

# PROPOSED RESIDENTIAL DEVELOPMENT

at

**MALLORY ROAD**  
Off Seven Acre Close  
Bishop's Tachbrook  
Warwickshire, CV33

## LANDSCAPE & VISUAL IMPACT ASSESSMENT

For



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## 1.0 INTRODUCTION

1.1 In February 2014 Barry Chinn Associates were instructed by A. C. Lloyd Homes Ltd. to carry out a Landscape and Visual Impact Assessment (LVIA), for a proposed residential development on the western edge of Bishop's Tachbrook. This village is in the Warwick district of Warwickshire and is located approximately 1.2 kilometres south of Leamington Spa.

1.2 Bishop's Tachbrook is separated from Leamington Spa by the Tach Brook valley, which flows in a north-westerly direction in to the River Avon near Warwick. The M40 motorway follows a similar diagonal alignment to that of the valley and passes the site to the south-west, at a distance of approximately 800 metres at its closest point. The application site is located within an existing field with an area of 2.34 hectares, the southern boundary of which is formed by Mallory Road. However the site is accessed at its south-eastern corner from Seven Acre Close. Along the eastern boundary are the rear gardens of dwellings on St. Chads Road and Rye Fields. To the west a post and wire fence forms the boundary with the garden and paddocks to the rear of 'Knob Hill' private residence. The application site consists of unmanaged grassland with scrub regeneration and contains an informal footpath route (not a prowl) on a desire line from Seven Acre Close through to the northern boundary hedge, to access farmland beyond.

1.3 The purpose of this assessment is to consider in landscape and visual terms the suitability of the application site to accommodate a residential development which would consist of 25 dwellings with associated access road, open space and landscape.

1.4 The scope of the LVIA is to:

- Review the site location in relation to statutory and planning policy context.
- Assess the landscape character of the site, its surroundings and context in the wider landscape. Predict the landscape effects of the proposed development and assess the significance of the landscape effects.
- Assess the visual amenity of the site and its surroundings. Predict the visual effects of the proposed development from representative viewpoints / sensitive locations and assess the significance of the visual effects.
- Consider cumulative effects of this and other recent and proposed developments in the vicinity.
- Consider landscape and visual mitigation measures (landscape design) to inform an iterative design process to promote the sympathetic integration of the proposed development into the surrounding landscape.

## 2.0 METHODOLOGY

### Guidelines

2.1 This Landscape and Visual Impact Assessment has been carried out with reference to 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 been used in the preparation of this document. 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.'*

2.2 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. Different combinations of these elements and their spatial distribution create the distinctive character of landscape in different places, allowing different landscapes to be mapped, analysed and described. Character is not just about the physical elements and features that make up a landscape, but also embraces the aesthetic, perceptual and experiential aspects of the landscape that make different places distinctive'*

*'2.20 When the interrelationship between people ('human beings' or 'population' in the language of the Directive Regulations) 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'.

2.3 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.'*

2.4 The publication also identifies the role of assessments within an iterative design process:

*'4.6 EIA itself can be an important design tool. It is now usually an iterative process, the stages of which feed into the planning and design of the project. The iterative design and assessment process has great strength because it links the analysis of environmental issues with steps to improve the siting, layout and design of a particular scheme.'*

2.5 The purpose of mitigation measures are outlined within the Guidelines:

*'4.21 In accordance with the EIA regulations, measures proposed to prevent/avoid, reduce and where possible offset or remedy (or compensate for) any significant adverse landscape and visual effects should be described. In practice such mitigation measures are now generally considered to fall into three categories:*

- 1. primary measures, developed through the iterative design process, which have become integrated or embedded into the project design;*
- 2. standard construction and operational management practices for avoiding and reducing environmental effects;*
- 3. secondary measures, designed to address any residual adverse effects remaining after primary measures and standard construction practices have been incorporated into the scheme'.*

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

2.7 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.

### **Site Visits and Photography**

- 2.8 A desk top review was carried out followed by site and field visits to walk the public footpaths and other publically accessible areas. During the initial study area field survey, carried out on 24<sup>th</sup> February 2014, the application site was first of all visited to consider outward looking views to potential receptors. After which inward looking views towards the application site from receptors in the surrounding landscape were visited to check site visibility. At this time the decision was taken to proceed with 7 representative viewpoints from which to assess the visual effects of the proposed development. In looking outward from the core of the site it was evident that the mature field hedgerow along the northern boundary would provide a valuable level of visual screening when viewed from the adjoining fields on the south side of the valley and from the more distant land on the northern side of Tach Brook Valley.

### **Baseline Landscape Character Assessment**

- 2.9 The landscape baseline aims to provide an understanding of the landscape in the area that may be affected so the effects of the proposed development on the landscape as a resource can be assessed.
- 2.10 In terms of landscape character it is important to identify and record the elements and features that make up the landscape, the aesthetic and perceptual aspects which contribute to it and its distinctive character. The value attached to the landscape and condition of the landscape should also be considered as part of the baseline.
- 2.11 Landscape value is the importance of an area at community, local, national or international levels. 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.
- 2.12 Landscape condition is the physical state of the landscape, its intactness and state of repair of the features and elements that make up the character. Current pressures causing change in the landscape should also be considered.
- 2.13 Once the baseline landscape information is established, those components of the character areas 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 Effects – Sensitivity***

- 2.14 In order to establish the sensitivity of landscape components, the interaction between the proposals 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.

2.15 Susceptibility to change means the ability of a particular landscape receptor to accommodate the proposed development without detrimental effect on the baseline condition.

**Landscape Effects – Magnitude**

2.16 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.

2.17 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 Effects – Significance**

2.18 The relationship between Sensitivity and Magnitude 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.

2.19 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.

**Baseline Visual Impact Assessment**

***Visual Effects – Sensitivity***

- 2.20 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 view will be judged and combined to form the level of receptor sensitivity.
- 2.21 Susceptibility to change means the ability of a particular visual receptor to accommodate the proposed development without detrimental effect on the baseline condition.
- 2.22 The following user type’s scale will provide the basis against which to judge the susceptibility and ultimately the sensitivity.

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



### **Visual Effects – Magnitude**

2.23 The assessment of magnitude of visual effects 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 & Reversibility – refer to paragraph 2.15 above.

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

### **Visual Effects – Significance**

2.25 The relationship between Sensitivity and Magnitude allows a definition of Significance of Visual Effects. 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.

### **Assumptions & Limitations**

2.26 The landscape and visual impact assessment has worked to a number of assumptions in relation to the proposals. The following key assumptions have formed the basis of our analysis methodology:

- The landscape mitigation proposals shown in Appendix C have been designed in relation to the Site Layout drawing number 5636/TBC produced by Morton Wykes Kramer which was developed following an iterative design process involving but not limited to Consultants from the following disciplines - Architecture, Landscape, Ecology and Highways.
- The assessment of effects assumes that the mitigation measures are fully implemented and to a high standard.

2.27 No significant limitations in terms of technical information have been identified.

### 3.0 STATUTORY AND PLANNING CONTEXT

3.1 The following section considers the relevant planning and legislative framework in the context of landscape and visual issues. 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 National Planning Policy Framework (NPPF) provides guidance on the delivery of sustainable development at the local planning level. The following sections 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 8. Promoting healthy communities:

Paragraph 75. *“Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails”.*

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 – Warwick District Local Plan (1996 – 2011)**

3.3 The Warwick District Local Plan was prepared by the Council and is the key document setting out the planning policies for the district. The *Proposals Map* (September 2010) shows the application site to be located within an area where the set of policies under the title of *Rural Area Policies* (RAP1–16) applies. These policies are listed below, with extracts taken from RAP1, as this policy is of particular relevance for consideration in relation to the application site and this assessment.

## **Rural Area Policies (RAP1–16)**

- *RAP1 Directing New Housing*

*'Residential development will only be permitted in the following circumstances:-*

- a) *it is on previously developed land within the Limited Growth Villages of Barford, Bishop's Tachbrook, Hampton Magna, Lapworth (Kingswood) and Radford Semele as defined on the Proposals Map where any market housing meets a specific local need as identified by the community in an appraisal or assessment;*
- b) *it is affordable housing in accordance with Policy RAP4;*
- c) *it is housing for rural workers in accordance with Policy RAP5;*
- d) *it is the conversion or subdivision of appropriate rural buildings in accordance with RAP7 where all the following additional criteria are met:-*
  - I. the building is located within or adjacent to a village;*
  - II. the housing meets an identified local need; and*
  - III. outside of the Limited Growth Villages, the applicant can demonstrate that other uses (as identified by policies of this Plan) or a mixed use (where the residential element is subordinate to a business use) are not appropriate or viable.*
- e) *it is a replacement dwelling in accordance with Policy RAP3'.*

- *RAP2 Extensions to Dwellings*
- *RAP3 Replacement Dwellings*
- *RAP4 Providing Rural Affordable Housing*
- *RAP5 Housing for Rural Workers (now deleted)*
- *RAP6 Directing New Employment*
- *RAP7 Converting Rural Buildings*
- *Policy RAP8 Replacement of Rural Buildings*
- *RAP9 Farm Diversification*
- *RAP10 Safeguarding Rural Roads*
- *RAP11 Rural Shops and Services*
- *RAP12 Farm Shops*
- *RAP13 Directing New Outdoor Sport and Recreation Development*
- *RAP14 Golf Facilities*
- *RAP15 Camping and Caravanning Sites*
- *RAP16 Directing New Visitor Accommodation*

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

- 3.4 This document was produced jointly by Warwickshire County Council (WCC) Ecological Services & Habitat Biodiversity Audit and WCC Landscape Architects in November 2013. The context and background to the study is described below:

*'Warwick District Council is currently working on a new local plan, which is due for public consultation on its draft / submission document during 2014. The plan proposes significant housing growth with the District's villages identified as locations for some limited housing expansion. A significant number of the District's villages are 'washed over' with greenbelt while others are located in areas of landscape constraint.*

*To support the identification of headline housing quantities for the villages, the District Council has been working on the development of a Settlement Hierarchy Report, which looks at such matters as size of settlement, accessibility to facilities / services and existing in-village services, community facilities, healthcare and education provision. The scoring methodology is generally weighted towards villages with a higher level of services / facilities, larger settlements and settlements which are more accessible to services.*

*The District Council has also engaged with Parish Councils in the identification of potential housing sites to support housing growth. This has also resulted in a significant number of landowners coming forward with potential housing land options. Much of this work is being fed into an updated Strategic Housing Land Availability Assessment (SHLAA) and Appendix 6 of the villages report)'.  
'*

- 3.5 The study has assessed the landscape sensitivity for 11 settlements in the Warwick District, including Bishop's Tachbrook. The application site is included in the 'High' category of sensitivity to housing development.

## 4.0 BASELINE CONDITIONS

### Landscape

#### *Landscape Designations (Figure 2 in Appendix A)*

- 4.1 The relevant Landscape Designations are taken from online maps and reports found on the websites of Natural England (Magic), Warwickshire County Council and Warwick District Council. 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 below.

#### *Public Rights of Way*

- 4.2 No public rights of way (PROW) pass through the application site itself however PROW W105 runs parallel with the northern boundary, at a distance of approximately 180 metres. This footpath links St. Chads church in the centre of Bishop's Tachbrook with an old hunting lodge called The Asps, on the edge of Castle Park. Footpath W105 travels in a north-westerly direction from the church, through the streets of Bishop's Tachbrook, until it emerges from Farm Walk in to the open countryside. From here the path continues along field boundaries, on the same alignment up to the Banbury Road (A425) where it terminates. PROW W106 leaves Holt Avenue in Bishop's Tachbrook and travels in a south-westerly direction to Tachbrook Hill Farm on Banbury Road (A425). A third PROW, number W114, leaves the village in a south south-easterly direction to reach Hogbrook Farm on Banbury Road (B4100).

#### *Conservation Areas*

- 4.3 Under S69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Authorities have a duty to designate as Conservation Areas, *'any areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'*
- 4.4 Bishop's Tachbrook Conservation Area was designated in 1969 and extended in 2001. The Conservation Area covers the core of the village, either side of Oakley Wood Road, with St. Chad's Church to the west and the Manor House to the east of the road. The village of Bishop's Tachbrook was extended significantly in the 1960's and 1970's, extending the boundaries of the settlement out to the west of the historic core within the Conservation Area.
- 4.5 The application site is not within the Conservation Area. The topography and built form within the village prohibit views of the site (on the western edge), from the Conservation Area which is located to the east.

#### *Listed Buildings*

- 4.6 English Heritage examine buildings proposed for listing and make a recommendation, on which the decision whether to list is taken by the Secretary of State for Culture, Media and Sport. When buildings are listed they are placed on the statutory list of buildings of 'special architectural or historic interest' under the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.7 There are 14 listed buildings within Bishop's Tachbrook most of which are located in the Conservation Area. However number 51 and 53 Malloy Road, which were first listed on 10<sup>th</sup> March 1975 are approximately 400 metres to the east of the application site. The list entry describes the buildings as: '*Small circa C17 or earlier timber-framed cottages with C18 red brick gabled wings at rear (east) forming U-shaped plan*'. However these two cottages do not have any landscape or visual relationship with the site.

#### *Scheduled Ancient Monuments*

4.8 These features which are deemed to be of national importance are scheduled under the Ancient Monuments and Archaeological Areas Act 1979, by the Secretary of State for Culture, Media and Sport. The following three features are located within the study area:

- Oakley Wood Camp (earth fortifications within woodland) – 2 km south of the site
- Circular detached enclosure (ground markings only) – 2.2 km south of the site
- Roman rural settlement, Fosse Way (ground markings only) – 3.8 km SE of the site

#### *Parks and Gardens of Special Interest*

4.9 English Heritage has compiled a register of parks and gardens of special interest in England. The purpose of the register is to draw attention to such landscapes, their layout, features and architectural ornamentation. The Planning Authority will consult English Heritage on planning applications affecting grade I and grade II\* registered sites and their settings, and The Garden History Society on applications affecting registered sites of all grades. The following two gardens and parks fall within the study area, but will be unaffected by this application proposals:

- Mallory Court Bishop's Tachbrook Grade II – 1.5 km north-east of the site
- Warwick Castle and Castle Park Warwick Grade I – 2 km north-west of the site

#### *Tree Preservation Orders*

4.10 An enquiry was made on the 29<sup>th</sup> April 2014, to Warwick District Council's *Planning Appeals and Enforcement* section, as to whether there are any current Tree Preservation Orders (TPO's) on or in the vicinity of the site. This enquiry revealed that there are not, at the time of writing, any TPO's within the site boundary.

#### *Ancient Woodland*

4.11 The location of ancient woodlands over two hectares in area, is recorded in the National Inventory of Ancient Woodlands, which is maintained by Natural England. The following two woodland are recorded on this inventory and are located within the study area:

- Oakley Wood is a 47 hectare *Plantation on Ancient Woodland Site* (PAWS), situated 1.3 kilometres to the south of the site.
- Wigerlands Wood is 8.68 hectares of ancient and semi-natural woodland, situated 2 kilometres to the south of the site.

### ***Topography (Figure 2 in Appendix B)***

- 4.12 Along the southern boundary of the application site, adjacent to Mallory Road, the ground level ranges between 83.38 and 84.00 metres AOD. The field of rough grassland, the southern half of which forms the site, then slopes down to the north to a level of 81.38 in the NW corner and 81.09 in the NE corner. The application site is located on the southern side of the Tach Brook Valley and so the surrounding landform also slopes down to the north-east as the topography drops from a highpoint of 91.00 metres AOD at Tachbrook Hill, down to the valley bottom at approximately 54.00 metres AOD.

### ***Existing Vegetation (Figure 3 in Appendix C)***

- 4.13 The site itself is the southern half of a former pastoral field, supporting species associated with improved grassland. As the field has remained un-grazed for some time, this has provided an opportunity for ruderal pioneer species to encroach and develop where suitable conditions are available. Many Ash saplings have also developed within the grassland from seed produced by the surrounding mature hedgerow Ash trees. Along the eastern boundary formed by garden fences, are growing sections of privet hedge and other ornamental shrubs. These boundary shrubs have combined with brambles and been allowed to encroach in to the site, forming a dense strip of vegetation up to five metres deep in places. The northern boundary of the field is defined by a dense, native species field hedgerow, reaching a height of between three and five metres, with hedgerow trees adding further height. The site has a short frontage with Mallory Road to the south, between Knob Hill and Seven Acre Close. This boundary is defined by a tall well established native species hedgerow, between the site and the highway land.
- 4.14 The vegetation in the wider landscape consists of agricultural land (mixed arable and pasture) enclosed by hedgerows and associated trees. Blocks of woodland, plantations and shelter belts, predominantly associated with country estates become more prevalent in the west of the study area, towards the more wooded Arden character area.

### ***Landscape Character***

#### ***National Character Area***

- 4.15 Natural England's National Character Areas (NCA's) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape. The site lies within Character Area 96, Dunsmore and Feldon, which if further sub-divided in to the two different areas. The Feldon comprises most of the south-eastern part of Warwickshire, including the application site and is described as having the following key characteristics:
- *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.*



- *The underlying lower Lias clays and Mercia mudstones are similar throughout Dunsmore and Feldon but the Quaternary ‘superficial’ deposits are what mark the change in character between Dunsmore and Feldon.*
- *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.*
- *Remnants of the formerly extensive Dunsmore Heath, preserving characteristic heathland archaeology, can still be found in woodland clearings. Natural regeneration on sand and gravel soils also occurs along roadside verges, although bracken is often abundant.*
- *Narrow, meandering river valleys with pollarded willows, streamside alders and patches of scrub supporting dipper, kingfisher, otter and Atlantic stream crayfish.*
- *Canals, including the Grand Union Canal, and Draycote Reservoir provide important riparian habitats and a well-used recreational resource.*
- *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.*
- *Limestone quarrying for the cement industry was formerly a feature in the centre and south of the area, and disused quarries are now prominent elements in the landscape. The rock exposures and spoil heaps are of geological importance, as well as having interesting limestone grassland communities.*

4.16 The following is an extract taken from the summary for National Character Area 96:

*“The name Feldon refers to the old English term feld meaning ‘open cleared land’ and expresses the contrast, in medieval times, with the more wooded Arden area to the north-west. The area is mainly within Warwickshire, with the southern boundary delineated by the steep limestone escarpment of the Cotswolds, and the northern boundary by the Leicestershire Vales. To the west lie the well-wooded pastures of Arden, together with the Severn and Avon Vales, while the undulating pastures and low hills of the Northamptonshire Uplands form the eastern border.”*

- 4.17 In 1988 Warwickshire County Council and the Countryside Commission carried out a study, resulting in the publication of the *Warwickshire Landscape Guidelines* in 1993. These guidelines were presented in three volumes, the second of which covers Avon Valley, Feldon and the Cotswolds. The proposed development site falls within the *Feldon* landscape character area which it describes as:

*'A lowland agricultural region strongly influenced by Tudor and later parliamentary enclosure and characterised by heavy clay soils, large geometric fields and a nucleated settlement of small rural villages'.*

- 4.18 The general development guidelines contained within the study recommend that new development should seek to conserve the character of rural settlements by retaining existing features and local patterns in all development schemes, through retention of walls, roadside hedges and mature trees where possible. Replacement planting should take place where removal is unavoidable.
- 4.19 Furthermore, new developments are recommended to incorporate sufficient open space to break up hard edges and allow appropriate landscaping to link the new settlement edge into the surrounding farmland. Primary hedge lines are regarded as an essential structure of the landscape and it is suggested that they should be managed positively and landscape features particularly alongside bridleways, footpaths, farms and parish boundaries and are to be strengthened by incorporating hedgerow Oaks in order to filter views through the landscape to create a better sense of scale and enclosure.
- 4.20 Within the Feldon character area are four subdivisions, of which the *Feldon Parklands* and *Vale Farmlands* make up the majority of the study area. These two areas plus the townscape character on the southern edge of Leamington Spa are described below and summarised in table 1. Figure 4 in appendix A illustrates the extent of these character areas within the study area.

**Feldon Parklands** (including the site)

- 4.21 This area of intensively farmed landscape is characterised by a number of distinctive components, including large country houses and their associated parkland settings, such as Warwick Castle Park and Ashorne Park. Blocks of woodland (some of which are ancient) are associated with the sloping ground where the landform drops down from the Lias limestone escarpment to the Avon Valley. Oakley Wood and Wiggerland Wood are local examples which also contain elements of ancient woodland typical of the woodlands in the character area. Between the escarpment and the Avon valley the topography is characterised by the large scale rolling landform of low glacial hills. The pattern of the large scale fields is not strong, as some field hedgerows have been removed, allowing the curved nature of the topography to dominate. However mature hedgerow Oaks are characteristic and link with wooded steam lines to provide some enclosure and a sense of scale in

the landscape. These blocks and bands of woodland visually contrast with the open summits of the rolling landform typified by Tachbrook Hill, where a trig station is located at 91 metres AOD. The settlement within the area consists of large brick built farmsteads and nucleated villages. The village centres where the older houses are clustered around the central church and village green are typically designated as conservation areas. The settlement pattern of many of these villages has been diluted by the addition of modern suburban style development at the fringes. The rolling agricultural landscape and ancient woodland provides a scenic quality, with parkland landscape and the remains of roman towns/forts along the Fosse Way adding cultural value.

### **Vale Farmlands**

4.22 This landscape is formed by the flat low lying clay vale, running to the north-east of the limestone escarpment. The large geometric fields and hawthorn hedgerows in this agricultural setting, create a strong visual pattern. Lush, permanent grassland was traditionally more widespread within the fertile vale and although much has been ploughed up, it still remains a feature of this landscape. Settlement in this sparsely populated area is scarce and consists of nucleated villages, straggling farmsteads and dwellings clustered around crossroads. Although there are wide views from this area to higher ground beyond, this flat landscape does not offer the same level of scenic value as that in the Feldon Parklands. Deserted medieval villages and remnant ridge & furrow ploughing patterns provide historical references and illustrate the long agricultural tradition and sense of remoteness of the Vale Farmlands.

### **Urban Residential Edge**

4.23 The southern edge of Leamington Spa comprises of residential districts including Whitnash, Heathcote and Warwick Gates. Whitnash was once a separate settlement which with the relatively recent construction of Warwick Gates, has become a residential district of Leamington Spa. For the most part, the residential edge of Leamington Spa has little scenic landscape or conservation value.

*Table 1: Character Baseline Summary Table*

	<b>Character Area</b>	<b>Landscape Assessment</b> (low, medium, high)		
		<b>Character</b>	<b>Value</b>	<b>Condition</b>
1	Feldon Parklands (including site)	Medium / High	Medium / High	Medium
2	Vale Farmlands	Medium	Low / medium	Low
3	Urban Residential Edge	Low	Low	Medium

## **Visual**

4.24 A visual appraisal has been carried out to establish the potential visibility of the site from receptors which were selected by way of a desk top review followed by a site visit and extensive field survey, as described in the Methodology section at Paragraphs 2.8 to 2.10 inclusive. The 7 selected viewpoint locations are shown on Figure 5 in Appendix A. The viewpoint photographs are presented on Figures 6 to 7 in Appendix B. The description of the view from each viewpoint is as follows:

4.25 **Viewpoint 1 – Mallory Road** (17m west of the application site).

This photograph is taken looking east along Mallory Road as it enters Bishops Tachbrook. Either side of the road, bespoke timber signs, within the grass verge, mark the village boundary. The view is contained by the tall, dense highway hedge on the northern side of Mallory Road. At the far end of this hedge can be seen the upper parts of the gable end and roof of number 12 Seven Acre Close.

4.26 **Viewpoint 2 – Holt Avenue** (72m east of the application site).

This viewpoint is located at the junction between Holt Avenue and Mallory Road. To the right of the view, the upper half of the gable end and rear elevation of number 12 Seven Acre Close can be seen through the leafless roadside trees. In the middle of the photograph is seen the entrance to Seven Acre Close with the application site hidden behind the highway hedge. To the left of the image, a pair of semi-detached dwellings on Mallory Road frames the view.

4.27 **Viewpoint 3 – From Public Footpath W106** (193m south of the application site).

This photograph shows the view from footpath W106 just before it passes between houses and emerges on to Holt Avenue. The rear elevations and garden fences of the properties along Holt Avenue form the horizon on the right hand side of the image. These dwellings follow the field boundary up to Mallory Road, where the gable ends of houses in Seven Acre Close can be seen above the highway hedge. To the west of these houses the highway hedge and large hedgerow trees form the skyline and field boundary, with only slight glimpses through the leafless vegetation to out buildings at Knob Hill.

4.28 **Viewpoint 4 – From Public Footpath W105** (310m north of the application site).

This location illustrates what can be seen as you emerge from the adjacent visually enclosed field and are presented with a view uphill towards the application site. The field boundary hedge can be seen on the right hand side of the photograph, which runs uphill to join the far hedgerow in the distance just below the horizon. Above this hedgerow, the uppermost parts of the rear elevation and roofs of dwellings on Seven Acre Close are visible. To the right hand side of the horizon line, there are glimpses through the vegetation to the property at Knob Hill.

4.29 **Viewpoint 5 – From Public Footpath W105** (245m north-east of the application site).

This photograph shows the view looking south-west from a point where footpath W105 enters the large open field to the north of the application site. In the centre of the image can be seen a permissive path running up the edge of the field boundary to the hedge on the horizon. To the left of the path, a timber post and wire stock fence encloses the rear gardens which have been extended from the properties on Rye Fields. The roof ridge lines of these properties are visible above sections of hedgerow now within the rear gardens. A large mature Ash tree provides a landmark in the centre of the view, behind which the roofs of dwellings in Seven Acre Close can be seen.

4.30 **Viewpoint 6 – From Rye Fields** (60m north-east of the site).

This photograph is taken from the western end of Rye Fields, where the bungalows are adjacent to the application site. Between the two bungalows in the view, there is a glimpse to the roof line of dwellings in Seven Acre Close.

4.31 **Viewpoint 7 – From Harbury Lane** (1440m north-east of the site).

This view is taken from the point where the access track to Grove Farm joins Harbury Lane. To the left of centre, the tower of St. Chads church can be seen in the view, with dwellings in Bishops Tachbrook visible on the sloping topography of the valley side. The application site itself is hidden from view by the hedgerow to the right of the image.

4.32 The baseline visibility from each of the representative viewpoints is summarised in Table 2 below.

Table 2: Visual Baseline Summary

	<b>Visual Receptor &amp; inherent sensitivity</b>	<b>Susceptibility to change of view</b>	<b>Value of the view</b>	<b>Distance from edge of site to receptor</b>	<b>Sensitivity of visual receptor to the proposals</b>
	Based on the type of activity of people at the receptor, using the following word scale: low, medium, high			(metres)	Adjusted to this particular proposal
1	Mallory Road (highway: medium)	Low	Low	17	<b>Low</b>
2	Holt Avenue (residential: high)	Low	Medium	72	<b>Medium</b>
3	Footpath W106 (prow: high)	Medium	High	193	<b>Medium / High</b>
4	Footpath W105, looking south (prow: high)	Medium	High	310	<b>Medium / High</b>
5	Footpath W105, looking SW (prow: high)	Low	High	245	<b>Medium</b>
6	Rye Fields (residential: high)	Low	Medium	60	<b>Medium</b>
7	Harbury Lane (highway: medium)	Low	Medium	1440	<b>Low / Medium</b>

## 5.0 EFFECTS OF DEVELOPMENT

5.1 This section describes the potential landscape and visual effects of the proposed development.

5.2 Barry Chinn Associates *Illustrative Landscape Proposals* drawing no. 1424/14-01 (included in Appendix C) shows the site boundary and illustrative layout of the proposed development which consists of 25 new residential properties along with associated roads, driveways, garages, private gardens, amenity space and landscape treatments. The existing mature boundary hedgerow along Mallory Road will be retained and managed. Vehicular access into the development will be off Severn Acre Close, which in turn links to Mallory Road.

### Landscape Effects

5.3 The receptor sensitivity plus the magnitude and resultant significance of effects for the three distinct character areas which contribute to the character of the site and its surroundings are discussed in the following descriptions and summarised in table 3 on page 24. The landscape character areas are illustrated on figure 4 in Appendix A.

5.4 The main landscape effects of the development proposal on the site will be as a result of:

- Site clearance including topsoil strip and erection of tree protection fencing (short term effect during construction).
- Opening the access on to Seven Acre Close.
- Construction of new low rise residential buildings.
- Minor changes to landform associated with the access road, individual plots and amenity landscape areas.
- Creation of new hard and soft landscape areas including soft landscape proposals.

### The Site

5.5 It is acknowledged the proposed development will result in changes to the landscape character of the site itself, but as a result of the careful consideration of the layout, with emphasis on retaining existing hedges it is considered that the effects on the landscape of the site will be no greater than *moderate adverse* at the completion of the construction.

### Feldon Parklands (including the site)

5.6 The site is not a typical field within the character area, as it is caught between the backs of houses facing on to St. Chads Road to the east and the scruffy smallholding at Knob Hill Engineering Ltd. to the west. The site field has been taken out of agricultural production for some time and has consequently developed an unmanaged, urban fringe character of low landscape value. The traditional nucleated settlement within the area consists of dwellings clustered around a central church and village green. The development of the site will represent a further expansion of the village to the west, away from the historical core, diluting the nucleated settlement pattern.

*Landscape sensitivity: Medium; Magnitude of change: Low.*

*Significance of visual effect: Minor Adverse.*

### **Vale Farmlands**

- 5.7 The site is located on the western edge of Bishops Tachbrook, while this landscape area lies to the east of the study area, limiting the level of interaction between the proposed development and the character area. No part of this character area falls within the zone of theoretical visibility created by the development and so the wide views to higher ground, typical of this area will be unaffected.

*Landscape sensitivity: Low; Magnitude of change: Low.*

*Significance of visual effect: Negligible Neutral.*

### **Urban Residential Edge**

- 5.8 In terms of recreational use, residents of this character area will experience a minor reduction in the rural scenic quality when walking the footpaths in close proximity to the site. However a distinct division will remain between the edge of Leamington Spa and Bishops Tachbrook.

*Landscape sensitivity: Low; Magnitude of change: Low.*

*Significance of visual effect: Negligible Neutral.*

- 5.9 The sensitivity, magnitude and resultant significance of effects for the three distinct character areas, which contribute to the character of the site and its surroundings, are summed up in Table 3, below.



Table 3: Landscape Character Effects – Summary Table

BASELINE					EFFECTS							
Character Assessment					Sensitivity of <u>landscape receptor</u> (character area as a whole) to this specific proposal			Magnitude of <u>landscape effect</u> (the development) of this specific proposal			Significance	Effect
Character Area	Character	Value	Condition	Susceptibility low medium high	Value (whole character area, so same as baseline)	Sensitivity low medium high	Size / Scale none minor moderate major	Duration term 0-5 short 5-10 medium 10-25 long	Magnitude low medium high	negligible minor moderate major	beneficial neutral adverse	
1	Feldon Parklands (including site)	Medium / High	Medium / High	Medium	Low	Medium / high	<b>Medium</b>	Minor	Long	<b>Low</b>	Minor	Adverse
2	Vale Farmlands	Medium	Low / Medium	Low	Low	Low / Medium	<b>Low</b>	Minor	Long	<b>Low</b>	Negligible	Neutral
3	Urban Residential Edge	Low	Low	Medium	Low	Low	<b>Low</b>	Minor	Long	<b>Low</b>	Negligible	Neutral

## **Visual Effects**

5.10 The visual effects have been assessed for each of the 7 selected viewpoints. As the layout is currently illustrative, for the purposes of visual assessment the height of the proposed dwellings is based on typical two storey properties with separate eaves and roof ridge heights. The descriptions of the proposed views below are based on the site visit and photographs recorded in February 2014. As the existing vegetation in these views is mainly deciduous, the level of screening provided in the summer months will be considerably greater. The significance of visual effect is stated at completion of the development.

5.11 The main visual effects of the proposed development from the surrounding landscape will be as a result of:

- Movement of construction machinery, temporary site compounds, materials storage and particularly usage of tall cranes (short term effect during construction).
- Site clearance, including the formation of the new access from Seven Acre Close.
- Construction of new low rise residential buildings.

5.12 **Viewpoint 1 – Mallory Road, looking east** (17m west of the application site).

The upper parts of the gable end and roof of number 12 Seven Acre Close is visible above the existing highway hedgerow. Therefore it is predicted that there would be glimpses of the roofs of proposed dwellings on the southern site boundary, above the road side hedgerow. However the majority of the proposed development would be screened in this view by the tall, dense highway hedge on the northern side of Mallory Road

*Visual sensitivity: Low; Magnitude of change: Low.*

*Significance of visual effect: Negligible Neutral.*

5.13 **Viewpoint 2 – Holt Avenue** (72m east of the application site).

From this location there would be views to the first floor and roof, above the existing hedge, of the proposed dwelling located on the corner, where Seven Acre Close joins Mallory Road. The existing skyline in the view is provided by the roadside hedge, reminding residents of their location on the edge of the village. However although the magnitude of change would be low, with the completion of the proposals, the horizon would then be provided by the roof ridge line of the new dwellings, creating a more enclosed feel to the view.

*Visual sensitivity: Medium; Magnitude of change: Low.*

*Significance of visual effect: Minor Adverse.*

5.14 **Viewpoint 3 – From Public Footpath W106** (193m south of the application site).

Along the field boundary, directly in front of the site, when viewed from this location, there is a small belt of woodland approximately 10 metres deep and 80 metres long. The trees in this woodland would partially obscure views to the proposed dwellings, especially during summer months. However the gable ends of houses in Seven Acre Close can be seen above the existing highway hedge and so the

upper parts and roofs of proposed dwellings on the southern boundary would be visible between the existing trees.

*Visual sensitivity: Medium/High; Magnitude of change: Low.*

*Significance of visual effect: Minor Adverse.*

**5.15 Viewpoint 4 – From Public Footpath W105** (310m north of the application site).

The effects of the development on the view from this location would be the introduction of additional roof lines and the upper parts of the first floor, above the existing field boundary hedgerow. The roof line of the bungalow at Knob Hill, adjacent to Mallory Road can be glimpsed above the hedgerow; therefore parts of those two storey properties closer to the viewpoint would be visible.

*Visual sensitivity: Medium/High; Magnitude of change: Low.*

*Significance of visual effect: Minor Adverse.*

**5.16 Viewpoint 5 – From Public Footpath W105** (245m north-east of the application site).

Behind the large mature Ash tree in this photograph, the roofs of dwellings in Seven Acre Close can be seen above the hedge. The proposed houses within the site would be located to the right and in front of those properties in Seven Acre Close and although the hedge at this point becomes taller, there would be glimpsed views through the vegetation to new roof lines.

*Visual sensitivity: Medium; Magnitude of change: Low.*

*Significance of visual effect: Minor Adverse.*

**5.17 Viewpoint 6 – From Rye Fields** (60m north-east of the site).

As there are currently glimpses to the roof lines of properties in Seven Acre Close, between the two bungalows in the view, it is expected that there would be similar views of the new houses within the application site, as the proposed dwellings will be closer to the viewpoint location. However the land directly behind and to the right of the end bungalow lies north of the application site and will be managed as an area of species rich grassland habitat.

*Visual sensitivity: Medium; Magnitude of change: Low.*

*Significance of visual effect: Minor Adverse.*

**5.18 Viewpoint 7 – From Harbury Lane** (1440m north-east of the site).

This view taken from the entrance to Grove Farm is representative of similar views along this section of Harbury Lane. Although there are views across the Tach Brook valley to Bishops Tachbrook, it is predominantly of roof tops which are visually broken up by intervening trees. The application site itself is hidden from view by the hedgerow to the right of the image.

*Visual sensitivity: Low/Medium; Magnitude of change: Low.*

*Significance of visual effect: Minor Adverse.*

**5.19** The sensitivity and magnitude and resultant significance of the visual effects that have been discussed above are summed up in Table 4 below.

Table 4: Visual Effects Summary

		BASELINE			EFFECTS									
	Location / Receptor	SENSITIVITY			MAGNITUDE (based on winter conditions)					SIGNIFICANCE (sensitivity x magnitude) Negligible, Minor, Moderate, Major, Severe			EFFECTS (change resulting) Beneficial Neutral Adverse	
	Includes the user type scale Low Medium High	Susceptibility Low Medium High	Value Low Medium High	Sensitivity Low Medium High	Transient / Permanent View	Distance from site to receptor (metres)	Degree of intrusion None Low Medium High	Proportion of development in view None Minimal Partial Full	Magnitude of change No change Low Medium High	Year 0 At completion	Year 5	Year 15		
1	Mallory Road (highway)	Low	Low	Low	Transient	17	Low	Minimal	Low	Negligible	Negligible	Negligible	Neutral	
2	Holt Avenue (residential)	Low	Medium	Medium	Permanent	72	Low	Minimal	Low	Minor	Minor	Minor	Adverse	
3	Footpath W106 (prow)	Medium	High	Medium / High	Transient	193	Low / Medium	Partial	Low	Minor	Minor	Minor	Adverse	
4	Footpath W105: looking South (prow)	Medium	High	Medium / High	Transient	310	Low	Minimal	Low	Minor	Minor	Minor	Adverse	
5	Footpath W105: looking SW (prow)	Low	High	Medium	Transient	245	Low	Minimal	Low	Minor	Minor	Minor	Adverse	
6	Rye Fields (residential)	Low	Medium	Medium	Permanent	60	Low	Minimal	Low	Minor	Minor	Minor	Adverse	
7	Harbury Lane (highway)	Low	Medium	Low / Medium	Transient	1440	Low	Minimal	Low	Minor	Minor	Minor	Adverse	

### **Construction Effects**

- 5.20 The construction works will result in changes to the landscape of the site by way of the site clearance, including the removal of grassland and scrub regeneration, plus the stripping and storage of the existing top soil. The existing boundary hedgerows will be retained and protected during the construction period. Toward the end of the construction period the landscape proposals described in section 6 will be implanted, to promote integration of the development into the surrounding village.
- 5.21 It is envisaged that the landscape effects during construction on the site will be slightly greater than those at completion and they will therefore be *moderate / major adverse* over a short period of time.
- 5.22 The main visual effects of the construction period will be associated with machinery and deliveries entering and leaving the site and the use of tall machinery such as cranes. The ever evolving construction of the scheme from initial site clearance to buildings emerging out of the ground will also have a visual effect. These activities will be largely contained within the site when viewed from Mallory Road, due to the retained boundary hedgerow. The duration of the various construction activities will be seen in different locations of the site at different times and may extend from a few days to the full duration of the construction period.
- 5.23 It is envisaged that the visual effects during construction will be greater than those at completion of the development and they are considered to be *moderate / major adverse* over a short period of time.
- 5.24 A Construction Management Plan will be prepared for agreement with the Planning Authority, which will amongst other matters aim to minimise both the landscape and visual effects during the construction of the scheme, whilst adopting a practical and safe approach to the build.

### **Cumulative Effects**

- 5.25 Although the magnitude of effect on the Feldon Parklands landscape character has been assessed as minor in respect of this individual scheme, the proposals represent a gradual dilution of the nucleated village pattern through subsequent such small developments over a period of years. These marginal increments will, over time alter the character of the villages as these settlements develop in to small towns and subsequently alter the wider landscape within which they are located.
- 5.26 The *Village Housing Options and Settlement Boundaries Consultation* document sets out Warwick District Council's preferred village site allocations for new housing. This includes 13 villages across the district, which have been identified for potential housing development. As these villages grow simultaneously, there will be a collective effect on the landscape character of the Warwick district.
- 5.27 Within a field located to the north-west of the application site, permission was granted on 17/12/13 for the installation of a solar farm. The proposal will contain rows of two metre high panels within the 6.8 hectares field to the north of Brickyard Barn, off Mallory Road.

## 6.0 MITIGATION AND MONITORING

- 6.1 The following section focuses on the illustrative landscape proposals for the site and the part they have to play in mitigating the predicted landscape and visual effects of the development. The proposed landscape mitigation for the site is shown on Barry Chinn Associates drawing no. 1424-14-04 which is included as Appendix C of this document.

### Existing Vegetation

- 6.2 The site itself is the southern half of a former pastoral field, supporting species associated with improved grassland. As the field has remained un-grazed for some time, this has provided an opportunity for ruderal pioneer species to encroach and develop where suitable conditions are available. Many Ash saplings have also developed within the grassland from seed produced by the surrounding mature hedgerow Ash trees. Along the eastern boundary formed by garden fences, are growing sections of privet hedge and other ornamental shrubs. These boundary shrubs have combined with brambles and been allowed to encroach in to the site, forming a dense strip of vegetation up to five metres deep in places. The northern boundary of the field is defined by a dense, native species field hedgerow, reaching a height of between three and five metres, with hedgerow trees adding further height. The site has a short frontage with Mallory Road to the south, between Knob Hill and Seven Acre Close. This boundary is defined by a tall well established native species hedgerow, between the site and the highway land.
- 6.3 The screening of the application site in views from Malloy Road and the footpaths to the north provided by the existing mature boundary hedgerows, with associated hedgerow trees is of prime importance to the assimilation of the proposals into the site and surroundings. The boundary hedgerows and trees will be retained and managed in accordance with good silviculture practice to optimise their screening potential. Gaps within these hedgerows will be replanted with native shrubs and managed to maximise species diversity.

### Landscape Mitigation Proposals

- 6.4 The landscape proposals are shown on drawing 1424/14-04 in appendix C. The site layout is currently indicative, to show a possible design in support of the outline application and therefore the landscape proposals are also illustrative. Drawing 04 has been produced primarily to demonstrate the level of mitigation planting envisaged and therefore focuses on the landscape proposals around the boundary of the site. The landscape proposals aim to integrate with the existing hedgerows and continue this boundary treatment around the development to soften the interface with the site surroundings, while creating a robust planted structure in which to locate the proposed development.
- 6.5 Where the hedgerow on the western boundary with Knob Hill peters out as you move away from Mallory Road, a new mixed species native hedgerow will be planted and managed to form robust boundary vegetation. Native tree species will also be planted along this boundary and allowed to develop in to hedgerow trees, typical of the surrounding field divisions.

- 6.6 The self-set trees and shrubs which have developed along the hedgerow on the northern land ownership boundary will be retained for its benefit as naturally regenerating scrub habitat. To add age diversity and additional height along this boundary, native tree species will be planted within the scrub vegetation, which will also enhance the species diversity and provide an additional habitat type.
- 6.7 The landscape proposals aim to contribute towards creating an attractive place for people to live and that will sit comfortably within its surroundings. This will help to promote a positive relationship between the proposed development, existing village and the surrounding landscape.

#### Landscape Maintenance

- 6.8 The establishment and future success of the landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. Throughout the development period and thereafter a maintenance and management regime will be adopted to encourage the attainment of the original design intentions of the landscape proposals.

## 7.0 RESIDUAL EFFECTS

- 7.1 This section considers the landscape and visual effects post-mitigation which are considered to be as follows provided the landscape proposals are implemented to a high standard and then maintained and managed to achieve their intended objectives.
- 7.2 Regardless of the proposed mitigation planting, the fact will remain that the proposed development will extend Bishop's Tachbrook slightly further to the west, away from the original nucleus of the village. The effect on the Feldon Parkland landscape receptor will be a slight diminishing of one of the components which defines this character area.  
*Residual Landscape Effect: minor adverse.*
- 7.3 In close views from residential receptors (Holt Avenue & Rye Fields) and public footpaths (W105 & W106), there will be glimpses of the upper parts and roofs of the new houses between hedgerow trees after the mitigation planting has established.  
*Residual Visual Effect: minor adverse*
- 7.4 In long views from the southern edge of Leamington Spa, approximately 1.4 kilometres away, the Tach Brook valley is hidden from sight as the land falls away down to the water course. Instead the eye looks over the valley to a similar level, where the sloping land on the opposite side of the valley allows views of the dwellings within Bishop's Tachbrook. The houses within Bishop's Tachbrook are seen as a concentrated strip above where the land falls away in to the valley in the middle distance and below the skyline. As the higher ground forming the side of the valley continues west to Greys Mallory, any expansion west from Bishop's Tachbrook will be seen as an extension to this 'strip' in views from the north. As the native trees, to be planted as part of the mitigation proposals grow to maturity, they will visually break up the elevations of the proposed houses; however the general presence of buildings rather than field will remain discernable in the view.  
*Residual Landscape Effect: minor adverse.*



## 8.0 SUMMARY OF EFFECTS AND CONCLUSION

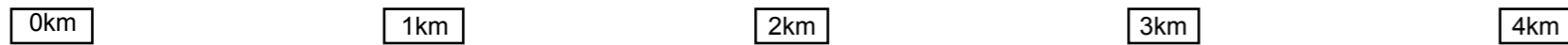
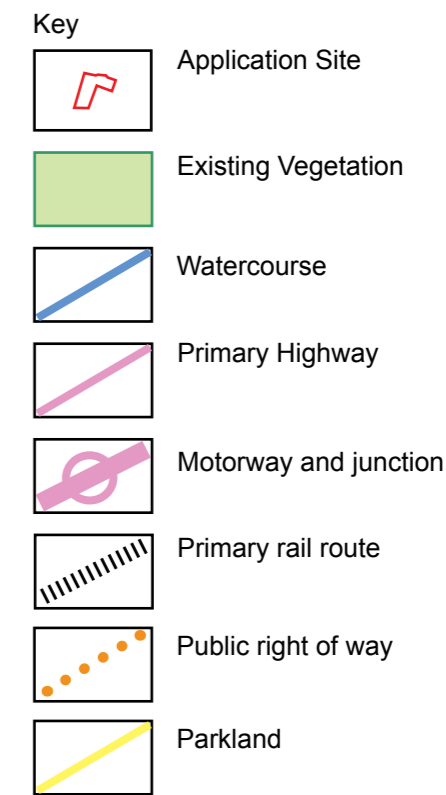
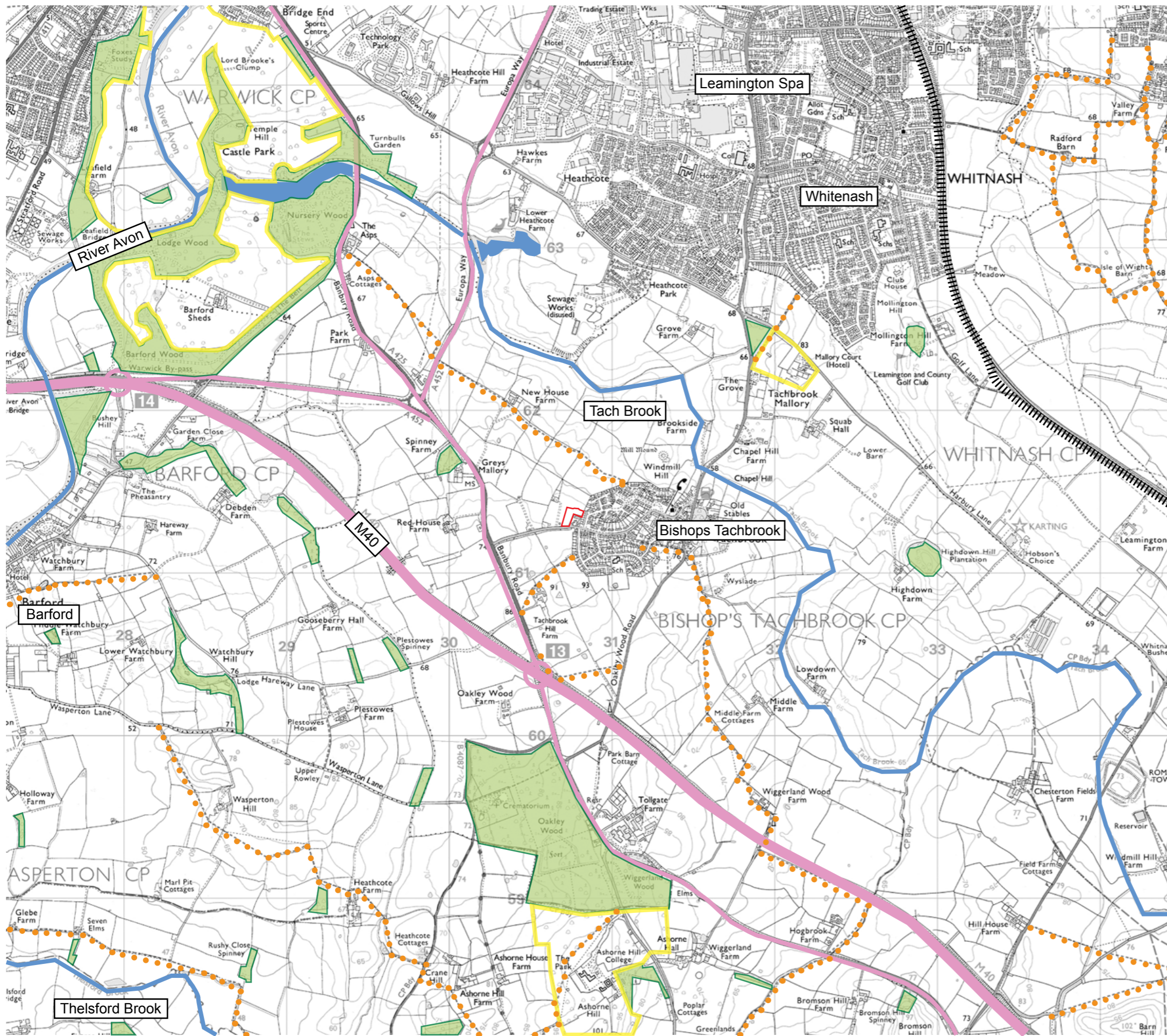
- 8.1 The assessment has been undertaken for the Site Layout shown on Morton Wykes Kramer Ltd. drawing 5636/001. It has been carried out with reference to the 'Guidelines for Landscape and Visual Impact Assessment' 3rd edition (published 2013) and draws on the structure and scope of that guidance.
- 8.2 The landscape effects are on the settlement component of this character area and result in a minimal enlargement of an originally nucleated village, representing a **minor adverse** significance.
- 8.3 The zone of theoretical visibility (ZTV) reaches out north and south of the site to visual receptors using public footpaths W105 and W106. Beyond these viewpoints (3, 4 & 5) the topography and field hedgerows contain views to the site. Although these receptor types have a high value in terms of enjoyment of the countryside, the magnitude of effect is low, giving only a **minor adverse** significance.
- 8.4 To the east of the site the houses at the edge of the village form the extent of the ZTV. These houses provide residential receptors for which locations 2 and 6 are representative viewpoints of Seven Acre Close, Holt Avenue, St. Chads Road and Rye Field. The magnitude of change in views from these viewpoints is low giving a **minor adverse** significance of effect.
- 8.5 At its furthest, the ZTV jumps across the Tach Brook valley to be contained by the residential edge of Leamington Spa 1.4 kilometres to the north. The dwellings in the proposed development are seen as a composite form on the valley side, widening the length of Bishops Tachbrook seen from this location, delivering a **minor adverse** effect.
- 8.6 Overall the landscape and visual effects of the proposed development are considered to be predominantly localised with the exception of viewpoint 7. The planting of hedgerow and trees will visually break up the new built form in most views, while glimpses of roof tops, between hedgerow trees from some locations will endure.
- 8.7 No significant landscape and visual effects are predicted for the proposed development.

## **APPENDIX A**

### **Figures: Assessment Plans**

1. Site Location and Context
2. Planning Policy and Designations
3. Topography
4. Landscape Character
5. Viewpoints

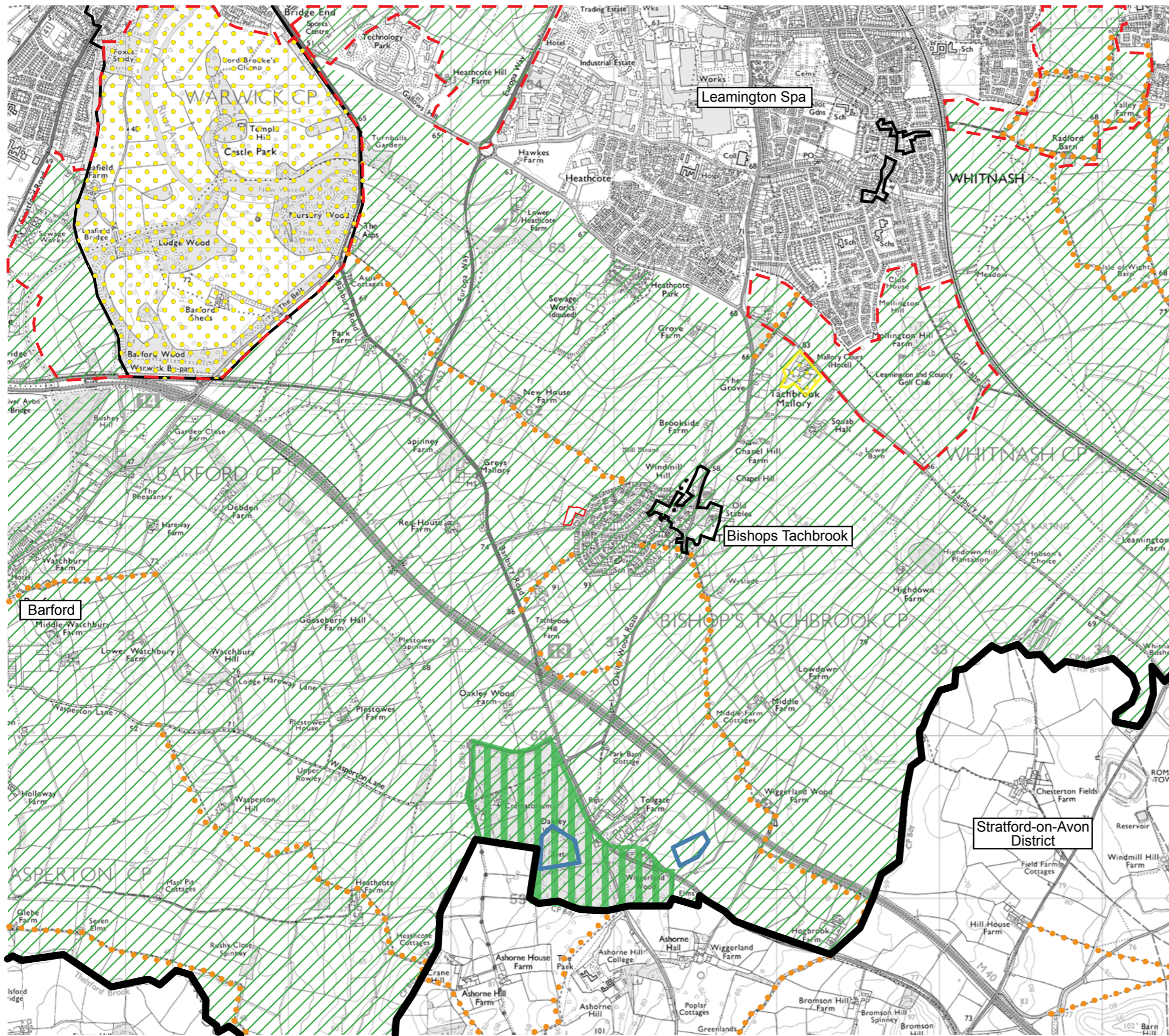



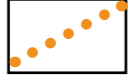
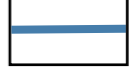
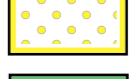

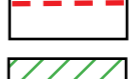





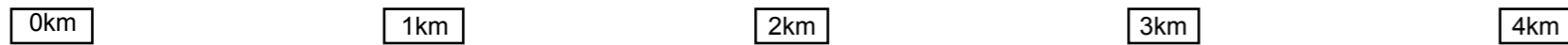
Mallory Road,  
Bishops Tachbrook  
Appendix A, Figure 1  
Site Location and Context







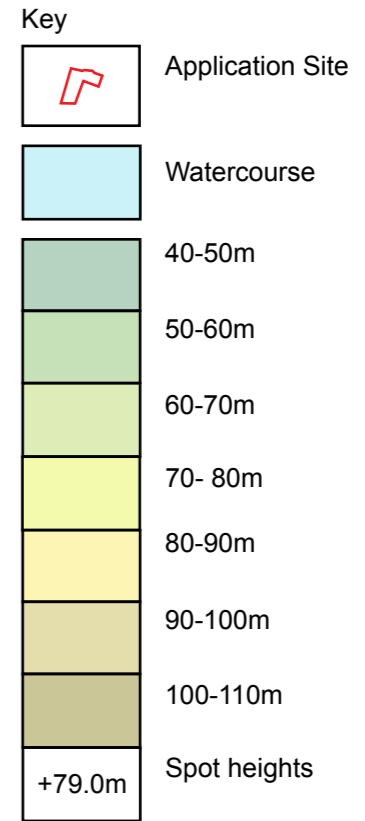
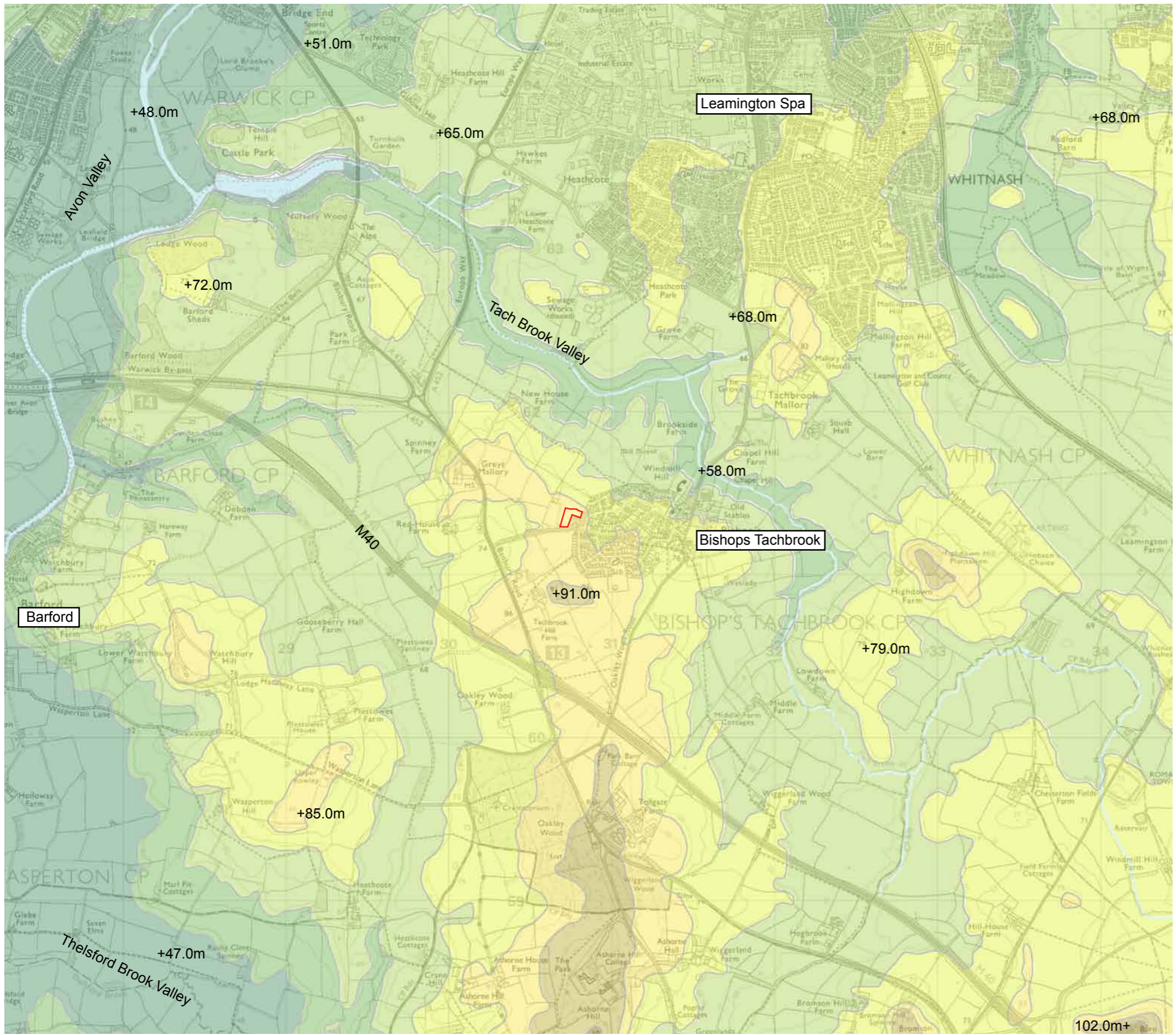
- Key
-  Application Site
  -  Public Rights of Way
  -  Scheduled Ancient Monuments (DP4)
  -  Parks and Gardens of Historical Interest (DAP11)
  -  Ancient Woodland
  -  Areas of Restraint (DAP2)
  -  Rural Area Policies Apply
  -  Conservation Areas (DAP6, 8-10)
  -  District Administration Area Boundary



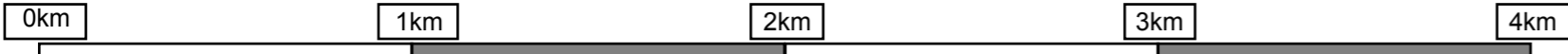
Mallory Road,  
Bishops Tachbrook  
Appendix A, Figure 2  
Planning Policy and Designations



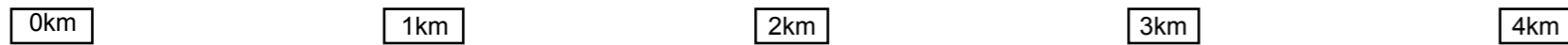
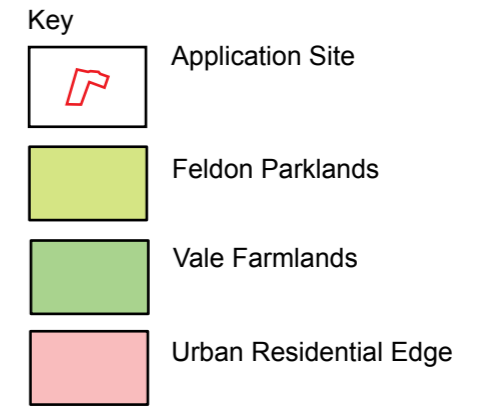
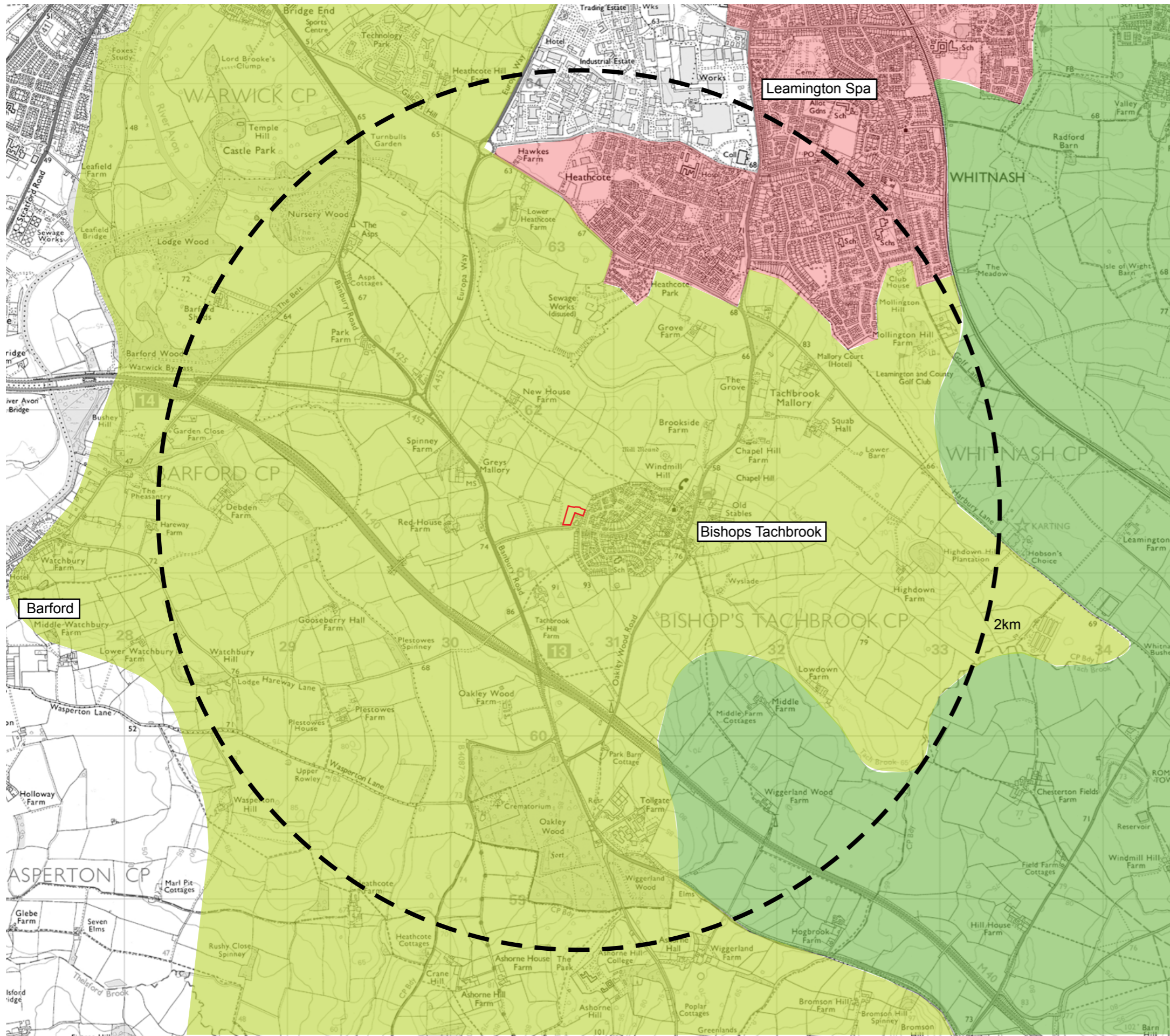




Mallory Road,  
Bishops Tachbrook  
Appendix A, Figure 3  
Topography







Mallory Road,  
Bishops Tachbrook  
Appendix A, Figure 4  
Landscape Character



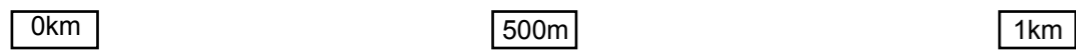




Key

- ① Mallory Road
- ② Holt Avenue
- ③ Footpath W106
- ④ Footpath W105 (looking south)
- ⑤ Footpath W105 (looking SW)
- ⑥ Rye fields
- ⑦ Harbury Lane

Mallory Road,  
Bishop's Tachbrook  
Appendix A, Figure 5  
Viewpoints



## **PENDIX B**

### **Figures: Existing Viewpoint Photographs**

6. Photographic View Points 1 to 4
7. Photographic View Points 5 to 7





Viewpoint 1  
Mallory Road



Viewpoint 2  
Holt Avenue



Viewpoint 3  
Footpath W106



Viewpoint 4  
Footpath W105 (looking south)

Mallory Road, Bishops Tachbrook  
Appendix B Figure 6  
Viewpoint Photographs 1 - 4





Viewpoint 5  
Footpath W105 (looking south west)



Viewpoint 6  
Rye Fields



Viewpoint 7  
Harbury Lane

Mallory Road, Bishops Tachbrook  
Appendix B Figure 7  
Viewpoint Photographs 5 - 7

## APPENDIX C

### **Drawing: Landscape Proposals**



1424/14-04                      Illustrative Landscape Mitigation Proposals                      1:500 at A0

Drawing 04 has been reduced to A3 size, for inclusion in this document and is therefore not to scale.




**NOTES**

Layout taken from Morton Wykes Kramer Ltd. 'Site Layout' drawing 5636/001.







**KEY**

-  Application boundary
-  Land ownership boundary

**Existing Features**

-  Hedgerow and trees to be retained
-  Grassland with scrub regeneration
-  Existing housing

**Proposed Features**

-  Large stature tree
-  Hedgerow trees
-  Native species hedgerow
-  Amenity grass
-  Illustrative housing layout
-  Seating



REV NOTE \_\_\_\_\_ DATE AUTH \_\_\_\_\_



CLIENT  
**A. C. LLOYD**

PROJECT  
**MALLORY ROAD  
BISHOPS TACHBROOK**

DRAWING  
**ILLUSTRATIVE LANDSCAPE  
MITIGATION PROPOSALS**

CONTRACT 1424/14		DRG NO.	
DATE 20/05/14	DRAWN YFH	<b>04</b>	
ISSUE COMMENT	CHECKED GOSH		
SCALE 1:500	ORIG SHEET A1	REV	
CAD FILE 1424-14-04.dwg			

