant harm to the receiving landscape character.

#### Overview of Landscape Effects

- 5.24. While it is acknowledged that the proposals will give rise to some harm within the confines of the site, as a result of the development of a greenfield site, the perceived harm will be highly localised and will not adversely affect the wider landscapes identified within the county-wide and regional assessments.
- 5.25. In terms of the effect upon the landscape cover parcel BT\_06, it is considered that the proposals can be integrated without harm to the wider setting of Bishops Tachbrook or the open arable landscape to the east and south. BT\_06 comprises an extensive parcel of land and the proposals will be located within a corner of this area, adjacent to the existing settlement edge. It is considered that the proposals can be integrated without harming the key characteristics of this wider area.
- 5.26. It is considered that in the shorter term, the proposals will affect the character of the site and its immediate setting, however, a comprehensive scheme of landscaping accompanies the proposals that will reinforce the existing vegetation cover that is to be retained and enhance the landscape setting of the proposed built form. As this planting matures the proposals will become more integrated and form an appropriate and logical addition to the village.
- 5.27. Aspect concludes that the proposals can be integrated without substantial harm to the receiving landscape character.

## **Effect upon Visual Environment**

- 5.28. In terms of the effect of the proposals upon the visual environment, it is appropriate to assess the nature of change result from the proposed development upon the existing views included within Appendix 4.

### **Viewpoint 1**

- 5.29. Viewpoint 1 is taken from the junction where PROW W114 meets Oakley Wood Road, to the north of Nos 36 & 37 Oakley Wood Road and the site. The view looks south along the Oakley Wood Road streetscene towards the site. The view illustrates the enclosed nature of the streetscene within the context of the north western corner of the site with localised topography and mature vegetation cover containing longer distance views. The key receptors of this view will be walkers on W114 and motorists on Oakley Wood Road. The sensitivity of these receptors is considered to be high and low respectively.
- 5.30. From this location, during the winter months and at Year One, the proposals will be visible, extending the existing built environment to the south. The receptors of this view will have passed through the village and will be seeing the site within the context of the existing residential built form to the left of the view. The proposals will not introduce any alien components to this view. The proposed built form is also set back from the western boundary and as such will not overlook the road corridor or appear overbearing.
- 5.31. The proposed access will be located where the red road sign is positioned and as such a short section of hedgerow will have to be removed. However, the alignment of the road, width of the verges and speed of the road will ensure that this removal is limited. Furthermore the proposals include a comprehensive scheme of landscaping that will introduce native hedgerow species to gap up the existing hedge and also tree planting to create vertical scale and a backdrop to the hedge. This tree planting will, as it matures, soften the built elevations where glimpsed. The planting will also reinforce the existing planting associated with the gardens of the properties to the north.
- 5.32. It is considered that the proposals will give rise to a medium magnitude of change at Year 1 and the significance of the effect will be moderate. As the proposed

landscaping matures, this will create a softened edge to the development and filter views of the proposed built form. The streetscene already has an enclosed character and as such it is considered that by Year 15 the magnitude of change will be reduced to low and the effect upon walkers, who are the most sensitive of the receptors on this view, will be moderate / minor. In terms of the effect upon motorists, who will be the main receptors of this view, it is considered that the proposals will result in an effect of minor by Year 15.

### **Viewpoints 2 and 3**

- 5.33. Viewpoints 2 and 3 are taken from viewpoints within the Oakley Road Streetscene, immediately to the north west of the site. Viewpoint 3 is located at the southern end of PROW W108 where it passes from the Recreation Ground into the road corridor. The key receptors of this view will be motorists on Oakley Wood Road and the sensitivity of these receptors is considered to be low. There are also opportunities for walkers moving between W114 and W108 and as such these more sensitive receptors must be considered. The sensitivity of walkers is considered to be high.
- 5.34. The views illustrate the degree of enclosure and containment created by the existing established hedgerow, which curtails longer distance views towards the more open arable landscape to the south east. It is acknowledged that the proposals will be visible from these locations during the early years before the proposed landscape treatment has matured. The proposed built form is set back from the north western boundary and as such will not appear overbearing or dominant within these views. As the landscaping matures, this will reinforce the existing hedgerow and the enclosed character of the streetscene, integrating the proposed built form. The proposed footpath / cycleway that will run parallel to Oakley Wood Road, will be located internally and will not result in the loss of the existing verges.
- 5.35. It is considered that the proposals will give rise to a high magnitude of change at Year 1 and the significance of the effect will be major / moderate. As the proposed landscaping matures, this will create a softened edge to the development and filter views of the proposed built form. The streetscene already has an enclosed character and as such it is considered that by Year 15 the magnitude of change will be reduced to medium / low and the effect upon walkers, who are the most sensitive of the receptors on this view, will be moderate. In terms of the effect upon motorists,

who will be the main receptors of these views, it is considered that the proposals will result in an effect of moderate / minor to minor by Year 15.

### **Viewpoints 4, 5 and 6**

- 5.36. Viewpoints 4, 5 and 6 are taken from Oakley Wood Road, on approaches to Bishops Tachbrook from the south, with 6 being located furthest south and 4 located adjacent to the entrance to the more elevated Bloors site onto the streetscene. The key receptors of these views will be motorists and as such the sensitivity is considered to be low.
- 5.37. Within these views the more elevated northern part of the site is visible, set against the backdrop of the mature treescape that lies to the north. This vegetation contains longer distance views to the north, while the planting around the property of Wyslade creates enclosure to the east. The more open landscape to the south and east of the site is apparent within the middle and longer distance views (VPs 5 and 6). The more elevated Bloors site is also clearly evident within the context of VPs 4 and 5, with the eastern boundary creating a break in the roadside vegetation. The new planting is visible within VP4, with the native hedgerow planting and formal tree line fronting onto the road, with the turfed attenuation basin, and associated headwalls evident from the road.
- 5.38. The proposals will be visible within the context of these views at Year 1 while the proposed landscaping establishes. As the planting matures this will reinforce the existing hedgerow which defines the eastern side of the road corridor, define the skyline and soften views of the built elevation. The character of the streetscene has changed as a result of the more elevated Bloors development, which has extended the perceived settlement edge south and up to Oakley Wood Road. This significantly changes the approach to Bishops Tachbrook, relocating the village gateway approximately 250m to the south. The more elevated Bloors development introduces residential built form into the context of the streetscene and as such it is considered that the magnitude of change arising from the introduction of residential built form into the application site is reduced.
- 5.39. A photomontage has been prepared based on Viewpoint 6 (refer Appendix 7) illustrating the proposals within the context of the view from Oakley Wood Road just after the M40 crossing. The visualisation shows the proposals set against the

backdrop of the mature treescape to the north which defines the skyline. The proposed built form is visible, however, the localised topography of the site ensures that it drops down towards the localised low point internally. The Year One visualisation illustrates that the proposed planting will begin to soften the edge of the development from the outset. However, as this matures the planting filters views of the built form and contributes to the tree'd character of the sites setting (refer Year 15 visualisation within Appendix 8). The visualisation also demonstrates that the proposals will not materially affect the perceived open character of the wider landscape setting to the east and south that is applied to BT\_06 within the WDC Landscape Sensitivity Study.

- 5.40. It is considered that the proposals will give rise to a high magnitude of change at Year 1 and the significance of the effect will be moderate. The development of the Bloors site has changed the streetscene, introducing residential built form into the road corridor within the context of the site. As the proposed landscaping matures, this will reinforce the existing hedgerow and create a softened edge to the development and filter views of the proposed built form. As such it is considered that by Year 15 the magnitude of change will be reduced to medium / low and the effect upon motorists, who will be the main receptors of these views, will result in an effect of moderate / minor to minor.

### **Viewpoint 7**

- 5.41. Viewpoint 7 is taken from PROW W114, next to the allotments, to the north east of the site. The view looks south along the farm track and demonstrates the enclosed character created by the local topography and established vegetation cover. The eastern extent of the southern part of the site is visible in the middle distance, above the track, with the mature hedgerow and associated treescape of the eastern boundary forming a backdrop. The primary receptors of this view will be walkers and as such the sensitivity is high.
- 5.42. Following completion the upper storeys of the easternmost properties will be glimpsed above the intervening hedgerow that will be retained as part of the proposals. The proposed built form is set back over 10m from the eastern boundary and as such the proposals will not appear overbearing within the context of the footpath. The built form will not extend into the part of the site that is visible in the centre of the view, with this area set aside for new native planting and ecological

enhancements. A comprehensive scheme of landscaping will be established along the eastern edge of the development to reinforce the green corridors around the site and assist the integration of the proposed built form. As this planting matures, the enclosed character of the lane, which is evident to the left of the view will be reflected along the eastern boundary. This planting will not compromise longer distance views across the arable landscape but will contain views of the proposed elevations and roofscape.

- 5.43. It is considered that the proposals will result in a medium magnitude of change as the proposals will not be prominent and will not compromise the character of the lane. As such the significance of the effect at Year 1 will be major / moderate. However, as the comprehensive landscape treatment matures this will reinforce the wooded, enclosed character of the lane in this location and contain views of the proposed built form. By Year 15, the magnitude of change will have reduced to low and as such the effect of the proposals upon this view will be moderate / minor.

#### **Viewpoints 8 and 9**

- 5.44. Viewpoints 8 and 9 are taken from PROW W114 immediately to the east of the site around the junction on the farm track with the access to Lowdown Farm. The views look north west across the site towards the Oakley Wood Road corridor which is defined by the treescape on the horizon. The primary receptors of these views will be walkers and as such the sensitivity is high.
- 5.45. With the context of these localised views, the proposed built form will be visible at Year 1 from this section of the PROW which extends only a short distance along the eastern boundary. The proposals will introduce residential built form into the foreground of this view, as illustrated on the visualisation within Appendix 7. The more elevated Bloors development is also visible from this part of the footpath to the west, forming a backdrop to the southern part of the site. It is considered that while the proposals will introduce a new component into the context of the site, residential built form is not uncharacteristic within the south eastern extent of the settlement. The more elevated Bloors scheme will become more prominent as construction continues and development extends up the hill towards the ridgeline to the west. It is acknowledged however that the proposals will be prominent at Year 1. The proposals incorporate a comprehensive scheme of landscaping and as well as gapping up the hedge on the eastern boundary a new spinney will be established to

create separation between this part of the footpath and the development. Small wooded areas and spinneys are characteristic of the area and as such it is considered that this feature will not look out of place. As the tree planting matures, the views of the proposed built form will become more filtered and the influence of the development upon the footpath will be reduced, refer Year 15 Photomontage 9 within Appendix 8.

- 5.46. It is considered that the proposals will give rise to a high magnitude of change at Year 1 and given the sensitivity of the receptor will result in a major effect in the short term. However, as the planting matures and the wooded character of the eastern boundary, to the south of these viewpoints extends north, the proposed built form will become less prominent and only a minor component of the view. To this end, it is considered that by Year 15 the significance of the effect will reduce to moderate.

#### **Viewpoints 10 and 11**

- 5.47. Viewpoints 10 and 11 are taken from PROW W114 to the south of the site, looking north. The primary receptors of these views will be walkers and as such the sensitivity is high.
- 5.48. The views illustrate the mature treescape and hedgerows that define the south eastern edge of site and contain views of the northern part of the site. The elevated southern extent of the application site is visible from Viewpoint 11. From these locations the proposals will not be visible during the summer months due to the intervening vegetation structure. It is however acknowledged that during the winter months filtered views through the trees will be available although the proposed built form will not break the skyline and will be restricted to a narrow extent within the wider field of view. The proposed landscape treatment will reinforce the intervening vegetation cover and further filter views ensuring that the proposals are not readily perceived. The proposals will not materially affect the open arable landscape that exists to the south east of the site.
- 5.49. It is considered that the proposals will give rise to a low magnitude of change at Year 1 that will reduce to negligible by Year 15. As such the significance of the effect at Year 1 will be moderate / minor reducing to minor as the landscaping matures.



### **Viewpoint 12**

- 5.50. Viewpoint 12 is taken from PROW W108 within the north western part of the Bishops Tachbrook Recreation Ground, looking south east across the amenity grassland of the formal public open space. The key receptors of this view will be users of the recreation ground and also walkers on the PROW. As such the sensitivity is considered to be high.
- 5.51. Within the context of this view, the proposals will be contained by the intervening vegetation associated with the south eastern boundary of the recreation ground. It is acknowledged that there will be some glimpsed views through this belt during the winter, however, these will be heavily filtered by the dense canopies and as such the proposals will be barely perceptible. The maturity of the landscape belt will ensure that the proposed development will not break the skyline and as such the amenities of the PROW and recreation will not be materially affected by the proposals.
- 5.52. It is considered that the proposals will give rise to a negligible magnitude of change to receptors of this view. As such the significance of the effect will be minor.

### **Viewpoint 13**

- 5.53. Viewpoint 13 is taken from PROW W106 to the west of Bishops Tachbrook, looking east towards the site. The key receptors of this view will be walkers and as such the sensitivity is high.
- 5.54. From this viewpoint the residential built form associated with Holt Avenue and The Lees is visible in the foreground with some mature treescape within the village to the east assisting to break up the built skyline. From this location the proposals will be contained by the intervening built form and topography and as such will give rise to an effect of none.

### **Viewpoints 14 and 15**

- 5.55. Viewpoints 14 and 15 are taken from the wider setting to the south west of the site. Viewpoint 14 is taken from Banbury Road where it crosses the M40, while Viewpoint 15 is located on PROW W109 just to the east. The primary receptors of Viewpoint

14 will be motorists and as such the sensitivity is low. The sensitivity of Viewpoint 15 is increased to high as the primary receptors will be walkers.

- 5.56. Within both views the site is contained by intervening vegetation and topography and it is considered that the proposals will not be evident from this locations. The construction elements and first properties associated with the Bloors scheme are visible to the left of these views, extending residential built form, and the settlement edge, south. As the development extends across this site, it will rise up towards the elevated western boundary and become more prominent within these views.
- 5.57. It is considered that intervening vegetation and topography will ensure that views of the proposals are contained. As the more elevated Bloors site develops this will also create a further degree of separation. It is considered that the proposals will give rise to an effect of no significance.

### **Viewpoint 16**

- 5.58. Viewpoint 16 is taken from PROW W114 where it crosses the M40 to the south of Wiggerland Wood Farm, looking north west towards the site. The key receptors of this view will be walkers on the footpath and as such the sensitivity is high.
- 5.59. From this location the northern part of the site is visually contained by intervening vegetation, although the elevated southern part of the site is visible to the right of the Bloors development which is also visible on the skyline of the view. It is considered that during the winter months, the proposals in the northern part of the site will be glimpsed, seen against the backdrop of the mature treescape to the north. Given the distance and the intervening vegetation cover, the proposals will not be prominent and will form a very minor component within the wider panorama. During the summer months the proposals will be barely perceptible.
- 5.60. It is considered that the proposals will give rise to a negligible magnitude of change to the amenities of this view. The proposals will not materially affect this view and as such the significance of the effect will be negligible.

### **Viewpoint 17**

- 5.61. Viewpoint 17 is taken from PROW W122a on Crown Hill over 3.5km to the north east of the site, looking south west across the wider arable landscape setting. The key receptors of this view will be walkers and as such the sensitivity is high.
- 5.62. From this location the construction elements of the Bloors site can be glimpsed but form only very minor components within the context of this view which is characterised by the extensive arable landscape in the foreground. The view illustrates the vegetated character of the landscape, comprising small woodlands and extensive hedgerow trees that break up middle and longer distance views. This is an elevated viewpoint on the north eastern edge of the vale. From this location it is considered that the proposals, located within the northern part of the site, will be barely perceptible and where glimpsed will be seen within the context of the Bloors development and the wider settlement of Bishops Tachbrook.
- 5.63. It is considered that the proposals will give rise to a negligible magnitude of change to the amenities of this view. The proposals will not materially affect this view and as such the significance of the effect will be negligible.

### **Viewpoints 18, 19 and 20**

- 5.64. Viewpoints 18, 19 and 20 are taken from the wider landscape setting to the south east, between 2km and 3.5km from the site. Viewpoints 18 and 19 are taken from footpaths, with 18 located adjacent to Chesterton Windmill, which is located in an elevation position on the south eastern edge of the vale. Viewpoint 20 is located on the Fosse Way, just to the north of the M40 crossing. The key receptors of viewpoints 18 and 19 will be walkers and as such the sensitivity is high. The primary receptors of viewpoint 20 will be motorists and as such the sensitivity is low.
- 5.65. Within the context of Viewpoints 18 and 20, the northern part of the site is visible and as such the proposed built form will be seen from these viewpoints. However, both viewpoints are located some distance from the site with intervening vegetation also assisting in breaking up the extent of the development site. The proposals will not be prominent within these views and will not harm the qualities or amenities of views from these locations. Where the proposals are glimpsed they will be seen

within the context of the more elevated Bloors scheme which will be located on the rising ground to the west and also the wider settlement of Bishops Tachbrook.

- 5.66. A photomontage based on Viewpoint 18 at Chesterton Windmill has been prepared and is included within Appendix 7. The visualisation has also modelled the wider Bloors site to illustrate the extent of the development once complete. As illustrated by this photomontage the proposals are not readily perceived and are set down in the landscape with the mature treescape to the north and Bishops Tachbrook to the west forming a backdrop.
- 5.67. Within the context of Viewpoint 19, intervening topography and vegetation cover will contain views of the proposals. The Bloors development is visible rising up the landscape to the south of Bishops Tachbrook.
- 5.68. It is considered that the proposals will give rise to a negligible magnitude of change to the amenities and qualities of these views. The proposals will not materially affect this view and as such the significance of the effect will be negligible.

#### Overview of Visual Effects

- 5.69. In summary, the effect of the proposals upon the receiving visual environment will be highly localised. There will be some changes to views from PROW W114 and Oakley Wood Road immediately adjacent to the site, and in the short term the proposed built form will be glimpsed from these routes. The main views affected will be just to the east of the site on PROW W114 where breaks in the boundary vegetation allow views of the proposed built form. However, as the proposed landscape treatment matures, this will create a green edge to the development, softening the built elevations and reinforcing the enclosed character of these routes within the context of the site. The proposals have been pulled back from the eastern and western boundaries to ensure that the built form does not overlook the PROW or road corridor. It is considered that the proposals can be integrated without substantial long term harm to localised views.
- 5.70. Within the wider context, views of the site and the proposals are limited to the south east. Intervening vegetation cover and built form contain views from the south round to the north east. The proposals will be visible from elevated locations such as Chesterton Windmill, however, the intervening distance results in the proposals only appearing in a narrow degree within the wider field of view, and where glimpsed are

seen set against the green backdrop of the mature treescape to the north and west, ensuring that the built form does not materially affect the skyline and is integrated within the wider landscape setting. As the proposed planting matures, the proposals will become more integrated into the landscape and views of the built elevations heavily filtered. It is concluded that the proposals can be integrated without harm to middle and longer distance views.

- 5.71. An overview of the anticipated visual effects is set out below within Table 2.
- 5.72. Consideration should also be given to the long term effects of the proposed mitigation and the changes that these will have on the identified viewpoints and the way in which the magnitude, and consequently the significance of the effect, reduce in time. This is reinforced by the inspector's decision at Milton under Wychwood, who concluded that assessing the effect of development at Year 15 was most relevant. The effects of the proposals and the associated mitigation at Year 15 are also summaries in Table 2.

Table 2: Overview of Visual Effects

Viewpoint	Location	Sensitivity of Receptor	Magnitude of Change at Year 1	Significance of Effect at Year 1	Magnitude of Change at Year 15	Significance of Effect at Year 15
1	Junction of PROW W114 and Oakley Wood Road	High (Walkers) Low (Motorists)	Medium	Moderate	Low	Moderate / Minor to Minor
2	Oakley Wood Road	Low	High	Major / Moderate	Medium / Low	Moderate to Minor
3	Junction of PROW W108 and Oakley Wood Road	High (Walkers) Low (Motorists)	High	Major / Moderate	Medium / Low	Moderate to Moderate / Minor
4	Oakley Wood Road, adjacent to the junction to Oakley Meadow (new Bloors site)	Low	High	Moderate	Medium / Low	Moderate / Minor to Minor
5	Oakley Wood Road	Low	High	Moderate	Medium / Low	Moderate / Minor to Minor
6	Oakley Wood Road, just to the north of the M40 crossing	Low	High	Moderate	Medium / Low	Moderate / Minor to Minor

7	PROW W114, to the west of the allotments	High	Medium	Major / Moderate	Low	Moderate / Minor
8	PROW W114, at the junction between the access to Lowdown Farm and Middle Farm	High	High	Major	Medium - Low	Moderate
9	PROW W114 east of the site	High	High	Major	Medium - Low	Moderate
10	PROW W114 south east of the site	High	Low	Moderate / Minor	Negligible	Minor
11	PROW W114 south east of the site on field boundary	High	Low	Moderate / Minor	Negligible	Minor
12	PROW W108, as it crosses the Bishops Tachbrook recreation ground	High	Negligible	Minor	Negligible	Minor
13	PROW W106 to the west of the village	High	None	None	None	None
14	Banbury Road, as it crosses the M40	Low	None	None	None	None

15	PROW W109	High	None	None	None	None
16	PROW W114, as it crosses the M40	High	Negligible	Negligible	Negligible	Negligible
17	PROW W122a on Crown Hill	High	Negligible	Negligible	Negligible	Negligible
18	PROW SM189a at Chesterton Windmill	High	Negligible	Negligible	Negligible	Negligible
19	PROW SM66a just to the west of Chesterton Fields Farm	High	Negligible	Negligible	Negligible	Negligible
20	B4455, Fosse Way, just to the south of Hill House Farm	Low	Negligible	Negligible / None	Negligible	Negligible / None



### **Effect upon Landscape Related Policy**

5.73. Both national and local policy guidance seeks to ensure that proposed development should promote good design which responds to the character of the setting ensuring that the proposals are integrated within their context. It is considered that the proposals are fully in line with policy objectives and can be accommodated within the localised landscape setting which forms the context of the site.

5.74. Policy DS4 of the emerging Local Plan sets out the spatial strategy for the district going forward. The policy states that:

**“Allocated Housing and Employment will be distributed across the District to take account of the following:**

**a) in the first instance, allocations will be directed to previously developed land within the urban areas and in particular those areas where there is greatest potential for regeneration and enhancement;**

**b) where greenfield 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.**

**c) Where greenfield sites are required for employment, they should only be allocated in locations which are suitable for the needs of 21st century businesses, accessible via a choice of transport modes and are in close proximity to existing or proposed housing subject to ensuring there is no undue impact on residential amenity ;**

**d) limiting development on sites which would lead to coalescence of settlements to ensure settlement identity is retained;**

**e) sites which have a detrimental impact on the significance of heritage asses will be avoided unless the public benefits of development outweigh the harm;**

**f) areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and**

**g) 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. The following will be taken into account in considering exceptional circumstances:**

**i. the availability of alternative suitable sites outside the Green Belt;**

**ii. the potential of the site to meet specific housing or employment needs that cannot be met elsewhere;**

**iii. the potential of the site to support regeneration within deprived areas; and**

**iv. the potential of the site to provide support to facilities and services in rural areas.”**

5.75. It is considered that the proposed development of the application site meets the requirements of this policy. The site is located adjacent to the settlement edge and there are clear opportunities to enhance connectivity within the immediate setting ensuring that access to the services of the village is easily achieved. The location of the site will not lead to or create a risk of coalescence. The site is separated from the Conservation Area and will not adversely affect the landscape setting of this designation. While the WDC Landscape Sensitivity Study identifies the site as being located within a wider land parcel of high sensitivity, this is not an adopted policy designation relating to value or quality and the detailed assessment above demonstrates that the site has few of the qualities of the wider parcel that led to the general sensitivity assessment. The proposals will retain existing landscape features associated with the site and, in line with published guidance, implement a scheme of landscaping that will reinforce these features and enhance the landscape setting of the site and wider village.

5.76. Bishops Tachbrook is one of the few identified Growth Villages located outside of the Green Belt. The application site presents an opportunity to provide much needed housing land reducing the need to review the Green Belt boundary and in a location where potential landscape and visual effects will be highly localised and only negligible to moderate in significance.

5.77. Paragraph 14 of the NPPF seeks to promote sustainable development unless any harm significantly and demonstrably outweighs the benefits of the proposals. It is acknowledged that the proposed development will result in a degree of change within the immediate context of the site, however, this is not considered so great as to significantly or demonstrably outweigh the benefits of the scheme. It is considered that the proposals can be integrated without significant harm to the character or visual amenities of the receiving landscape.

## 6. RESPONSE TO WCC LANDSCAPE OFFICER COMMENTS

- 6.1. As part of the pre-application discussions with the Local Planning Authority, Aspect met with one of Warwickshire's Landscape Officers on site to discuss the site, its setting and the proposed development. This meeting took place on the 16<sup>th</sup> August 2016. Following the meeting, the Landscape Officer circulated her pre-application landscape advice and this is appended to the LVIA (refer Appendix 6).
- 6.2. The advice sets out 6 key points and these are dealt with individually below. The advice note concludes that **"In summary, therefore, we stand by the 'high' landscape sensitivity rating given to BT\_06 and I would not be supportive of development on this site. I have concerns about the visual impact of the development and would need to see accurate visualisations / photomontages to demonstrate how the development will be absorbed into its surroundings in views from both nearby and further afield"**. It is noted that during the site visit the Landscape Officer confirmed that WCC had not been asked to review the application site or revisit the assessment of BT\_06 in light of the consented Bloors scheme. The Landscape Officer's assessment is therefore based on the original overall assessment of sensitivity of the wider BT\_06 parcel pre Bloors development. Aspect has undertaken a more detailed assessment, as set out within Section 3 of this LVIA, to ensure a more informed approach to the assessment of potential effects arising from the proposed development. This section refers back to relevant parts of the LVIA and provides a response to the key points raised in the advice note.

### 1 – Site lies within a high sensitivity landscape and is unsuitable for development

- 6.3. As noted within the assessment of effects arising from the proposals upon the district-wide assessment, within Section 5 of this LVIA, the WDC sensitivity study of the large BT\_06 LCP states that **"Due to the open nature of views, prominent skyline and detachment from the existing settlement this zone is not considered suitable for development."** Aspect does not consider this statement as applicable to the application site, and in particular the proposed developable part of this site. The WDC Sensitivity Study is very generalised in its assessment of a large area of land that exhibits a wide variation in character therein, and it is considered that a more detailed assessment of individual fields is appropriate to recognise these variations at a more site specific scale. Indeed, this was undertaken in relation to both the Bloors and AC Lloyd sites, where fields adjacent to the village

have been reassessed and their sensitivities reviewed as part of the original wider parcels. In the case of the Bloors site, the sensitivity was downgraded despite being located in an elevated and prominent position in the landscape. As noted above, the application site and wider BT\_06 parcel has not been reassessed since the granting of permission or commencement of works associated with the Bloors site within BT\_05. Aspect considers that the Bloors development has the greatest effect upon the application site within the context of the wider BT\_06 parcel.

- 6.4. With regard to the AC Lloyd site, this forms part of LCP BT\_03 which was identified within the 2013 assessment as being high sensitivity and “unsuitable for development”. However, the WDC landscape assessment was subsequently reassessed for its potential to accommodate up to 42 dwellings and a subsequent application for up to 50 dwellings was permitted by WDC in June 2016. The development site formed part of the wider BT\_03 parcel and the granting of permission demonstrates that even where sensitivity is considered to be high, this should not preclude development. As noted within the WDC LSS this site is located within a prominent location with longer distance views across the Tachbrook Valley towards St Marys Church in Warwick. The updated 2016 WDC assessment does not revise the sensitivity of the LCP, however, it acknowledges that development has been approved within the parcel and includes three objectives to ensure that the proposals can be integrated in this location.
- 6.5. It is also noted that, within the 2016 update of the LSS, WDC have reviewed and downgraded the sensitivity of the land south of Westham Lane, Barford which forms part of BF\_05 LCP. The original 2013 assessment identified this part of the parcel as High / High - Medium sensitivity. Since the 2013 assessment, the nursery site to the north has been developed, extending development east, to the north of Westham Lane and the site. As a result, the 2016 update downgrades the sensitivity of the site, due to the presence of development and its new relationship with the settlement, down to Medium. The 2016 assessment also reassesses the Land South of Wasperton Lane and while the sensitivity is maintained as high / medium, the updated appraisal accepts that development could be integrated subject to the incorporation of a sensitive design.
- 6.6. The revised 2016 assessments at Bishops Tachbrook and Barford demonstrate that high sensitivity does not preclude development within a parcel and that the presence

of recently permitted and completed development can and does affect the sensitivity of neighbouring parcels.

- 6.7. LCP BT\_06 extends to over 100ha, the application site is 13.76ha, with a potential developable area of 5.72ha. This represents a very small part of the LCP and, as set out within Section 5, the site lies adjacent to the settlement edge. The proposed developable area is shown within the context of BT\_06 on Plan ASP4.
- 6.8. As set out within Sections 3 and 5 of this LVIA, it is considered that the northern part of the site benefits from a degree of enclosure and separation from the wider, more open arable landscape of the LCP to the east and south. This vegetation cover ensures that longer distance views are curtailed. The northern part of the site, despite being on rising ground does not have an exposed, open skyline. Mature treescape to the north, east and west forms a backdrop to the site within views from the south and east. It is considered that the skyline within the context of the northern part of the site, where development is proposed, is characterised by a mixture of the elevated Bloors development and mature treescape and is not, itself, exposed.
- 6.9. It is also considered that, while it is agreed that a large majority of the wider BT\_06 land parcel does not directly abut the settlement edge, the application site does indeed abut the settlement edge, despite the conclusions of the wider generalisations of the WDC study. As noted within Section 5, it is considered that the development of the more elevated Bloors site significantly alters the morphology of the village extending the perceived settlement edge south and east up to the Oakley Wood Road corridor. The allotments and recreation ground to the north of the Bloors site are also features closely associated with settlements. It must also be noted that development extends to the east of Oakley Wood Road to the north of the site. It is considered that Oakley Wood Road is a road through this part the village, and not a boundary to it. When viewed in context as on Plan ASP4, it is considered that the proposals relate well to the existing settlement and can be integrated without detriment to the character of the village or the wider landscape of BT\_06.
- 6.10. It must also be noted that the WDC Landscape Sensitivity Study is part of the evidence base for the emerging Local Plan but does not form an adopted policy document. The high sensitivity of the wider parcel is not a landscape designation that relates to quality or value.

- 6.11. Within the original 2013, LCP BT05 was broken down to take account of the Bloors scheme which was coming forward at that time. The assessment identifies that the part of the LCP associated with the Bloors site is of lower sensitivity than the land within the southern part of this parcel. The assessment for this parcel states that:

**“This is a triangular zone between the settlement edge to the north, zone BT\_04 to the west and Oakley Wood Road to the east. It comprises one large arable field and views are very open, with only scattered hedgerow trees, mainly along the roadside. Hedgerow condition is mixed, with some good but others having been replaced by post and wire fencing. The ground rises from east to west across the zone, forming a very prominent skyline. PRow W109 runs across the southern tip of the zone. The zone functions as part of the wider farmed landscape and forms an important green buffer between the settlement and M40 motorway.**

**If development was to take place in this zone it should be restricted to the northern part of the zone and not encroach further west than the existing settlement edge. It must be accompanied by the planting of tree belts and small blocks of woodland to soften the western and southern edges and ensure it sits within the landscape. This would also enhance the Feldon Parklands character and help to soften the existing settlement edge too. Roadside vegetation is to be retained and enhanced. In line with other sensitive areas, a detailed masterplan with an integrated landscape study should be undertaken. Development on the prominent skyline must be avoided.”**

- 6.12. LCP BT\_05 is a significantly smaller parcel and the WDC study has seen fit to separate the assessment of sensitivity across the site. It is considered that if WCC were requested to review the potential development of the application site within the wider BT\_06 LCP, there is a precedent for reviewing sub-parcels within wider LCPs and applying varied sensitivity ratings within the wider LCP. Indeed, in the case of the parcel BT\_05, this is more elevated and visually exposed. Under a similar assessment profile, the application site would appear to be less sensitive than the Bloors site was at the time of its own assessment.
- 6.13. Within subsequent assessments, the sensitivity of some parcels have been reassessed while in others, where proposed development is being sought but the

sensitivity has not been adjusted, several key aims and objectives have been identified to reduce the adverse effects of potential development. In the case of the site north of Mallory Road, which is located within Parcel BT03, several key aims are set out which the proposals would need to meet to reduce the potential effect upon the wider LCP and landscape setting. It is considered that if development within the application site were to be assessed by WDC as part of a review of the Landscape Sensitivity Study a series of objectives could be set out to ensure that development within the site could be integrated without substantial harm to the wider landscape. These objectives could include:

- Retain and reinforce existing hedgerow features, gapping up hedges with appropriate native species where necessary;
- Introduce hedgerow tree planting where appropriate to reflect the prevailing character and create a robust green edge to the site;
- Set development back from the eastern and western boundaries to ensure that proposed built form does not overlook the adjoining PROW and road corridor and appear overbearing;
- Retain the existing spinneys and manage appropriately to create a high quality ecological and landscape feature, restocking where necessary;
- Where appropriate create new small woodlands or spinneys to enhance the local Green Infrastructure.

6.14. It is noted that WCC have not been asked by WDC to reassess the sensitivity of BT\_06, however, the advent of the Bloors scheme, immediately to the west significantly changes the localised setting of the site and its relationship with the village. It is considered that if the Landscape Sensitivity Study is to be cited in relation to the proposed development of the site, it should be updated to reflect the current baseline context of the site and wider LCP in a manner consistent with the re-assessment of the two parcels that have been reassessed above.

6.15. As is set out within Sections 3 and 5, Aspect consider that the sensitivity of the site to be slightly less than that of the Bloors site given its lower elevation, greater containment, lesser visibility and urbanised backdrop. With a consistency of approach it is considered that this would rate the application site as medium sensitivity within the context of the Landscape Sensitivity Study. While the site does exhibit the undulating topography that characterises the wider landscape setting of the LCP to the east and south of the village and is currently under arable use, again



much like the wider landscape setting, it does have a more enclosed character as a result of mature vegetation to the north, east and west, as well as some urbanising features to the north and notable new residential development to the west, and as such it does not exhibit the more open, rural character of the wider LCP or landscape to the east.

- 6.16. It is considered that the site does have capacity to accommodate sensitively designed residential development without giving rise to substantial harm to the wider LCP or landscape setting of Bishops Tachbrook.

## 2 – Relationship with the existing settlement

- 6.17. As noted above, and within the assessment of effects upon the district-wide assessment within Section 5, it is considered that the application site, in particular the developable area, is closely related to the existing village. The properties to the north (Nos. 36 and 37 Oakley Wood Road) are visible within the context of the site, the Bloors development immediately to the west extends the village envelope further south than the proposed developable area within the context of Oakley Wood Road, and while the recreation ground is excluded from the Village Envelope, this is clearly a feature associated with a settlement. The presence of allotments, characteristic of village fringe land, to the north east of the site also ensures that there is a close relationship with the village.
- 6.18. The pre-app response refers to the hedgerow reinstatement associated with the Bloors development, stating that this, together with the existing hedgerow associated with the western boundary of the site results in a minimal relationship between the proposed development and the village. Having been to site during early September and seen the landscaping being implemented as part of the Bloors scheme, it is considered that this planting will adopt very much a domestic character rather than a rustic, overgrown character. The hedgerow plants going in are around 60-90cm tall set along a timber post and rail fence. Within the hedgerow runs a line of trees which appear to be equally spaced. Beyond this planting lie two large attenuation basins, with associated headwalls which have been turfed. Furthermore, given that this is the main entrance to the Oakley Meadow development, it is considered that this planting will be carefully managed to ensure visibility of the scheme from the road, particularly while the development is being constructed and there is a sales presence on site. The housing behind this domestic edge is elevated

above the application site, breaking the skyline within views from Oakley Wood Road and longer distance views to the east and forming a noticeable backdrop to the site rather than a minimal relationship.

- 6.19. It is considered that, while Aspect acknowledges that the Bloors development will not extend development east of Oakley Wood Road, it does extend it further south and will result in a prominent settlement edge within the context of the road corridor which is one of the few locations where LCP BT\_06 is perceived. As such it is considered that the Bloors scheme does influence the character of the site and its relationship with the village ensuring that it is not divorced from the settlement. In addition, development east of Oakley Wood Road would not be physically, or perceived as, divorced from the settlement as the village does extend to the east of the road corridor immediately to the north of the site. Oakley Wood Road passes through the village, with development characterising both sides, rather than just passing round Bishops Tachbrook.
- 6.20. The WCC Landscape Officer states that in their opinion Oakley Wood Road still provides a defensible boundary to the settlement, however, as noted above, existing, the road corridor passes *through* the village rather than round it. The Officer's opinion does not acknowledge the presence of established built form to the east of the road corridor, north of the site. The road also seems to be an arbitrary feature, and it is considered that the farm track / PROW that defines the eastern edge of the site could equally be considered a defensible boundary. The lane is characterised by established hedgerows along much of the site boundary. Furthermore, the land to the east of the lane falls down towards the Tach Brook to the east, with this landscape, which forms the eastern extent of BT\_06 reflecting the more open arable character of the wider setting.
- 6.21. It is considered that the proposals can be integrated within the context of the northern part of the application site without harm to the setting of Bishops Tachbrook.

### 3 – Localised landform increases visibility

- 6.22. Ordinarily this might be true, however, the site is visually enclosed to the north by the mature treescape associated with the lime tree avenue, to the east by the boundary hedgerow and planting associated with Wyslade and to the west by

planting associated with the eastern edge of the recreation ground. As such the proposals will not be perceived as prominent.

- 6.23. Views of the site from Oakley Wood Road and PROW W114 have been identified and assessed as part of this assessment. The photographs of the existing site demonstrate how the existing vegetated context creates a degree of containment and enclosure, ensuring that the proposals would not appear prominent within the context of these views. The proposals also adopt a minimum set back of 10m from eastern and western boundaries to ensure that road corridor and PROW are not overlooked. These boundaries will also be reinforced with new planting.
- 6.24. A photomontage based on Viewpoint 6, which is located on Oakley Wood Road to the south of the site, is included within Appendix 7 and illustrates the proposals within the context of the existing visual environment. The visualisation demonstrates how the mature tree'd backdrop ensures that the proposed built form is not prominent. It is considered that development can be integrated within the site without substantial long term harm.

#### 4 – Effect upon views from the Public Right of Way

- 6.25. A series of viewpoints have been taken from PROW W114 to illustrate the relationship between the site and this route, refer Viewpoints 7 – 11 within Appendix 4. It is acknowledged that within the context of a short section of the route, the proposals will give rise to a major effect in the short term, however, the proposals include a comprehensive scheme of landscaping and as this matures to form a small wooded area on the eastern boundary, a characteristic that is present within the localised landscape setting, the perception of the proposed development will be reduced. Within the wider context of the footpath to the south of the site, intervening treescape and mature hedgerows ensure that views of the proposals are heavily filtered and the proposed development will not be readily perceived. It is considered that while in the short term there will be some localised harm, this can be mitigated through appropriate planting and sensitive siting of development.

#### 5 – Potential cumulative effects of the development on the landscape

- 6.26. The consent of the Bloors scheme has significantly altered the morphology of the village, extending the village envelope south, beyond the existing village gateway.

There is also consent for up to 50 homes on land north of Mallory Road, just to the north west of the village.

- 6.27. In terms of the cumulative effect of the proposals, it is considered that perceived effects will be highly localised, as set out within Section 5. The proposed developable area is bound by defensible edges. The farm track / PROW W114 forms a defensible edge to the east, with the allotments reinforcing this edge. Beyond that the landscape falls towards the wider Tach Brook valley. To the south, the existing high pressure gas main that crosses the site is a significant barrier to any development extending further south than already shown. The presence of the spinneys and the associated ecological constraints also reinforce this southern edge. The proposals have sought to create a robust landscaped southern boundary to the development, with the land beyond being transferred to create a high quality, positive ecological enhancement area.
- 6.28. As can be seen on Plan ASP4, which illustrates the extent of proposed development within the context of the Growth Village Envelope, the proposals will not extend any further south than the new identified village edge, and sit within a parcel that is bound to the north by the development around Savages Close and to the west by the main village. It is considered that the plan demonstrates that the proposed development can be integrated in this location without substantial harm.
- 6.29. A photomontage has been prepared based on Viewpoint 18, located at Chesterton Windmill. The montage illustrates the proposals within the context of Bishops Tachbrook and the Bloors development to the west. As can be seen the proposals are not immediately apparent within the wider panorama and will not materially affect the character or qualities of the view or harm the setting of Bishops Tachbrook.
- 6.30. The proposals will not extend the village further east or west than existing developments and the constraints associated with the site (gas pipeline) will ensure that there are no opportunities for future extensions. It is considered that the proposals can be integrated without harmful cumulative effects.

#### 6 – Additional viewpoints should be explored

- 6.31. The WCC Landscape Officer provided some comments on the suggested viewpoint locations, including the relocation of Viewpoints 1 and 7 and the identification of potential additional viewpoints on PROW W114 and within the wider landscape

context close to Chesterton Fields Farm. These views have been identified and incorporated into the visual assessment, refer Viewpoints 8 and 19.

- 6.32. As an overview, it is considered that the sensitivity assessment of the wider BT\_06 LCP contains some general statements which are not applicable to the application site and if the application site were to be re-assessed specifically, in a similar and consistent manner to that which was applied to the Bloors site, its sensitivity would be lower. It is considered that the site has the capacity to accommodate a degree of change as a result of sensitively designed residential development. It is acknowledged that there will be some short term harm to the visual environment, however, this is highly localised and can be satisfactorily mitigated through the incorporation of a high quality, sympathetic landscape scheme. It is considered that the application site represents an appropriate location for future housing land reducing the need for releasing Green Belt sites, and can accommodate sensitively designed residential development without substantial long term harm.

## 7. SUMMARY AND CONCLUSIONS

- 7.1. Aspect Landscape Planning Ltd has been instructed by Sharba Homes Ltd to review the landscape and visual matters relating to the proposed residential development at Land South East of Oakley Wood Road, Bishops Tachbrook.
- 7.2. The site is located just to the south east of Bishops Tachbrook and comprises a single, unremarkable open field under arable use. There are two established spinneys located centrally within the site which form notable but common landscape features within the context of the site. The field boundaries are characterised by established, but in places gappy, hedgerows. These are the only other features of note associated with the site. A high pressure gas main also crosses the southern part of the site. This feature has a 52m exclusion zone, for housing development over 30 dwellings, either side of the pipeline which forms a constraint to development any further south than the proposals. It is considered that the site does not contain any physical landscape features that elevate it above ordinary countryside and it is not considered to represent a “valued” landscape within the context of paragraph 109 of the NPPF.
- 7.3. The application site is not covered by any landscape value or quality related designations within the adopted or emerging Local Plans. Nor is the site located within or near any other restrictive designations nor is Bishops Tachbrook located within the Green Belt.
- 7.4. The Visual Assessment has identified that views of the site are highly localised to Oakley Wood Road (between the M40 crossing to the south and the north western corner of the site) and Footpath W114 where it runs along the eastern boundary of the site. Views from the road corridor are considered to be of low sensitivity as there is no pedestrian right of way along the road, so primary receptors will be motorists. The views from along the footpath are considered to be high sensitivity as the primary receptors will be walkers.
- 7.5. There are some longer distance views to the north east and east, from Crown Hill and Chesterton Windmill, respectively. Within these views the site can be glimpsed but the distance significantly reduces the prominence of the site. Furthermore, within the context of these views, where glimpsed, the site will be seen against the

backdrop of the Bloors development to the west which is located in a more elevated position within the landscape and will form the new southern extent of the village.

- 7.6. Within the context of views from the west intervening built form and topography contain views of the site. Within the context of views from the south west, the more elevated Bloors scheme appears prominent, defining the southern village edge containing views of the site.
- 7.7. Upon approaching the village from the south along Oakley Wood Road, the newly introduced filter-lane at the access to the new Bloors development creates a more southerly perceived village entrance that the current village gateway and the proposed application site and will urbanise the approach to the village.
- 7.8. The Options for Future Urban Expansion in Warwick District 2015/2016 acknowledges the change to the Oakley Wood Road streetscene as a result of the Bloors development, specifically identifying that the consented Bloors development will urbanise the streetscene to the south of the application site. In addition, it is acknowledged by WDC that newly previous consented and built developments will alter the landscape character of neighbouring land parcels when these are reassessed.
- 7.9. The proposals comprise up to 150 dwellings with associated access and private open space and have been developed to ensure that a carefully considered, sensitive and sustainable development is achieved. The proposals have been developed to ensure that a carefully considered and sensitive development approach is achieved. The landscape framework will be designed with two primary functions. Firstly, the strategic landscape proposals will be designed to improve the existing local environment together with an integration of the adjoining land uses. Secondly, the more localised planting within the site itself will form the immediate setting for the buildings, whilst also accommodating and creating spaces for private relaxation, wildlife and the visual interest for residents and visitors.
- 7.10. In terms of the effect upon landscape character, while it is acknowledged that the proposals will give rise to some harm within the confines of the site, as a result of the development of a greenfield site, the perceived harm will be highly localised and will not adversely affect the wider landscapes identified within the county-wide and regional assessments.

- 7.11. In terms of the effect upon the landscape cover parcel BT\_06, it is considered that the proposals can be integrated without harm to the wider setting of Bishops Tachbrook or the open arable landscape to the east and south. BT\_06 comprises an extensive parcel of land and the proposals will be located within a corner of this area, adjacent to the existing settlement edge to the north and west. The proposals are contained to the south by the existing high pressure gas main. It is considered that the proposals can be integrated without harming the key characteristics of this wider area.
- 7.12. It is considered that in the shorter term, the proposals will affect the character of the site and its immediate setting, however, a comprehensive scheme of landscaping accompanies the proposals that will reinforce the existing vegetation cover that is to be retained and enhance the landscape setting of the proposed built form. As this planting matures the proposals will become more integrated and form an appropriate and logical addition to the village. Aspect concludes that the proposals can be integrated without substantial harm to the receiving landscape character.
- 7.13. In terms of the effect of the proposals upon the visual environment, this will be highly localised. There will be some changes to views from PROW W114 and Oakley Wood Road immediately adjacent to the site, and in the short term the proposed built form will be glimpsed from these routes. The main views affected will be just to the east of the site on PROW W114 where breaks in the boundary vegetation allow views of the proposed built form. However, as the proposed landscape treatment matures, this will create a green edge to the development, softening the built elevations and reinforcing the enclosed character of these routes within the context of the site. The proposals have been pulled back from the eastern and western boundaries to ensure that the built form does not overlook the PROW or road corridor. It is considered that the proposals can be integrated without substantial long term harm to localised views.
- 7.14. Within the wider context, views of the site and the proposals are limited to the south east. Intervening vegetation cover and built form contain views from the south round to the north east. The proposals will be visible from elevated locations such as Chesterton Windmill, however, the intervening distance results in the proposals only appearing in a narrow degree within the wider field of view, and where glimpsed are seen set against the green backdrop of the mature treescape to the north and west and the more elevated and exposed Bloors scheme to the west that forms a



residential backdrop, ensuring that the built form does not materially affect the skyline and is integrated within the wider landscape setting. As the proposed planting matures, the proposals will become more integrated into the landscape and views of the built elevations heavily filtered. It is concluded that the proposals can be integrated without harm to middle and longer distance views.

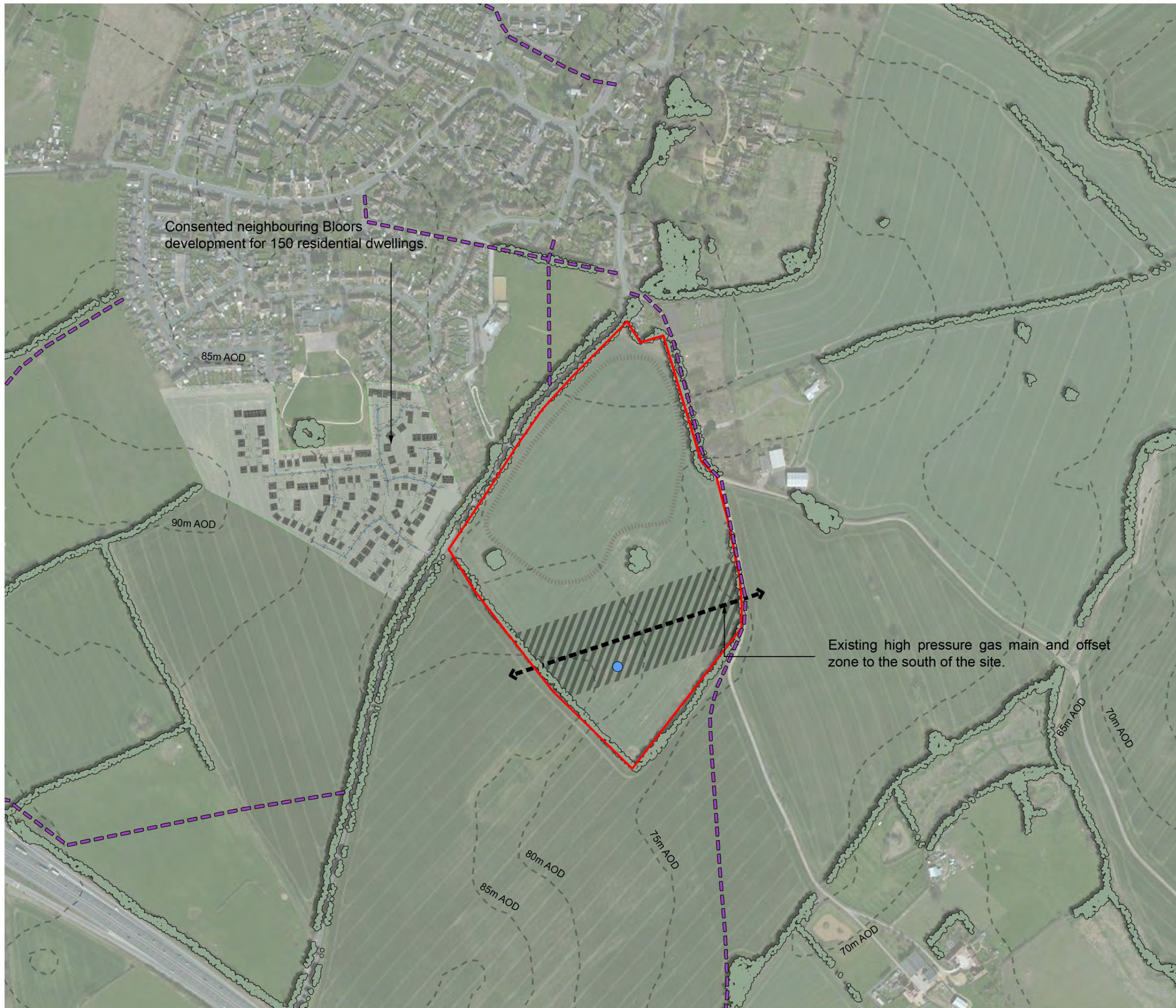
- 7.15. Both national and local policy guidance seeks to ensure that proposed development should promote good design which responds to the character of the setting ensuring that the proposals are integrated within their context. The emerging Bishops Tachbrook Neighbourhood Plan places restrictions on development to the north and west of the village, effectively directing future development to the south east. The Neighbourhood Plan also identifies a series of Protected Views, none of which look directly towards the application site. It is considered that the proposals can be integrated without harm to these views. It is concluded that the proposals are fully in line with policy objectives and can be accommodated within the localised landscape setting which forms the context of the site.
- 7.16. Bishops Tachbrook is one of the few identified Growth Villages located outside of the Green Belt. The application site presents an opportunity to provide much needed housing land reducing the need to review the Green Belt boundary and in a location where potential landscape and visual effects will be highly localised and less than moderate in significance.
- 7.17. With regard to the pre-application advice from the WCC landscape officer, it is considered that the sensitivity assessment of the wider BT\_06 LCP contains some general statements which are not applicable to the application site. The application site is assessed as part of a much wider parcel within the WDC LSS and this assessment does not consider the presence of the Bloors development within Parcel BT\_05 to the west. It is considered that, had a more up to date assessment been undertaken applying a consistent approach, the sensitivity of the application site would be lower than the wider parcel and also BT\_05 in which the principle of development has been accepted.
- 7.18. It is considered that the site has the capacity to accommodate a degree of change as a result of sensitively designed residential development. It is acknowledged that there will be some short term harm to the visual environment, however, this is highly localised and can be satisfactorily mitigated through the incorporation of a high quality, sympathetic landscape scheme. It is considered that the application site

represents an appropriate location for future housing land reducing the need for releasing alternative Green Belt sites many of which have equal or higher degrees of sensitivity, and can accommodate sensitively designed residential development without substantial long term harm.

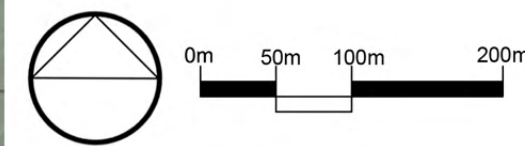
- 7.19. The Aspect assessment identifies the landscape of the site and its immediate setting as being of medium sensitivity and a comprehensive mitigation strategy is proposed. It is considered that, even if the sensitivity of the site were high, as per the LSS and the WCC Landscape Officer's opinion based on the wider BT\_06 parcel, the Milton Under Wychwood decision sets out a balance in favour of housing need even where the sensitivity is high and the application site is located within a designated landscape (AONB). The proposals incorporate a similar level of mitigation to that proposed at Milton Under Wychwood which led the inspector to conclude that the potential landscape effects were acceptable.
- 7.20. National policy identifies that there is a general presumption in favour of sustainable development unless any significant impacts would significantly and demonstrably outweigh the benefits. It is considered that the application site and receiving environment have the capacity to accommodate the proposals. The proposals will not result in significant harm to the landscape character or visual environment and, as such, it is considered that the proposed development can be integrated in this location and is supportable from a landscape and visual perspective.

## **ASPECT PLANS**





NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationary Office, © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.  
 Licence 100045345  
 Copyright reserved  
 No Dimensions to be scaled from this drawing.



- Key:
- Promotion Area
  - Existing Vegetation
  - Existing Public Right of Way
  - Existing High Pressure Gas Main and Offset Zone
  - Existing Pond
  - Existing Contours

Consented neighbouring Bloors development for 150 residential dwellings.

85m AOD

90m AOD

Existing high pressure gas main and offset zone to the south of the site.

85m AOD

70m AOD

80m AOD

75m AOD

85m AOD

70m AOD

REV	DATE	NOTE	DRAWN	CHK'D
B	28.6.16	Amended to client comments	SLB	
A	28.6.16	Amended to client comments	SLB	

**aspect landscape planning**

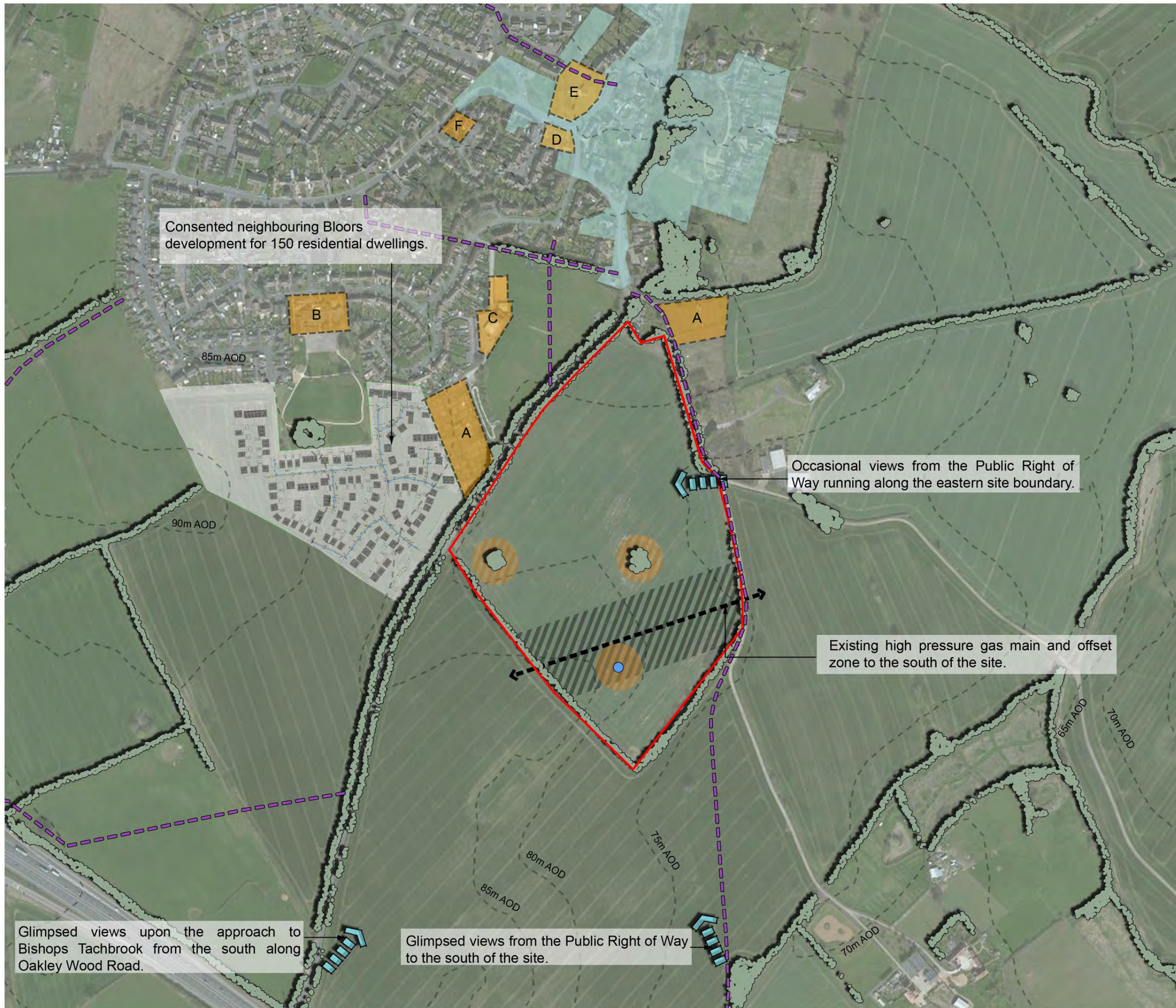
TITLE  
**Bishops Tachbrook Site Location Plan**

CLIENT  
**Sharba Homes Ltd**

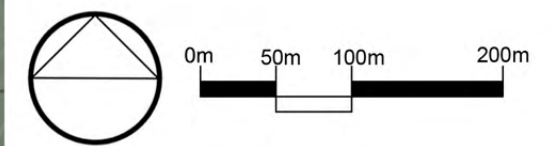
SCALE	DATE	DRAWN	CHK'D
1:5000@A3	JUN 2016	SLB	AM

DRAWING NUMBER	REVISION
5978 / ASP1	





NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.  
 Licence 100045345  
 Copyright reserved  
 No Dimensions to be scaled from this drawing.



- Key:**
- Promotion Area
  - Existing Vegetation
  - Existing Public Right of Way
  - Existing High Pressure Gas Main and Offset Zone
  - Ecological Buffer Zone
  - Existing Contours
  - Key Views
  - Existing Pond
  - Existing Facilities
- A Allotments
  - B Bishops Tachbrook Church of England Primary School
  - C Bishops Tachbrook Sports and Social Club
  - D Shops
  - E Saint Chads Church
  - F Doctors Surgery
- Conservation Area

REV	DATE	NOTE	DRAWN	CHK'D
C	19.9.16	Amended Conservation Area	SLB	
B	28.8.16	Amended to client comments	SLB	
A	28.8.16	Amended to client comments	SLB	

**aspect landscape planning**

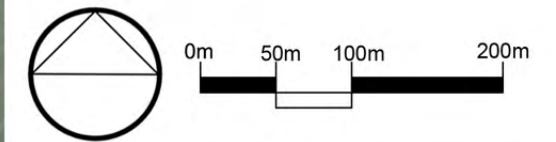
TITLE  
**Bishops Tachbrook  
 Facilities & Constraints Plan**

CLIENT  
**Sharba Homes Ltd**

SCALE	DATE	DRAWN	CHK'D
1:5000@A3	JUN 2016	SLB	AM
DRAWING NUMBER	REVISION		
5978 / ASP2	C		



NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.  
 Licence 100045345  
 Copyright reserved  
 No Dimensions to be scaled from this drawing.



- Key:
- Promotion Area
  - Potential Opportunities for Recreation or Ecological Enhancements
  - Potential Development Area
  - Proposed Open Space
  - Existing Vegetation to be Retained and Enhanced
  - Potential Landscape Buffer and POS location
  - Boundary Planting Reinforcement
  - Potential Pedestrian / Cycle Access
  - Potential Vehicular Access
  - Potential SUDs Location
  - Existing SUDs Location
  - Existing Public Right of Way
  - Existing Pond
  - Conservation Area



Opportunities to create pedestrian links between the site and the village.

Existing vegetation along the site boundaries to be retained and enhanced.

Opportunities to provide a site access point with reinforced and enhanced site boundaries to enhance the level of visual containment / separation.

Opportunities for attenuation basin / SUDs feature and P.O.S within the low point of the site.

Opportunities to create pedestrian links between the site and the Public Right of Way to the east.

Potential opportunities to utilise this area for other rural village uses and / or additional ecological benefits.

Opportunities to create pedestrian links between the site and the neighbouring consented development to the west.

Opportunities to create landscape buffers on high ground within the site, breaking up views of the development from the south, creating a robust green edge to the development.

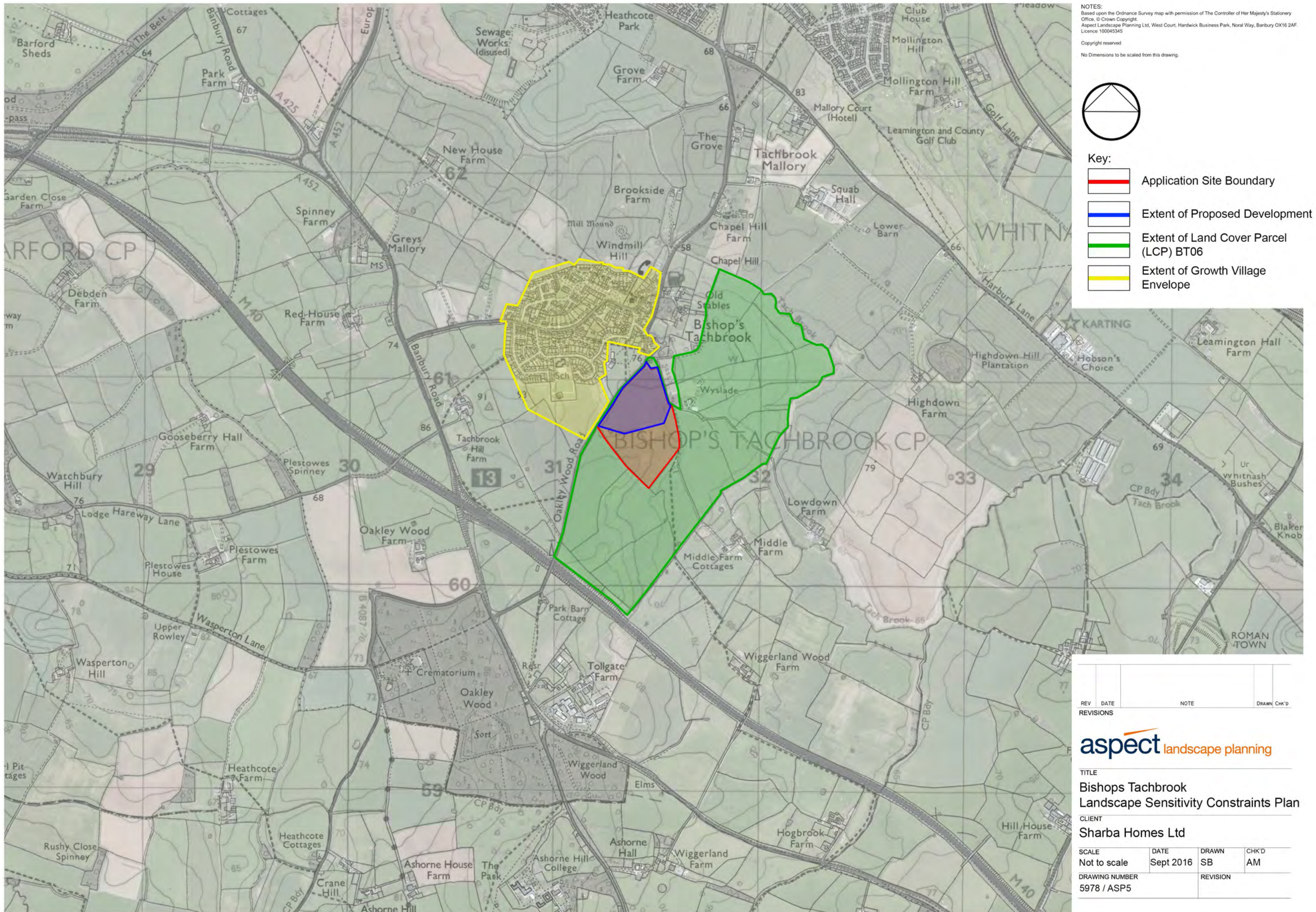
Potential for ecological areas with or without public access.

B	19.9.16	Amended Conservation Area	SLB
A	28.8.16	Updated to client comments	SLB
REV	DATE	NOTE	DRAWN
			CHK'D

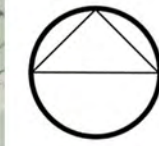


TITLE			
Bishops Tachbrook Opportunities Plan			
CLIENT			
Sharba Homes Ltd			
SCALE	DATE	DRAWN	CHK'D
1:5000@A3	JUN 2016	SLB	AM
DRAWING NUMBER		REVISION	
5978 / ASP03		B	





NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.  
 Licence 100045345  
 Copyright reserved  
 No Dimensions to be scaled from this drawing.



- Key:
-  Application Site Boundary
  -  Extent of Proposed Development
  -  Extent of Land Cover Parcel (LCP) BT06
  -  Extent of Growth Village Envelope

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

**aspect** landscape planning

TITLE  
**Bishops Tachbrook**  
 Landscape Sensitivity Constraints Plan

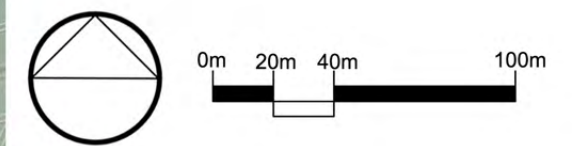
CLIENT  
**Sharba Homes Ltd**

SCALE	DATE	DRAWN	CHK'D
Not to scale	Sept 2016	SB	AM
DRAWING NUMBER		REVISION	
5978 / ASP5			





NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.  
 Licence 100045345  
 Copyright reserved  
 No Dimensions to be scaled from this drawing.



- Key:
- Boundary
  - Existing Trees
  - Proposed Trees
  - Existing High Pressure Gas Main
  - Attenuation Pond
  - 52m Development exclusion zone from gas main
  - Extent of ecological enhancement area

Proposed primary access off Oakley Wood Road

Proposed pedestrian links / cycle links to the wider public right of way network

Existing hedgerow retained and reinforced

Areas of Public Open Space totalling approximately 1.46Ha

Proposed pedestrian links to the wider public right of way network

Proposed robust tree belt, breaking up views of the development from the south, creating a defensible green edge to the development

Proposed children's playspace

Proposed mown and fenced paths within ecological enhancement area

76.2m

78.2m

Proposed primary access off Oakley Wood Road

Areas of structural landscape along the north eastern and north western site boundaries totalling approximately 0.54Ha

Extent of developable area totalling approximately 5.72Ha

Existing hedgerow retained and reinforced

Proposed pedestrian links to the wider public right of way network

Proposed timber fencing defines the extent of the proposed ecological enhancement area

Indicative size and location of attenuation basin. To be confirmed by FRA Consultant 'TBA'

Key existing vegetation retained as part of the proposals

Existing high pressure gas main

Existing pond retained as part of the proposals

Extent of open space to be reserved for ecological habitat enhancement, totalling approximately 6.09Ha

REV	DATE	NOTE	SLB	AM
C	26.10.16	Updated Label	SLB	AM
B	26.08.16	Updated to clients comments	SLB	AM
A	08.08.16	Updated to clients comments	SLB	AM



TITLE  
**Bishops Tachbrook  
 Illustrative Masterplan**

CLIENT  
**Sharba Homes Ltd**

SCALE	DATE	DRAWN	CHK'D
1:2500@A3	JUN 2016	SB	AM
DRAWING NUMBER 5978 / ASP05		REVISION C	



## **APPENDIX 1**

### LANDSCAPE ASSESSMENT METHODOLOGY

## **LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY**

- 1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 (GLVIA3) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

### 1. Baseline study

#### Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

#### Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish

the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

## 2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

## 3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.

This will identify whether the effects are:

*Adverse or Beneficial* - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

*Direct or Indirect* – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

*Short, Medium or Long Term* – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

#### 4. Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative/ adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

#### Assessing effects

##### **Landscape Sensitivity**

- 1.4. The sensitivity of a particular landscape in relation to new development is categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society. The following table explains each threshold and the factors that make up the degree of sensitivity.

**Table 1: Landscape Sensitivity Thresholds**

<b>Sensitivity</b>	<b>Definition</b>
<b>High</b>	Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of National or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
<b>Medium</b>	Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
<b>Low</b>	Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and

	contain evidence of previous landscape change.
<b>Negligible</b>	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.

### ***Visual Sensitivity***

- 1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as high, medium, low or negligible. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.

**Table 2: Visual Sensitivity Thresholds**

<b>Sensitivity</b>	<b>Definition</b>
<b>High</b>	Viewers on public rights of way whose prime focus is on the landscape around and are often very aware of its value. Occupiers of residential properties with primary views affected by the development. Examples include viewers within National landscape designations, users of National Trails, Long Distance Routes or Sustrans cycle routes, or within the setting of a listed building.
<b>Medium</b>	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
<b>Low</b>	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or those passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
<b>Negligible</b>	Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.

### ***Effect Magnitude***

- 1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as high, medium, low, or negligible.

**Table 3: Magnitude of Change**

Magnitude	Effect Definition
<b>High</b>	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a landscape or view.
<b>Medium</b>	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape or view.
<b>Low</b>	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape or view.
<b>Negligible</b>	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
<b>No Change</b>	It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.

***Significance Threshold***

- 1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

**Table 4: Significance of Effect**

<b>Significance</b>	<b>Threshold Definition</b>
<b>Major</b>	A high magnitude of change that materially affects a landscape or view that has little or no ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
<b>Moderate</b>	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
<b>Minor</b>	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
<b>Negligible</b>	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
<b>None</b>	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

- 1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.

**Table 5: Measuring Significance of Effect**

		Sensitivity of Receptors			
		High	Medium	Low	Negligible
Magnitude of Change	High	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Low	Moderate	Moderate/ Minor	Minor	Negligible
	Negligible	Moderate/ Minor	Minor	Negligible	Negligible/ None

- 1.9. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 1.10. A written statement summarising the significance of effects is provided, assisted by the tables and matrices. The final judgement relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

Assessing cumulative effects

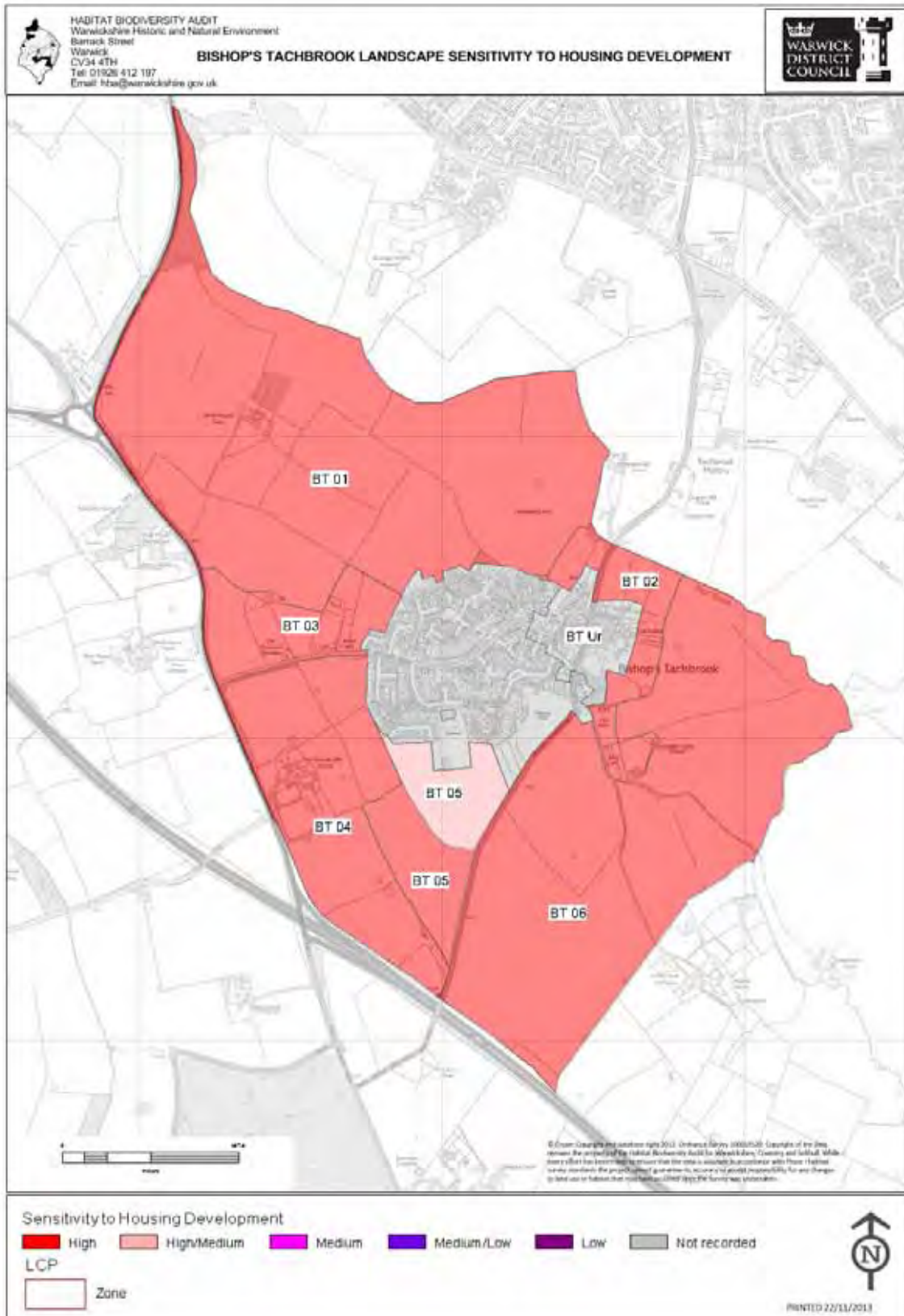
- 1.11. Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.



## **APPENDIX 2**

WARWICKSHIRE LANDSCAPE SENSITIVITY AND ECOLOGICAL  
& GEOLOGICAL STUDY EXTRACT

# BISHOP'S TACHBROOK



**Landscape Sensitivity to housing development** High

This is a large zone to the east and south-east of the settlement, bordered by zone BT\_02 and Oakley Wood Road to the west, the M40 to the south, Tach Brook to the north and east and open farmland to the south-east. It comprises a sub-regular large scale field pattern with limited tree cover and open views. Landform is undulating, giving rise to some very prominent skylines. Hedgerows are largely redundant with scattered hedgerow trees and there is the occasional field tree / clump of trees around a field pond. There is one PRow, W114, running through the zone.

Due to the open nature of views, prominent skyline and detachment from the existing settlement this zone is not considered suitable for development.

**Landscape sensitivity to commercial development** High

This is a large zone to the east and south-east of the settlement, bordered by zone BT\_02 and Oakley Wood Road to the west, the M40 to the south, Tach Brook to the north and east and open farmland to the south-east. It comprises a sub-regular large scale field pattern with limited tree cover and open views. Landform is undulating, giving rise to some very prominent skylines. Hedgerows are largely redundant with scattered hedgerow trees and there is the occasional field tree / clump of trees around a field pond. There is one PRow, W114, running through the zone. There is no existing commercial development apparent within this zone.

Due to the open nature of views, prominent skyline and strong rural character of this zone it is not considered suitable for commercial development.

<b><u>Landscape characteristics</u></b>	(DESK TOP)
LDU Level	FELDON PARKLANDS
Physiographic	
Ground type	Loamy brown soils
Landcover	Ancient Wooded Farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Low
Ecological sensitivity	Low
Visual sensitivity	Moderate

**Land Cover Parcel data**

**Landscape / planning**

Green Belt  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 Along Tach Brook

## **Characteristics**

Landform Soft rock lowlands

Land use Mixed farmland

## **Field boundaries (FIELD SURVEY)**

Type Hedgerows

Species Mixed

Condition Redundant

Mgmt Mixed

## **Hedge /stream trees**

Extent Scattered

Age structure Mixed

## **Other trees**

Extent Insignificant

Age structure Overmature

## **Patch survival**

Extent Localised

Mgmt Intensive

## **Ecological corridors**

Condition Fragmented

### **Intensity of use**

Impact            High

### **Pattern**

Settlement pattern    None

Other built features    -

Presence of water      Tach Brook along north / east boundary; field ponds

Scale                    Large

Sense of enclosure    Open

Diversity                Simple

### **Skyline**

Due to rising ground this is very open and prominent, punctuated by the occasional tree / hedgerow.

### **Key views**

Views are open and rural, across a largely arable landscape. There are some extensive views towards the north-east / east / south-east, and Highdown Hill Plantation forms a prominent feature on the skyline to the east of the zone. There are some glimpsed views of the M40.

### **Intervisibility**

Site observation        High

Rising ground and limited vegetation cover make this zone very visible.

### **Tranquillity**

Noise sources:    Background noise of M40 traffic

Urban views:      Glimpsed views of M40; farm / industrial units in BT\_02

Presence of people:    Infrequent

Tranquillity rating:    High

### **Functional relationship**

Farmland forms part of a wider farmed landscape. The PRoW and Tach Brook also provide links to the wider area.

### **Visual relationship**

The rural character of the zone relates visually to the surrounding farmland.

**Settlement edge**

There is no settlement edge abutting this zone.

**Key receptors**

**Sensitivity**

Rural residents

High

PRoW

High

Roads

Low

**Potential for landscape enhancement**

Gap up and manage hedgerows.

## **APPENDIX 3**

WARWICKSHIRE LANDSCAPES PROJECT EXTRACT



# AVON VALLEY – FELDON – COTSWOLDS

## Warwickshire Landscapes Project

## Assessment and Strategies

### FELDON

A lowland agricultural region strongly influenced by Tudor and Parliamentary enclosures, and characterised by heavy clay soils, and a nucleated settlement pattern of small rural villages.

**General strategy**  
Conserve and maintain the historic rural farmed character of the region.

#### VALE FARMLANDS

**Overall character and qualities:**  
A flat, open, hedged landscape with few roads or settlements and characterised by wide views to rising ground on one or more sides.

- Characteristic features**
- Broad, flat vales with occasional small rounded hills.
  - A medium to large scale geometric field pattern.
  - Pockets of permanent pasture often with well preserved ridge and furrow.
  - Small nucleated villages consisting of an 'open' cluster of farmsteads and dwellings.
  - Wide roadside verges typically bounded by a thick hedge and ditch.
  - Deserted medieval village sites.
  - Numerous hedgerow elm stumps.

**Management Strategy**  
Conserve and restore the pastoral, hedged character of the landscape.

#### IRONSTONE FRINGE

**Overall character and qualities:**  
A remote, rural landscape of large, hedged fields and small, strongly nucleated ironstone villages.

- Characteristic features**
- A large scale, rolling tableland punctuated by prominent ironstone hills.
  - A large scale strongly hedged field pattern.
  - Deserted medieval village sites surrounded by extensive areas of 'empty' countryside.
  - Pockets of permanent pasture with ridge and furrow.
  - Large isolated manor farmsteads.
  - Small ironstone villages, often situated on rising ground.
  - Wide roadside verges bounded by tall, thick hedgerows.
  - Steep hillsides with semi-natural grassland and scrub.

**Management Strategy**  
Conserve and restore the pastoral, hedged character of the landscape.

### AVON VALLEY

A prosperous agricultural and market gardening region closely associated with the River Avon and characterised by historic market towns, nucleated villages and orchards.

**General strategy**  
Enhance regional character by re-inforcing the identity and unity of the historic settlement pattern.

#### RIVER MEADOWLANDS

**Overall character and qualities:**  
A narrow, meandering river corridors landscape, with flood meadows and steep, wooded river bluffs.

- Characteristic features**
- Narrow river corridor defined by flat alluvial flood plains.
  - Prominent, steeply sloping, often wooded river bluffs.
  - Grazing meadows, often with patches of wet grassland.
  - Diverse river channels with meanders, islands, steep banks and much marginal vegetation.
  - Fringing alders and scrub.
  - Curvilinear hedgerows and ditches along the boundary of the flood plain.

**Management Strategy**  
Conserve and enhance the special character and continuity of river landscapes.

#### TERRACE FARMLANDS

**Overall character and qualities:**  
A flat, open, intensively farmed landscape, with market gardening, on fertile river terrace soils.

- Characteristic features**
- Broad, flat gravel terraces.
  - A large scale geometric field pattern.
  - Small arable plots growing a wide variety of vegetable crops.
  - Well wooded stream lines.
  - Glasshouses and other associated horticultural buildings.
  - Small nucleated villages with many brick and timber buildings.

**Management Strategy**  
Enhance the structure and unity of the landscape by strengthening primary linear features.

#### VALE FARMLANDS

**Overall character and qualities:**  
An open, hedged, agricultural landscape lying in a broad clay vale along the foot of the Cotswold escarpment.

- Characteristic features**
- A broad, flat vale with occasional low rounded hills.
  - A medium to large scale geometric field pattern.
  - A strongly nucleated settlement pattern of medium sized villages, often fringed by glasshouses or polytunnels.
  - Large fields of brassicas.
  - Straight roads with wide roadside verges typically bounded by a tall hedge and ditch.
  - Many small, often derelict orchards.

**Management Strategy**  
Conserve and restore the agricultural, hedged character of the landscape.

#### VALE ORCHARD BELT

**Overall character and qualities:**  
An open, rolling, intensively farmed landscape of large, poorly defined fields, orchards and prominent hilltop woodlands.

- Characteristic features**
- Rising ground with a large scale, rolling topography.
  - A large scale, often poorly defined field pattern.
  - Large orchards on hilltops and south facing slopes.
  - Prominent hilltop woodlands.
  - Steep wooded scarps and associated unimproved grassland.
  - Varied settlement pattern of small nucleated villages and loose clusters of roadside dwellings.
  - Local vernacular Blue Lias stone buildings.

**Management Strategy**  
Enhance the structure and unity of the landscape through large scale woodland planting.

**Management Strategy**  
Conserve and enhance the overall structure and remote rural character of the landscape.

#### LIAS VILLAGE FARMLANDS

**Overall character and qualities:**  
A varied small scale, hedged landscape of scattered farms and nucleated brick and stone villages.

- Characteristic features**
- A varied, undulating topography with steep, often wooded scarp slopes and narrow incised river valleys.
  - A well defined geometric pattern of small to medium sized fields.
  - Many hedgerow and roadside trees.
  - A nucleated settlement pattern of large and small villages.
  - Vernacular style Blue and White Lias stone buildings.
  - Disused quarries with semi-natural grassland and scrub.

**Management Strategy**  
Conserve the diversity and local distinctiveness of the landscape.

#### FELDON PARKLANDS

**Overall character and qualities:**  
A well wooded estate landscape with many large country houses set in mature parkland.

- Characteristic features**
- A large scale rolling topography with occasional steep scarp slopes.
  - Large woodlands, often associated with rising ground.
  - Many small coverts and belts of trees.
  - Mature hedgerow and roadside oaks.
  - Large country houses set in mature parkland.
  - A nucleated settlement pattern of small estate villages.
  - Large isolated brick farmsteads.

**Management Strategy**  
Conserve and enhance the overall structure and well wooded character of the landscape.

### COTSWOLDS

A sparsely populated region of limestone and ironstone uplands, characterised by open wolds, large walled fields and distinctive stone villages.

**General strategy**  
Conserve the distinctive identity and remote rural character of the region.

**THE HIGH WOLD**  
**Overall character and qualities:**  
A large scale, rolling landscape of exposed plateau summits and narrow wooded valleys.

- Characteristic features**
- Broad, exposed plateau tops dissected by narrow valleys.
  - A sparsely populated landscape of tiny hamlets and isolated farmsteads.
  - Large arable fields.
  - A large scale, geometric field pattern defined by drystone walls.
  - Large blocks of woodland and belts of trees.
  - Prehistoric barrows and stone circles.

**Management Strategy**  
Conserve and enhance the large scale structure and spacious character of the landscape.

**THE WOLD**  
**Overall character and qualities:**  
A varied, undulating landscape of rounded hills and ridges separated by broad valleys.

- Characteristic features**
- Broad, rounded hills, capped by oolitic limestone.
  - Deep secluded river valleys and combs.
  - Rich, red soils, supporting productive arable farmland.
  - A large scale geometric field pattern.
  - A remote landscape of small nucleated stone villages and hamlets.
  - Steep hillsides with unimproved grassland and scrub.

**Management Strategy**  
Enhance the structure and unity of the landscape through large scale woodland planting.

**PLATEAU REDLANDS AND EDGE HILL**  
**Overall character and qualities:**  
A rich agricultural landscape of red soils and small ironstone villages, lying on a flat, but deeply incised tableland.

- Characteristic features**
- Flat tableland, deeply incised by steep sided river valleys.
  - Steep wooded slopes associated with the edge of the marlstone escarpment.
  - Large arable fields with red soils.
  - Small, nucleated villages, built in the local orange coloured ironstone.
  - Unimproved grassland and scrub on steep valley sides.

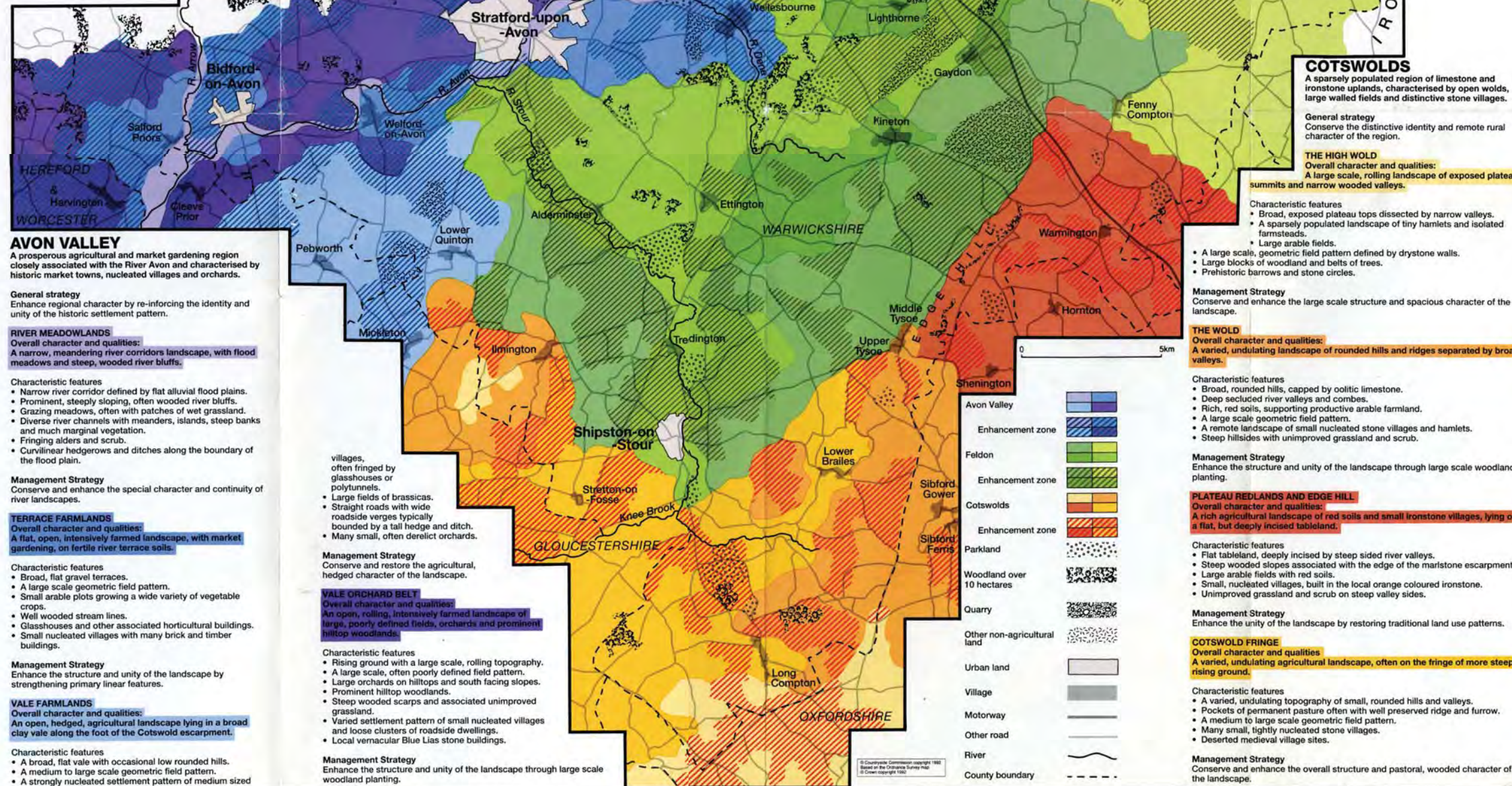
**Management Strategy**  
Enhance the unity of the landscape by restoring traditional land use patterns.

#### COTSWOLD FRINGE

**Overall character and qualities:**  
A varied, undulating agricultural landscape, often on the fringe of more steeply rising ground.

- Characteristic features**
- A varied, undulating topography of small, rounded hills and valleys.
  - Pockets of permanent pasture often with well preserved ridge and furrow.
  - A medium to large scale geometric field pattern.
  - Many small, tightly nucleated stone villages.
  - Deserted medieval village sites.

**Management Strategy**  
Conserve and enhance the overall structure and pastoral, wooded character of the landscape.

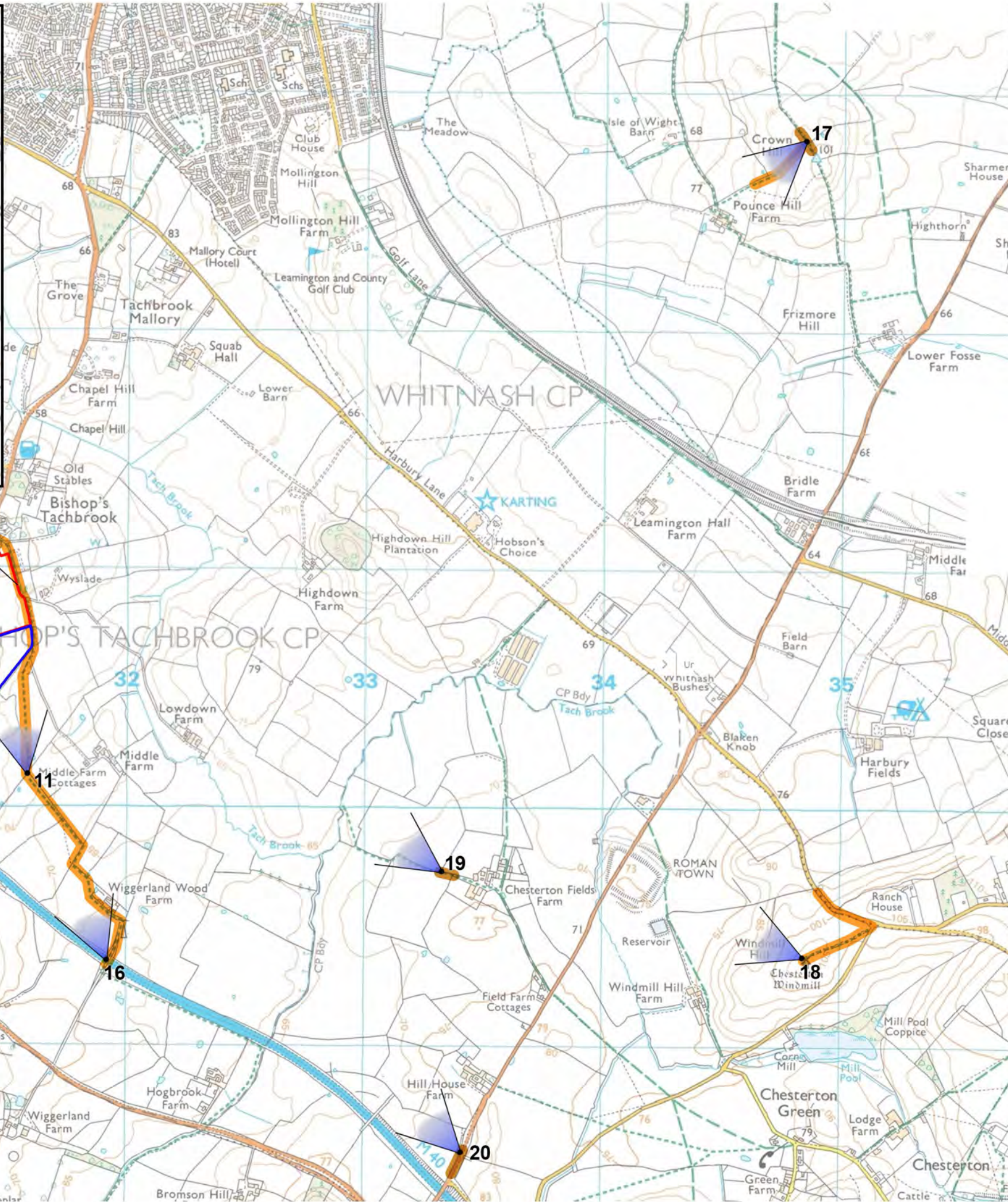
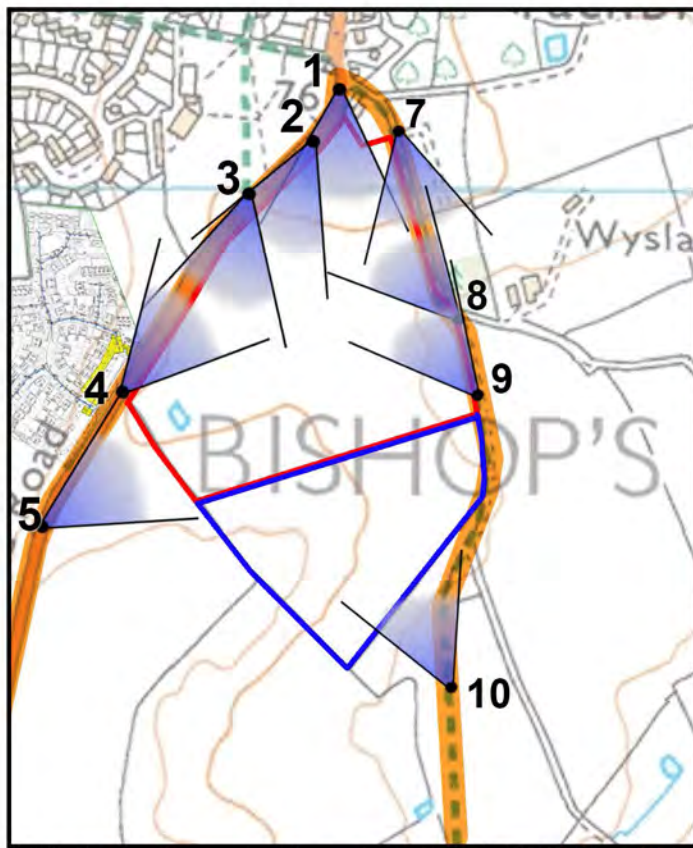




**APPENDIX 4**

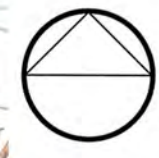
PHOTOGRAPHIC RECORD









NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.  
 Licence 100045345  
 Aerial map data © 2012 Google

Copyright reserved  
 No Dimensions to be scaled from this drawing.



- Key:
-  Site Boundary
  -  Land within applicants ownership
  -  Viewpoint Location
  -  Publicly accessible routes where the site is visible (open or partial)

REV	DATE	NOTE	SLB	AM
A	12.09.16	Additional VPs added following meeting with LPA	SLB	AM

**aspect** landscape planning

TITLE  
**Bishop's Tachbrook  
 Viewpoint Location Plan**

CLIENT  
**Sharba Homes Ltd**

SCALE	DATE	DRAWN	CHK'D
Not to scale	JUN 2016	SB	AM
DRAWING NUMBER	REVISION		
5978 / ASP1	B		





**Viewpoint 1**



Site beyond  
hedgerow

**Viewpoint 2**





**Viewpoint 3**



**Viewpoint 4**





**Viewpoint 5**



**Viewpoint 6**





**Viewpoint 7**



**Viewpoint 8**





**Viewpoint 9**



**Viewpoint 10**





**Viewpoint 11**



**Viewpoint 12**





**Viewpoint 13**



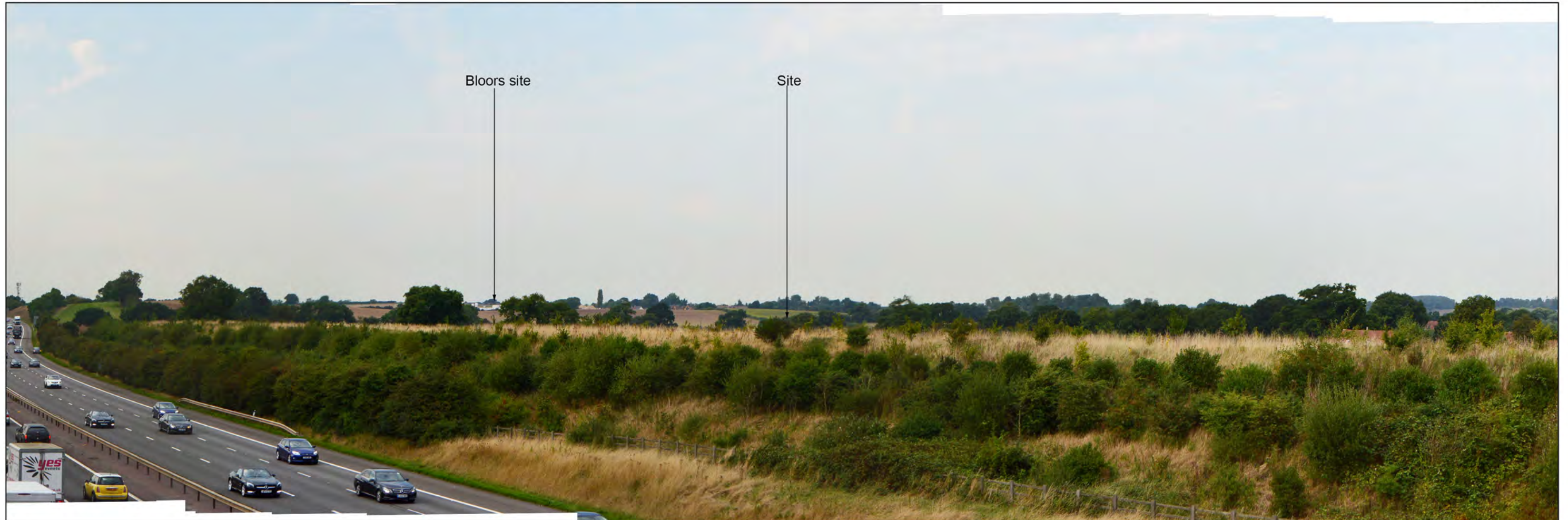
**Viewpoint 14**





Trees within southern part of site

Viewpoint 15

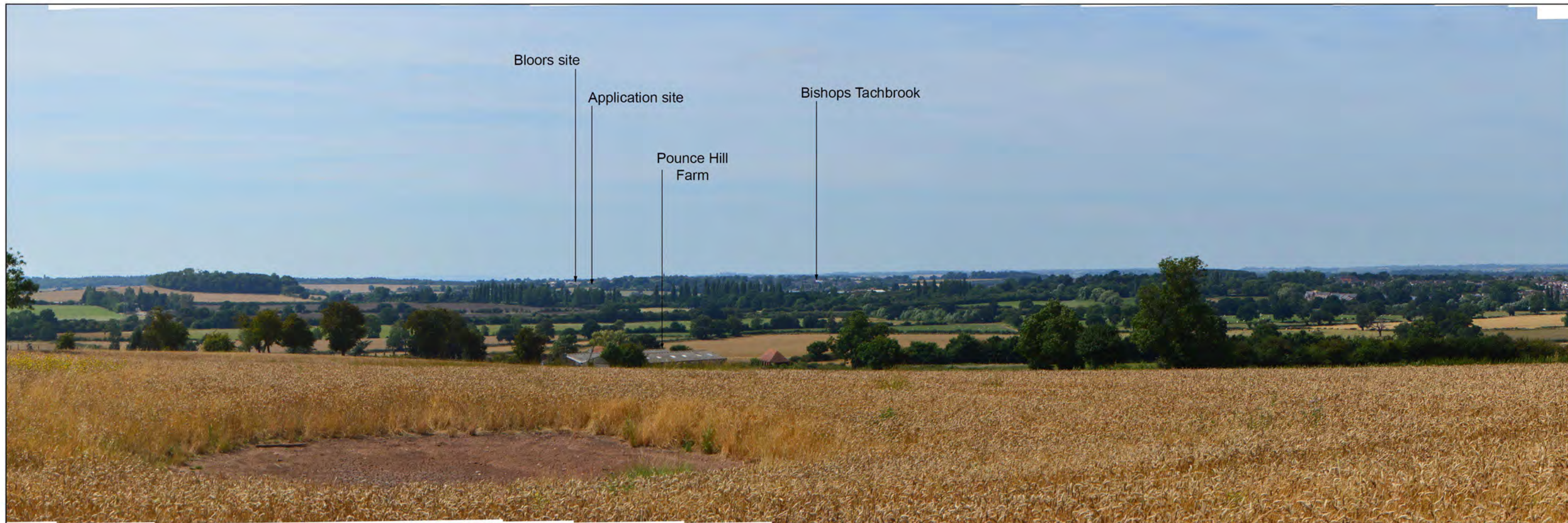


Bloors site

Site

Viewpoint 16





**Viewpoint 17**



**Viewpoint 18**





Bloors site

Properties associated with Kingsley Road.  
Application site in front, beyond intervening  
vegetation

**Viewpoint 19**



Bloors site

Application site

**Viewpoint 20**



## **APPENDIX 5**

EXTRACT FROM BISHOPS TACHBROOK NEIGHBOURHOOD PLAN –  
PROTECTED VIEWS WITH BLOOR SITE OVERLAID

meets the track to New House Farm on the right of the picture and the land beyond that will be covered with housing on Lower Heathcote Farm. If the Asps development is granted then the hill behind the trees running behind the power cable pole in middle left, will also be covered with housing.



PV10 As the Banbury Road approaches the Asps Farm going north, the Barford Road joins it and Castle Park now forms the woodland to the left. This forms an impressive entrance road to Warwick with very mature trees on either side of the road with gentle bends as the road drops to the Tachbrook and rises again as it bends to the left to approach Warwick and the Castle. Development on the Asps will cover the field on the right. This is a major tourist route into Warwick.



Plan of PV11 PV12 PV13

## **APPENDIX 6**

PRE-APPLICATION LANDSCAPE ADVICE NOTE FROM WCC



**Communities Group**

Sue Harrison  
Landscape, Ecology & Historic Environment  
PO Box 43 Shire Hall  
Warwick  
CV34 4SX

**Tel: (01926) 418189**

[sueharrison@warwickshire.gov.uk](mailto:sueharrison@warwickshire.gov.uk)

[www.warwickshire.gov.uk](http://www.warwickshire.gov.uk)

Aspect Landscape Planning  
West Court  
Hardwick Business Park  
Noral Way  
Banbury  
Oxfordshire  
OX16 2AF

FAO Alastair Macquire

25<sup>th</sup> August 2016

Dear Alastair

**Pre-application landscape advice: Land East of Oakley Wood Road, Bishop's Tachbrook**

Following our site visit of 16<sup>th</sup> August 2016, and having looked at the information you sent me, I have the following comments:

1. The site falls within parcel BT\_06 of the Landscape Sensitivity Study carried out for Warwick District Council in 2013 and is categorised as having 'high' sensitivity to housing development. The report states that "Due to the open nature of views, prominent skyline and detachment from the existing settlement this zone is not considered suitable for development." We stand by this statement and have not been asked by WDC to review the sensitivity rating.
2. The site forms part of the wider farmed landscape and does not relate well to the existing built settlement edge, being bordered by allotments to the north-east, playing field and allotments to the north-west and open farmland to the east, south and south-west. The playing fields and allotments create a transition between the existing settlement and wider countryside. A small part of the new Bloor Homes' 'Oakley Meadow' development abuts the western part of the site, but with their proposed hedgerow reinstatement along Oakley Wood Road, together with the existing hedgerow along the eastern side of Oakley Wood Road which will be retained, I feel that there would be minimal relationship between the settlement to the west of the road and any development to the east. It is my opinion that Oakley Wood Road still provides a defensible boundary to the settlement, despite the new Bloor Homes development which merely brings the settlement edge further south, not east.
3. Whilst the majority of the site does benefit from good hedgerow boundaries, and it is proposed that these will also be further reinforced and gapped up, I am still concerned about visibility due to the landform. The ground rises up towards Oakley Wood Road



and also rises towards the northern part of the site. It is hard to see, therefore, how any development can be “tucked into the landscape” when it sits on higher ground.

4. Views into the site from the public right of way along its eastern edge are towards a prominent skyline, broken in places by trees along Oakley Wood Road and copses within the site. It was stated during our site visit that the new houses would be seen against a backdrop of these roadside trees, however I am not certain that this will be the case and I believe that the houses will obscure the trees and themselves form the skyline instead. Views along this public right of way are currently very rural in nature, with an immediate sense of leaving the village and being in the countryside. Development on this site would change that character, regardless of any enhancement of boundary vegetation.
5. The cumulative effect of this proposal together with the Bloor Homes development is also of concern, especially in views from further afield, such as Chesterton Windmill.
6. Your LVIA Methodology appears to be in accordance with the ‘Guidelines for Landscape and Visual Impact Assessment’ (third edition), however I do have the following comments regarding the viewpoint locations:
  - a. Viewpoint 1 is located at the end of PRoW W107, where it emerges onto the road. Views of the site from here are limited, but increase a short distance down the road towards where PRoW W114 starts. I would guess that the majority of people using W107 will continue onto W114, therefore you may wish to consider moving this viewpoint slightly to better reflect the views of walkers on these PRoWs.
  - b. Viewpoint 7 appears to be located at the rear of some allotments – is this a publicly accessible place or is the view representative of people working on the allotments? If the latter, then have the views from the allotments adjacent to the sports field also been taken into account? A viewpoint located near Viewpoint 7, but on the PRoW, looking south / south-west could also be useful.
  - c. I think there should be an additional viewpoint on PRoW W114, located by the junction with the track leading to Wyslade Farm and looking north / north-west to show the view as you walk up the footpath towards the village.
  - d. There may be an additional viewpoint from the public right of way leading through Chesterton Fields Farm. This should be checked on site and included if necessary.

In summary, therefore, we stand by the ‘high’ landscape sensitivity rating given to BT\_06 and I would not be supportive of development on this site. I have concerns about the visual impact of the development and would need to see accurate visualisations / photomontages to demonstrate how the development will be absorbed into its surroundings in views from both nearby and further afield.

Please feel free to contact me if you wish to discuss any of this further.

Yours sincerely



Sue Harrison CMLI  
Landscape Architect

**APPENDIX 7**

YEAR 1 PHOTOMONTAGES





Existing Viewpoint 6



Proposed Viewpoint 6 - Year 1





**Existing Viewpoint 9**



**Proposed Viewpoint 9 - Year 1**





Existing Viewpoint 18



Proposed Viewpoint 18 - Year 1



**APPENDIX 8**

YEAR 15 PHOTOMONTAGES





Existing Viewpoint 6



Proposed Viewpoint 6 - Year 15





**Existing Viewpoint 9**



**Proposed Viewpoint 9 - Year 15**





Existing Viewpoint 18



Proposed Viewpoint 18 - Year 15



landscape planning • ecology • arboriculture

aspect

Aspect Landscape Planning Ltd  
West Court  
Hardwick Business Park  
Noral Way  
Banbury  
Oxfordshire OX16 2AF

T: 01295 276066  
F: 01295 265072  
E: [info@aspect-landscape.com](mailto:info@aspect-landscape.com)  
W: [www.aspect-landscape.com](http://www.aspect-landscape.com)