

PROPOSED SITE FOR RESIDENTIAL DEVELOPMENT
at
Station Lane
Kingswood

LANDSCAPE AND VISUAL ASSESSMENT
1413/13/RP01



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LANDSCAPE AND VISUAL ASSESSMENT

1.0 INTRODUCTION

- 1.1 In December 2013, Barry Chinn Associates Ltd. were appointed by Tyler Parkes to review a potential site for housing development in Kingswood Village in Warwickshire.
- 1.2 The overall site is located on Station Lane in Kingswood Village, Warwickshire and covers an area of approximately 7.6ha that is currently used for agriculture. There is an existing access for vehicles off Station Lane in the south-west corner of the site frontage. The site is between Station Lane to the west and the Grand Union Canal to the east and also includes additional fields extending to the south, parallel to the canal. This is the area of land that was assessed reference R111 by Warwick District Council in the 2013 update to the - Warwick District Council Strategic Housing Land Availability Assessment (SHLAA).
- 1.3 As part of the formulation of the Local Plan, Warwick District Council have commissioned a number of different reports that review Kingswood Village, including the area of the site, the Green Belt and potential sensitivity to development. These are described in Section 3.0 below. In the draft Local Plan, Warwick District Council had discounted a section of the site (Ref: Option 9) as one of its preferred sites within Kingswood Village for housing development. In the accompanying Village Housing Options and Settlement Boundaries Consultation document the principle reasons for discounting the site are stated as “substantial impact on tree frontage and landscape impact”.
- 1.4 The scope and purpose of this Landscape & Visual Assessment is to:
 - Review the site in relation to statutory and planning policy context;
 - Analyse the character of the site and surroundings, its context in the landscape and its sensitivity to development;
 - Assess the visual prominence of the site from selected representative viewpoints and sensitive locations;
 - Identify the potential magnitude of the landscape and visual impact of residential development on the site;
 - Identify the landscape and visual opportunities and constraints of the site to inform potential design proposals and mitigation so as to assimilate any development into its surroundings.

2.0 METHODOLOGY

- 2.1 The assessment has broadly been carried out in accordance with the 'Guidelines for Landscape and Visual Impact Assessment' - Third edition, (GLVIA3) published in 2013 by the Landscape Institute and the Institute of Environmental Management and Assessment. The Landscape Character Assessment Guidance for England and Scotland published in 2002 by the Countryside Agency and Scottish Natural heritage has also be used in the preparation of this document.
- 2.2 The GLVIA3 publication adopts the following definition of Landscape, taken from the European Landscape Convention (ELC):

'Landscape is an area, as perceived by people, whose character is the result of action and interaction of natural and/or human factors' (Council of Europe, 2000).

'2.4 The importance of the ELC definition is that it moves beyond the idea that landscape is only a matter of aesthetics and visual amenity. Instead it encourages a focus on landscape as a resource in its own right. It provides an integrated way of conceptualising our surroundings and is increasingly considered to provide a useful spatial framework for thinking about a wide range of environmental, land use and development issues.'

- 2.3 The Guidelines set out the relationship between Landscape and Visual effects in the following way:

'2.19 The ELC definition of landscape supports the need to deal with landscape as a resource in its own right. In the UK this particularly reflects the emphasis on landscape character that has developed since the 1980s. Landscape results from the interplay of the physical, natural and cultural components of our surroundings'.

'2.20 When the interrelationship between people and the landscape is considered, this introduces related but very different considerations, notably the views that people have and their visual amenity – meaning the overall pleasantness of the views they enjoy of their surroundings'

2.21 Reflecting this distinction the two components of LVIA are:

- 1. **assessment of landscape effects:** assessing effects on the landscape as a resource in its own right.*
- 2. **assessment of visual effects:** assessing effects of specific views and on the general visual amenity experienced by people'.*

2.4 The role of professional judgement is commented on as follows:

'2.23 Professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters, for example the number of trees lost to construction of a new mine, much of the assessment must rely on qualitative judgements, for example about what effect the introduction of a new development or land use change may have on visual amenity, or about the significance of change in the character of the landscape and whether it is positive or negative.'

2.5 The initial step in the assessment process is the collection of baseline data on the existing landscape and visual conditions. The data collected will form the basis for the identification and description of the changes to the landscape and visual effects, when reviewed against the proposed development.

2.6 The methodology of the impact analysis stage is outlined below, including the identification of the likely significant effects of the proposed development. The determination of receptor sensitivity and the magnitude of effects will be related in order to form a conclusion about the significance of those effects. The methodology is divided into two sections 1) Landscape Character Assessment and 2) Visual Impact Assessment.

Landscape Impact Assessment

Baseline Landscape Character Assessment

2.7 The landscape baseline will be established using Landscape Character Assessment to identify the following three factors which contribute towards it – landscape character, landscape value and landscape condition. Each of these is defined as follows:

- **Landscape Character** means the distinct and recognisable pattern of components that form a sense of place. It is a reflection of elements, features, plus aesthetic and perceptual factors which contribute to it.
- **Landscape Value** means the importance of an area in either national or local terms. In a planning policy context the recognition is given through the application of landscape designations. At a community level the recognition may be without any formal designation but involve more subjective aspects such as scenic quality, tranquillity, wildness, cultural associations or conservation interests.
- **Landscape Condition** means the physical state of the landscape, its intactness and state of repair of the features and elements that make up the character.

2.8 Once the baseline landscape information is established, those components of the character area likely to be effected by change can be identified and are then referred to as receptors. Any receptors not considered to be effected by the proposals will not be taken through the impact assessment process.

Landscape Impacts – Sensitivity

- 2.9 In order to establish the sensitivity of landscape components, the interaction between a proposed development and the receptors, plus the resultant effects will be identified. The susceptibility to change arising from the proposal and value of the receptor will be judged and combined to form the level of receptor sensitivity.
- 2.10 Susceptibility to change means the ability of a particular landscape receptor to accommodate the proposed development without detrimental effect on the baseline condition.

Landscape Impacts – Magnitude

- 2.11 The effect of the proposals on landscape receptors will be assessed in the following terms:
- *Size or Scale* – of change in the landscape that is likely to be experienced as a result of each effect.
 - *Geographical Extent* – of the area over which the landscape effects will be experienced.
 - *Duration* – A time scale suitable to the type of development will be selected and divided in to short, medium and long term.
 - *Reversibility* – whether the proposal is permanent, partially or fully reversible, linked to duration above.
- 2.12 For this assessment, the judgement of sensitivity and magnitude will be recorded using the following scale:

High	A designated national or regional landscape, or quality landscape of distinct character, or landscape susceptible to relatively small change.
Medium	A landscape of distinct local significance, or moderately valued characteristics or reasonably tolerant of change.
Low	A non-designated landscape, or relatively ordinary landscape in the local context, or potentially tolerant of substantial change

Landscape Impacts – Significance

- 2.13 The relationship between Landscape Sensitivity and Magnitude of Landscape Impacts allows a definition of Significance of Landscape Effects. There is some professional judgement and subjectivity in determining the category of effect based on the two elements outlined above. For the purpose of this assessment Significance of Landscape Effects is classified Major, Moderate, Minor or Negligible and effects may be Adverse, Neutral or Beneficial.

2.14 For this assessment the following criteria applies:

Major Adverse	Total loss of or major alteration to the key characteristics or features of the landscape area.
Moderate Adverse	Potential loss of or alteration to the key characteristics or features of the landscape area.
Minor Adverse	Minor loss of or alteration to the key characteristics or features of the landscape area.
Negligible/Neutral	Very minor loss or change to the landscape characteristics or features of the area, compensated by landscape improvements or enhancements.
Minor Beneficial	Minor improvements to the key characteristics or features that outweigh any adverse effects of the proposal. Removal of minor incongruous features.
Moderate Beneficial	Notable improvements to the key landscape characteristics or features, or improvements resulting from removal of inappropriate land uses or features.
Major Beneficial	Major landscape improvements, through the creation of a new landscape structure, or the removal of large scale inappropriate features.

Visual Impact Assessment

Baseline Visual Assessment

The baseline visual assessment is carried out in two stages:

Desk Study - By studying topographical information, built form and existing vegetation this informs field work to assist in the determination of key locations from which the site may be visible and therefore to identify the key visual receptors.

Field Study - Key visual receptor locations are then tested by visiting each location and assessing the visual prominence of the site and viewpoint locations adjusted to find the fairest representative views. Certain views are able to be discounted as due to conditions on the ground the development site was assessed to not be visible. The baseline visual assessment describes each of the existing views and gives an assessment of the sensitivity of the visual receptor.

Visual Impacts – Sensitivity

2.15 In order to establish the sensitivity of visual components, the interaction between the proposals and the receptors, plus the resultant effects will be identified. The susceptibility to change arising from the specific proposal and value of the receptor will be judged and combined to form the level of receptor sensitivity.

- 2.16 Susceptibility to change means the ability of a particular visual receptor to accommodate the proposed development without detrimental effect on the baseline condition.
- 2.17 A judgement will be made on the susceptibility to change and value of the view. This will inform the final sensitivity of the visual receptor types. Susceptibility, value and sensitivity will be assessed against the three divisions in the following scale:

High	<ul style="list-style-type: none"> - Residents at home - People engaged in outdoor recreational (including PROW), whose attention or interest is focused on the landscape. - Visitors to heritage assets - Communities where views contribute to the landscape setting
Medium	<ul style="list-style-type: none"> - People travelling through or past the affected landscape in cars, or trains or other transport routes.
Low	<ul style="list-style-type: none"> - People engaged in an outdoor sport or recreation other than appreciation of the landscape. - People at their place of work whose attention may be focused on their work or activity and may be less susceptible to changes in the view.

Visual Impacts – Magnitude

- 2.18 The assessment of magnitude of visual impacts considers the following factors:

- *Size or Scale* – of the change in the view, in terms of the removal or addition of features. This can be assessed by considering the degree of intrusion into the view, the proportion of development seen and the distance from the viewpoint.
- *Geographical Extent* – of a visual effect will change from each view point and so will consider the angle of view, distance and extent of area affected.
- *Duration* – A time scale suitable to the type of development will be selected and divided in to short, medium and long term.
- *Reversibility* – whether the proposal is permanent, partially or fully reversible, linked to duration above.

- 2.19 For this assessment, the judgement of magnitude will be recorded using the following scale: High, Medium, Low or no change.

Visual Effects – Significance

- 2.20 The significance of visual effects is a function of both Visual Sensitivity and Magnitude of Visual Impacts. There is some subjectivity and professional judgement in determining the category of effect based on the two elements outlined above. For the purpose of this assessment Significance of Visual Effects is classified Major, Moderate, Minor or Negligible and effects may be Adverse, Neutral or Beneficial, as set out in the table below:

Major Adverse	Where the scheme would cause a significant deterioration in the view.
Moderate Adverse	Where the scheme would cause a noticeable deterioration in the view.
Minor Adverse	Where the scheme would cause a slight deterioration in the view.
Negligible/Neutral	Where the scheme would not form a noticeable deterioration or improvement in the view.
Minor Beneficial	Where the scheme would cause a slight improvement in the view.
Moderate Beneficial	Where the scheme would cause a noticeable improvement in view.
Major Beneficial	Where the scheme would cause a significant improvement in the view.

2.21 The existing baseline conditions in and around the site have been determined by site visits and desktop studies. This information has then been utilised to predict the potential change, as a result of any development, to the landscape character and the visual impact on near and distant views.

2.22 Specific investigations to verify and record existing site conditions took place between December 2013 and January 2014.

Assumptions & Limitations

2.23 This assessment has been undertaken for the whole of the area identified as R111 in the SHLAA review update date 2013 as this defines a clear site boundary.

2.24 No specific proposals for development of the site have been prepared so the landscape and visual assessment has assessed the whole site and identified:

- a) What the potential impacts of residential development might be;
- b) Subsequently whether some parts of the site are more suitable, in landscape and visual terms, to be developed than others;
- c) Whether the potential landscape or visual impacts can be mitigated against in the design of any development.

Documents Consulted

2.25 The following documents have been consulted in the preparation of this assessment:

- Warwick District Council, Local Plan – Village Housing Options and Settlement Boundaries Consultation (November 2013)
- Local Plan, Appendix 6: Summary Assessment tables;
- Local Plan, Appendix 8: Green Belt and Green Field Review (November 2013)
- National Planning Policy Framework (March 2012);
- Guidelines for Landscape and Visual Assessment (Third edition 2013) published by The Landscape Institute and the Institute of Environmental Management and Assessment;
- Natural England, National Character Area Profile NCA 97 – Arden;
- Warwick District Council Landscape Sensitivity and Ecological & Geological Study Produced jointly by Warwickshire County Council Ecological Services & Habitat Biodiversity Audit and Warwickshire County Council Landscape Architects (November 2013) ;
- Local Plan Appendix 9: A ‘Critical Friend’ Analysis of Warwick District Council’s Draft Green Belt Assessment. Consultation Report prepared by Mike Murray 2013;
- Warwickshire Landscape Guidelines – Arden published by Warwickshire County Council (November 1993)
- Warwick District Council Strategic Housing Land Availability Assessment (SHLAA) including updated assessment prepared 2013 (available online).

3.0 STATUTORY AND PLANNING POLICY CONTEXT

3.1 The following considers the relevant planning and legislative framework in the context of the landscape and visual issues related to the site and Warwick District Council’s assessment. Only those policies that are considered of greatest relevance to the application site and the nature of the proposed development are listed.

National Planning Policy Framework

3.2 The following sections of the National Planning Policy Framework (NPPF) are considered relevant to the proposed landscape treatment of the site.

Section 7. Requiring good design:

Paragraph 56. *“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

Paragraph 58. *“Planning policies and decisions should aim to ensure that developments:are visually attractive as a result of good architecture and appropriate landscaping.”*

Section 9 Protecting Green Belt:

Paragraph 79. *“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”*

Section 11. Conserving and enhancing the natural environment:

Paragraph 109. *“The planning system should contribute to and enhance the natural and local environment by:*

- *protecting and enhancing valued landscapes.....*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible;”*

Warwick District Council, Local Plan – Village Housing Options and Settlement Boundaries Consultation (November 2013)

3.3 The WDC Local Plan document includes a summary assessment of all the village housing options considered. A small part of the assessment site, off Station Lane, is included as ‘Discounted Option 9’

The document states in paragraph 5.7iii: *“Within a number of the Green Belt villages the research has indicated some substantial environmental and development restrictions which have reduced the ability of several villages to accommodate the level of growth originally indicated at an early stage of the process. “*

With regard to Kingswood Village it goes on to state that the substantial reduction in housing numbers is due to:

“ - high landscape and ecology values along the canal and river corridor together with site access and flooding issues on a number of sites.

In the site review assessment of Kingswood Village the site is identified as 9 – Land on Station Lane opposite Gowen Bank and is discounted due to *“substantial impact on tree frontage and landscape impact”*.

Warwick District Council, Local Plan – Village Housing Options and Settlement Boundaries Consultation Appendix 6 – Assessment Matrix

3.4 This assessment matrix provides the detailed review of the individual sites considered in the local plan and brings together all of the information from the previous studies such as the Green Belt Review etc. The site is referenced as Discounted Option 9. In the Landscape Character Assessment: Summary text is reproduced from The Landscape Sensitivity study (see below) which was for Land Parcel KW17 which was for the whole area of land between Station Lane and the Grand Union Canal. It assesses the Landscape Character Assessment: Value as High and states that it has *“high sensitivity to development because of the older permanent pasture”*. It goes on to state that *“it could only accommodate low density roadside development as long as it is not directly adjacent to the listed building and its curtilage”*

Village Housing Options and Settlement Boundaries Consultation – Appendix 8 Green Belt Review

- 3.5 This report uses a list of detailed assessment criteria / questions, covering the aim, key purposes and use of the Green Belt / Green Field parcels and assesses much of the Green Belt and areas around selected villages and across the district. It assesses the area of land between the Grand Union Canal and Station Lane as a single package reference KW1 – Land east of Station Lane.
- 3.6 With regard to Green Belt Openness when considering whether development would increase the openness of the Green Belt it states that there is “*Some potential due to residential development along Station Lane - depends upon the location and development mass / size.*”
- 3.7 The overall outline value of this parcel of land is assessed as Medium and the conclusions of the assessment state that it is a: “*Complex Green Belt parcel area which has been eroded by residential development. Provides an important open field landscape from Station Lane. Some opportunities for enhancement.*”

Village Housing Options and Settlement Boundaries Consultation – Appendix 9 A ‘Critical Friend’ Analysis of Warwick District Council’s Draft Green Belt Assessment

- 3.8 This document provides an assessment of the draft Green Belt Assessment and reviews the parcels of land selected by the review.
- 3.9 With regard to Kingswood parcel KW1 it reviews a sub parcel: Land to the rear of Kingswood Cottages (OVA Medium) It describes this area as: “*A sensitive Green Belt parcel that is partially bounded by the Grand Union Canal, and helps to contain and naturally screen the adjoining built development of the village from the open countryside.*”
It goes on to state that: “*The parcel could only accommodate a very limited extension to the village without significantly impacting on the fundamental aim, essential characteristics and purposes of the Green Belt. Important natural assets on the site, particularly the mature trees and hedges, and the rural Green Belt and wildlife corridor of the canal, would need to be protected.*”

Warwick District Council Landscape Sensitivity and Ecological & Geological Study

- 3.10 The site is included in Land Cover Parcel KW17, which includes the whole area from the rear of existing residential properties to the west, north and south up to the canal on the east. The ecological and landscape sensitivity is assessed as High.
- 3.11 In summary the assessment states that: “*Only a very small area of this overall parcel may have some development capacity. The older permanent pasture is of significant local value. Views of the listed building & its setting from the canal should be protected. A landscape buffer of at least the width of one field needs to be provided along both the stream course & canal in order to retain their rural character. Smaller blocks of native planting will also be required to mitigate against the visual impact of any new development, especially on higher ground.*”

Warwick District Council Strategic Housing Land Availability Assessment (SHLAA) including updated assessment prepared 2013

3.12 This assessment was updated in 2013 and the site is referenced as site R111. The accompanying plan includes the whole of the site area as shown on Local Context Plan, Appendix A, Fig1. The summary assessment states that “*site access will require the removal of a number of mature trees.*” and goes on to say “*there will be a significant impact on landscape character*”. The site is therefore discounted “*due to the impact on tree frontage and significant landscape impact*”

4.0 Baseline Conditions

Baseline Conditions - General

Site Description (Refer to Appendix A, Figure 1 Local Context and Movement Network)

- 4.1 The site, which is broadly ‘L’ – shaped, consists of a number of small fields (currently used for grazing) on the outskirts of Kingswood Village in Warwickshire. The main part of the site is at the northern end, bounded to the west by Station Lane and to the east by the Grand Union Canal. It extends in a thin strip to the south between the canal towpath and a small river. There is a single access point in the south-west corner of the main part of the site where there are a number of small agricultural structures and this area is used for vehicle and equipment storage.
- 4.2 The wider landscape beyond the site to the east consists of rural landscape to the north and east and extends on the other side of the canal. The rural landscape comprises small to medium scale pastoral fields with regular woodland blocks, intermittent trees and hedgerows. Station Lane is bounded on both sides by residential properties and at the back of these to the west is the railway line.

Topography (Refer to Appendix A, Figure 2 Topography)

- 4.3 The site slopes gradually from Station Lane in the west down to the canal in the east. Along the site frontage Station Lane rises from north to south with the north-west corner of the site being near to the highest point on Station Lane. The overall fall across the site is from approximately 112 AOD in the north-west corner to 104AOD in the southernmost corner adjacent to the canal.
- 4.4 The line of the canal is along the bottom of a valley and land rises gently beyond the canal to the east toward Baddesley Clinton House and beyond Station Lane to the west.

Existing Vegetation (Refer to Appendix A Figure 3 - Existing Vegetation)

- 4.5 The site is sub-divided by a number of intermittent hedgerows that are generally in a poor state of repair. A dense well maintained hedge (hawthorn, elder, field maple, ash and blackthorn) runs along the Station Road frontage although this is less species rich adjacent to the existing site entrance gate. This hedgerow has generally been kept clipped to 1.2m high and is about 2m in width so screens general views of the site and the landscape beyond from pedestrians and cars along Station Lane (see Viewpoint 4 Appendix A Figure 7). There are three mature oak trees within the hedgerow at the northern end of the boundary, which are significant features on the Station Lane frontage. These trees are also included in Warwick District Council Tree Preservation Order Ref: 295/2005

- 4.6 Beyond the site rear of gardens to residential properties along Station Lane are generally well vegetated which provide filtered screening to and from these properties. The vegetation in the wider landscape consists of agricultural land (mixed arable and pasture) enclosed by hedgerows and associated trees with frequent small copses and blocks of woodland. The canal is bounded by a dense overgrown hedgerow, which provides effective screening of the site and Station Lane from the towpath with only glimpsed views being available.

Landscape Designations (Refer to Appendix A Figure 1 – Local Context)

The relevant Landscape Designations are taken from online mapping and reports. Only those designations considered to have a direct influence on the site or to potentially be impacted upon by the development of the site are listed

Public Rights of Way (Refer to Appendix A Figure 1 – Local Context and Movement Network)

- 4.7 The area around the site contains a number of Public Rights of Way (PROW) including the Grand Union Canal and associated towpath that runs along the eastern boundary. No footpaths cross the site but the Heart of England Way Footpath no. W53 runs from Baddesley Clinton to Lapworth about 1km from the site east of the canal. Because of its slightly elevated position it does allow views towards the residential properties on Station Lane.

There are also a number of other Public Rights of Way in and around Kingswood Village but none of these are in close proximity to the site and the topography and vegetation in the landscape effectively screen potential views of the site.

Tree Preservation Orders (TPO)

- 4.8 The three oak trees within the hedgerow at the northern end of the Station Lane boundary of the site are protected by Warwick District Council TPO order no. 295/2005 dated 30 December 2005.

Conservation Areas

- 4.9 Kingswood Village does not include a conservation area.

Sites of Special Scientific Interest (SSSI's)

- 4.10 There are no SSSI's or Local Nature Reserves within close proximity to the site.

Scheduled monuments

- 4.11 Both Baddesley Clinton (1km from the site) and Packwood House (2km from site) are Scheduled Ancient Monuments and include listed buildings. Their grounds are also Registered Parks and Gardens. The extent of these is shown on Appendix A, Figure 1.

Listed Buildings

- 4.12 As well as Packwood House and Baddesley Clinton there are a few Grade II listed properties within Kingswood Village. Kingswood Farmhouse is located closest to the site just to the north but is separated from it by a small woodland block within the grounds of the listed building.

Baseline Conditions - Landscape

National and Local Landscape Character Areas (Refer to Appendix A, Figure 4 Landscape Character Areas)

The National Landscape Character Areas map created by Natural England divides England into 159 national character areas (NCAs) each defined by a unique combination of landscape characteristics.

4.13 The site is located in NCA 97 Arden, which includes the whole of Kingswood Village. Arden comprises farmland and former wood-pasture lying to the south and east of Birmingham, including part of the West Midlands conurbation. Traditionally regarded as the land lying between the River Tame and the River Avon in Warwickshire, the Arden landscape also extends into north Worcestershire to abut the Severn and Avon Vales.

4.14 Key characteristics of this character area with particular relevance to the site are:

- *“The landscape of the lower lying central area is gently rolling with small fragmented semi natural and ancient woodlands.”*
- *“Mature oaks set in hedgerows, distinctive field boundaries, historic parklands and narrow river corridors are key features, all on the doorstep of a heavily urbanised area.”*

The Warwickshire Landscape Guidelines – 1993

4.15 In 1993 the Countryside Commission and Warwick District Council carried out a study, resulting in The Warwickshire Landscape Guidelines. This split Warwickshire into three areas Arden, Avon and Dunsmore. This identified the area of the site is within the Arden landscape character area.

4.16 Kingswood Village including the area of the site are included on the Arden landscapes map in an area identified as Arden Pastures the overall character and qualities of which are described as: *“A small scale enclosed landscape, often pervaded by suburban influences and characterised by small fields, typically bordered by mature hedgerow trees.”* It goes on to identify characteristic features as:

- *“A gently rolling topography”*
- *“A well defined pattern of small fields and paddocks”*
- *“Numerous mature hedgerow oaks”*
- *“Permanent pasture often grazed by horses”*
- *“A network of minor lanes often with ribbon development”*

Landscape Character – Study Area Assessment (Refer to Appendix A, Figure 4 Local Landscape Character Areas)

4.17 In order to provide a more detailed appraisal of the landscape context within which the site is located the landscape assessment identifies the distinct more local character areas within and around the site, which contribute to its character. The area of the assessment site itself is consistent with the description used in the Warwickshire Landscape Guidelines (Arden Pastures) of a well-defined pattern of small fields and paddocks.

Landscape Character Area 1 – Arden Pastures

4.18 This area includes the landscape within which the village of Kingswood is located and its character is generally consistent with the description above. It includes the both Baddesley Clinton and Packwood House along with a number of larger individual dwellings dispersed throughout the landscape but generally well screened by landform, small copses and areas of woodland. Hedgerows are not always well maintained and the area is crossed by overhead wires and pylons.

The wider Arden Pastures Landscape Character around the site is assessed as follows:

Landscape Character – High, Landscape Value – High/Medium, Landscape Condition – Medium. This Character Area is considered to have a *High* sensitivity to change

Landscape Character Area 2 - Rural Landscape

4.19 This is the area of land between the rear of properties on the eastern side of Station Lane and the Grand Union Canal. This is also the area of land that was included as LCP/Zone KW17 in Warwick District Council's Ecological and Landscape Sensitivity Assessment. The assessment site is within this character area which is part of the rural landscape surrounding Kingswood Village. The pattern of enclosure is small fields used as pasture but hedgerows are generally poor and not continuous. It is well enclosed along the eastern boundary by the hedgerow adjacent to the canal towpath and on the western boundary by gardens of properties in Station Lane. The low-lying eastern part of the area relates closely to the canal corridor and the small river that forms its western boundary. At the southern end of the area is Lapworth C of E Primary School and associated grounds and towards the northern end is Kingswood Farm which is Grade II listed. Although this area is rural in character the proximity to the built up areas of the village particularly adjacent to Kingswood Close to the north and the open boundaries around 160 Station Lane detract somewhat from the overall integrity. It does however provide a valuable landscape buffer between the existing buildings on Station Lane and the canal and the Arden Pastures landscape to the east. *Landscape Character – High/Medium; Landscape Value – High/Medium; Landscape Condition – Medium;*

Rural Landscape - Landscape Sensitivity - The most elevated section of the assessment site adjacent to Station Lane is also the least clearly rural in character, due to proximity of residential properties on the eastern side of the road that front directly onto the site and the open boundaries to 160 Station Lane. The sensitivity of the Rural Landscape Character Area to development is considered to be high in the eastern area adjacent to the canal and the river. The landscape character around Kingswood Farm, which contributes to its setting, is also considered to be sensitive. However the sensitivity of the Rural Landscape Character decreases in the western edge of the character area closer to existing houses. Development of the upper part of the assessment site would form a natural infill between nos. 128 and 160 Station Lane.

The overall *Landscape Sensitivity of the Rural Landscape Character Area* is assessed as *High/medium*

Landscape Character Area 3 - Village Settlement Character

4.20 Kingswood is a ribbon development following key roads and lanes but has an ill-defined historic core. The village is of mixed age and newer housing is clustered off Station Lane and the junction with the B4439 where there is a small group of local shops / businesses. The settlement pattern is quite dispersed, typical of its historic development. Buildings are of multiple architectural styles and layouts do not appear to conform with any overarching or

consistent design principles. The village is constrained physically by the railway and canal infrastructure. In the Local Plan document the settlement boundary has been clearly set with all land outside the designated boundary identified as the protected Green Belt. However within the village the connectivity with the landscape beyond is limited as views are restricted by the built form which fronts the highways. Furthermore there is no direct landscape connection between the village settlement character area and the assessment site.

Landscape Character – Medium; Landscape Value – Medium/High; Landscape Condition – Medium.

Village Settlement - Landscape Sensitivity –As the assessment site and rural landscape are mostly screened from Station Lane the *Landscape Sensitivity* of the wider *Village Settlement Landscape Character Area* to possible development on the site is assessed to be *Low*.

Landscape Character Area 4 – Rural Village Character

4.21 The section of Station Lane in the proximity of the site benefits from a closer relationship with the rural landscape character area to the east. This is in contrast to the rest of the village where the rural landscape is not so obviously connected. This close relationship is particularly due to the presence of a significant number of mature trees (particularly oak) and hedgerows along the road and the fact that buildings elevations are generally set well back. The road does not have a continuous pavement associated with it which also lessens the urban feel although light columns are still present. This contributes a much greener aspect to the road frontage of this section of Station Lane essentially between the station and to the north of the field adjacent to Kingswood Farm. The character of this part of the village is influenced by its proximity to the rural landscape, which extends up to Station Lane at a number of points including along the site boundary.

Landscape Character – High; Landscape Value – High; Landscape Condition – High/Medium.

The Landscape Sensitivity of the Rural Village Character Area to possible development on the site is assessed as *High*

Baseline Conditions - Visual

4.22 A range of visual receptors will have views of the assessment site and therefore may be affected by the potential changes arising from the development. A visual appraisal has been carried out to establish the potential visibility of the site from these receptors. The visual appraisal initially involved a desk top study of topography and existing vegetation and then the site was visited and an extensive field survey undertaken to assess the views from and to the site.

4.23 Apart from views from roads and Public Rights of Way there are also a number of residential properties on Station Lane that overlook or back onto the site. However the properties opposite the site nos. 151-159 Station Lane do not have main living area windows facing the site.

4.24 Viewpoint locations are shown on Appendix A Figure 5, Viewpoint Locations and Figures 6-10 Representative Viewpoints include the photo from each viewpoint. Photos were taken in December 2013 and January 2014 and the majority of trees and hedges are deciduous species. It can therefore be expected that screening provided will be denser in summer months.

4.25 The description of the view from each viewpoint is as follows:

Viewpoint 1 (approx. 100m from the site) – This photo is taken from Station Lane from the pavement outside house number 125 looking north towards the site. The mature trees and hedgerows give a rural feel to the road and filter views of houses.

Viewpoint 2 – This view is taken from Station Lane pavement outside no 143, opposite Kingswood Cottage. The existing hedge along the site frontage is visible in the centre of the photograph which screens views from Station Lane to the landscape to the east.

Viewpoint 3 – This photo is taken looking directly at the existing entrance gate into the site the distant horizon is just visible above the gate as are the structures and equipment stored in this part of the field. The northern boundary of 128 Station Lane (Kingswood Cottage) is visible on the right hand side of the picture.

Viewpoint 4 – Is taken looking directly west towards the site from Station Lane in front of house number 155. One of the mature oak trees on the boundary is visible in the left of the picture but the existing hedge prevents views across the rural landscape from Station Lane.

Viewpoint 5 – View taken standing on the road verge looking through a gap in the existing hedgerow between two of the mature oak trees. The existing intermittent hedgerow crossing the centre of the site is visible in the foreground and the electricity pylons and overhead cables on the opposite side of the canal are visible on the horizon. The gable end of no.160 Station Lane is a prominent feature overlooking the site in the left of the photo.

Viewpoint 6 (Looking north) – View from outside no.163 Station Lane, looking northwards. House nos. 164 and 166 are visible in the centre of the photo set well back behind hedgerows and mature trees.

Viewpoint 6 (looking south) – View taken from the same location as above, looking south towards the north-west corner of the site. The gated entrance to no. 160 Station Lane is visible in the centre of the photo with the rural landscape across the site evident beyond. Development of the western portion of the site would impact on this view and the direct link to the rural landscape would be lost. However this is a glimpsed view and retaining the existing hedge and trees would still maintain the rural feel to the Station Lane frontage.

Viewpoint 7 (approx. 500m from nearest point of site) – View taken from canal bridge on Rising Lane looking south along Grand Union Canal. The existing vegetation along the canal towpath effectively screens any potential views from here towards the site or the existing landscape to the west of the canal.

Viewpoint 8 – This view is taken from the canal towpath adjacent to the site looking directly west towards Station Lane. The white gable end of no. 160 Station Lane can just be seen in the centre of the photo with hedgerows running across the site also providing additional screening. It is evident that a development in the western portion of the site may be just about visible but by replacing and reinforcing the hedgerow boundaries running across the site this could be completely screened.

Viewpoint 9 – Photo is taken from a gap in the hedgerow along the canal towpath to the north of the site. Kingswood Farmhouse listed property is just visible in the centre of the photo but is separated from the site by woodland planting to the south. The site itself is partially visible to the left of this.

Viewpoint 10 – Photo is taken from a gap in the hedgerow on the canal towpath just south west of the main part of the site. No. 160 Station Lane is just visible beyond the vegetation as are the hay bales in the south-west corner. Development on the lower part of the site between the towpath and the River would be very visible from this location and would have a significant impact on the visual amenity from the canal

Viewpoint 11 (approx. 1km from site) – This view is taken from the access drive to Baddesley Clinton hall from within the area of the registered park and garden. The northern edge of Sides Coppice is visible on the left of the photo and no. 160 Station Lane and the bungalows (151-157), opposite the site, are just visible. Kingswood Farm is also visible in the centre of the picture. The area of the site is not visible from this position due to the existing vegetation in the middle ground and along the canal towpath. Any development on the upper parts of the slope would be seen in the context of existing housing on Station Lane so would not be considered to impact on this sensitive view.

Viewpoint 12 (approx. 600m from the site) – This view is taken from footpath W53 (Heart of England Way) approximately 1 km from the site, just outside the boundary of the Registered Park and Garden. It is almost directly east of the central part of the site. No 160 Station Lane is just visible in the centre of the panorama just to the right of the pylon. The rest of the site is screened by vegetation along the canal corridor. Hedges have been removed from some of the fields in the foreground which makes this view very open.

Viewpoint 13 (approx. 500m from site boundary) – Photo is taken from footpath W53 (Heart of England Way) further south than VP12 and the upper field is visible in the centre of the photo with no. 160 and the bungalows on Station Lane. Development on the upper portion of the site would be visible from this location but would be seen as part of the existing village so would not be considered to intrude unacceptably into the landscape.

Viewpoint 14 (approx. 700m from central part of site) – Photo taken from footpath W53 as it starts to descend towards the centre of Kingswood Village. This view is taken looking across horse paddock areas to the south-east of the site. The gable end of 160 Station Lane is just visible in the centre of the photo as are other properties along Station Lane. The upper part of the most western field is just visible but development would be seen in the context of the existing village at this point and rooflines would not come above the horizon.

4.26 Due to the presence of existing vegetation the assessment site is not particularly prominent in the landscape. Views from Station Lane are screened by the existing hedgerow along the frontage with only occasional glimpses available into the site or across it to the wider landscape beyond. From the canal towpath the existing boundary vegetation provides effective screening of the lower part of the assessment site (between the canal and the river) and the existing hedgerows across the site screen the fields further to the west, that are situated higher up the slope.

- 4.27 The principal visibility of the assessment site is on the Station Lane frontage and also from the rear garden of 160 Station Lane which has little in the way of screening vegetation. However the hedgerow and trees along the Station Lane frontage do restrict views of the wider site area.
- 4.28 Due to the gentle rolling landform, frequent hedgerows, woodland blocks and associated trees the assessment site is not visible from any more distant locations such as the grounds of Packwood House or within the central areas of the Kingswood/Lapworth Villages.

5.0 Impacts of Development

- 5.1 The Local Plan document and associated Appendix 6 assessed a small area of land off Station Lane which is referred to as Discounted Option 9. This is only a small portion of the overall assessment site which was identified as Station Lane Opposite Gowan Bank Ref. R111 in the - Warwick District Council Strategic Housing Land Availability Assessment (SHLAA), update 2013. This overall site area assessed included the thin strip of low lying land between the canal towpath and the river that is visually and physically detached from the existing developed areas of the village.
- 5.2 The reason the site was discounted in the Local Plan was due to *“substantial impact on tree frontage and landscape impact”*. This was the same assessment that was made of site reference R111, which covers a wider area, in the SHLAA. It does not seem to take account of the reduced area shown on the plan for Option 9 and the potential for landscape mitigation particularly to the east.
- 5.3 The access to the site was identified in Appendix 6 of the Local Plan as being opposite no 155 Station Lane. This would have required removal of existing TPO trees. However a study undertaken by Savoy Consulting has demonstrated that site access could be achieved at the existing gateway opposite no. 145 Station Lane. The visibility splays would require removal of a small section of the existing hedgerow (which is also the least specie rich section of hedge) but all three TPO trees could be retained and protected. Drawing ref 1413/13/sk01, included in Appendix B shows the proposed site access, visibility splays and approximate locations of existing trees and hedges. Indicative Root Protection areas have been shown as circles 15m radius (the maximum required in BS5837:2012). This drawing demonstrates that there would be no impact on the TPO trees.
- 5.4 To address the issue of potential landscape impact a landscape strategy plan has been prepared that suggests a reduced area for development that is within what would be seen as the natural extent of the existing village. This plan is included in Appendix B and it proposes a development area restricted to the upper field and set back from Station Lane by at least 15m. This would avoid any conflict with the Root Protection areas of the retained trees and the front building line would be similar to that of nos. 128 and 160 Station Lane. The rear boundary of the proposed development area would be the existing hedgerow to the east of the first field which lines with the existing rear gardens to the south.

Development would not extend down to the Grand Union Canal so the interface with this would be protected. Existing hedgerows would be re-inforced with new planting of tree and hedge species. At the front of the site the section of hedge requiring removal, for the visibility

sightline, would be replaced with new species rich hedge planting. Additional trees could also be planted on the Station Lane frontage within or just behind the existing hedge.

The landscape and visual effects as a result of the development in the proposed zone on the site will consist of the following;

- New low rise buildings (assume 2 storey housing);
- Changes to landform and construction of roads and parking areas;
- New hard and soft landscaping, including fencing;
- New street lighting;
- Removal of small section of hedgerow to create access;
- New tree and hedge planting;

Landscape Impact

5.5 The magnitude of the landscape impacts of the residential development on the Landscape Character is assessed in terms of the effects identified above and their size, scale and geographical extent. As the development is for housing, for the purpose of this assessment it is considered to be a permanent change. Once constructed the proposed development will result in a change from the existing rural landscape character of the site to a more rural/village fringe character. The existing pasture land will be replaced with housing.

Assessment of Magnitude of Impact on Local Character Areas – Refer to Appendix A – Fig.4

Character Area 1 – Arden Pastures

This area extends beyond the assessment site principally to the east. The development of the site is not considered to have any impact on the Landscape Character of the wider area. The *Landscape Sensitivity* of the Arden Pastures Landscape Character was assessed as *High* and the *Landscape Impact Magnitude* of the reduced scale of development on this Character Area is assessed to be *Negligible*.

Character Area 2 - Rural Landscape Character

5.6 This area includes the site itself and extends between the rear of properties on Station Lane and the Grand Union Canal to the east. The development of the site will change its character locally to a village landscape in keeping with the existing housing along Station Lane. However the proposed extent of the area to be developed is limited in size and will be seen as a natural infill between existing houses. The introduction of a strong boundary treatment on the eastern boundary will contain the development area and provide a better edge to the rural landscape protecting it from further encroachment towards the canal corridor. The *Landscape Sensitivity* of the Rural Landscape Character was assessed as *High/Medium* and the *Landscape Impact Magnitude* of the reduced scale of development on the Rural Landscape Area is assessed to be *Medium*.

Character Area 3 - Village Settlement Character

5.7 The Village Settlement character extends around Character Area 2 (above) to the north, south and west and forms the area of Kingswood along Station Lane, Rising Lane and the Old Warwick Road. The development along Station Lane takes the form of ribbon development with dwellings generally fronting onto the street with footpaths etc consistent with a more urban landscape. The *Landscape Sensitivity* of the Village Settlement Character as assessed is *Low* and the *Landscape Impact Magnitude* of the proposed development on the Village

Character is assessed to be *Negligible* due to there being no direct connection between the site and the Village Settlement Character Area

Character Area 4 – Rural Village Character

5.8 This Character Area includes the section of Station Lane directly adjacent to the site to the west. Dwellings on Station Lane front onto the street but are set back from the road and there are no pavements or kerb edges which would usually be associated with a more urban landscape. Part of the identity of this part of the village is because the rural landscape comes into the centre of the developed area with mature oak trees and hedgerows on both sides of the road. By setting the proposed development area back from Station Lane and retaining the existing hedge and trees the impact on the Village Character will be reduced. However the very direct connection between this section of Station Lane and the Rural Landscape will be lost. The landscape sensitivity of the Rural Village Character as assessed is *High* and the *Landscape Impact Magnitude* of the proposed development on the Rural Village Character is assessed to be *High/Medium*

Visual Impact

5.9 The Visual Impact was not identified in the Local Plan as an issue in discounting the site for development. However landscape and visual issues are linked and should be considered together. Furthermore an assessment of the potential visual impacts from selected representative viewpoints will help to understand the Landscape Impacts.

5.10 Most of the trees and hedgerows around the site are deciduous and photos have been taken in winter months so there is a degree of interpolation required to predict the change to the effect in the summer months when Visual Impact would be expected to reduce.

5.11 The following 5 viewpoints are considered to be representative and the anticipated visual impact is assessed below:
- Viewpoint 2, Viewpoint 6, Viewpoint 8, Viewpoint 11 and Viewpoint 13

Refer to Appendix A Figure 5 for location of viewpoints

Viewpoint 2 (Appendix A – Figure 6)

5.12 This view is from the footpath looking north along Station Lane towards the existing entrance. The existing hedge and trees contribute to the rural character of this part of the village although this is somewhat devalued by the metal gates and evidence of agricultural activities just inside the boundary.

From this viewpoint the ridgelines of houses will be visible behind the hedge line. New tree planting would help to mitigate this and provide high level screening which would be appropriate to the rural landscape. *Visual sensitivity: Medium, Magnitude of Visual Impact: Medium.*

Viewpoint 6, looking south (Appendix A – Figure 8)

5.13 This view is taken from Station Lane looking at the north-west corner of the site through the gateway of no 160 Station Lane. There is a glimpsed view of the landscape beyond the site through the gate between the trees.

The development at the front of the site would restrict this view and the rural landscape would no longer be visible. So although the trees and hedge at the front of the site appropriate to a rural boundary would be retained, the direct visual connection between the village and the countryside would be lost

Visual sensitivity: Medium/High; Magnitude of Visual Impact: High/medium.

Viewpoint 8 (Appendix A – Figure 8)

- 5.14 This view is looking through the existing hedgerow along the canal towpath towards the site directly east of the main part of the site. The existing hedges screen any wide views of the site but the white painted gable of no. 160 Station Lane is still visible as is part of the field proposed for development.

Buildings would be partly visible from points along the towpath. To minimise the impact of the village extending towards the canal the proposed re-inforcement hedge planting on the eastern boundary will provide screening. The selection of material for the development will also be beneficial to reduce potential visibility.

Visual sensitivity: Medium/High; Magnitude of visual impact Low.

Viewpoint 11 (Appendix A – Figure 9)

- 5.15 This is the view from the Registered Park and Garden and is the only point where clear views of the village are available from this potentially sensitive receptor. Kingswood Farm and no.160 Station Lane are just visible within the tree canopy.

If any of the proposed development were visible from this viewpoint it would only be ridgelines of dwellings and they would be seen in the context of the existing village and landscape.

Visual sensitivity: High; Magnitude of Visual Impact: Low.

Viewpoint 13 (Appendix A – Figure 10)

- 5.16 This view is taken from the Heart of England Way (PROW W53) directly opposite the eastern boundary of the site. Although the site is just visible the most prominent feature is the white painted gable of no.160 Station Lane.

The development would be visible from this point but the reduced extent proposed would mean that it would be seen as part of the village rather than an extension of the built area into the rural landscape. New tree and hedge planting along the site boundary would help to reinforce the edge treatment and link with the existing landscape.

Visual sensitivity: High/Medium; Magnitude of Visual Impact: Low;

- 5.17 The fields containing the proposed development site contribute to the overall visual character of this part of Kingswood Village but this is principally due to the presence of the existing hedgerow and mature trees which are prominent features along Station Lane. The views of the wider landscape are only available glimpsed through gaps in the hedgerow.

- 5.18 The site proposed for the development is not considered to be visually prominent in the views from the most sensitive locations on the Heart of England Way or from the grounds of Baddesley Clinton Hall. So although it is visible, any development would be seen in the context of existing residential properties.

- 5.19 Due to the gentle rolling landform, frequent hedgerows, woodland blocks and associated trees the site is not visible from any more distant locations such as the grounds of Packwood House or within the central areas of the Kingswood/Lapworth Villages.

Predicted Landscape and Visual Impacts

- 5.20 The predicted Landscape and Visual Impacts of the proposed reduced development area are summarised below. It assumes that appropriate landscape and building design will be incorporated in any detailed proposals, to aid in the assimilation of the development into its surroundings.

Landscape Impact

- 5.21 The magnitude of impact of development on the proposed site on the existing Rural Landscape - 2 is assessed above to be *Medium* and this is assessed to result in a **minor adverse** significance of landscape effect. The proposed improved hedgerow boundary treatments around the perimeter of the site will help to further mitigate against the impact on the rural landscape and help to strengthen the interface between village and countryside.
- 5.22 The magnitude of impact of development on the Rural Village Character – 4 is assessed above to be *High/medium*. This is assessed to result in a **major/moderate adverse** significance of landscape effect as there will be a potential loss of or alteration to the key characteristics of this landscape area.
- 5.23 The magnitude of impact of the development of the proposed area on both the Arden Pastures Character Area (1) and Village Settlement Character Area (3) is assessed to be **negligible**.

Visual Impacts

- 5.24 The magnitude of visual impact is assessed as low from the more distant viewpoints nos. 8, 11 and 13. The significance of visual effect from these sensitive locations is therefore assessed to be **negligible**.
- 5.25 The magnitude of visual impact from Viewpoint 2 was assessed as *Medium* and the significance of visual effect is therefore assessed to be **minor/moderate adverse** as there would be a noticeable deterioration in the view from this position. The significance of effect would increase to **moderate/major adverse** when travelling north on Station Lane closer to the site. The trees at the front of the site would however help to reduce the significance of this effect over time.
- 5.26 The magnitude of visual impact from Viewpoint 6 is assessed as *High/medium*. The significance of visual effect is therefore assessed to be **moderate adverse** as it would cause a noticeable deterioration in the view through to the wider landscape. However as this view is experienced principally by road users and the majority of houses on this section of Station Lane do not face towards the view the significance is slightly reduced.

6.0 Conclusion

- 6.1 This assessment has been carried out with reference to the 'Guidelines for Landscape and Visual Impact Assessment' 3rd edition (published 2013) and draws on the structure and scope of that guidance.
- 6.2 The assessment site boundary used in this study was that used in the Warwick District Council SHLAA – Update 2013, Site reference R111 – Station Lane opposite Gowan Bank. However the proposed development site against which the impacts have been assessed, is restricted to the westernmost field of the assessment site.
- 6.3 The landscape impacts are restricted to those on the local character areas. The landscape character within the development area could be considered to be sensitive to change by virtue of its rural character and its location within a village. However, the proposed choice of location of the development, the reduced area (i.e., the upper portion of the field), and careful design of the interface of the development with its boundaries will reduce the landscape impact of the development. The most significant aspect to the landscape impact is that by infilling this section of the site frontage there will be a loss of the direct connection of this part of the village to the rural, Green Belt landscape within which Kingswood Village is located
- 6.4 The visual impact of the development is confined principally to views from points in close proximity to the site. It is not considered to have any significant visual impact on sensitive receptors to the east of the site. The principal visual impact is on the views at the front of the site where the visual connection of Station Lane to the wider landscape will be lost.
- 6.5 The three trees protected by Tree Preservation Orders, within the site, will be retained and protected in the proposals with all development and construction kept outside their Root Protection Areas.
- 6.6 Overall the landscape and visual impacts for the development are considered to be predominantly localised and contained within a reasonably small area. The most notable landscape effects are due to loss of a piece of rural land close to the centre of the existing village. The implementation of the landscape strategy will ensure that the identified opportunities for mitigation are fully realised so that they achieve the aim of assimilating the development into the landscape.

Residential Development Site, Station Lane, Kingswood, Warwickshire

Landscape and Visual Assessment

1413-13-RP01

Appendices



Proposed Residential Development Site, Station Lane, Kingswood

Landscape and Visual Assessment – Appendices

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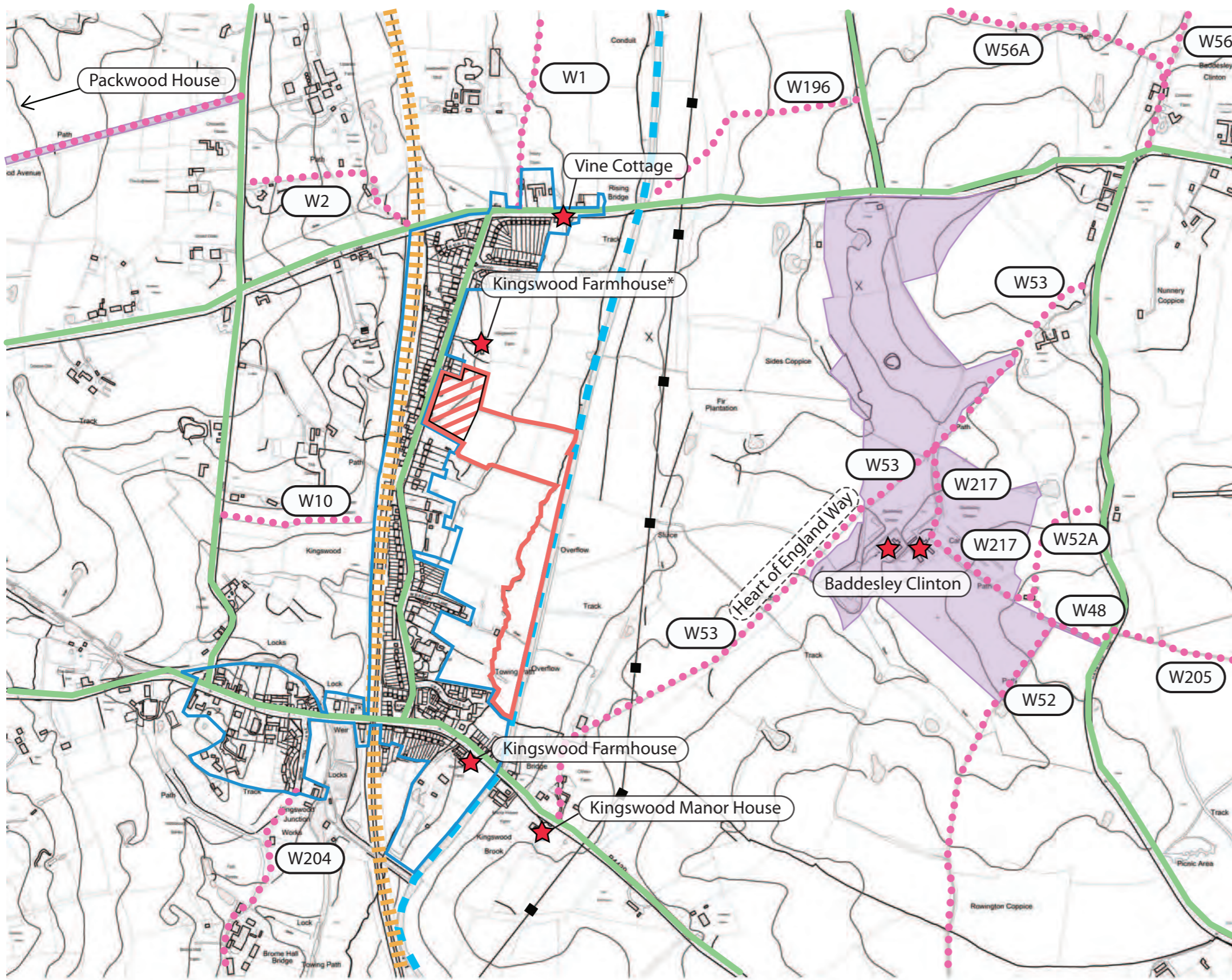
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Fig.1	Local Context and Movement Network
Fig.2	Topography
Fig.3	Existing Vegetation
Fig.4	Local Landscape Character Areas
Fig.5	Assessment Viewpoint Locations
Fig.6	Site photos - Viewpoints 1, 2 and 3,
Fig.7	Site photos - Viewpoints 4 and 5
Fig.8	Site photos - Viewpoints 6, 7, and 8
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Fig.10	Site photos – Viewpoints 12,13 and 14
Appendix B	Drawings
	Landscape strategy
1413-13-sk01	Hedge and Tree Retention/removal to site frontage

Residential Development Site, Station Lane, Kingswood, Warwickshire

Landscape and Visual Assessment

1413-13-RP01

**Appendix – A
Visual Figures**



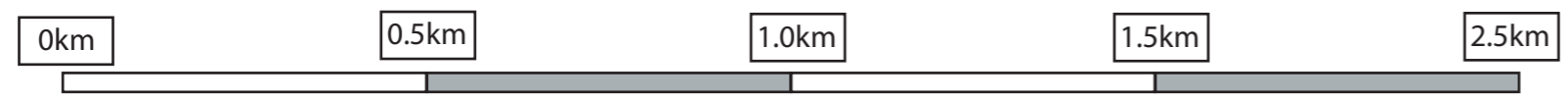
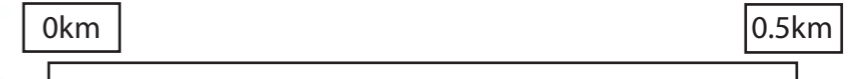
KEY

- Area of site proposed for development
- Assessment site boundary
- Public footpath
- Roads
- Towpath and Canal
- Railway line
- Village boundary
- Registered Parks and Gardens
- Listed Site/Ancient Monument

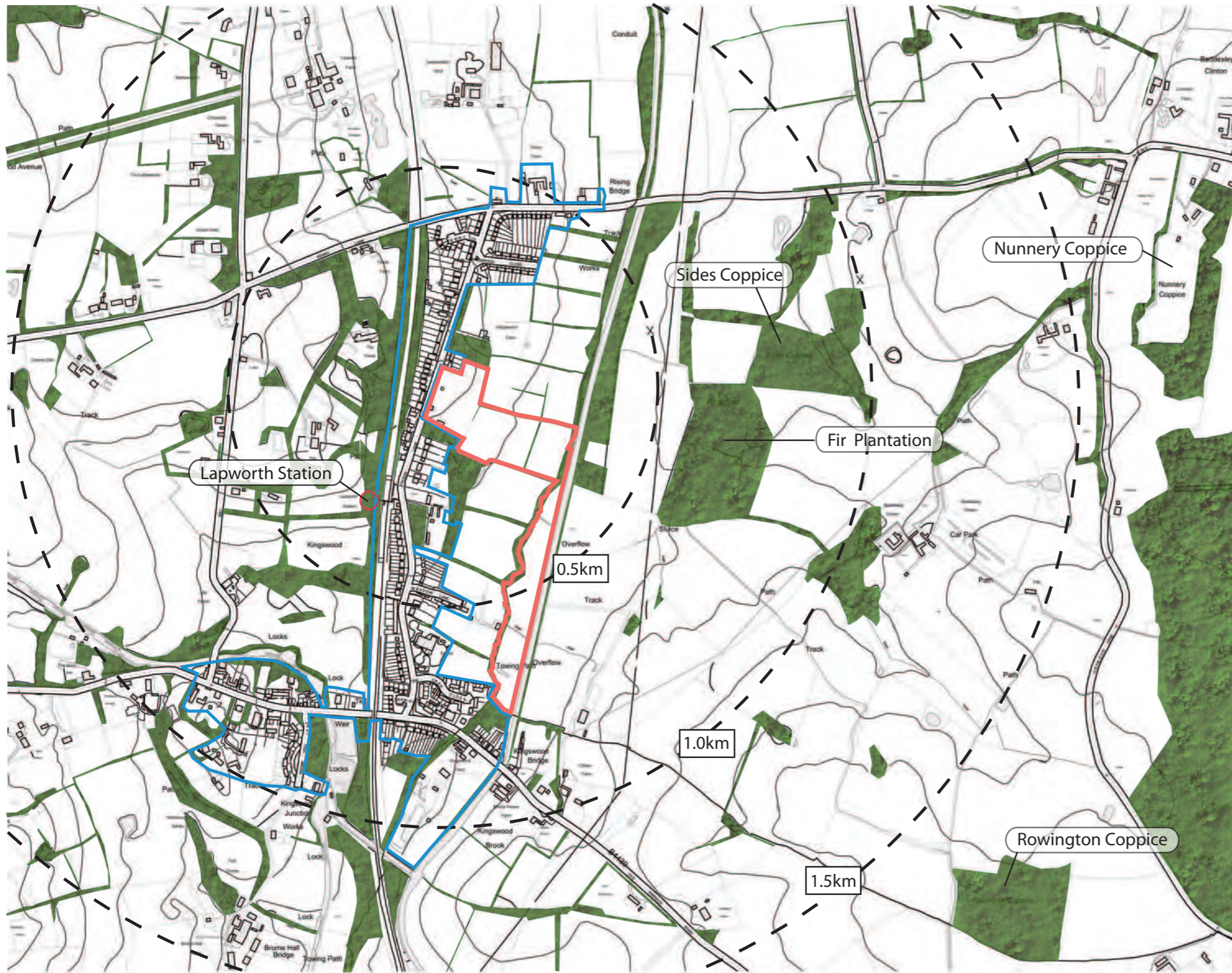
Listed buildings:
 Vine Cottage - Grade II listed
 Kingswood Farmhouse Station Lane* - Grade II listed
 Kingswood Farmhouse - Grade II listed
 Kingswood Manor House - Grade II listed
 Baddesley Clinton Hall - Grade II listed

Ancient Monument:
 Baddesley Clinton Hall moated site and fishponds - Grade II listed

Inset Plan



Station Lane, Kingswood
 Appendix A, Figure 1
 Local Context and Movement Network



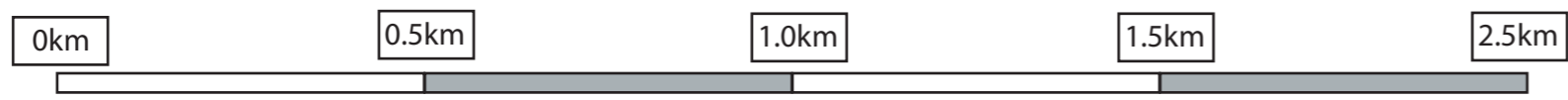
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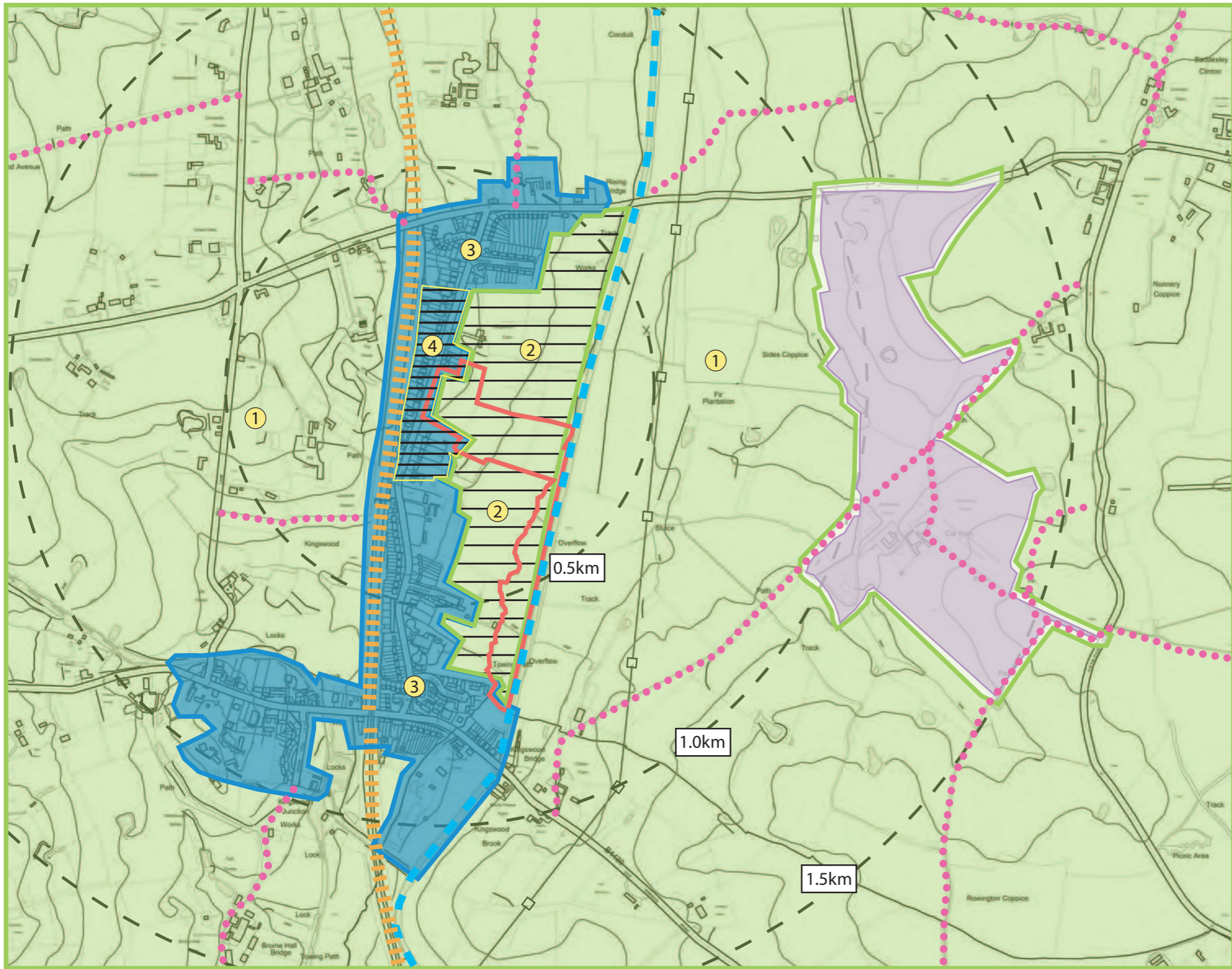
- Assessment site boundary
- Existing Woodland
- Village boundary

Inset Plan



Station Lane, Kingswood
Appendix A, Figure 3
Existing Vegetation

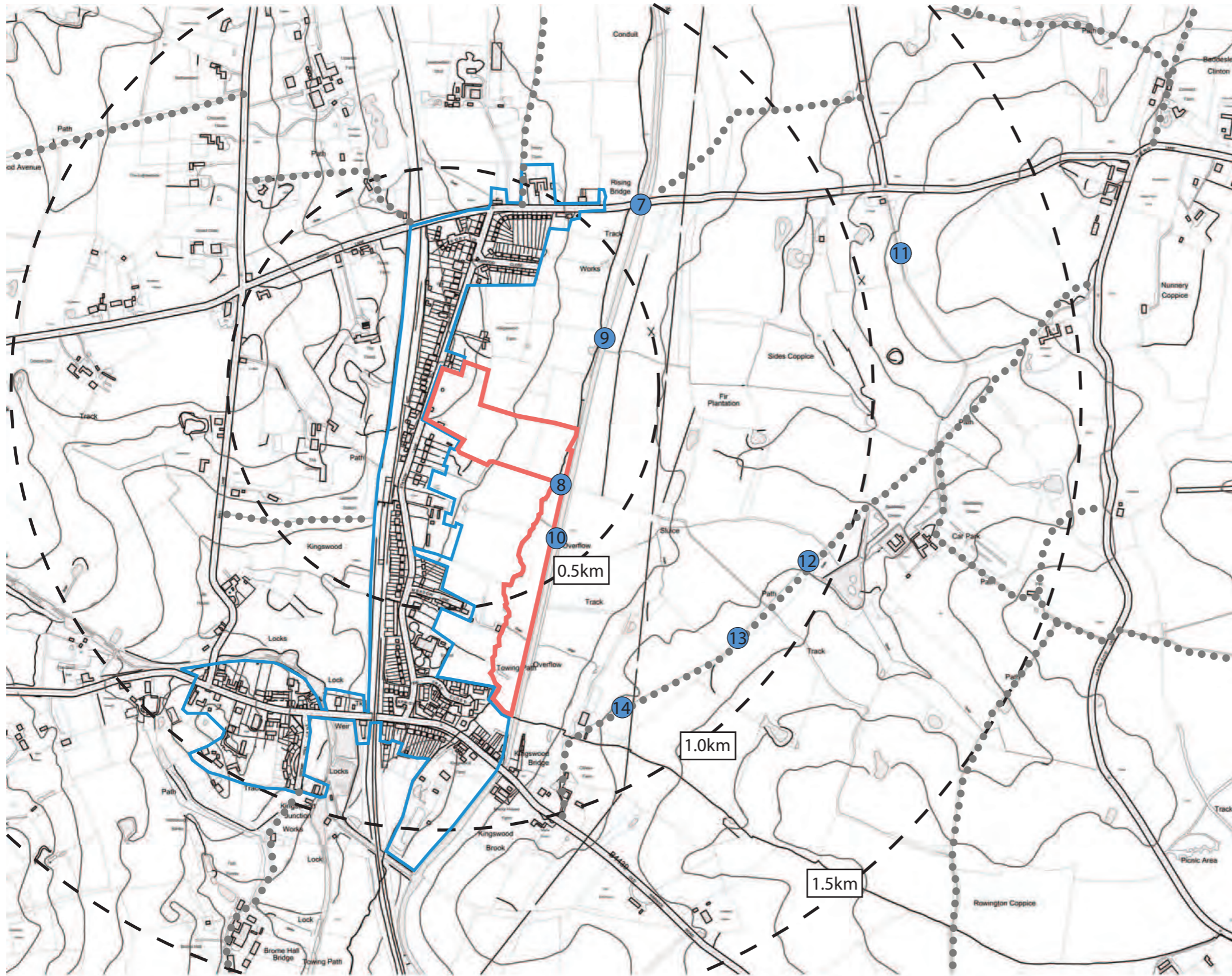




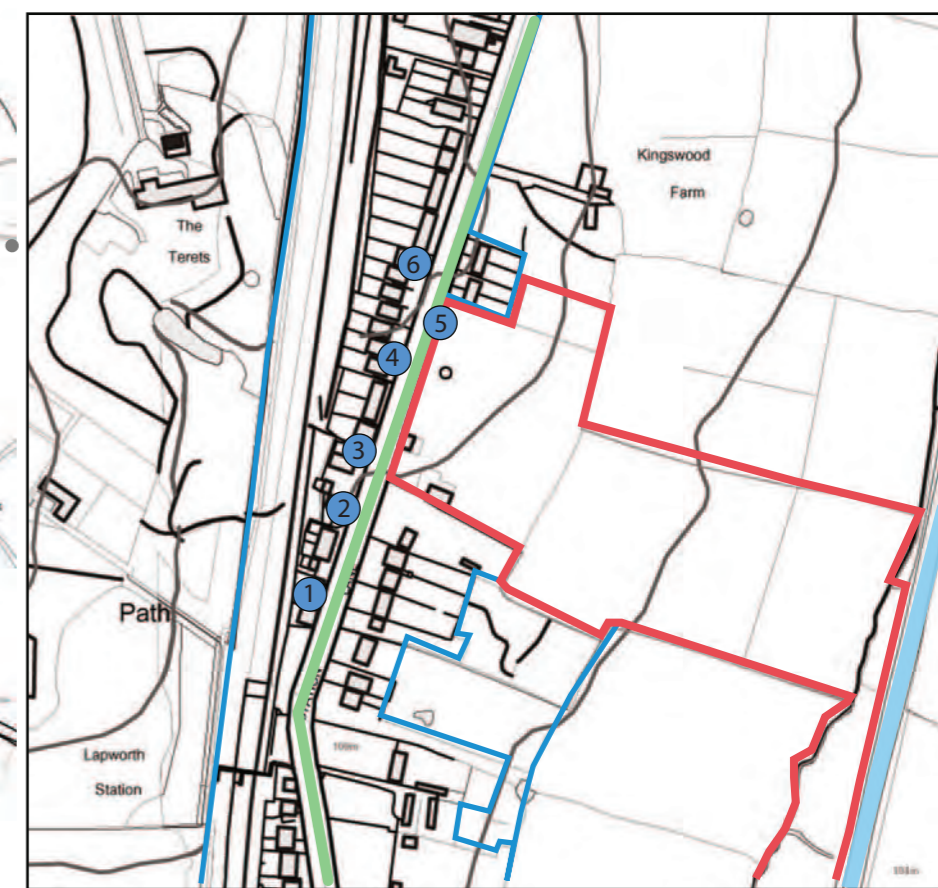
KEY	
	Assessment site boundary
	Arden Pasture (NCA 97)
	Rural character area
	Village settlement character
	Rural village character
	Registered Parks and Gardens
	Public footpath
	Towpath and Canal
	Railway line



Station Lane, Kingswood
Appendix A, Figure 4
Local Character Areas



- KEY**
- Assessment site boundary
 - Village boundary
- Views to be assessed:
- 1 VP1: View North along Station Lane
 - 2 VP2: View North on Station Lane at site entrance
 - 3 VP3: View of existing gate
 - 4 VP4: Directly East of site
 - 5 VP5: View across site from gap between existing trees
 - 6 VP6: View at Northern corner of site from Station Lane
 - 7 VP7: From Rising Lane Bridge over canal
 - 8 VP8: From canal towpath on Western boundary
 - 9 VP9: From canal towpath at gap in hedge
 - 10 VP10: From canal towpath at gap in hedge
 - 11 VP11: From access drive to Baddesley Clinton
 - 12 VP12: From Heart of Endland Way
 - 13 VP13: From Heart of Endland Way
 - 14 VP14: From Heart of Endland Way



Station Lane, Kingswood
Appendix A, Figure 5
Assessment Viewpoints



Viewpoint 1- View looking north along Station Lane
Photo taken: 7/12/13



Viewpoint 2- Looking north on Station Lane at site entrance
Photo taken: 7/12/13



Viewpoint 3- View of existing gate
Photo taken: 7/12/13



Station Lane, Kingswood
Appendix A, Figure 6
Site Photos



Viewpoint 4- View of western boundary of site
Photo taken: 7/12/13



Viewpoint 5- Panoramic view across site from western boundary looking west
Photo taken: 7/12/13

Station Lane, Kingswood
Appendix A, Figure 7
Site Photos



Viewpoint 6- Looking north on Station Lane
Photo taken: 7/12/13



Viewpoint 6- Looking at north-west corner of site on Station Lane
Photo taken: 7/12/13



Viewpoint 7- View looking south from canal bridge on Rising Lane
Photo taken: 29/12/13



Viewpoint 8- View from canal towpath adjacent to centre of site
Photo taken: 7/12/13

Station Lane, Kingswood
Appendix A, Figure 8
Site Photos

Kingswood Farm



**Viewpoint 9- View from canal towpath gap in hedge looking south-west
Photo taken: 29/12/13**

160 Station Lane



**Viewpoint 10- View from canal towpath gap in hedge looking north-west
Photo taken: 29/12/13**

The Grange

160 Station Lane

Kingswood Farm



**Viewpoint 11- View from access drive to Baddesley Clinton House
Photo taken: 6/1/14**

Station Lane, Kingswood
Appendix A, Figure 9
Site Photos



Viewpoint 12- View from Heart of England footpath
Photo taken: 29/12/13



Viewpoint 13- View from Heart of England footpath directly east of site
Photo taken: 29/12/13



Viewpoint 14- View from Heart of England footpath
Photo taken: 29/12/13

Station Lane, Kingswood
 Appendix A, Figure 10
 Site Photos

Residential Development Site, Station Lane, Kingswood, Warwickshire

Landscape and Visual Assessment

1413-13-RP01

**Appendix B
Drawings**



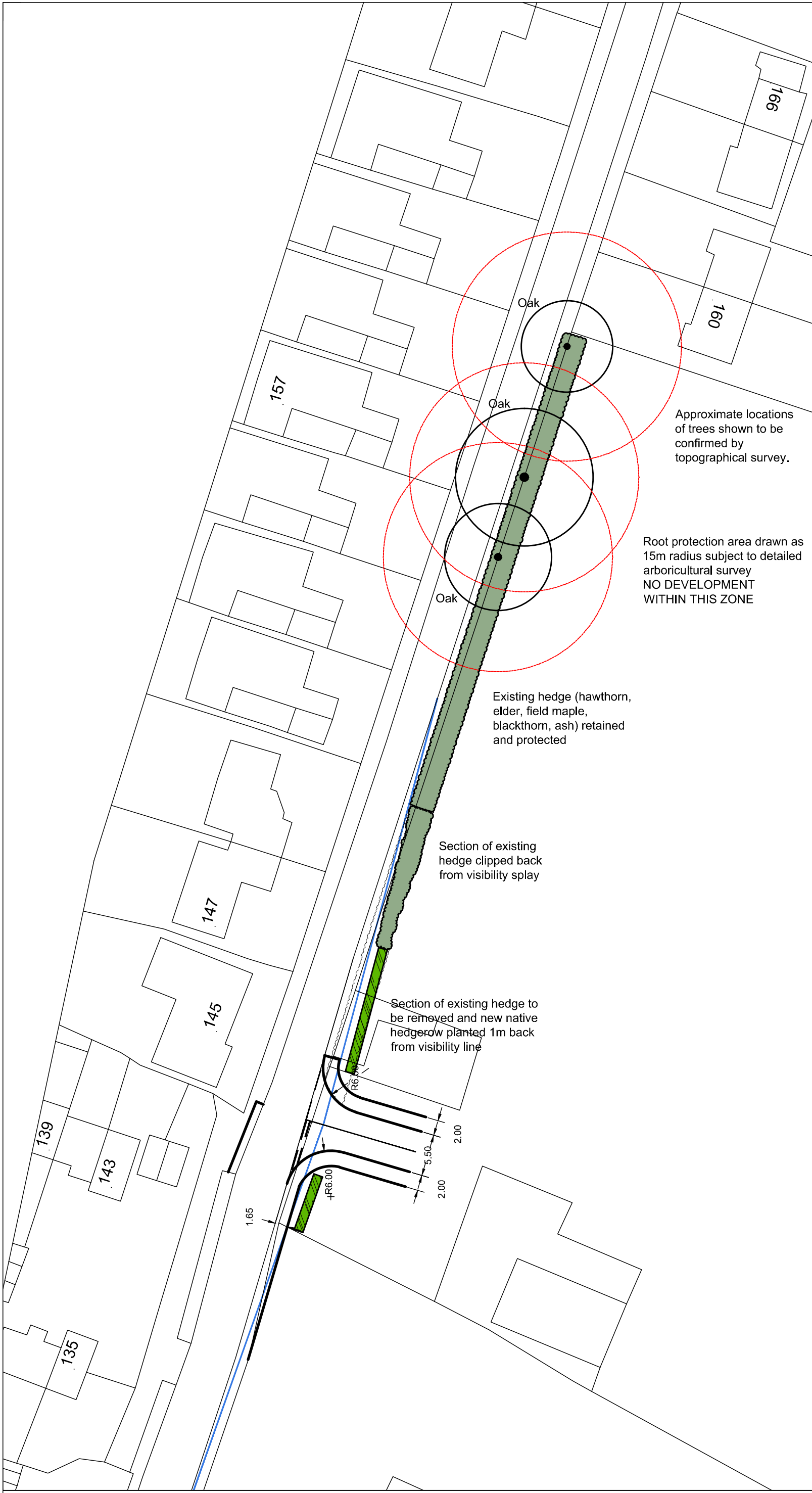
- KEY**
- A** Existing hedge and trees retained with a new hedge planted along the back of the visibility splay. New tree planting to frontage, with the building line set back to match the existing properties. The RPA of existing trees must be avoided.
 - B** Existing poor hedge reinforced by new hedge and tree planting to screen development.
 - C** New boundary planting to screen development from existing houses .
 - D** New boundary planting to screen development from existing houses .

Refer to drawing prepared by Savoy Consulting for detail of site access and visibility splay.



0m 25m 50m 75m 100m

NOTES



Approximate locations of trees shown to be confirmed by topographical survey.

Root protection area drawn as 15m radius subject to detailed arboricultural survey
NO DEVELOPMENT WITHIN THIS ZONE

Existing hedge (hawthorn, elder, field maple, blackthorn, ash) retained and protected

Section of existing hedge clipped back from visibility splay

Section of existing hedge to be removed and new native hedgerow planted 1m back from visibility line

REV NOTE DATE AUTH



CLIENT
TYLER PARKES

PROJECT
STATION LANE, KINGSWOOD

DRAWING
HEDGE AND TREE RETENTION/REMOVAL, SITE FRONTAGE

CONTRACT	1413/13	DRG NO.	SK01	
DATE	15/01/14	DRAWN		dr
ISSUE	COMMENT	CHECKED		DR
SCALE	1:500	ORIG SHEET		A3
CAD FILE	PLAN.dwg	REV	-	