

27 June 2014

Delivered by email and post

12838 - (A) 11681

Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5QH

WDC PLANNING
Ref
Officer
30 JUN 2014
SCANNED
CC CR PD MA
PRE GEN DIS

Dear Sir/Madam

Local Plan – Publication Draft Consultation

These representations are submitted on behalf of our client, David Wilson Homes, in respect of the 'Local Plan – Publication Draft' Consultation. David Wilson Homes has an interest in land off Cromwell Lane and Westwood Heath Road, Burton Green as shown in the enclosed Site Promotion Document.

We have previously submitted representations to the Village Housing Options and Settlement Boundaries Consultation. A copy of the representations is attached at appendix 1 of this letter.

The Site and Context

Burton Green is a linear settlement with development focused along Cromwell Lane which passes north to south through the village. The site comprises agricultural land to the north of the village. To the north and west the site is bounded by residential properties which front onto Westwood Heath Road and Cromwell Lane. To the east and south the site is bounded by agricultural land.

The site has been assessed through the Council's Strategic Housing Land Availability Assessment (SHLAA) and is afforded the reference CO5. The assessment concludes that the site is unsuitable and not achievable. Whilst the assessment confirms that the environmental conditions are satisfactory the main constraints to bringing forward development are noted as:

- the perceived impact from traffic movements on the existing access on adjacent properties;
- the suitability of the proposed site access; and
- the perceived impact on the landscape.

The site has also been assessed through the Council's Village Site Appraisal Matrix. The salient points are summarised below:

- it is considered that access onto the highway cannot be achieved due to the width of the access point;
- there is a perceived negative impact from traffic movements on existing access on adjacent properties;

9 Colmore Row
Birmingham
B3 2BJ

T 0121 233 0902 turley.co.uk

- there is perceived to be a potential negative impact on local residents;
- perceived negative landscape impact;
- air, light and noise pollution are not considered to be a long term issue;
- no major flooding issues; and
- close to public transport connections.

Access

It is proposed that access to the site will be achieved via Cromwell Lane. Work has already been undertaken by our client to demonstrate that there are no constraints which cannot be overcome which would prevent the site from being brought forward for residential development.

Initial highways advice has confirmed that suitable and safe access to the site can be achieved on land which is under the control of David Wilson Homes. Drawing ref. P32-2125-PS-001 (attached at appendix 2 of this letter) provides an indicative site access design of a simple priority junction formed with Cromwell Lane. The drawing demonstrates that access to the site can clearly be achieved.

Since the submission of the previous representations it should be noted that the landowner has secured an Option on the property adjacent to the proposed access of Cromwell Lane. This would allow for an increase in the width of an access route into the site if required. Consequently the points of concern raised in the Council's assessments with regards to width and visibility no longer apply.

An alternative site access from Westwood Heath Road is also being assessed by our client's highways consultants. We would be pleased to keep the Council updated as we progress, if this would be deemed helpful.

Landscape

A Landscape and Visual Impact Assessment (LVIA) has been undertaken to examine the significance of the landscape and visual effects of the proposed development of the site.

The assessment concludes that the overall landscape sensitivity of the site and the landscape character area in which it is positioned is 'Medium' and that the landscape has some capacity to accommodate change.

Development of the site would provide an opportunity to enhance the Green Belt and improve the biodiversity and aesthetics of the location by additional landscape planting.

The assessment confirms that views into the site are screened from the North and East by existing housing on Cromwell Lane and Westwood Heath Road. Although the assessment notes that the ground to the south and west slopes away from the site it is confirmed that more distant views are obscured by undulating ground, woodland and vegetation. Significant views are confined to very close to, or within the site.

The visual impact of the proposed development is considered 'Moderate'. A copy of the assessment is attached at appendix 3 of this letter.

Suitability and Achievability

The site offers a suitable alternative to the preferred site (H24 - Burrow Hill Nursery) identified in the draft local plan. The Site Promotion Document proposes that the following elements could be accommodated without compromising the sensitive nature of the site:

- Provision of circa 90 dwellings (based on a density of between 20 and 30 dwellings per hectare);

- Provision of circa 1.0 ha of Public Open Space;
- Retention of features of ecological value, including trees and hedgerows;
- Provision of sustainable drainage systems; and

In addition to those benefits listed above the site could also deliver a village hall, appropriate parking and play facilities both of which have been identified as a local need.

There are no physical constraints which would inhibit the future development of the site for residential purposes. The site is available now and is under the control of one developer. The site can begin to deliver housing immediately upon the grant of planning permission and can help the Council to meet its five year housing land supply requirement and the identified local housing needs of Burton Green.

Burrow Hill Nursery, Burton Green

The consultation document identifies Burrow Hill Nursery, Burton Green as the Council's preferred site and allocates it in the plan for 60 dwellings.

The site is located to the southernmost limit of the village and consists of a collection of buildings and areas of hardstanding associated with the use of the site as a commercial nursery. The rest of the site is greenfield in nature.

Our concerns in respect of allocating this site for residential development are set out at Policy DS11 'Allocated Housing Sites' of this letter.

High Speed Rail 2 (HS2)

As acknowledged in the consultation document the route of High Speed 2 (HS2) passes through the village, roughly following the route of the dismantled railway line and dissecting the village north to south.

The route of HS2 will have a significant impact on the village, and its characteristics. The preferred site (Burrow Hill Nursery), Burton Green Church of England Primary School and a low level of existing housing will be located to the south of the line, whilst the majority of the existing village will be located to the north. The line will further divide a village which is already linear in composition, leaving any future occupants of properties on the preferred site feeling separated and disassociated with the village.

Publication Draft Local Plan

We support the Council's strategic policies, specifically the identification that there is a requirement to provide homes to meet the District's needs.

Strategic Policy DS2: 'Providing the Homes the District Needs'

We recognise that Strategic Policy DS2: 'Providing the Homes the District Needs' seeks to meet the full Objectively Assessed Housing Need of the District. We consider that the site at Cromwell Lane (which is available now) could help the Council meet the identified needs of the village.

Strategic Policy DS3: 'Supporting Sustainable Communities'

We support Strategic Policy DS3: 'Supporting Sustainable Communities' seeks to promote high quality new development. The Policy makes specific reference of the need to deliver high quality layout and design which relates to existing landscape or urban form. The site which forms the subject of these representations is in a sustainable location and has excellent public transport connections, both by bus and rail. Tile Hill Station is located within a short walking distance of the site and provides services to local, regional and national destinations. As demonstrated within the accompanying promotional

document the site would deliver a high quality design and layout and could be developed at a low density in keeping with the existing properties in the village.

Strategic Policy DS4: 'Spatial Strategy'

Strategic Policy DS4: 'Spatial Strategy' establishes how housing and employment land will be distributed across the District. The policy establishes that in the first instance allocations will be directed to previously developed land within the urban area, following this where greenfield sites are required for housing the policy requires the sites to be located on the edge of urban areas and in sustainable locations close to areas of employment and community facilities. In addition the policy sets out the approach to Green Belt establishing that sites in the green belt will be limited to those locations where exceptional circumstances can be justified.

Whilst we recognise that it may preferable to redevelop brownfield sites ahead of the development of greenfield sites there are circumstances where this approach to development may not be the most suitable or sustainable. In specific reference to Burton Green the site which forms the subject of these representations whilst greenfield in nature is located in a more sustainable and central position than the Council's preferred site. The location of growth together with other factors such as suitability and sustainability need to be considered in equal measure when appraising greenfield and brownfield sites.

The David Wilson Homes site is a greenfield site located within the designated Green Belt. The site meets the required criteria to be brought forward and allocated for residential development. The site is located on the edge of the urban area of Burton Green and Tile Hill. The site is within close proximity to employment opportunities (e.g. Charter Avenue Industrial Estate) and community facilities at Tile Hill and Burton Green.

The National Planning Policy Framework (the "Framework") confirms that the Green Belt serves five purposes, to:

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

The site at Cromwell Lane does not serve to meet the purposes set out above. The site is bounded by residential development on two sides; the development of the site will not lead to the unrestricted sprawl of large built up areas or result in the merging of neighbouring towns. Development of the site will not lead to encroachment into the countryside. Through careful and sensitive design the development of the site will not harm the special character of Burton Green.

Policy DS6 'Level of Housing Growth' and Policy DS10 'Broad Location of Allocated Housing Sites'

We support the principle of policy DS6 'Level of Housing Growth' which confirms that the Council will provide at least 12,860 dwellings during the period 2011 to 2029. In addition we support Policy DS10 'Broad Location of Allocated Housing Sites' which identifies sites within the Growth Villages and the rural area to deliver 763 dwellings during the Plan period.

Burton Green is identified as a 'Growth Village'. The site at Cromwell Lane can help the Council to meet its identified overall housing requirement and specifically the housing needs of the 'Growth Villages'.

DS11 'Allocated Housing Sites'

We object to Policy DS11 'Allocated Housing Sites' which allocates Burrow Hill Nursery, Burton Green (Ref. H24) for 60 dwellings.

Whilst it may be considered preferable to develop brownfield sites ahead of greenfield sites the 'Framework does not place a statutory obligation on Council's to allocate and develop sites in this order.

The preferred site does not offer the most suitable or sustainable site for residential development. It should also be noted that the preferred site is only partly developed in nature and that whilst some of the site is occupied by buildings and hardstanding the rest of the site is greenfield. The preferred site is located to the southern periphery of the village. Whilst Burton Green Church of England School is located close to the preferred site, the majority of the village (existing homes, children's nursery, public house and train station) are located to the north of the village. Furthermore, the route of HS2 passes north to south through Burton Green, dissecting the village and alienating the preferred site from the rest of the village. The site at Cromwell Lane is in a more sustainable location, within a short walking distance of Tile Hill Station and employment opportunities at Tile Hill. Whilst Burton Green is a linear settlement, the majority of residential development is located to the northern end of the village, further residential development in this location will continue to promote community cohesion.

The Village Site Appraisal Matrix confirms that the preferred site is not without its own constraints. The matrix highlights the following constraints:

- A high pressure liquid pipeline runs through the north east pipeline of the site;
- Need to consider the relationship of the site with the existing neighbouring properties;
- May require the closure/relocation of the business currently occupying the site;
- Negative impact on landscape character;
- Negative impact on natural habitats, including the loss of hedgerows;
- Highest visual impact due to the elevated position of the site in comparison with the rest of the village; and
- Negative impact from HS2.

We consider that other sites, specifically land at Cromwell Lane are available in Burton Green to deliver the housing needs of the village and provide a preferable alternative to the Council's preferred site and do not have the same constraints as the Burrow Hill site. The policy should be amended on this basis, and further justification provided for this allocation.

DS19 'Green Belt'

We object to policy DS19 'Green Belt' which defines the extent of the Green Belt in the District.

Whilst the Council has undertaken a review of the Green Belt and commissioned further independent work to critically assess the review we do not consider that the work undertaken has been expressively thorough or unbiased.

The Green Belt Critical Review provides an assessment of the preferred option sites, but fails to consider any of the sites that have been dismissed. In contrast to the Council's Green Belt Review, it focuses on the specific sites. This more detailed approach results in very different conclusions. Whilst the Green Belt Review considers Parcel BG3 (within which the preferred option site is located) to be of high Green Belt value, the Green Belt Critical Review considers the preferred option site to be of low to medium value. It concludes that given the characteristics of the site, it could be removed from the Green Belt with a modest impact on the fundamental aims, essential characteristics and purposes of the Green Belt.

We recommend that the Council undertake a further Green Belt assessment which assesses each of the sites on an individual basis and not as part of larger Green Belt parcels. We recommend that the review is undertaken immediately and prior to the local plan being submitted to the Secretary of State for independent examination.

With regards to the assessment of Green Belt land it is worth noting the Inspector's Main Modifications to the Leeds City Council Core Strategy. The Council had proposed in its spatial policy that a "selective" Green Belt Review would be undertaken. During the examination which took place in late 2013 the Inspector recommended that in order for the Core Strategy to be found sound a full review of the Green Belt should be undertaken to accommodate the identified level of housing and employment growth. Following the publication of the Inspector's Report the Council had to undertake a second review of the Green Belt.

The case of Leeds City Council highlights the need for the Council to undertake a full review of the Green Belt and not simply one based on the preferred sites only.

The Green Belt Review will need to be revisited before any further comments can be provided.

Overarching Policy H0: 'Housing'

For the reasons set out at policies DS2, DS3 and DS4 we support Overarching Policy H0 'Housing'.

Policy H2 'Affordable Housing'

We support policy H2 'Affordable Housing' which requires that provision is made for a minimum of 40% affordable housing to meet local needs. However, we recommend that the Council applies a flexible approach to viability and deliverability as emphasised in the Framework which states that 'the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burden that their ability to be developed viably is threatened'. This applies equally to the setting of and application of affordable housing policies.

Policy BE1 'Layout and design'

We support policy BE1 'Layout and design' which confirms that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design.

The enclosed promotional document demonstrates how the site could be brought forward and includes an indicative site layout, which demonstrates that the objectives of Policy BE1 can be achieved on this site.

Policy NE6 'High Speed Rail 2 (HS2)'

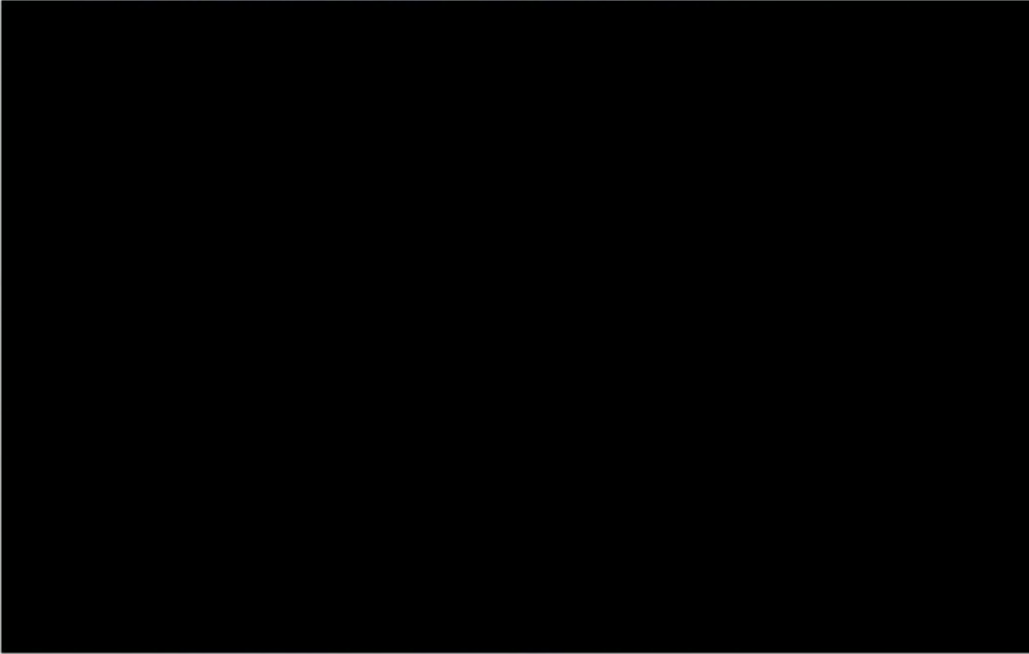
We support policy NE6 'High Speed Rail 2 (HS2)' which confirms that the Council will seek to minimise the impact of HS2 on the natural environment, businesses and residents of the District.

We reiterate the points made above, however, that HS2 will have a significant impact on the settlements which the route passes through, specifically Burton Green where the route dissects the village north to south. The Council's preferred site lies to the south of the line and will be segregated from the majority of

the village to the north of the route. In light of the negative impact the route will have on the village we recommend that the Council re-appraises the sites promoted for residential development in the village and identifies a site where the impacts of HS2 would be less severe.

I trust that the above representations will be given full consideration and registered for this consultation. Should you have any queries or require any additional information please do not hesitate to contact me.

Yours Sincerely



**Appendix 1: Representations to Village
Housing Options and
Settlement Boundaries
Consultation**

17 January 2014

Delivered by email and post

Development Policy Manager
Development Services
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5QH

Dear Sir/Madam

VILLAGE HOUSING OPTIONS AND SETTLEMENT BOUNDARIES CONSULTATIONS

These representations are submitted on behalf of our client, David Wilson Homes, in respect of the Village Housing Options and Settlement Boundaries Consultation. David Wilson Homes have an interest in land off Cromwell Lane in Burton Green, and Westwood Heath Road as shown on the attached site location plans. Further detail on these sites is provided in the appropriate section later in these representations.

Contextual and Policy Overview

In June 2013, Warwick District Council published its Revised Development Strategy. This document sets out an amended housing target of 12,300 dwellings to be delivered in the period 2011 to 2029. The Strategy seeks to concentrate growth within and at the edge of the existing urban area, but acknowledges that some growth also needs to be focused on the most sustainable villages in order to meet the housing requirements for the District and to widen housing choices (including affordable housing) and sustain existing services and facilities. Burton Green has been identified as a Secondary Service Village with an indicative housing target of 70-90 homes over the plan period.

The current consultation document seeks to 'fine-tune' development levels for the villages and identifies the Council's Preferred Housing Options. The proposed housing options are based on the interim level of growth of 12,300 dwellings set out in the Revised Development Strategy.

Since the publication of the Village Housing Options Consultation Document, the Coventry and Warwickshire Strategic Housing Market Assessment (SHMA) has become available. The SHMA, which was published in November 2013, shows that Warwick District will have to provide between 660 and 720 dwellings per annum to meet requirements arising within the District. The proposed housing target of 12,300 homes (683 dwellings per annum) is within the SHMA parameters. However, it fails to take account of the fact that more housing may have to be accommodated in Warwick District to deliver some of the unmet requirements from neighbouring authorities within the SHMA area.

The Village Housing Options Consultation document recognises that discussions are continuing in respect of the required housing growth across local authority boundaries. We consider that as a result of these discussions, the housing requirement for Warwick District may increase.

Considering the existing capacity of the non-Green Belt areas in the District, we consider that some of the additional requirement will need to be accommodated in the Green Belt villages (including Burton Green) in line with the Council's development and locational strategy.

As highlighted in the Village Housing Options Consultation document, Burton Green benefits from having a number of local facilities including a school, nurseries, a pub, a village hall and excellent public transport connections (both by bus and rail). Tile Hill Station is located within walking distance of the village and provides convenient access to local, regional and national destinations. Moreover, Burton Green is located close to Warwick University, one of the most prestigious universities in the country and major local employer. The Coventry Gateway development is also located within easy reach of Burton Green. We therefore agree that Burton Green is a sustainable village. It can and should accommodate additional housing if the overall housing requirement for the District increases. We consider that the Council needs to give further thought to alternative and/or additional sites in the villages to accommodate some of the likely increases in the District's housing requirements.

The Revised Development Strategy seeks to provide 1,000 dwellings in the identified Primary and Secondary Service Villages. The Village Housing Options Consultation document, however, only makes provision for 835 dwellings. There will therefore be a shortfall in housing provision in the villages, further emphasising the need to allocate additional sites in the villages to meet housing requirements.

Preferred Options and Village Boundaries: Burton Green

The Village Housing Options Consultation document identifies the 'Burrow Hill Nursery' site as the Preferred Option for housing growth in Burton Green. The Preferred Option site is located at the southern end of the village and consists of a collection of buildings and areas of hardstanding associated with the use of the site as a commercial nursery. The development of this site will necessitate the relocation of existing businesses and will result in the loss of a number of local jobs. The consultation document notes that this medium sized village site has the benefit of helping better connect the village (including the primary school) and providing the opportunity to potentially relocate the village hall and create a new village green.

Whilst there are some merits in allocating this site for housing, particularly its partly developed nature, we consider that the site's location, which is repeatedly highlighted as one of the key advantages of the site in the consultation document and accompanying evidence, is actually a key weakness.

The village of Burton Green stretches along Cromwell Lane with some further housing located along Red Lane and Hobb Lane. The Preferred Options site is situated at the southern end of the village. Although Burton Green Church of England School is located close to the Preferred Options site, the majority of the village's homes and its facilities (children's nursery, pub and train station) are located to the north of Red Lane along Cromwell Lane.

The proposed route of HS2 passes through Burton Green and will dissect the village necessitating the demolition of a number of properties at Cromwell Lane and Hodgett's Lane. Some existing housing, the Preferred Options site and the school will be located to the south of the HS2 line, whilst the majority of the remaining village will be located to the north. Far from connecting the village, any housing delivered on the Preferred Options site will feel separated from the heart of Burton Green. Moreover, as noted in the Council's own assessments, new residential properties on this site may be affected by noise, light and air pollution as a result of HS2 leading to major negative effects.

We consider that other sites are available in Burton Green to deliver the required housing for the village, which do not suffer from the same constraints imposed by HS2.

David Wilson Homes have an interest in two sites in the vicinity, one off Cromwell Lane and the other adjoining site off Westwood Heath Road, which have been assessed as part of the Village Housing Options Consultation and accompanying evidence under Site Reference 5) (Land south-west of Westwood Heath Road) and 6) (Land off Cromwell Lane) (SHLAA sites C02 and C05).

These two sites currently comprise agricultural land and former private playfields bounded by hedgerows and mature trees. The land lies to the back of housing along Cromwell Lane and Westwood Heath Road and is bounded by residential uses on two sides. Old Lodge Farm is located at the eastern site boundary and there are agricultural fields to the west and south. Access to the site can currently be gained off Cromwell Lane to the west via a gated track previously used in connection with the playing fields. There are a number of local amenities close by including the Hedgerow Nursery, Peeping Tom Pub, a number of bus stops on Cromwell Lane and Westwood Heath Road and Tile Hill Railway Station, which is located approximately 1km to the north of the site.

The Council's Sustainability Appraisal affords these two sites exactly the same score as the Preferred Options site for every aspect of sustainability assessed as part of the Council's appraisal. In terms of accessibility, we consider that the land is actually better located as it is closer to local services and facilities (except for the local primary school) and has a better relationship to the village. The school is located approximately 1.5km to the south of the site and could be accessed by cycle/bus.

The Village Housing Options Consultation document suggests that the Preferred Option site provides an opportunity to relocate the village hall and create a new village green. These facilities could equally be provided on land off Cromwell Lane, part of which was previously used as private playing fields and as such has had a community use in the past. The location would arguably provide better accessibility for the public. We therefore consider that the Preferred Options site does not offer any advantages over the Cromwell Lane land in this respect.

One reason the land off Cromwell Lane has been discounted is on vehicular access grounds. A Transport Assessment has been carried out, which confirms that the access is adequate to serve potential future development.

The key reason the two sites have been discounted is on landscape and Green Belt impact grounds. The Council's Green Belt review includes the land within Green Belt Parcel BG1. This Green Belt parcel is considered to be of mixed character with a major role to play in maintaining the linear character of Burton Green. The Green Belt review also notes that this parcel has a high potential environmental value.

The Preferred Options site lies within a different Green Belt Parcel (Parcel BG3) and was initially assessed as part of the Council's Green Belt Review as having an overall high Green Belt value. The Green Belt Review noted that this parcel consists of strategically important areas of Green Belt which maintains the character of Burton Green. Similarly to Green Belt Parcel BG1, this parcel was considered to have a high potential environmental value.

The Council commissioned an independent adviser to provide a critical assessment of its Green Belt Review. The Green Belt Critical Review clearly states on Page 21 that:

"There also needs to be a clear distinction made in the evaluation process between an assessment of the parcels and the individual sub-sites reviewed within the parcels. In particular, on how the preferred options were chosen, and what reasonable alternatives were considered and why they were not chosen."

The Green Belt Critical Review provides an assessment of the Preferred Options, but does not consider any of the sites that have been dismissed. In contrast to the Council's Green Belt Review, it focuses on specific sites. This more detailed approach results in very different conclusions. Whilst the Green Belt Review considers Parcel BG3 (within which the Preferred Options site is located) to be of high Green Belt value, the Green Belt Critical Review considers the Preferred Options site to be of low to medium value. It concludes that given the characteristics of the site, it could be removed from the Green Belt with a modest impact on the fundamental aims, essential characteristics and purposes of the Green Belt.

We object to the Council's selective approach in considering the contribution specific site options make to the Green Belt. A detailed assessment should have been carried out of all the options under consideration.

David Wilson Homes have commissioned their own expert to carry out a high level Landscape and Visual Impact Assessment in respect of the land off Cromwell Lane to establish what contribution the site makes to the landscape and the Green Belt in particular.

The report shows that in terms of sensitivity, the land of Cromwell Lane lies within a portion of Green Belt Parcel BG1, which has a different landscape character to the rest of this parcel. The proximity of housing on the western and northern boundaries and the deciduous and coniferous planting on the boundary with Lodge Farm to the east provides a significant degree of enclosure. Whilst the remainder of this Green Belt Parcel may have rural characteristics, the report considers that the land off Cromwell Lane is more developed and therefore less sensitive to residential development given its location and characteristics.

The assessment demonstrates that views into the proposed site from the north and west are truncated by adjacent housing. The site is potentially visible from a number of locations to the south and east. However, views towards the proposed site are filtered by mature boundary vegetation and the buildings of Lodge Farm. The outline of a number of properties can be made out on the skyline when viewed from Bockendon Road. The presence of the water tower and redbrick housing on Westwood Heath Road are the dominant features on the horizon. Beyond Bockendon Road to the east, views are distant and often obscured by blocks of woodland.

The report concludes that development in certain parts of Green Belt Parcel BG1 would be extremely visible from the surrounding area and therefore unsuitable for development. However, this is unlikely to be true of the land off Cromwell Lane which is not visible from much of the surrounding area.

Considering the Green Belt as a Landscape Receptor, the attached report demonstrates that developing the land for housing would not significantly compromise the openness of the landscape or detract from any of the elements which combine to create the local landscape character. As the development is an extension to existing adjacent housing the integrity of the space as a whole is retained.

The proposed site is not typical of the larger Green Belt landscape character. Part of the site has been used as playing fields in the past; the footpaths are restricted and show sign of heavy footfall. The grass is overgrown and neglected. The space is partially separated from the larger landscape by the position of Lodge Farm.

The report notes that the proposed development represents an opportunity to create a new robust 'green boundary' to the village edge, which could enhance the Green Belt definition.

A copy of the Landscape and Visual Impact Assessment report is attached to these representations.

We consider that the land off Cromwell Lane provides a better option to deliver the required housing for Burton Green. It is located close to local facilities and services, has a good relationship to the existing village and the impact of HS2 on any new development on the site will be limited given the distance to the proposed route. Similar to the Preferred Options site, the land off Cromwell Lane offers an opportunity to provide a new village hall and village green.

As shown by the attached landscape report, there is no danger that development on the site will result in unrestricted sprawl or encroachment into the countryside given the contained and defined nature and location of the site and opportunities to reinforce defensible boundaries within the site. It would not lead to neighbouring towns merging into one another, have any impact on the setting or special character of a historic town or limit urban regeneration. We consider that the land could be removed from the Green Belt without impacting the fundamental aim of Green Belt policy. The Council should therefore consider allocating the land off Cromwell Lane for housing and include it within the settlement boundary of Burton Green.

David Wilson Homes, part of the country's largest house builder Barratt Developments Plc., are committed to bringing sites such as this forward to meet current and future housing requirements. They take great pride in their approach to public consultation, and endeavour to work with local communities to deliver schemes and facilities that sit harmoniously with the character of the area and address shortfalls in provision.

We hope that you will give full consideration to David Wilson Homes' representations outlined in this letter. Should you have any questions or queries or wish to discuss these representations further, please do not hesitate to contact me.

Yours sincerely

Karin Hartley
Senior Planner

Appendix 2: Site Access Plan

DO NOT SCALE OFF THIS DRAWING.



This drawing has been produced by mode transport planning. No responsibility will be accepted for the use of this drawing in any other project.

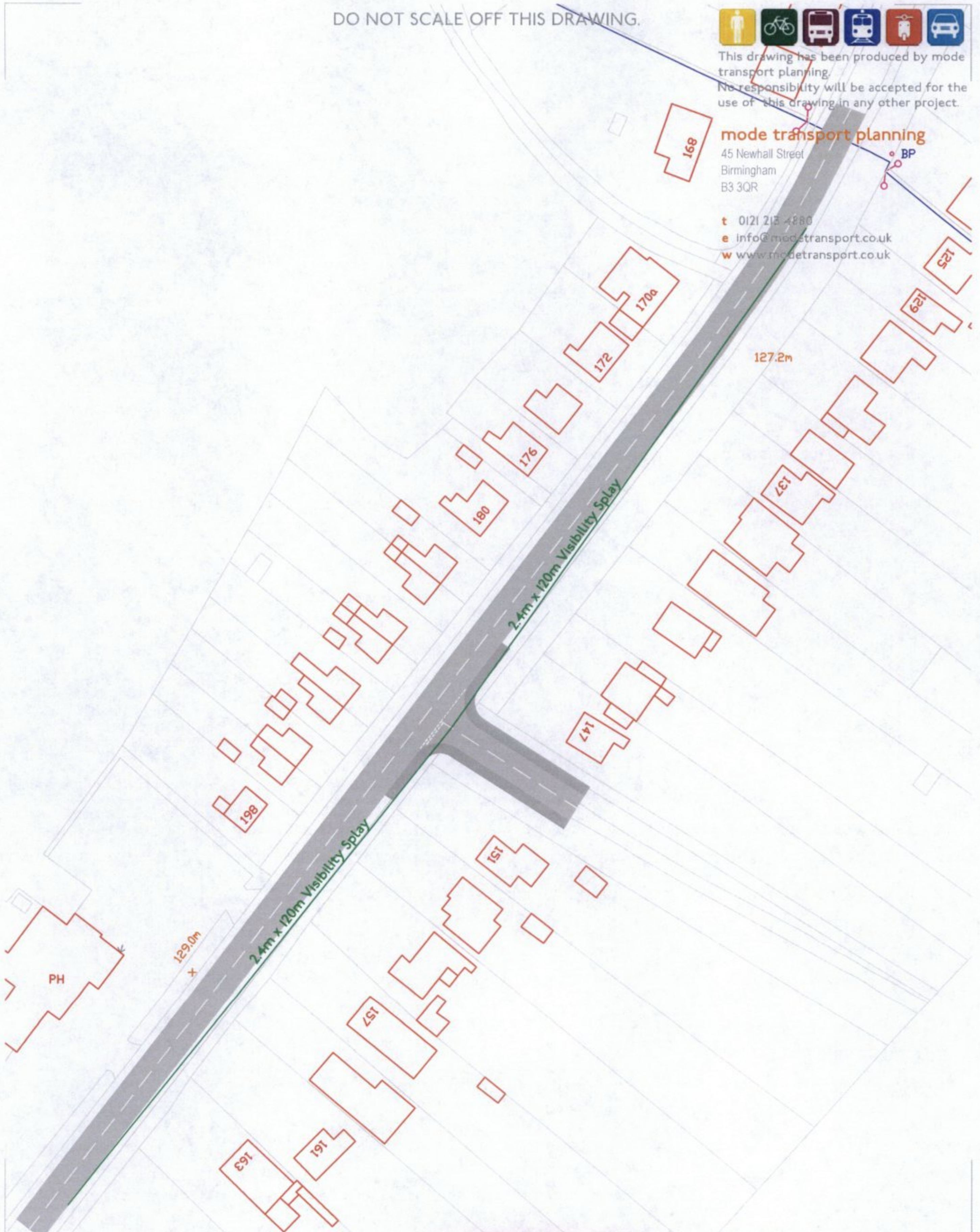
mode transport planning

45 Newhall Street
Birmingham
B3 3QR

t 0121 213 4880

e info@modetransport.co.uk

w www.modetransport.co.uk



drawing title Priority junction access design	client David Wilson Homes Mercia		scale 1:1000@A4	A	drawing no. P32-2125-PS-001
	job title Cromwell Road, Coventry		drawn jwm		
	checked bdf		created Dec '13		

Appendix 3: LVIA

Landscape Visual Impact Assessment

Burton Green, Nr. Coventry, CV4



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1 Introduction

1.1 Landscape and Visual Impact Assessment (LVIA)

This LVIA was commissioned by David Wilson Homes (Mercia) to examine the significance of the landscape and visual effects of the proposed residential development.

The proposal site lies to the south west of Coventry beyond the City boundary, north of Burton Green and to the south of an existing development which is within the Coventry City boundary at Westwood Heath.

This LVIA is a tool to identify the effects of change resulting from the development. A vital element of the study is to assess the significance of the effects. The study distinguishes between the effects on the landscape as a resource in its own right and the effect on specific views and general visual amenity experienced by people. The methodology of the study is detailed later.

The scoping considered both landscape and visual effects separately. Scoping included:

- the extent of the study area
- sources of information
- possible effects
- main receptors to be considered
- the extent and appropriate level of detail for the baseline studies
- method to be used in assessing significance
- the approach to assessment of cumulative landscape and visual effects.

1.2 The Development

The development comprises residential properties and associated road and infrastructure. The intention is to include extensive landscape planting to the boundaries and within the site to enhance the quality of the space and to blend the development into its natural setting.

There are 3 potential sites within the proposed development area, totalling 19.2 acres:

- A: The largest of the 3 with access to Cromwell Lane, footpath to the south-east perimeters and southerly views of open fields and woodland - 9.2 acres
- B: The second largest site, with footpath access from Westwood Heath Road - 7 acres
- C: The strip of land abutting Lodge Farm House and Old Lodge Farm sharing footpath access with A - 3 acres

This LVIA will consider the landscape and visual effects of the proposed site as one potential development.

SITE LOCATION



● SITE LOCATION: BURTON GREEN, NR. COVENTRY, WARWICKSHIRE CV4

1.3 The Site

The proposal site lies to the south-west of Coventry across Westwood Heath Road on the outskirts of Burton Green. There are existing residential properties and a footpath to the north and east perimeter of the site and an established residential development across Westwood Heath Road to the north.

The site is bounded by existing residential properties on Westwood Heath Road to the North and Cromwell Lane to the West. Lodge Farm House and Old Lodge Farm lies to the south-east of the site. There are southerly views of open fields and woodland towards Burton Green.

1.4 Site context

The site sits to the west of Coventry and its City boundary, within the Warwick District and in the county of Warwickshire.

With Kenilworth to the south and Solihull and Birmingham to the west, the site is within easy access of M42, M6 and M40 and is near to mainline rail.

The proposed HS2 route runs within the study area, through Burton Green.

1.5 Methodology

The Landscape Visual Impact assessment was carried out in accordance with the "Guidelines for Landscape and Visual Impact Assessment - Third Edition" (GLVIA3) by the Landscape Institute and Institute of Environmental Management and Assessment (2013).

The study seeks to measure the effect of the development on the landscape and visual amenity and how significant it is likely to be.

This study will draw a distinction between landscape effect and visual effect.

Landscape effects will deal with changes to the landscape as a resource which is a key issue of environmental interest, along with biodiversity and cultural heritage.

Landscape effects relate to protected landscapes and the contribution of landscape character to the sense of place and quality of life. It is concerned with how changes may affect:

- individual components of the landscape
- aesthetic or perceptual qualities
- the character of the landscape in different areas

STUDY AREA



SITE LOCATION: BURTON GREEN, NR. COVENTRY, WARWICKSHIRE CV4

Visual effects consider how people will be affected by changes in views or visual amenity at different places.

This will include consideration of:

- the different groups of people who may experience views
- from which points they will be affected
- the nature of the views and visual amenity at those points
- changes in specific view points

A crucial element of LVIA is the importance of significance. Assessment should involve clear judgement and transparency, distinguishing significant from non-significant elements and emphasising well-argued narrative text to make clear what the significance issues and effects are.

This study will consider:

- Landscape Receptors: The effect on the landscape as a resource by looking at constituent elements of the landscape, its specific aesthetic or perceptual qualities and character of the landscape in different areas
- Visual Receptors: The visual effect on specific views and on the general visual amenity experienced by people.

The study seeks to link judgement about the sensitivity of the receptor and the magnitude of the effects to arrive at significance.

This LVIA includes a desktop review, field study, photographic imagery and mitigation proposals which are integral to the landscape design proposals.

2 Baseline Study

2.1 Planning Policy

The LVIA has been conducted in accordance with current planning policy within the Warwick District Local Plan 1996-2011 and the proposed planning policy, currently under consultation, for the Warwickshire Local Development Framework.

Consideration has also been given to the Coventry Joint Green Belt Study and Supplementary Planning Guidance relating to new residential developments and their impact on the immediate landscape.

The Warwick District Local Plan sets out its objectives relating to the natural environment and new development proposals. New developments:

- will only be permitted which protect important natural features and positively contribute to the character and quality of its natural and historic environment through good habitat/landscape design and management.
- will be expected to demonstrate that they:-
 - a) protect and/or enhance local ecology, including existing site features of nature conservation value;
 - b) protect and/or enhance features of historical, archaeological, geological and geomorphological significance;
 - c) protect and enhance the landscape character of the area, particularly respecting its historic character;
 - d) provide appropriate levels of amenity space which incorporate suitable habitat features and hard and soft landscaping;
 - e) integrate the amenity space and proposed landscaping into the overall development;
 - f) secure the long term management and maintenance of habitat/landscape features; and
 - g) protect best and most versatile agricultural land

Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Nature Conservation and Landscape Analysis. Where adverse impacts are unavoidable, the Council may consider possible mitigation measures to reduce any harm caused by these adverse impacts. Where mitigation measures are not possible, compensation measures may be appropriate.

2.2 Introduction to the Baseline Study

When viewed alongside the description of the proposed development, the baseline study will form the basis for the identification of the changes that will result in the landscape and visual effects.

Landscape Baseline aims to provide an understanding of the landscape in the area that may be affected by the development. This is done by examining the constituent elements which make up the landscape, such as its character, its spatial distribution, its geographical extent, its history (which may require separate study) and its condition.

Visual Baseline aims to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.

This baseline study will consider the landscape character, footpaths, water bodies, transport, leisure and designations within the study area.

2.3 Landscape Character - National

2.3.1 Natural England Landscape Character Types

Natural England have mapped and described 159 national broad character areas - National Character Areas (NCA) (previously known as Joint Character Areas - JCAs).

Landscape character is a distinct, recognisable and consistent pattern of elements in the landscape that makes one place different from another, rather than better or worse.

These profiles are currently under revision and are expected to be published by April 2014.

Although no individually specific designation is given for this area, the Development is positioned within the National Character Area 97 - Arden.

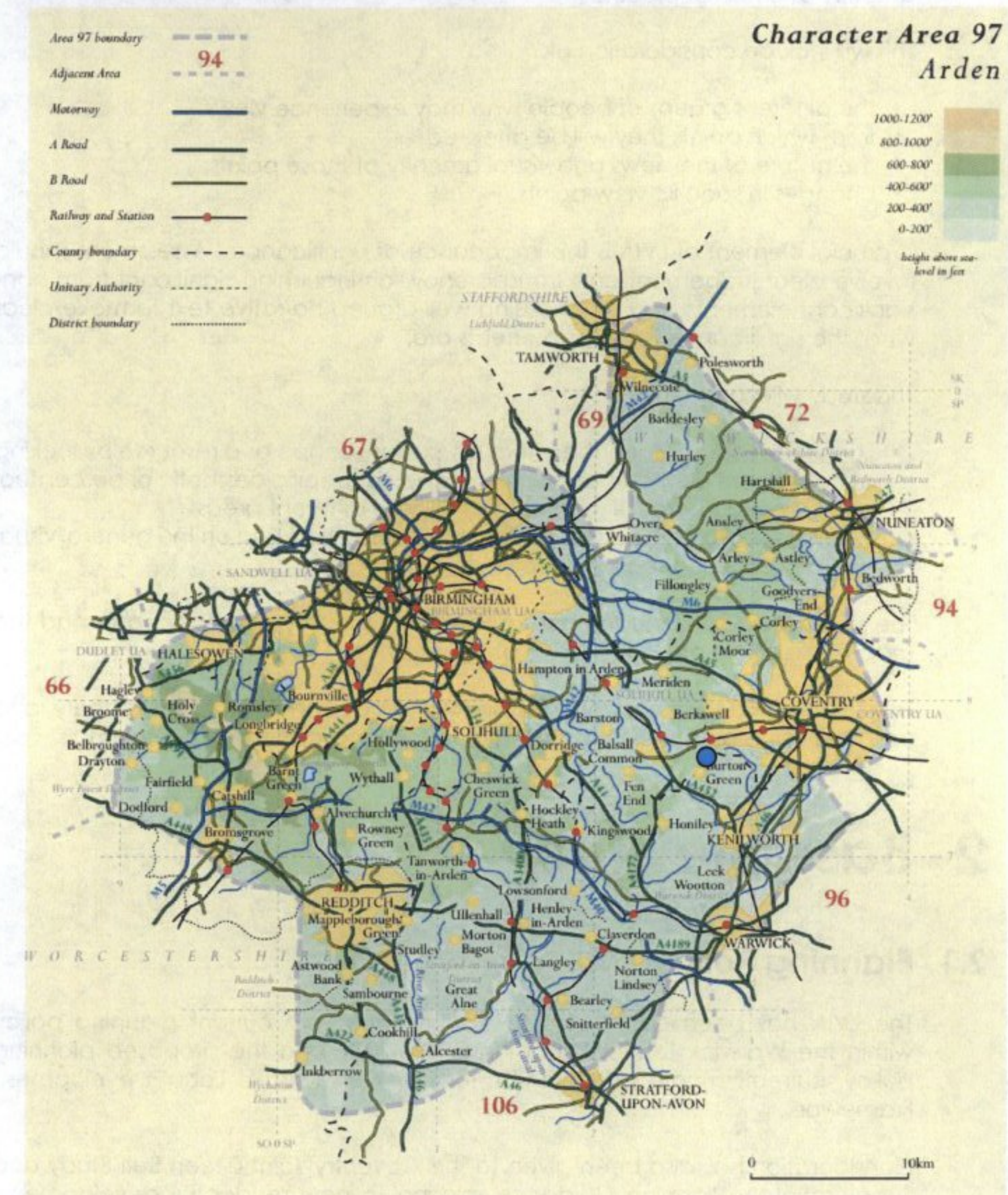
In addition, The Warwickshire Landscape Project was set up in 1987 by Warwickshire County Council and The Countryside Commission to "provide a set of guidelines designed to offer advice on maintaining diversity and beauty, to conserve the landscapes for future generations."

2.3.2 Key Characteristics: NCA97 Arden

The key characteristics for the NCA 97 Arden are:

- Well-wooded farmland landscape with rolling landform - geologically diverse.
- Mature oaks, mostly found within hedgerows, with ancient woodlands and historic coppices bounded by woodbanks.
- Narrow, meandering clay river valleys with long river meadows
- Numerous areas of former wood-pasture with large, old, oak trees often associated with isolated remnants of more extensive heathlands.
- Diverse field patterns, ranging from well-hedged, irregular fields and small woodlands that contrast with larger semi-regular fields
- Complex and contrasting settlement pattern, some densely populated.
- The North western area dominated by urban development and associated urban edge landscapes: managed green space (e.g. allotments, gardens, parks, golf courses and public open spaces(e.g. playing fields, churchyards, cemeteries and institutional grounds).
- Transport infrastructure, the M42, M40, M6 and M5 are major transport corridors that sit within the landscape of this NCA.

NATIONAL CHARACTER AREA 97 - ARDEN



● SITE LOCATION: BURTON GREEN, NR. COVENTRY, WARWICKSHIRE CV4

2.3.3 PHYSICAL FEATURES

Within the overall character, there is wide variation which ranges from the enclosed river valleys, through the undulating wooded landscape and small hedged fields of the main plateau, to the remains of the coal industry in the north-east.

There are varied field patterns with smaller scale irregular fields derived from medieval woodlands clearance to be found close to some of the high density dispersed settlements.

The largest fields can be found in the broad river valleys and in the south which is dominated by big estates from Warwick to the east of Birmingham.

2.3.4 LAND FORM AND USE

Arden is a well wooded landscape with a rolling landform. The Northern and Central parts of the area lie across the eastern part of the Birmingham plateau, the south Staffordshire Coalfield and the Warwickshire Coalfields. The central area is lower lying than adjacent areas and is largely underlain by Mercia Mudstones and covered by glacial sands, gravels or till.

The southern part of the area is underlain by Mercia Mudstones, with outcrops of Arden Sandstone forming prominent escarpments.

An ancient landscape pattern of hedgerows form the traditional field boundaries. Within hedgerows, mature hedgerow oaks often form distinctive features.

The dominant land use is grass, uncropped land and arable farming.

2.3.5 VEGETATION

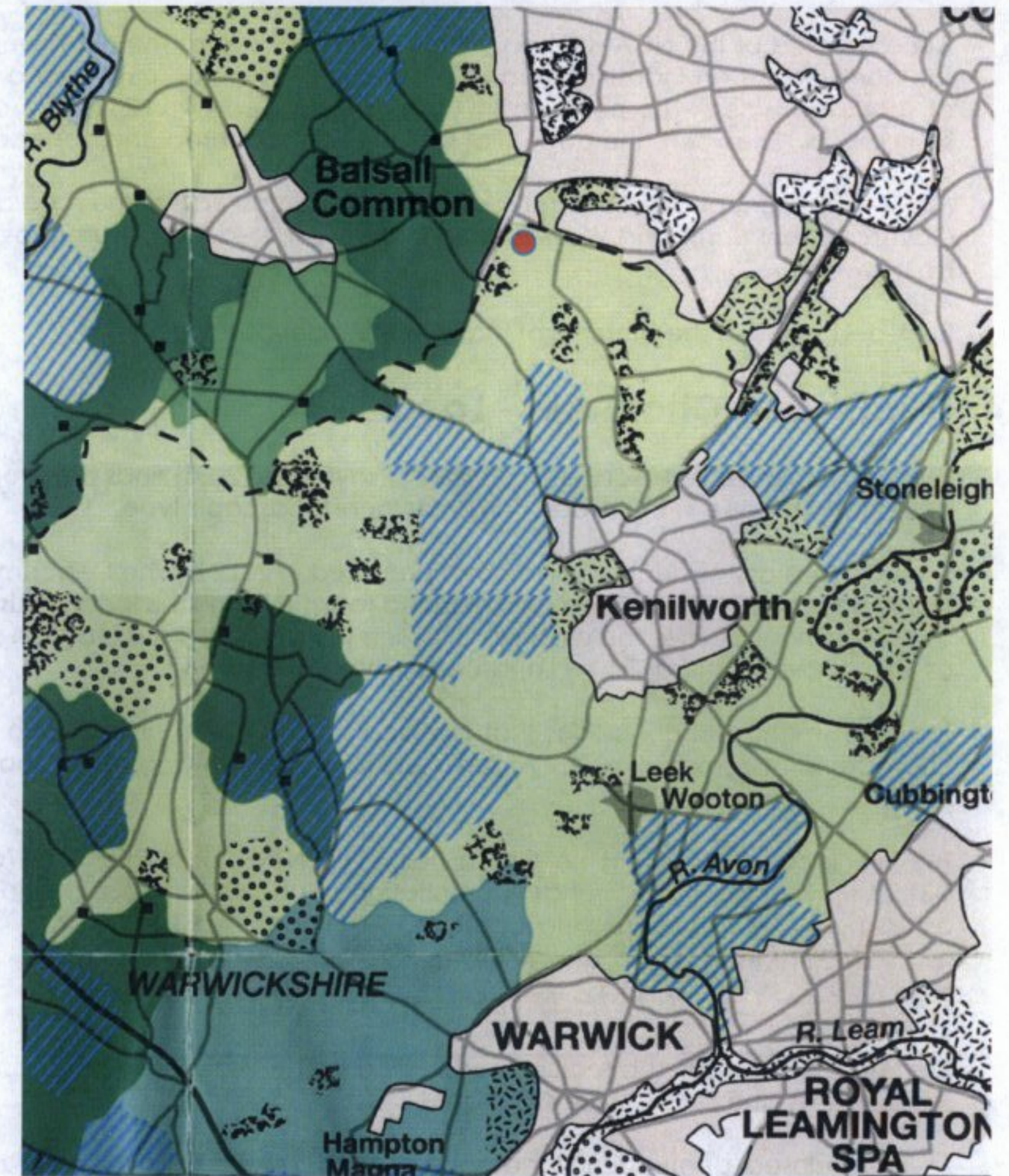
Arden is the most densely wooded part of Warwickshire with a high proportion of ancient woodland sites within the NCA.

Mature hedgerow oaks are the dominant species and scatter the area along with small ancient and plantation woodland sites. Manorial deer parks such as Stoneleigh Abbey and Packington Hall and Maxstoke park contain significant areas of wood pasture.

2.3.6 SETTLEMENT PATTERN

In contrast to the rest of Warwickshire, Arden is characterised by a dispersed settlement pattern of scattered farmsteads and hamlets, often no more than

LOCAL LANDSCAPE CHARACTER AREA - ARDEN PARKLANDS



- SITE LOCATION: BURTON GREEN, NR. COVENTRY, WARWICKSHIRE CV4
- ARDEN PARKLANDS
- ANCIENT ARDEN
- ARDEN PASTURES

a handful of cottages together. Ribbon and infill development has eroded this pattern over recent years.

Almost a third of the NCA is urban. Birmingham dominates the north west and the north east is an industrial area with concentric development and a range of suburban types. The north east is an industrial area with distinctive colliery settlements. Elsewhere the pattern of settlement is scattered and dispersed.

Major settlement populations can be found in the south east of the area around Coventry, Kenilworth and Warwick and in the west, Redditch, Bromsgrove and Halesowen.

Brick and timber is the material of many of the older buildings.

2.4 Landscape Character - Local

The "Warwickshire Landscape Guidelines" (November 2005) finds the proposed development to lie in the Arden Parklands local landscape type.

A landscape assessment has also been prepared in 2012 by the Department of Transport for the HS2 Route which is planned to run through this local landscape. This assessment defines the area within which the proposed site location stands as with "Coventry Rural Fringe Landscape Character".

This assessment also concludes that the local landscape character also shows characteristics from the Ancient Arden and Arden Pastures landscape character types.

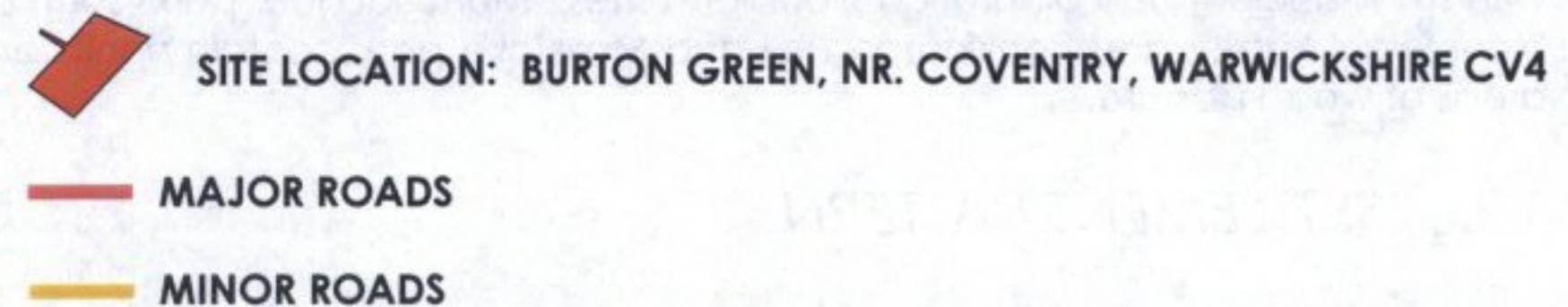
The site location lies with the Green Belt. The New Local Plan for Warwick District (November 2013) is under consultation at present and has provided an assessment of the proposed site locations.

2.4.1 Key Characteristics - Arden Parklands

The Arden Parklands sub-region as identified in the Warwickshire Landscapes Project shows the following key characteristics:

- An enclosed, gently rolling landscape defined by woodland edges, parkland and belts of trees
- Middle distance views enclosed by woodland edges
- Belts of mature trees associated with estatelands
- Many ancient woodlands, often with irregular outlines
- Large country houses set in mature parkland
- Remnant deerparks with ancient pollard oaks
- Thick roadside hedgerows, often with bracken

ROADWAYS WITHIN THE STUDY AREA



The Coventry Rural Fringe Landscape Character exhibits key characteristics as follows:

- Fields in close proximity to the urban fringe of Coventry.
- The presence of remnant agricultural land, isolated industrial land parcels, the National Grid Berkswell sub-station and National Grid overhead power lines.
- Rural lanes appear to exhibit heavy commuter use from the residential areas.
- Horse grazing is present in some of the smaller fields close to housing.
- The areas of open farmland and hedgerows appear well managed and typical of the wider area.

2.4.2 Physical Features

Arden Parklands is characterised by large arable fields, often poorly defined by low cut and gappy hedgerows.

Fields are in close proximity to the urban fringe of Coventry with the presence of remnant agricultural land, isolated industrial land parcels, the National Grid Berkswell sub-station and National Grid overhead power lines.

A disused water tower is one of two in the area considered local landmarks..

2.4.3 Land Use and Enclosure

The enclosed, gently rolling landscape is punctuated by woodland edges, hedgerow and belts of mature trees. With an irregular pattern of fields and narrow winding lanes, there is often small-scale farmed landscape with a varied landform.

The landscape is often broken by suburban influences.

2.4.4 Vegetation

Woodland is present but not a prominent or characteristic element apart from locally such as Big Poores and Little Poores Woods to the north of Cromwell Lane.





Small fields are typically bordered by mature hedgerow trees.

2.4.5 Settlement and buildings

Brick and timber is the material of many of the older buildings, particularly farmsteads and country houses which date from the 16th and 17th centuries. The area is characterised by a dispersed settlement pattern of scattered farmsteads and hamlets.

FOOTPATHS, BRIDLEWAYS AND LONG DISTANCE TRAILS WITHIN THE STUDY AREA



-  **SITE LOCATION: BURTON GREEN, NR. COVENTRY, WARWICKSHIRE CV4**
-  **FOOTPATHS, BRIDLEWAYS AND PUBLIC RIGHTS OF WAY**
-  **+ NATIONAL TRAIL/RECREATIONAL ROUTE**
-  **+ TRAFFIC-FREE CYCLE ROUTE**

2.4.6 Transport and Access

With Kenilworth to the south and Solihull and Birmingham to the west, the site is within easy access of M42, M6 and M40 and is near to mainline rail.

There is a national trail that runs through the study area which is also currently part of the National Cycle Network (523).

The proposed HS2 route would run within the study area (following the national trail route), through Burton Green.

2.4.7 Landscape Forces for Change

The dispersed settlement pattern is a key characteristic of much of the area. Development guidelines and village strategies, including specific design guidelines, should be used to safeguard this.

The retention of hedges and hedgerow trees should be addressed, especially in the north-eastern part of the area.

Planting schemes using native tree species are appropriate for screening urban edges and new residential developments.

There is scope for the restoration of heathland, especially on roadside verges, and for the active management (notably bracken and scrub clearance) of existing heathlands.

The restoration of mineral extraction sites is an opportunity to absorb these areas back to the character of the surrounding landscape and to create habitats of wildlife interest.

There is scope for the restoration and appropriate management of riverside wetland and the conservation of the natural river course and the distinctive floodplain hedge and tree pattern.

RAILWAYS WITHIN THE STUDY AREA



SITE LOCATION: BURTON GREEN, NR. COVENTRY, WARWICKSHIRE CV4



SINGLE AND MULTIPLE TRACK RAIL LINE

3 Designations

3.1 Local Nature Reserves

PARK WOOD and TEN SHILLING WOOD

The ancient woodlands of Park Wood and Ten Shilling Wood, both situated in Canley appear relatively unchanged for at least 200 years.

They are at present under the control of Coventry City Council. Ten Shilling Wood covers 12 acres and Park Wood covers an area of 48 acres.

They both provide an urban refuge for plants and wildlife and are important in maintaining the local rural character.

TILE HILL WOOD (SEE 3c SSSI)

PLANTS HILL WOOD

This wood stands alongside Tile Hill Lane and slopes greatly from North to South with a steeper incline to the West side. It is a mixed wood of 22 acres containing Pedunculate Oak approximately 160 years of age and a number of Sessile Oak with some 180 year old Beech trees.

Lime, many Scots Pine, European Larch, Norway Spruce and one solitary Crack Willow (a species that favours moist ground) is located in the West corner where a shallow pool forms in very wet weather when water seeps down the steep incline.

PIG WOOD

Pig Wood is a small 14 acre mixed deciduous and coniferous wood with a canopy of Pedunculate Oak, Lime, Beech, Scots Pine, European Larch, Norway Spruce, Silver Birch, Ash, Sweet Chestnut, Rowan, Holly, Whitebeam and Aspen. There is also some evidence of planting within the last twenty years of Oak, Hornbeam and a few Ash.

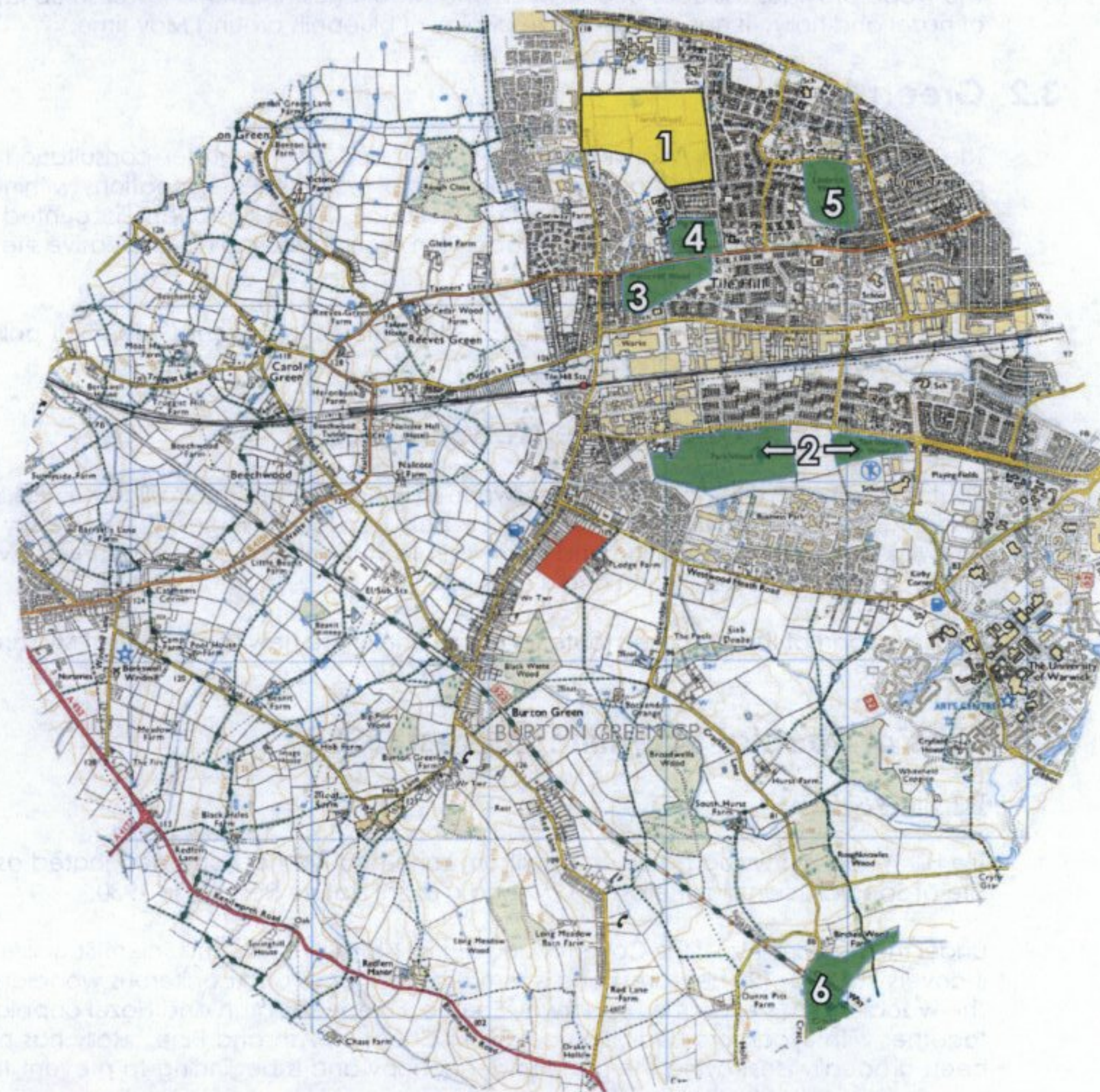
The pond to the north of the wood was reinstated in 1996 and a path providing access for people with disabilities was constructed in 1997.


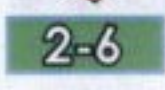
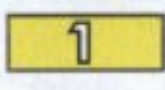
LIMBRICK WOOD

The wood is approximately 23 acres and is located South of the Jardine Crescent Shopping Precinct. It is a mixed wood of broadleaves and conifers and the site is more or less level at 122 ft above sea level.

There are many examples of 50 year-old Rowan planted historically for its berries and some of the Oak is of a coppice origin.

LOCAL NATURE RESERVES, ANCIENT WOODLAND AND SITES OF SPECIAL SCIENTIFIC INTEREST (SSSi) WITHIN THE STUDY AREA



-  SITE LOCATION: BURTON GREEN, NR. COVENTRY, WARWICKSHIRE CV4
-  LOCAL NATURE RESERVES & ANCIENT WOODLANDS
-  + SITE OF SPECIAL SCIENTIFIC INTEREST
- 1 Tile Hill Wood
- 2 Park Wood & Ten Shilling Wood
- 3 Plants Hill Wood
- 4 Pig Wood
- 5 Limbrook Wood
- 6 Crackley Wood

CRACKLEY WOOD

An ancient semi-natural woodland just north of Kenilworth, once part of the Forest of Arden, Crackley Wood is managed traditionally as high forest with a coppice understorey. It is under the stewardship of Warwickshire Wildlife Trust. The wood provides tall trees of oak, birch and sweet chestnut with a lower shrub layer of hazel and holly. It has an impressive display of bluebells around May time.

3.2 Green Belt

The New Local Plan for Warwick District (November 2013) is under consultation at present and has provided an assessment of the proposed site locations within its Village Housing Options. The proposed site at Burton Green has been discounted as an option for development within this Local Plan draft, favouring an alternative site at Baginton Nurseries.

The assessment states that discounting this site adheres to current Green Belt policy appears, arresting the urban sprawl.

3.3 National Trail and Cycle Network 523

Route 523 runs from the outskirts of Kenilworth to Burton Green. This traffic-free walking and cycling route provides an essential link between local villages, the University of Warwick, Tile Hill railway station and Kenilworth town centre. The route connects with Route 52 which links Kenilworth and Coventry.

This is also part of the proposed route for phase one of the new London-West Midlands HS2 rail line.

3.4 Sites of Special Scientific Interest (SSSi)

TILE HILL WOOD


Tile Hill Wood is a wood between Hawthorn Lane and Banner Lane designated as a Site of Special Scientific Interest in 1952 and a Local Nature Reserve in 1930.

Under the stewardship of the Coventry and District Natural History and Scientific Society, it covers 70 acres (28 hectares) and is a mixed deciduous and coniferous woodland. The woodland has examples of Norway Spruce, European Larch and Hazel coppice, together with Sycamore, Oak, Spruce, Birch, Chestnut, Ash and Pine. Holly has been gradually destroying the hazel under-canopy and is beginning to prevent the regeneration of oaks and hazels.

The paths are under very heavy usage and there are specially-built paths suitable for people with disabilities.

LISTED BUILDINGS WITHIN THE STUDY AREA



 **SITE LOCATION: BURTON GREEN, NR. COVENTRY, WARWICKSHIRE CV4**



Listed buildings, numbered

- 1:ARNOLDS FARMHOUSE
- 2:142 CROMWELL LANE
- 3:92 CROMWELL LANE
- 4:CROMWELL COTTAGE
- 5:21 DUGGINS LANE
- 6:NAILCOTE HALL
- 7:WEST LODGE & COTTAGE
- 8:CHURCH OF ST JOHN THE BAPTIST
- 9:CRYFIELD HOUSE FARM
- 10:CRYFIELD GRANGE FARM
- 11:SOUTH HURST FARM
- 12:MOAT FARM & BARN
- 13:IMAGE HOUSE & BARN

- 14:BERKSWELL WINDMILL
- 15:BARRATTS LANE FARM
- 16:NORTH CHASE BARN
- 17:REDFERN MANOR
- 18:CRABMILLS FARMHOUSE
- 19:HOLLY HOUSE
- 20:CANTERBURY HOUSE
- 21:BERKSWELL GRANGE
- 22:MOAT HOUSE FARM
- 23:WOODLANDS SCHOOL
- 24:LIMBRICK WOOD SCHOOL
- 25:CONWAYS FARMHOUSE & BARN
- 26:TANYARD FARMHOUSE & GRANARY
- 27:THE COTTAGE

3.5 Listed Buildings

The listed buildings within the study area cross over Coventry, Kenilworth, Berkswell, Burton Green and Solihull boundaries. Those with the proximity within the study area are:

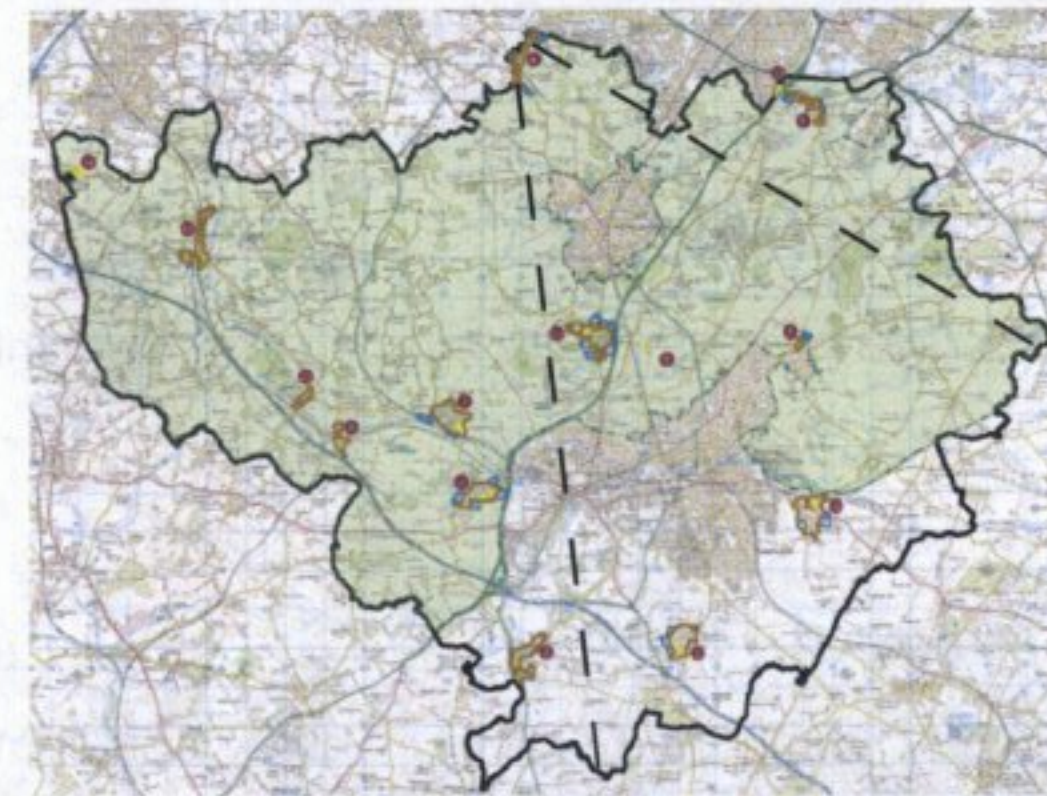
- Arnolds Farmhouse
- 92 and 142 Cromwell Lane
- Cromwell Cottage
- 21 Duggins Lane
- The Church of St John the Baptist
- Conways Farmhouse and Barn
- Tanyard Farmhouse and Granary
- Cryfield House Farmhouse
- Cryfield Grange Farmhouse
- Long Meadow Farm
- Redfern Manor
- North Chase Barns
- Moat Farm and Barn
- Image House and Barn
- Berkswell Windmill
- Barratts Lane Farm
- Nailcote Hall
- West Lodge
- Ram Hall and Barn
- Moat House Farm
- Berkswell Grange
- Crabmills Farmhouse
- Canterbury House
- Holly House
- Wests Cottage
- Woodlands School
- Limbrick Wood School



3.6 Other Designations

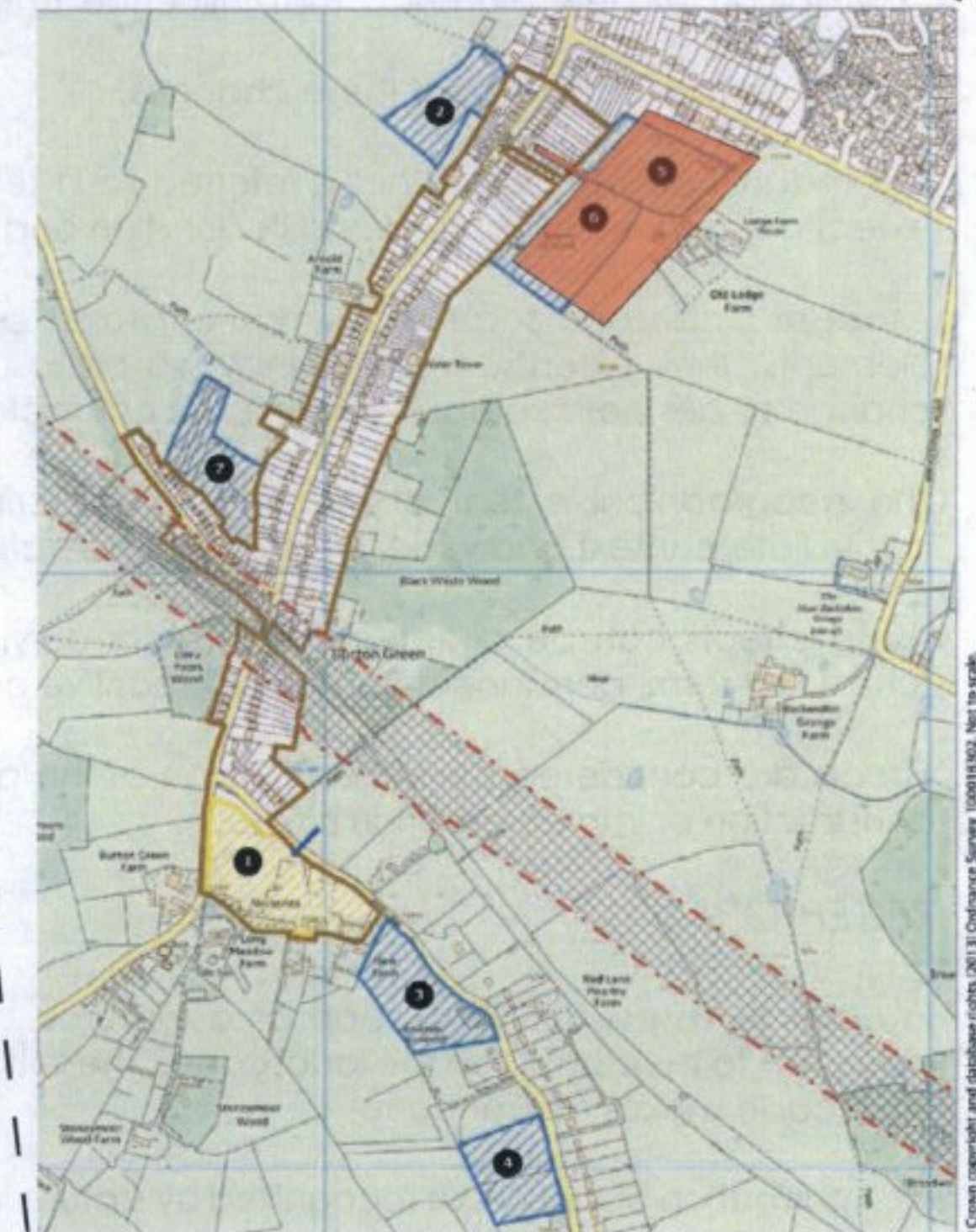
There are no areas categorised under any of the following designations within the study area:

- Areas of great landscape value
- Areas of outstanding natural beauty
- Historic parks and gardens
- Battlefields

GREEN BELT LAND AROUND STUDY AREA AND VILLAGE OPTIONS FROM WARWICK LOCAL PLAN (NOVEMBER 2013)



-  Site Location
-  Discounted option in Warwick Local Plan
-  Preferred option in Warwick Local Plan
-  Green Belt
-  Village boundaries



4 Assessing the effects

The impact of the development will be gauged by consideration of:

- Landscape Effects on the study area
- Visual Effects on the study area

4.1 Introduction to Landscape Effects

The assessment of landscape effects deals with the effects of change and development on landscape as a resource.

EFFECTS

A range of landscape effects will be considered. These include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape.
- Addition of new elements that influence character and distinctiveness of the landscape.
- The combined effects of these changes.

The magnitude of each effect is referred to in terms of size or scale, geographical extent of the area influenced and its duration and permanence.

As regards size and scale, the judgment takes account of the existing landscape elements, their extents, whether they will be lost or changed and the degree of change to aesthetic, perceptual or key characteristics.

The geographical extent of the effect is described by reference to the site, its immediate context and wider landscape character areas.

These effects can be direct, indirect, secondary, cumulative, short-term, medium-term, long-term, permanent, temporary, positive and negative.

Effects are considered during the lifetime of the development as well as during the construction or implementation phase.

RECEPTORS

In order to assess the landscape as a resource and its susceptibility to change, a value has to be placed on the landscape. The initial consideration of the value of the landscape makes reference to:

- Information about areas recognized by statute e.g National Parks, National Scenic Area etc.

- Information about Heritage Coasts.
- Local planning documents, including local designations.
- Information on the status of individual groups of features, e.g conservation areas, listed buildings etc.
- Art and literature.
- Materials on landscapes of local interest.

Where there is no existing evidence of landscape value, an assessment can be made in line with the guidance in GLVIA3. This would include:

- Landscape quality or conditions
- Scenic quality
- Rarity
- Representativeness
- Conservation interest
- Recreation value
- Perceptual aspects
- Associations

Through the scoping and baseline studies, a number of landscape effects have been identified as likely to occur and others which are unlikely to occur and will not be considered.

Some effects have been reduced due to design mitigation steps and their impact will be considered post mitigation. As noted earlier, the study seeks to identify the range of Landscape receptors and their sensitivity to the effects of the development.

A full definition of all degrees of Landscape Effect is included in Appendix 1.

The landscape resources which have the potential to be affected by the proposal in the study area are:

- The Landscape Character
- HS2 - Coventry Rural Fringe
- Burton Green Settlement Edge
- Green Belt
- The Site
- Local Nature Reserves, Ancient Woodlands and SSSI

4.1.1 Landscape Character

NATIONAL LANDSCAPE CHARACTER

Due to its scale and diversity, the Arden National Character area shows "Medium" sensitivity to landscape change. The proposed site exhibits few of the characteristics which are typical of the Arden National Character Area.

The site is made up of three irregular shaped fields which show some resemblance

to the field pattern found within the character area. However, there are few other features of the Arden National Character Area within the site. As any change to the site will have little impact on the landscape character, the magnitude of the effect is likely to be "Low" and the significance "Moderate".

LOCAL LANDSCAPE CHARACTER

The Arden Parklands sub-region, as identified in the Warwickshire Landscapes Project, includes the key characteristics of:

- Enclosed, gently rolling landscapes defined by woodland edges, parkland and belts of trees
- Middle distance views enclosed by woodland edges
- Thick roadside hedgerows, often with bracken.

Closer to the Coventry Rural Fringe, the landscape includes:

- The presence of remnant agricultural land, isolated industrial land parcels, the National Grid Berkswell sub station and National Grid overhead power lines
- Rural lanes appearing to exhibit heavy commuter use from residential areas
- Horse grazing present in some of the smaller fields close to housing.

The mix of restricted views due to terrain and vegetation, together with the industrial and commuter influences, afford a "Medium" sensitivity to any landscape effects resulting from the proposed development. The magnitude of the effect of proposed housing is likely to be "Low" in view of the associated landscape proposals.

These mitigating measures to the eastern and southern boundaries reinforce the existing screening flora with species typical of the local vernacular. The significance of the landscape effect is considered "Moderate".

4.1.2 HS2 Coventry Rural Fringe

The November 2013 report for the HS2 – London to West Midlands Environmental statement (Volume 5) has been commissioned by the Department of Transport. Within its Technical Appendices, there is a section on the Coventry Rural Fringe which included the study area of Burton Green. The statement indicated that due to the good condition, medium tranquillity and value at a local level, the landscape character assessment is categorised as being of "Medium" sensitivity.

In view of the nature and scale of the proposals, the magnitude of the landscape effect is considered "Low" and the significance of the effects are considered as "Moderate".

4.1.3 Burton Green Settlement Edge

Warwickshire County Council is currently preparing its new local plan. The supporting evidence includes two documents which are relevant to this LVIA. Appendix 7 is a Landscape Sensitivity and Ecological & Geological Study and Appendix 8 is a Green Belt and Green Field Review.

The Landscape Sensitivity and Ecological & Geological Study employs a series of Land Cover Parcels (LCP) to describe and classify the sensitivity of the landscape. The proposed site lies in the northern extreme of the LCP/Zone BG_01 within the settlement Burton Green. The site abuts the rear of properties on Cromwell Lane and Westwood Heath Road.

The study describes the zone as "high sensitivity to housing development". The landscape character of this part of Burton Green settlement edge is described as having a geometric pattern of medium/large scale mixed farmland.

Much of the description concentrates on the 10% or so of the LCP/Zone BG_01 occupied by the proposed site. There are numerous references to elements which afford a more developed character than a zone which the study suggests has no relationship to the adjacent settlement, i.e.:

- Large gardens/grounds and strong treed boundaries back onto the zone with the disused water tower presenting a striking feature in the landscape.
- The settlement edge is blurred by mature vegetation within the long back gardens with only occasional glimpses of individual properties providing a semi-rural character.
- Field boundaries have been replaced by post and wire fencing with relic hedgerow reverting to scrub.
- There are goal posts within one of the fields suggesting that it is, or was in the past, used for recreation at some point in the year.

In terms of sensitivity, the proposed site lies within a portion of the BG_01 zone which has a different landscape character to the remainder. The proximity of housing on the western and northern boundaries and the deciduous and coniferous planting on the boundary with Lodge Farm to the east, provides a significant degree of enclosure. Views out of the site to the east are filtered by the presence of the semi-mature and mature boundary trees.

Whilst the remainder of the zone may have rural characteristics typical of Arden Parklands, the characteristics of the proposed site distinguish it as a location with a landscape character less sensitive to residential development.

Views into the proposed site from the north and west are truncated by adjacent housing. The site is potentially visible from a number of locations to the south and east. The 125m contour runs through the site with terrain sloping away to the east across a rural landscape until reaching The University of Warwick and associated buildings approximately 2km away on the 90m contour. Land sloping to the east is truncated by the Kenilworth Greenway and associated vegetation approximately 1.5km away.

Views from the public domain within this area include:

- Pedestrians and road users on Bockendon Road
- Pedestrians and road users on Westwood Heath Road
- Walkers using public footpaths between the Kenilworth Greenway and Brockendon Road and Cromwell Lane.
- Walkers using the footpaths from Featherbed Lane to Crackley Lane.

Views towards the proposed site are filtered by mature boundary vegetation and the buildings of Lodge Farm. The outline of a number of properties can be made out on the skyline when viewed from Bockendon Road, however the presence of the water tower and redbrick housing on Westwood Heath Lane are the dominant features on the horizon.

Beyond Bockendon Road to the east, views are distant and often obscured by blocks of woodland. There was little evidence of a view adjacent to Heronbank apartments at Warwick University, the closest point to the proposed site on the University campus.

Distant views towards the site from the south are from footpaths between Black Waste Wood and Broadwells Wood. Views are largely glimpse in nature due to the undulating terrain and the extensive natural vegetation. The presence of the water tower and red brick frontages on Westwood Heath Road remain the dominant man-made features.

Although the report suggests the zone as a whole may be visible from distances as far away as the University of Warwick and edge of Coventry, the proposed site location is unlikely to be visible at such distances.

Whilst the statement that "The zone is on higher ground and as such is extremely visible from the surrounding area and therefore unsuitable for development." may be true of development in certain parts of the zone, it is unlikely to be true of the proposed site which is not visible from much of the surrounding area.

The sensitivity of the landscape receptor is considered "Medium". The development proposals, which include mitigating landscape proposals to enhance the boundary vegetation on the eastern and southern boundaries, are considered to have an effect of "Low" magnitude and the significance is "Moderate".

4.1.4 Green Belt

The Warwickshire County Council's Green and Green Field Review examined the Green Belt which accommodates the proposed site in terms of Green Belt Aims and Character. This LVIA considers the Green Belt as a Landscape Receptor and the landscape effects that any development may have upon it. The review refers to the Green Belt in terms of openness of character - non-enclosed, continued, open and exposed.

The landscape character of this part of the Green Belt exhibits many characteristics typical of Arden Parklands:

- An enclosed, gently rolling landscape defined by woodland edges.
- Middle distance views enclosed by woodland.
- Many woodlands often with irregular outlines
- Thick roadside hedgerows often with bracken.

Whilst Green Belt designations are valued "High" and are potentially sensitive to change, the proposed development does not significantly compromise the openness of the landscape or detract from any of the elements which combine to create the local landscape character. As the development is an extension to existing adjacent housing, the integrity of the space as a whole is retained.

The proposed site is not typical of the larger Green Belt landscape character. It has been used as a sports facility; the footpaths are restricted and show sign of heavy footfall. The grass is overgrown and neglected. The space is partially separated from the larger landscape by the position of Lodge Farm.

The proposed development represents an opportunity to create a new robust "green boundary" to the village edge which could enhance the green belt definition. The magnitude of the development would therefore result in a "Medium" effect on the landscape character of the green belt with "Moderate" significance.

4.1.5 The Site

The site comprises three adjacent fields of 9.2 acres, 7 acres and 3 acres. To the West, the site abuts the rear boundary of houses on Cromwell Lane. To the North, the site abuts the rears of properties on Westwood Heath Road. To the South, the boundary is adjacent to open farmland. To the East, the site abuts the boundary with the access road to Lodge Farm, Lodge farm itself and open fields to the East.

Mature and semi-mature native and exotic vegetation on the Lodge Farm boundary filter views from the sloping ground to the East. Boundaries with the existing gardens to the West and North are populated with a variety of botanical forms, some native, some exotic. Field hedgerows have been replaced with post and wire fence and the site has previously been used for local sport and recreation.

The proximity of the adjacent settlement and associated activities have heavily influenced the current landscape character. The most notable elements within the fields are the overgrown rough grass species and goal posts from former use. Public footpaths run through the site, connecting the wider landscape with Cromwell Lane and Westwood Heath Road.

The landscape character of the site contrasts with the adjacent landscape which is more rural in nature. The sensitivity of this landscape to change is therefore "Medium" and the magnitude of the development "Medium". The significance is considered "Moderate".

4.1.6 Local Nature Reserves, Ancient Woodlands and SSSI

Most of the designated areas (Tile Hill Wood, Park Wood & Ten Shilling Wood, Plants Hill Wood, Pig Wood and Limbrook Wood) are to the North of the proposed site and insulated by surrounding build environment. Their landscape character is therefore unlikely to be further compromised by the proposed level of additional housing.

Crackley Wood, to the South-east of the site, is approximately 2km away and separated from the proposed site by several blocks of woodland. The above designations are considered of "Medium" sensitivity to this level of residential development. The magnitude of any landscape effect may be indirect through increased numbers visiting these sites. However, due to the scale of the development, these are likely to be low and therefore the magnitude is considered "Low". The significance of the effect is therefore "Minor".

4.2 Introduction to Visual Effects

The site was evaluated in January when the vegetation was largely without leaves and therefore at its most exposed.

Visual Effects have been evaluated in a similar fashion to Landscape Effects. The visual receptors have been identified and judgment made regarding their value and susceptibility to change. The magnitude of the size of the development's effects on the view is then assessed.

A judgment of the significance of the effect has been made based on the sensitivity of the receptor and the magnitude of the effect.

An assessment of visual effects deals with the effects of change and development on the view available to people and their visual amenity. The concern is with how the surroundings of individuals or groups of people may be specifically affected by change in the content and character of views as a result of the change or loss of existing elements of the landscape or introduction of new elements.

A full definition of all degrees of Visual Effect is included in Appendix 2.

4.3 Visual Receptors

The interaction of the terrain, vegetation, buildings, structures and other human activity determines the potential view of the site or proposed development. The assessment has tried to establish the visibility of the site from a representative selection of surrounding receptors (people who have a viewing opportunity of the site).

Receptor sensitivity is determined by the type of viewer and their activity. Residents, walkers and recreational users of the countryside for its' own sake are considered highly sensitive. Motorists and people at work are considered low sensitivity.

Views from the North and West of the site are restricted to residents in properties which abut the site. They will have potential views of the site from the rear of the properties and from the rear gardens.

Public footpaths criss- cross the site and proceed further afield to the South and East of the site affording views from a distance.

Views from the Kenilworth Greenway and from the University of Warwick were also considered.

VIEW LOCATIONS WITHIN THE STUDY AREA



SITE LOCATION: BURTON GREEN, NR. COVENTRY, WARWICKSHIRE CV4



VIEW LOCATION AND REFERENCE (see numbered images)

4.3.1 Residences backing onto the site

Although not public views, the visual amenity enjoyed by residences backing on to the site will be significantly affected. Although the proposals include additional boundary tree planting, the change in view from an open aspect to houses will be a major change. Residences with full view of the site are considered of "High" sensitivity and magnitude of the visual effect is also "High". The resulting significance of the visual effect of the development is therefore "Major".

A number of specific viewpoints were considered and the following thirteen were selected as the most representable. The view images are can be found in section 5. Views.

4.3.2 View 1 - Kenilworth Greenway

Lateral views from the Kenilworth Greenway are largely screened by vegetation, although in Winter there are glimpse views towards the site. The views from this well-used pedestrian and cycling route are of "High" sensitivity. The site, however, is distant and obscured by vegetation adjacent to the Greenway and on site. The magnitude of the effect of the development on the view is considered "Low" with the significance "Minor".

4.3.3 View 2 - Footpath - Bockendon Grange

This view is taken from the start of the footpath once leaving the Kenilworth Greenway. It is also a representative view of many of the views experienced from locations on footpaths between The Greenway and Bockendon Grange. Views of the site from these footpaths vary due to the undulating terrain and vegetation. For much of the path the site is not visible but will come into sight as the surrounds change. In general the magnitude of the effect is likely to be "Low" but given that the walkers are considered "Highly" sensitive receptors, the significance is "Minor".

4.3.4 View 3 - Footpath before Bockendon Road

This view is from the public footpath just before it reaches Bockendon Road. The land slopes upward to the site and is obscured in part by intermediate and site vegetation. The receptors at this point would be predominantly walkers which would afford a "High" sensitivity. The site is more visible than a location further away from the footpath and is likely to have a "Medium" degree of magnitude. The resulting significance is "Moderate".

4.3.5 View 4 - Open views from Bockendon Road

This view is from further along Bockendon Road with open views towards the site. Views would be experienced by the highly sensitive walking group but also motorists who are a less sensitive receptor. The overall sensitivity is considered "High".

Mitigating boundary planting will bolster existing peripheral site planting to help blend any new development into the landscape. The magnitude of the effect of the development is considered "Medium" and its significance "Moderate".

4.3.6 View 5 - From Westwood Heath Road

The view from Westwood Heath Road heading North-west would be largely experienced by motorists. There is a pavement so pedestrians will also experience the view but mainly walking to and from school or work. The magnitude of the visual effect is considered "Medium" and significance, due to the less sensitive receptors, is "Minor".

4.3.7 View 6 - Lodge Farm Access Road

The view into the site is from the access road leading from Westwood Heath Road. It carries vehicles to Lodge Farm but is also a footpath linking into the wider network to the South via the site. The sensitivity of the receptors is "High" and there will be major changes to most of this view if development was to take place. The magnitude of the effect is therefore "High". However, the existing view is of lower value given the site is mainly overgrown grass land with poor quality boundary treatments. The significance is therefore considered "Moderate".

4.3.8 Views 7 and 8 - Close proximity footpaths

Views 7 and 8 are taken from public footpaths looking into the site from close proximity. As with view 6, the sensitivity of the receptor and the magnitude of the effect are considered "High", however the change of the view due to development will not be as adverse as if there were outward views of the countryside. The significance is therefore "Moderate".

4.3.9 View 9 and 10 - Close proximity residences

Views 9 and 10 look into the site and differ from the views 6-8 in that they look towards an open landscape in the distance. This is a view which will resemble a proportion of views from the properties backing onto the site. Although the foreground view is of low quality grassland, the distant view is of the open landscape. The "Highly" sensitive receptors include local residents and walkers using the public footpaths. Given the distant views from these locations, the magnitude of the effect is "High" and the significance "Major".

4.3.10 View 11 - From Cromwell Lane

The view from Cromwell Lane indicates the site is largely obscured from the main road. The conifers visible behind the houses on Cromwell Lane are on the boundary of Lodge Farm. Receptors along Cromwell Lane would be pedestrians and road users and are considered "Low" sensitivity. The magnitude of the visual effect of development is considered "Low" and the significance "Minor".

4.3.11 View 12 - Distant View - Crackley Lane

View 12 demonstrates the impact of the development on views approximately 1.5km from the site. The view is from the public footpath which leaves Featherbed Lane and proceeds across fields to Crackley Lane. The view is westward towards the site which is approximately 30m higher than the viewpoint

The receptors are considered of "High" sensitivity as walkers using the paths for recreation would be the majority usage. However, the view is a distant view which includes blocks of woodland, vegetation, the water tower and power lines. The magnitude of the visual effect of any development is likely to be "Negligible" and "Insignificant".

4.3.12 View 13 - University of Warwick

View 13 is from the University of Warwick. This view was selected as the University accommodates a large number of residences which are considered of "High" sensitivity. Due to the distance from the site and position of vegetation between the site and the university, it was difficult to gain any view from the closest locations on the University campus. The magnitude of the visual effect of the development and its significance are therefore considered "Neutral".

4.4 Receptors

The following tables summarise the receptors and their sensitivity to the proposed Development.

LANDSCAPE RECEPTORS - SUMMARY	Sensitivity	Magnitude	Significance
The Landscape Character - National	Medium	Low	Moderate
The Landscape Character - Local	Medium	Low	Moderate
HS2 - Coventry Rural Fringe	Medium	Low	Moderate
Burton Green Settlement Edge	Medium	Low	Moderate
Green Belt	High	Medium	Moderate
The Site	Medium	Medium	Moderate
Local Nature Reserves, Ancient Woodlands and SSSI	Medium	Low	Minor

VISUAL RECEPTORS - SUMMARY	Sensitivity	Magnitude	Significance
Residences backing onto the Site	High	High	Major
View 1 Kenilworth Greenway	High	Low	Minor
View 2 Footpath - Bockendon Grange	High	Low	Minor
View 3 Footpath before Bockendon Road	High	Medium	Moderate
View 4 Open Views from Bockendon Road	High	Medium	Moderate
View 5 From Westwood Heath Road	Medium	Medium	Minor
View 6 Lodge Farm Access Road	High	High	Moderate
Views 7 & 8 Close Proximity Footpaths	High	High	Moderate
Views 9 & 10 Close Proximity Residences	High	High	Major
View 11 From Cromwell Lane	Low	Low	Minor
View 12 Distant View Crackley Lane	High	Negligible	Insignificant
View 13 University of Warwick	High	Neutral	Neutral

VIEW LOCATIONS: 1-4



1 From Kenilworth Greenway

5 Views

The areas surrounding the proposed site were surveyed to establish locations where the site could be viewed.

The following images detail viewpoints from thirteen different locations.



2 From the Footpath near Bockendon Grange



3 From the Footpath before Bockendon Road



4 Open views from Bockendon Road

VIEW LOCATIONS: 5-8



5 From Westwood Heath Road



6 From Lodge Farm Access Road



7 From Footpaths in close proximity



8 From Footpaths in close proximity

VIEW LOCATIONS: 9-12



9 Indicative of view from close proximity residences



10 Indicative of view from close proximity residences

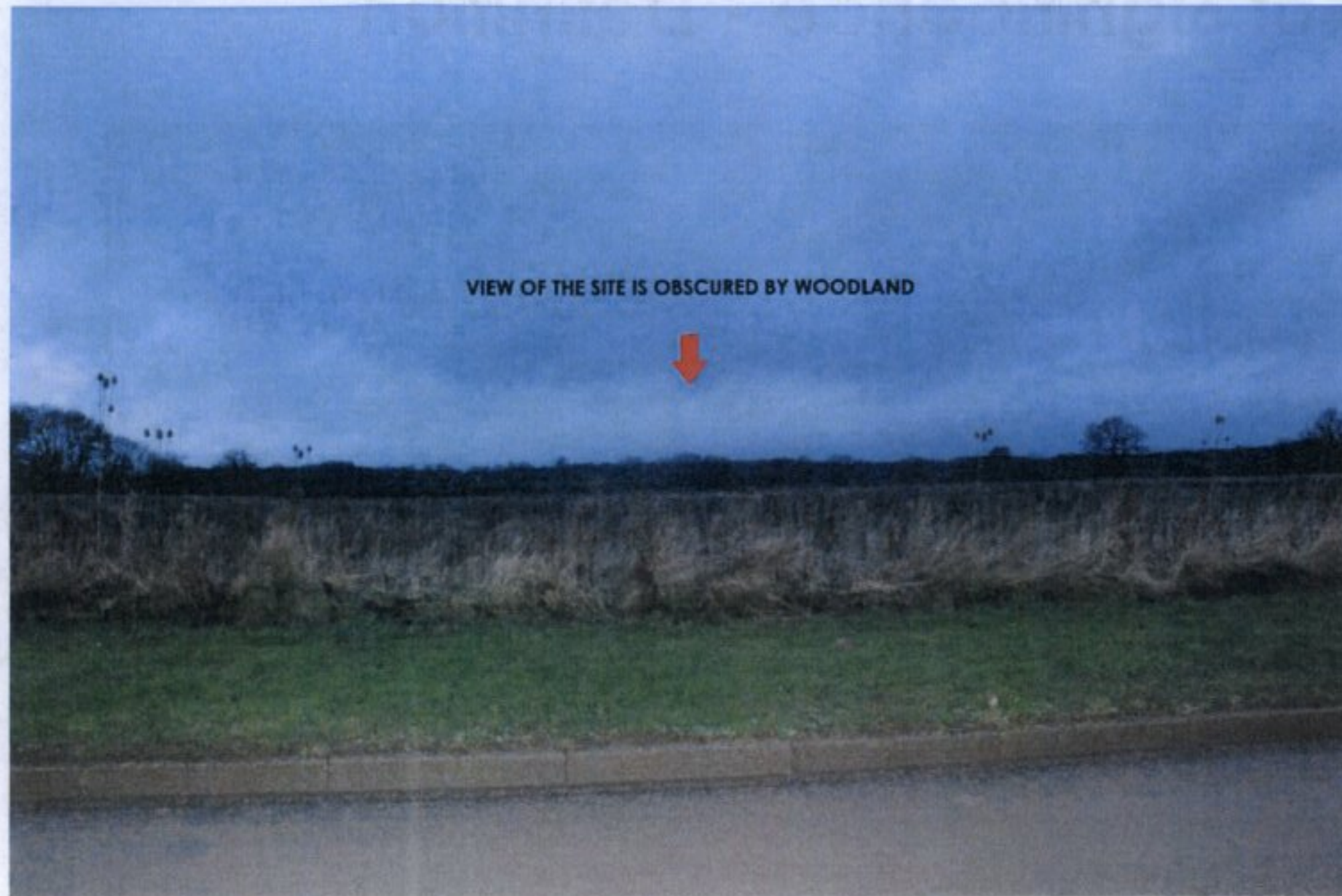


11 From Cromwell Lane



12 Distance view from Crackley Lane

VIEW LOCATION 13



13 View from University of Warwick, obscured by woodland

6 Conclusions

This assessment concludes that the overall landscape sensitivity of the Burton Green site and the landscape character area in which it is positioned is "Medium" and that the landscape has some capacity to accommodate change.

Although within the Green Belt, the proposed development site is not typical of the more extensive and open areas to the South and East. The degree of enclosure afforded by adjacent housing and Lodge Farm has created a character which already exhibits aspects of an open space within a built-up area.

Any development would bring with it opportunities to enhance the Green Belt and improve the biodiversity and aesthetics of the location by additional landscape planting.

Views into the site are screened from the North and East by existing housing on Cromwell Lane and Westwood Heath Road. Although the ground to the South and West slope away from the site, more distant views are obscured by undulating ground, woodland and vegetation. The significant views are confined to very close to, or within the site.

The visual impact of the development is considered "Moderate".

Appendix 1- Landscape Effects: Degrees of Significance - Definition

Degree of Sensitivity	Landscape Receptor
Very High	Landscape Quality: intact and very attractive landscape resource with distinct features which may be nationally recognised/designated for its scenic beauty (e.g National Park or AONB) A landscape with a very low ability to accommodate change because such change would lead to a significant loss of landscape quality, resulting in a significant loss of character or prominent features
High	A high quality landscape, usually combining varied topography, historic features and distinct natural form. A landscape known and cherished by many people from across the region A landscape with limited ability to accommodate change because such change would lead to some loss of valuable features or elements, resulting in a significant loss of character and quality
	Non-designated landscape, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics
	A landscape with reasonable ability to accommodate change. Change would lead to a limited loss of some features or elements, resulting in a limited loss of character and quality
Medium	Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics A landscape with reasonable ability to accommodate change. Change would lead to a limited loss of some features or elements, resulting in some loss of character and quality
Low	The landscape is unattractive or low quality, subject to numerous detracting elements, e.g industrial activity, transport, extractive industries etc. A landscape with good ability to accommodate change. Change would not result in a significant loss of features or elements, or significant loss of character or quality.

Degree of Magnitude	Landscape Effect
High	Total or substantial loss or comprehensive enhancement of key landscape characteristics, features or elements, in the Medium to long term
Medium	Partial loss of, damage or enhancement to key characteristics, features or elements of the landscape resource
Low	Slight/minor loss of or alteration to one or more key landscape characteristics, features or elements in the medium to short term
Very Low	Very minor loss or alteration to one or more key landscape characteristics, features or elements in the short term
Neutral	No loss or alteration of key landscape characteristics, features or elements

Degree of Significance	Landscape Effect
Major	The proposals are damaging to the landscape as they do not complement the landform, scale and pattern of the landscape. They are visually intrusive and would detract from important views. They are at complete variance with existing landscape character and would permanently degrade its integrity. They will damage a high quality or highly vulnerable landscape
Moderate	The proposals are out of scale with the landscape and are visually intrusive with an adverse impact on landscape character or on vulnerable, important characteristics or features
Minor	The proposals do not complement the landform or scale of the landscape and have a slightly adverse effect on the recognised landscape
Neutral	The Proposals complement the scale, landform and pattern of the landscape. They include measures for mitigation to ensure the scheme blends with its setting. It is not visually intrusive and does not detract from a recognised landscape.

Appendix 2- Visual Effects: Degrees of Significance - Definition

Degree of Sensitivity	Visual Receptor
High	Residential properties with predominantly open views from windows, garden or environs of the property. Residents are subject to the views for protracted periods of time
	Users of Public footpaths or Rights of Way with predominantly open views in sensitive or unspoilt locations
	Visitors to recognised viewpoints and beauty spots
	Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside, such as long distance footpaths, country parks, country houses etc.
Medium	Residential properties with more limited views. Views will normally be from parts of the house or an oblique view from the environs of the property
	Users of Public Rights of Way with restricted views, in less sensitive areas or where there are detracting landscape features
	Users of outdoor recreational and sports facilities where the view is incidental to the view such as sports fields, play surfaces etc.
	Academic establishments, hospitals and other institutional buildings, and their environs
Low	Users of minor or unclassified roads in the countryside
	People in their place of work
	Users of main roads or passengers in public transport on main routes.
	Users and spectators of outdoor Sports recreational facilities with where the purpose of that recreation is unrelated to the view.

Degree of Magnitude	Visual Receptor
High	Dominating changes over all or most of the view(s)
Medium	Significant changes over most of the view(s)
Low	Minor changes over all of the view(s) OR significant changes over a small proportion of the view(s)
Negligible	Minor changes over a small proportion of the view(s) only
Neutral	No discernible change to the view(s)

Degree of Significance	Visual Receptor
Major	The proposals would cause significant damage (or improvement) to a view from a sensitive receptor, or less damage (or improvement) to a view from a more sensitive receptor, and would be an obvious or dominant element in the view
Moderate	The proposal would cause some damage (or improvement) to a view from a sensitive receptor, or less damage (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view
Minor	The proposals would cause limited damage (or improvement) to a view from a receptor of medium sensitivity, but would still be a noticeable element within the view, or greater damage (or improvement) to a view from a receptor of low sensitivity
Insignificant	The proposals would not significantly change the view but would still be discernible
Neutral	No change in the view

Keary-Coles-Design Limited

t: 0116 241 1903

f: 0116 243 2311

e: dkeary@keary-coles-design.co.uk

www.keary-coles-design.co.uk

624 Uppingham Road

Thurnby

Leicester LE7 9QB

Registered Company 37311112

Publication Draft Representation Form 2014

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Person ID:
Rep ID:

This consultation stage is a formal process and represents the last opportunity to comment on the Council's Local Plan and accompanying Sustainability Appraisal (SA) before it is submitted to the Secretary of State. All comments made at this stage of the process are required to follow certain guidelines as set out in the **Representation Form Guidance Notes** available separately. In particular the notes explain what is meant by legal compliance and the 'tests of soundness'.

This form has two parts:

- **Part A – Personal Details**
- **Part B – Your Representations**

If you are commenting on multiple sections of the document, you will need to complete a separate Part B of this form for each representation on each policy.

This form may be photocopied or alternatively extra forms can be obtained from the Council's offices or places where the plan has been made available (see the table below). You can also respond online using the Council's e-Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Please provide your contact details so that we can get in touch with you regarding your representation(s) during the examination period. Your comments (including contact details) cannot be treated as confidential because the Council is required to make them available for public inspection. If your address details change, please inform us in writing. You may withdraw your objection at any time by writing to Warwick District Council, address below.

All forms should be received by **4.45pm on Friday 27 June 2014**

To return this form, please deliver by hand or post to: **Development Policy Manager, Development Services, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5QH**
or email: newlocalplan@warwickdc.gov.uk

Where to see copies of the Plan

Copies of the Plan are available for inspection on the Council's web site at www.warwickdc.gov.uk/newlocalplan and at the following locations:

Warwick District Council Offices , Riverside House, Milverton Hill, Royal Leamington Spa
Leamington Town Hall , Parade, Royal Leamington Spa
Warwickshire Direct Whitnash , Whitnash Library, Franklin Road, Whitnash
Leamington Spa Library , The Pump Rooms, Parade, Royal Leamington Spa
Warwickshire Direct Warwick , Shire Hall, Market Square, Warwick
Warwickshire Direct Kenilworth , Kenilworth Library, Smalley Place, Kenilworth
Warwickshire Direct Lillington , Lillington Library, Valley Road, Royal Leamington Spa
Brunswick Healthy Living Centre , 98-100 Shrubland Street, Royal Leamington Spa
Finham Community Library , Finham Green Rd, Finham, Coventry

Where possible, information can be made available in other formats, including large print, CD and other languages if required. To obtain one of these alternatives, please contact 01926 410410.

Part A - Personal Details

	1. Personal Details*	2. Agent's Details (if applicable)
Title		Mrs
First Name		Angela
Last Name		Reeve
Job Title (where relevant)		Director
Organisation (where relevant)	David Wilson Homes	Turley
Address Line 1	c/o Agent	[REDACTED]
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		

3. Notification of subsequent stages of the Local Plan

Please specify whether you wish to be notified of any of the following:

The submission of the Local Plan for independent examination	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The adoption of the Local Plan.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Part B - Your Representations

Please note: this section will need to be completed for each representation you make on each separate policy.

4. To which part of the Local Plan or Sustainability Appraisal (SA) does this representation relate?

Local Plan or SA:

Local Plan

Paragraph Number:

Policy Number:

Strategic Plan DS3

Policies Map Number:

5. Do you consider the Local Plan is :

5.1 Legally Compliant?

Yes No

5.2 Complies with the Duty to Co-operate?

Yes No

5.3 Sound?

Yes No

6. If you answered no to question 5.3, do you consider the Local Plan and/or SA unsound because it is not: (please tick that apply):

Positively Prepared:

Justified:

Effective:

Consistent with National Policy:

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Person ID:

Rep ID:

7. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

See Attached Representations

Continue on a separate sheet if necessary

8. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 7. above where this relates to soundness. (Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

See Attached Representations

Continue on a separate sheet if necessary

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

For Official Use Only

Person ID:

Rep ID:

9. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

10. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Given the complexity of the issues our client would like to be involved with the discussions with the Inspector

Continue on a separate sheet if necessary

Please note: This written representation carries the same weight and will be subject to the same scrutiny as oral representations. The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

11. Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signature



27/06/14

Date :

Copies of all the objections and supporting representations will be made available for others to see at the Council's offices at Riverside House and online via the Council's e-consultation system. Please note that all comments on the Local Plan are in the public domain and the Council cannot accept confidential objections. The information will be held on a database and used to assist with the preparation of the new Local Plan and with consideration of planning applications in accordance with the Data Protection Act 1998.

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Person ID:

Rep ID:

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Local Plan or SA:	<input type="text" value="Local Plan"/>
Paragraph Number:	<input type="text"/>
Policy Number:	<input type="text" value="Strategic Policy DS4"/>
Policies Map Number:	<input type="text"/>

5. Do you consider the Local Plan is :

5.1 Legally Compliant?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
5.2 Complies with the Duty to Co-operate?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
5.3 Sound?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

6. If you answered no to question 5.3, do you consider the Local Plan and/or SA unsound because it is not: (please tick that apply):

Positively Prepared:	<input type="checkbox"/>
Justified:	<input type="checkbox"/>
Effective:	<input type="checkbox"/>
Consistent with National Policy:	<input type="checkbox"/>

7. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

See Attached Representations

Continue on a separate sheet if necessary

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Rep ID:

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10. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

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Continue on a separate sheet if necessary

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Signed:

[Redacted Signature]

Date :

27/06/14

Copies of all the objections and supporting representations will be made available for others to see at the Council's offices at Riverside House and online via the Council's e-consultation system. Please note that all comments on the Local Plan are in the public domain and the Council cannot accept confidential objections. The information will be held on a database and used to assist with the preparation of the new Local Plan and with consideration of planning applications in accordance with the Data Protection Act 1998.

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Rep ID:

Part B - Your Representations

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4. To which part of the Local Plan or Sustainability Appraisal (SA) does this representation relate?

Local Plan or SA:

Local Plan

Paragraph Number:

Policy Number:

DS11

Policies Map Number:

5. Do you consider the Local Plan is :

5.1 Legally Compliant?

Yes

No

5.2 Complies with the Duty to Co-operate?

Yes

No

5.3 Sound?

Yes

No

6. If you answered no to question 5.3, do you consider the Local Plan and/or SA unsound because it is not: (please tick that apply):

Positively Prepared:

Justified:

Effective:

Consistent with National Policy:

For Official Use Only

Person ID:

Rep ID:

7. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

See Attached Representations

Continue on a separate sheet if necessary

8. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 7. above where this relates to soundness. (Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

See Attached Representations

Continue on a separate sheet if necessary

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

For Official Use Only

Person ID:

Rep ID:

9. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

10. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Given the complexity of the issues our client would like to be involved with the discussions with the Inspector

Continue on a separate sheet if necessary

Please note: This written representation carries the same weight and will be subject to the same scrutiny as oral representations. The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

11. Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signed:

[Redacted Signature]

Date :

27/06/14

Copies of all the objections and supporting representations will be made available for others to see at the Council's offices at Riverside House and online via the Council's e-consultation system. Please note that all comments on the Local Plan are in the public domain and the Council cannot accept confidential objections. The information will be held on a database and used to assist with the preparation of the new Local Plan and with consideration of planning applications in accordance with the Data Protection Act 1998.

For Official Use Only

Person ID:

Rep ID:

State the subject of the paper and the issues of the paper. Write the name of the author and the title of the paper.

Write the name of the author and the title of the paper. Write the name of the author and the title of the paper.

Write the name of the author and the title of the paper.

Write the name of the author and the title of the paper.

Part B - Your Representations

Please note: this section will need to be completed for each representation you make on each separate policy.

4. To which part of the Local Plan or Sustainability Appraisal (SA) does this representation relate?

Local Plan or SA:

Local Plan

Paragraph Number:

Policy Number:

DS19

Policies Map Number:

5. Do you consider the Local Plan is :

5.1 Legally Compliant?

Yes

No

5.2 Complies with the Duty to Co-operate?

Yes

No

5.3 Sound?

Yes

No

6. If you answered no to question 5.3, do you consider the Local Plan and/or SA unsound because it is not: (please tick that apply):

Positively Prepared:

Justified:

Effective:

Consistent with National Policy:

For Official Use Only

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See Attached Representations

Continue on a separate sheet if necessary

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Signed:

[Redacted Signature]

27/06/14

Date :

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For Official Use Only

Person ID:

Rep ID:

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... the ...
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Site Promotion Document

June 2014

Land at Cromwell Lane, Burton Green

On behalf of David Wilson Homes



Turley

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Contact:

Neil Woodhouse
Senior Urban Designer
neil.woodhouse@turley.co.uk

Office Address:

Birmingham

Telephone:

0121 233 0902

Date of issue:

June 2014

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“David Wilson Homes has a vision to provide new high quality communities through carefully considered and locally responsive development.”

GREEN

carefully

A photograph of a lush green landscape. The foreground is dominated by tall, vibrant green grass. In the middle ground, there is a dense line of trees with bright green foliage. The background shows more trees and a pale, overcast sky. The overall scene is a natural, verdant setting.

**“The
development of
the Cromwell
Lane site is an
opportunity to
deliver new high
quality family
homes for Burton
Green”**

1.1 This site promotion document has been prepared by Turley Design on behalf of our client David Wilson Homes. It supports and promotes the principles of development on land off Cromwell Lane, Burton Green in response to Warwick District Council's Local Plan 2011-2029 Publication Draft consultation exercise.

1.2 It supports the role of Burton Green as a sustainable area to accommodate future residential development to help meet the identified need for housing within the Warwick District and Coventry areas. It demonstrates that land off Cromwell Lane is suitable, sustainable and deliverable for future housing and is to be considered a primary location for new residential development in the Burton Green area.



Where quality lives



David Wilson Homes

Scope and structure

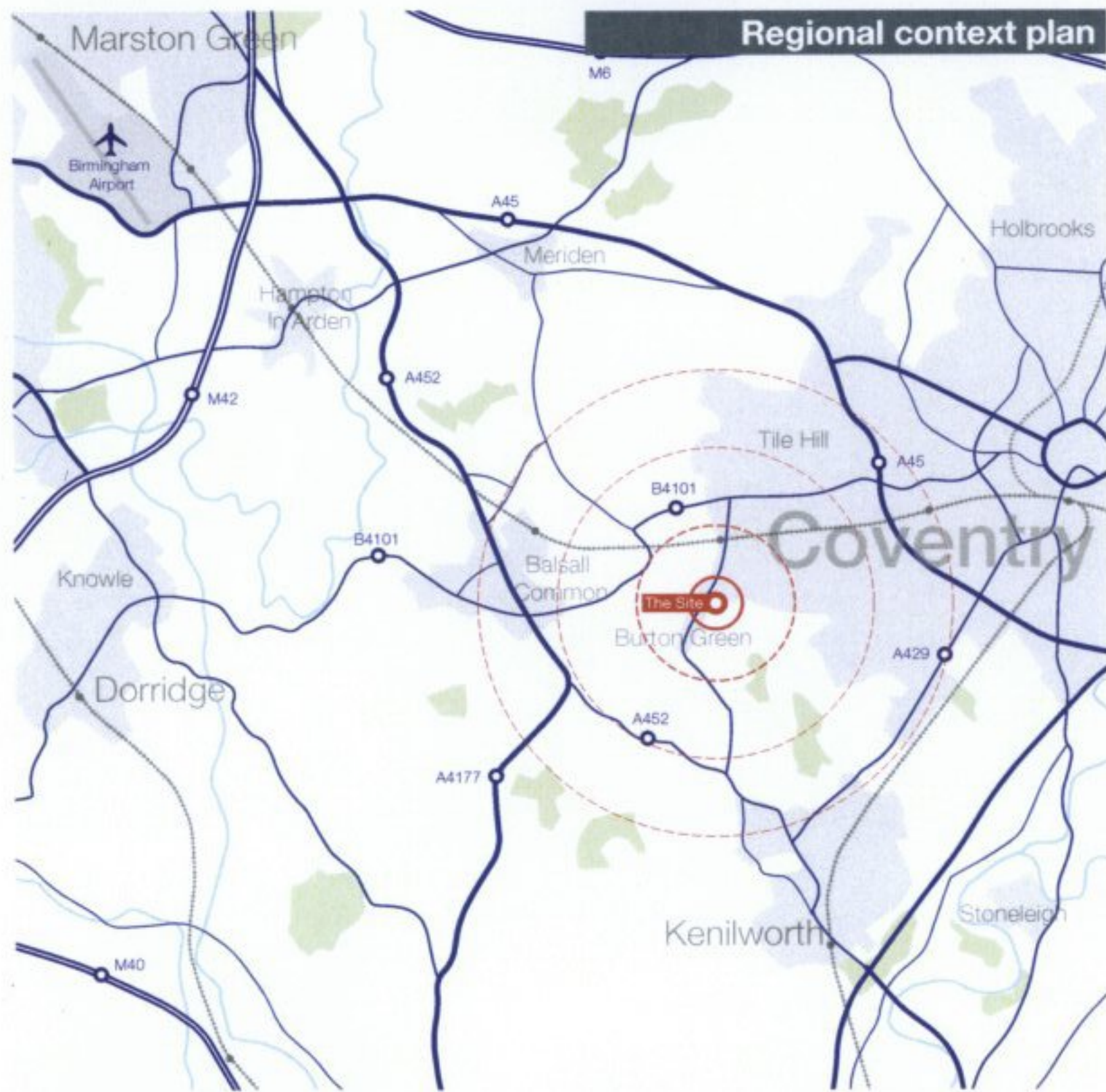
1.3 This statement comprises the following sections:

- Chapter 2 - Planning context: This section identifies the pertinent issues within the context of adopted national and local planning policy
- Chapter 3 - Townscape: Comprises a detailed analysis of the area's historic growth and how this influences the future growth pattern of the settlement
- Chapter 4 – Services and access: This section highlights how the surrounding urban context will support the sustainable redevelopment of the site
- Chapter 5 – The site: This section focuses on the immediate site context, documenting how natural constraints will shape the development of the site
- Chapter 6 – Towards a spatial framework: This section brings forward the conclusions from the analysis and demonstrates how they have influenced the spatial development framework for the site
- Chapter 7 – Summary and conclusions.

The Cromwell Lane site

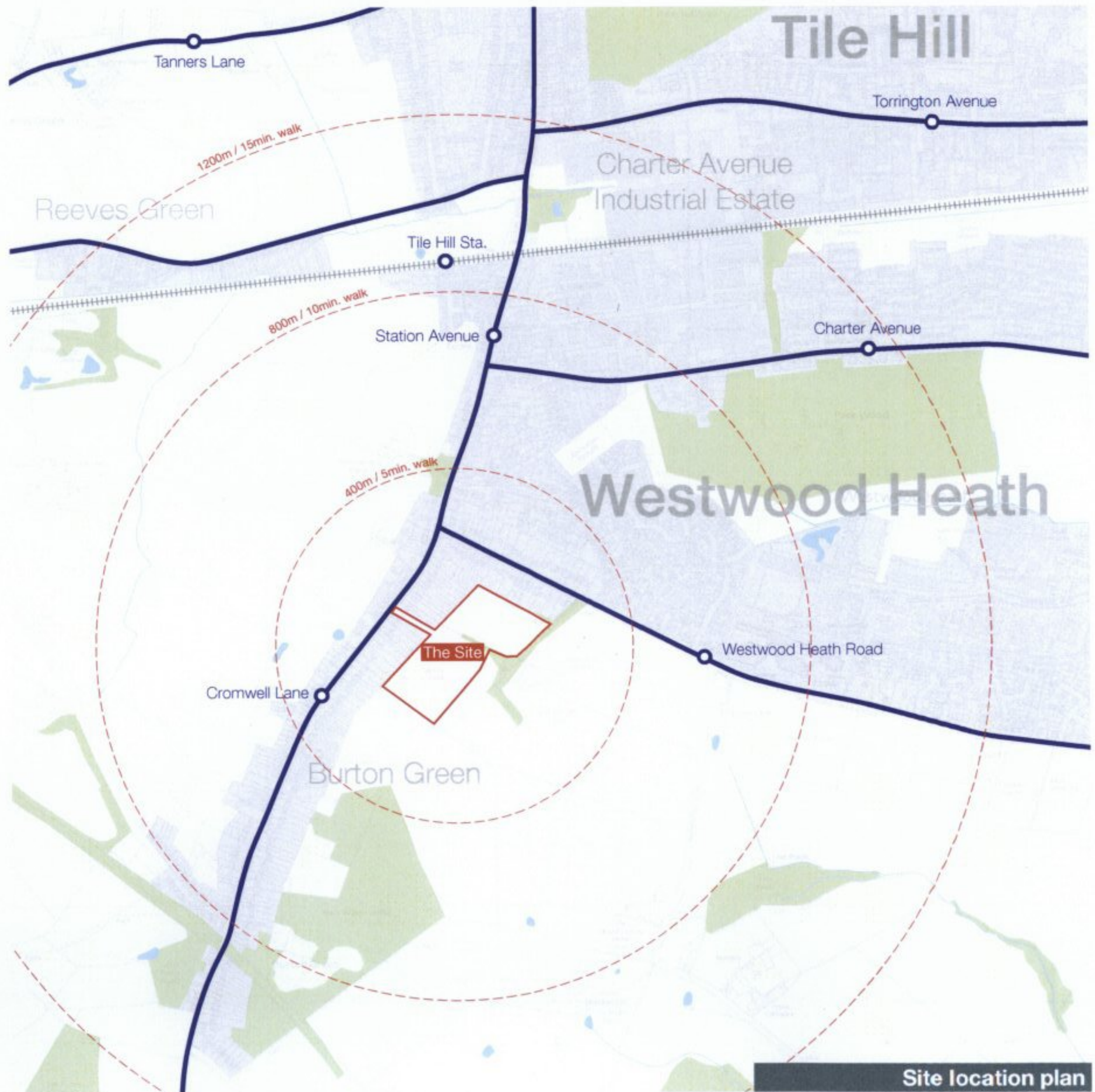
1.4 The Cromwell Lane site extends to an approximate area of 5.6 hectares, occupying an area formally used as farmland and private sports pitches. The site is now very overgrown and not in any obvious use. The site is situated on land to the east of Cromwell Lane on the urban edge of Burton Green and Westwood Heath in Coventry. It is located 3.6 km east of Balsall Common, 4.7 km north west of Kenilworth and 6.5 km south west of Coventry City Centre. It benefits from good road, rail and bus connections to all of the above and the wider area.

1.5 The site is defined by the rear of properties bounding Cromwell Lane to the west; properties bounding Westwood Heath Road to the north; Old Lodge Farm and associated building and access track to the east; and established hedgerows and field boundaries to the south. Beyond these boundaries, the area has a largely rural character with the urban area of Westwood Heath to the north and the smaller village of Burton Green to the west. These areas sit in contrast however with open farm land extending outward to the south and east. A red line plan showing the extent and location of the site can be seen on the adjacent page.

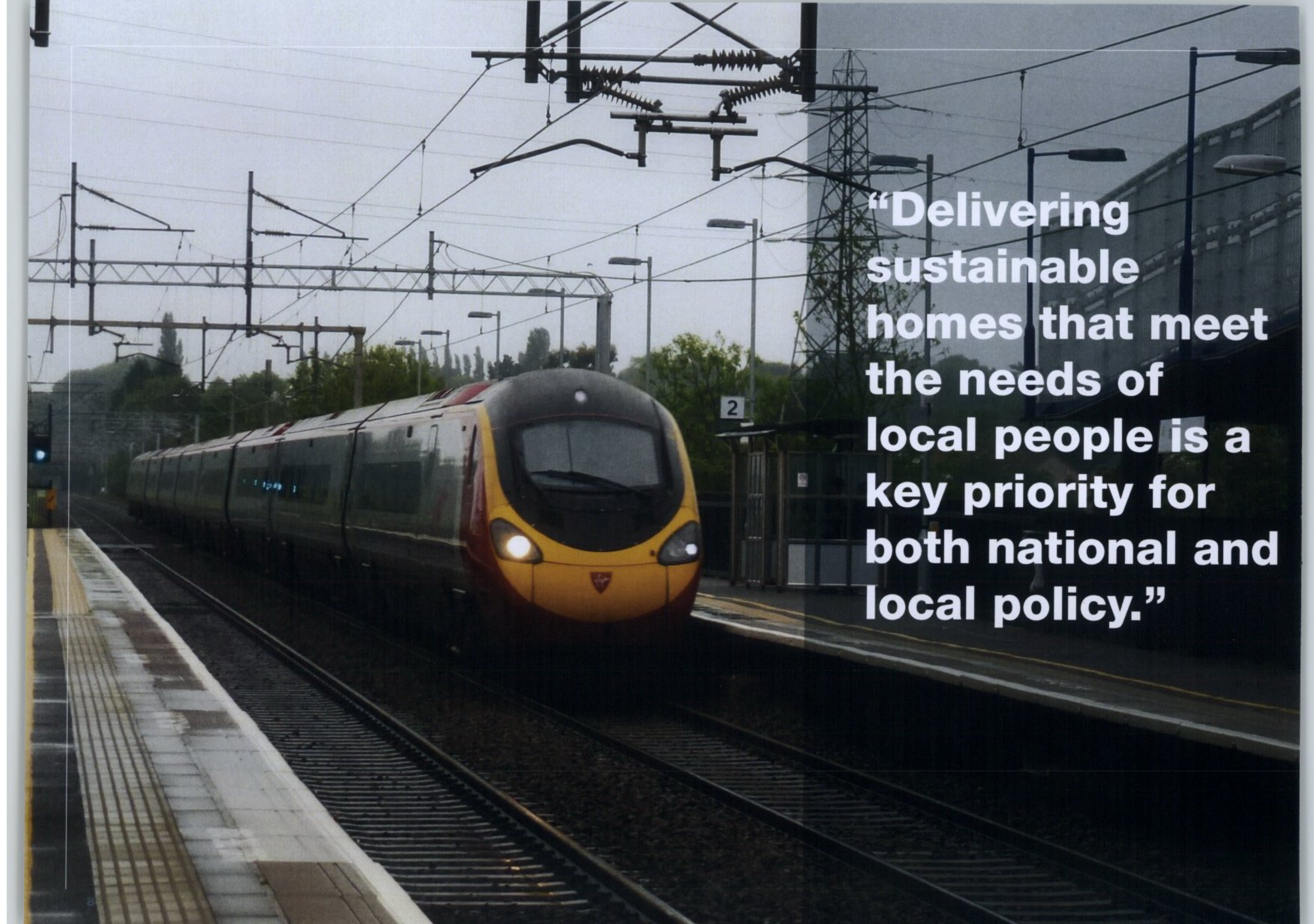


Above: Regional location plan showing the location of the site within its wider urban context.

Right: Site location plan showing the extent of the application site in relation to adjacent roads and properties.



Site location plan

A photograph of a high-speed train, possibly a Shinkansen, stopped at a station platform. The train is yellow and black with a sleek, aerodynamic front. The platform is visible on the left, and the tracks extend into the distance. Overhead power lines and a utility tower are visible in the background. The sky is overcast. A quote is overlaid on the right side of the image.

“Delivering sustainable homes that meet the needs of local people is a key priority for both national and local policy.”

Warwick District Council Publication Draft Local Plan

2.1 The Warwick District Council 'Publication Draft Local Plan' consultation document was published on the 16 May 2014 for a period of six weeks. The purpose of the Plan is to set out the long-term spatial vision for how the towns, villages and countryside in the District will develop and change and how this vision will be delivered through a strategy for promoting, distributing and delivering sustainable development.

2.2 Policy H1 'Directing New Housing' establishes a settlement hierarchy which groups settlements across the District into three tiers: urban areas, growth villages and limited infill villages. Burton Green is identified as a growth village. Growth Villages are identified in the Council's Settlement Hierarchy Report (2014) as those settlements considered most suitable for housing growth according to a range of sustainability indicators. New housing development in these villages will provide greater opportunities for newly-forming households to stay in the area and for existing households to move as their circumstances change. It will also provide for affordable housing and support existing shops and services.



2.3 Sites proposed to be allocated through the Local Plan were assessed for their suitability for housing against the following information which forms part of the Council's evidence base:

- The Sustainability Appraisal
- Green Belt Assessment
- Landscape Character Assessment
- Historic Setting Assessment
- Strategic Flood Risk Assessment (SFRA Level 1)
- Habitat Assessment
- Strategic Transport Assessment.

2.4 The key policies in the Plan in respect of the site at Cromwell Lane are listed below:

- Strategic Policy DS2: 'Providing the Homes the District Needs'
- Strategic Policy DS3: 'Supporting Sustainable Communities'
- Strategic Policy DS4: 'Spatial Strategy'
- Policy DS19 'Green Belt'
- Policy NE6 'High Speed Rail 2 (HS2).'

2.5 The representations submitted alongside this site promotional document set out in detail our client's response to the key policies, and confirm that land at Cromwell Lane is suitable and available for residential development and should be considered by the Council as an appropriate alternative to the preferred site at Burrow Hill Nursery.


HS2

**CROSSES
HERE**

STOP  **HS2**

www.stophs2.org

NOT FOR FLY POSTING



“Burton Green has a rich and varied history which is evident in the buildings which make up the village.”

3.1 Burton Green is a small linear village located on the edge of the urban footprint of Coventry. In order to identify how the village should grow in a sustainable fashion to meet local housing need, an understanding of how the area has evolved historically will be needed.

3.2 A study of the historic evolution of both Burton Green and surrounding settlements will identify patterns of growth and determine what factors may have influenced them. In doing this, it will be possible to identify sites which offer the most suitable ways to accommodate future growth in the area which are sensitive to the settlement's historic form.



Historic growth

3.3 Historically, the settlements of Burton Green and Tile Hill originated as small nodal villages located at key crossroads or junctions along historic routes between Coventry and Birmingham. Growth during the early stages of the 20th century was modest with limited growth outward along surrounding streets, initiating the linear form of development we see evident today. Growth continued in a similar fashion until the 1950-1960s when the area was identified as an appropriate location for now post-war housing to help meet the nationwide housing shortage of the era. This dramatically altered the footprint and character of Tile Hill (Coventry City) to the north, which saw a major increase of housing and supporting infrastructure, whilst Burton Green (Warwick District) remained largely unchanged. This has allowed Burton Green to retain its largely village/rural feel whilst Tile Hill became an urban suburb of Coventry, hosting a majority of the services and amenities which serve the wider area.

3.4 Since then, growth of the area has reduced dramatically but still continues, largely in the form of small/medium scale development on greenfield land bounding the existing urban area or on infill brownfield sites. An example of such a development is the nearby 'Sovereign Gate' development, a small five unit David Wilson Homes scheme located off Poundgate Lane. As a consequence of this and other developments, Tile Hill and Burton Green have subsequently merged to read as a single urban area.

3.5 The following series of diagrams chart this growth, identifying the key factors that have shaped the form and layout of these villages. These diagrams provide a clear rationale for the future direction.

"Initial design thoughts...."

- To deliver new, high quality housing close to the historic origins of the settlement in close proximity to the established urban footprint and limiting further urban growth southward away from existing facilities.

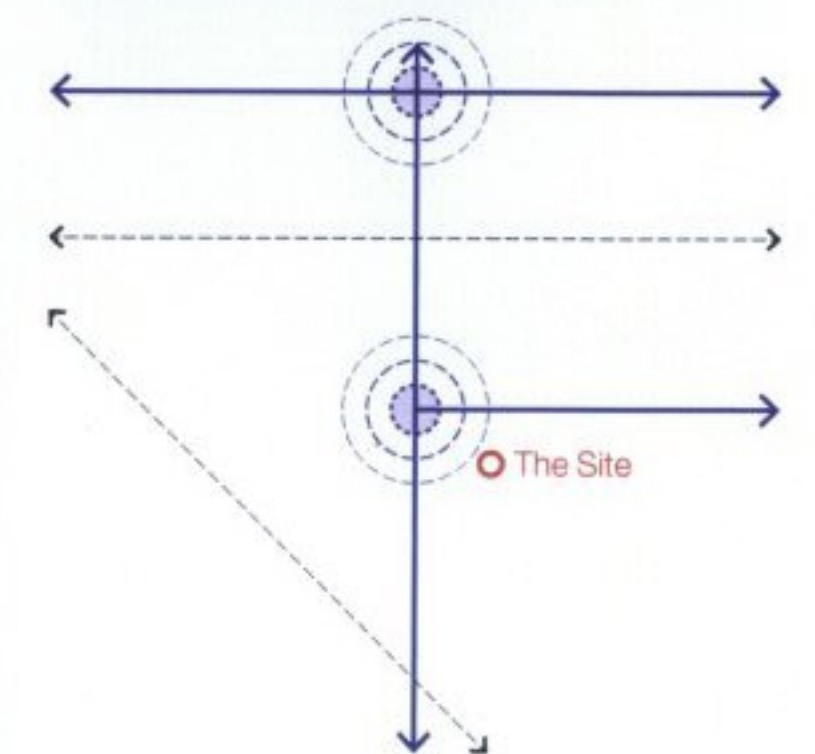


Above and right: Images showing the varying housing styles and ages evident in and around Burton Green.



Historic origins

The settlements of Burton Green and Tile Hill grew as nodal settlements at key road junctions along local streets. These routes are still evident today.





Pre/inter war growth

The primary settlements continue to grow in a modest fashion along historic routes with other building clusters starting to grow along the north/south route.

Post war growth

Residential growth starts to increase with growth continuing along existing streets. Separate building clusters start to merge into larger single settlements.

Suburban growth

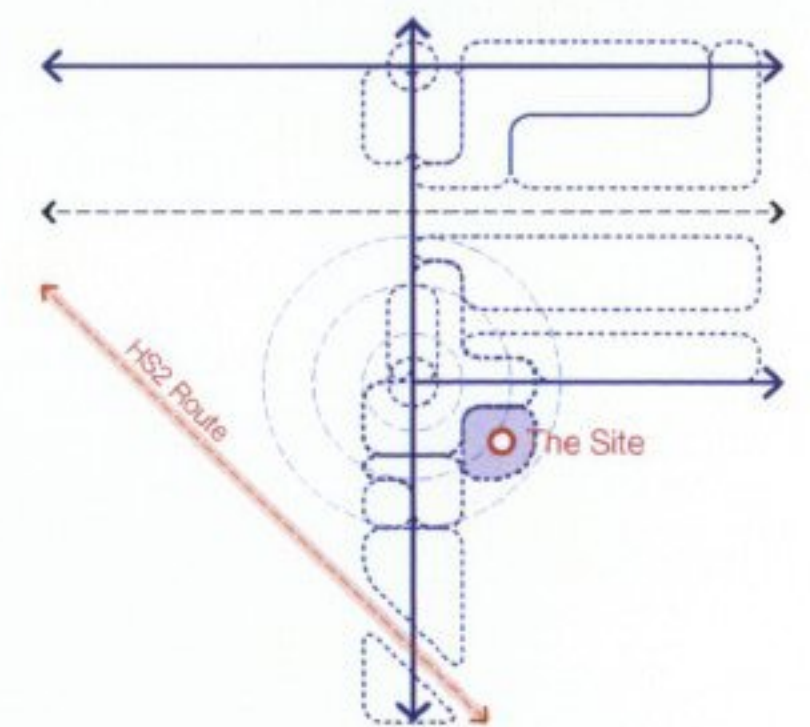
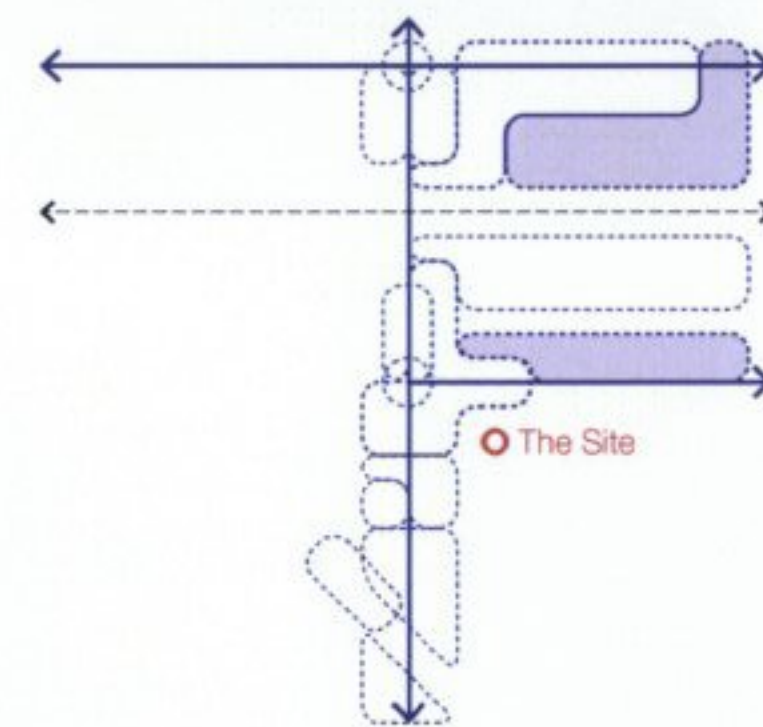
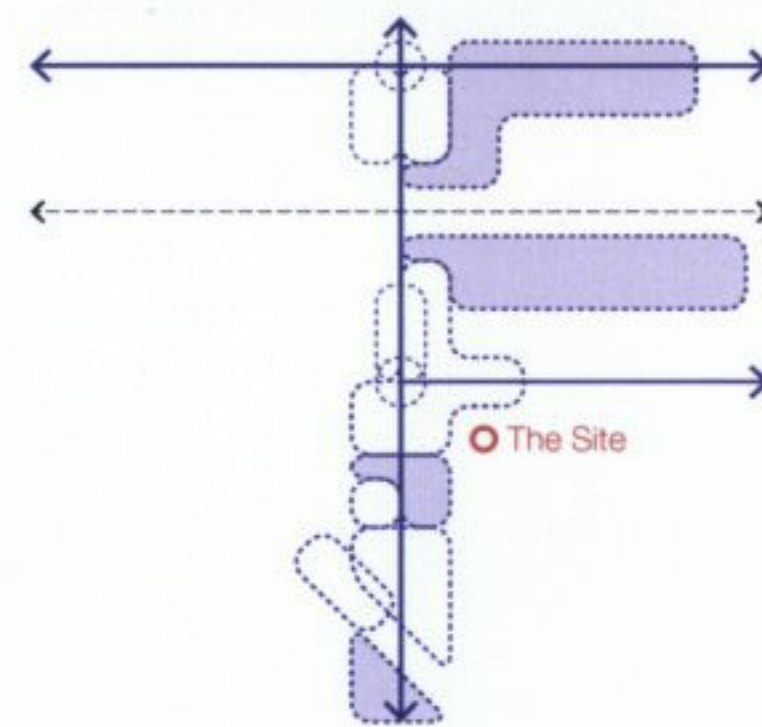
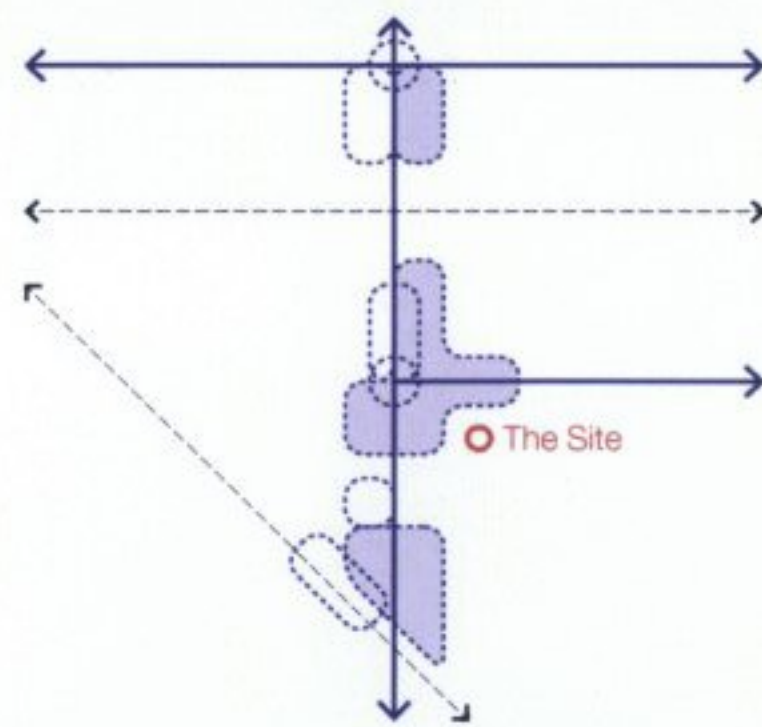
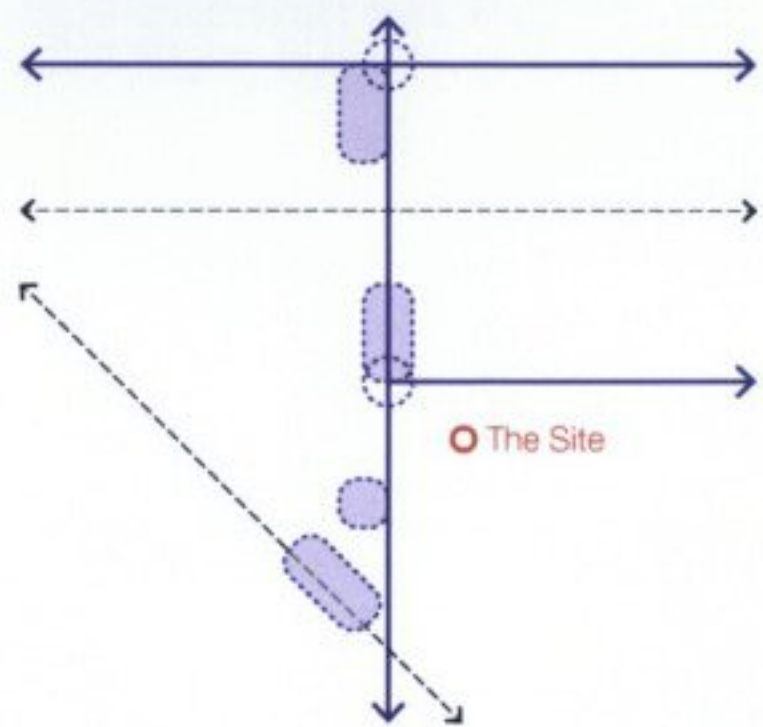
Whilst Burton Green grows modestly and joins to become a single settlement, Tile Hill sees dramatic urban growth and starts to become an urban suburb.


Modern growth

Growth in Burton Green stagnates whilst Tile Hill's growth continues, with access to services and transport links making it a popular location to live and work.

Future growth

To stem future unsustainable linear growth, new development is focused towards historic nodes in sustainable locations close to existing services and amenities and away from the proposed HS2.



A photograph of a two-story building with a gabled roof and a prominent stone chimney. The building is white with horizontal siding. A sign above the entrance reads "Welcome to The PEEPING TOM Restaurant, Pub & Carvery". Another sign above a large window reads "The PEEPING TOM Restaurant, Pub & Carvery". A sign in the foreground says "LUNCH CLUB". A sign in the foreground says "2 for 1 MAIN MEALS ALL DAY EVERY DAY". Several cars are parked in front of the building. The sky is overcast.

“The Cromwell Lane site is well served by surrounding facilities and benefits from high quality transport links.”

4.1 The development of a site needs to be supported by a range of local services and amenities such as schools, shops, parks and public transport. However in order to be of value, they also need to be accessible to the site, either located within a suitable walking distance or connected via good quality and sustainable transport links.

4.2 Demonstrating a site can be serviced and supported by local facilities in a suitable and sustainable fashion should be key in determining the suitability of a site to accommodate future development. As discussed in this chapter, the site's proximity to the suburb of Tile Hill and high quality transport links demonstrates it is ideally suited for future development.





Local facilities plan

Amenities and facilities

4.3 Located immediately adjacent to the Coventry suburb of Tile Hill and Westwood Heath, the site is in close proximity to and well-served by a number of public facilities and amenities, many of which located within a short walking distance from the site.

4.4 With 800-1200m of the site (an approximate 10-15 minute walking distance), there is a local bus stop, public house, children's nursery, recreation and playing fields, Tile Hill train station and a college. Burton Green Village Hall is also located within a similar distance to the south of the site, although this is due to be demolished as part of the planned HS2 route which is proposed to run through the village. The future location of a replacement village hall has yet to be determined.

4.5 There are a number of additional complementary uses located further north of the site within Tile Hill including the closest school, local centre, leisure centre and allotments. These are located a short bus/car journey away from the site or within a 20 minute walk of the site for the more able bodied.

"Initial design thoughts...."

- Ensure development provides desirable and convenient pedestrian and cycle connections to local facilities in the surrounding area.

Access

4.6 Vehicular access onto the site is taken off Cromwell Lane. From here drivers have access to the surrounding road network via the B4101 to the north of the A452/A4177 to the south. These offer fast and convenient connections to the A45 and A452 which are the primary feeder roads serving the area, proving connections with Coventry to the east, Balsall Common to the west and Kenilworth to the south. Junction 6 of the M42 motorway is located a 15 minute drive way to the east, whilst junction 3 of the M6 motorway is located a 20 minute drive to the north.

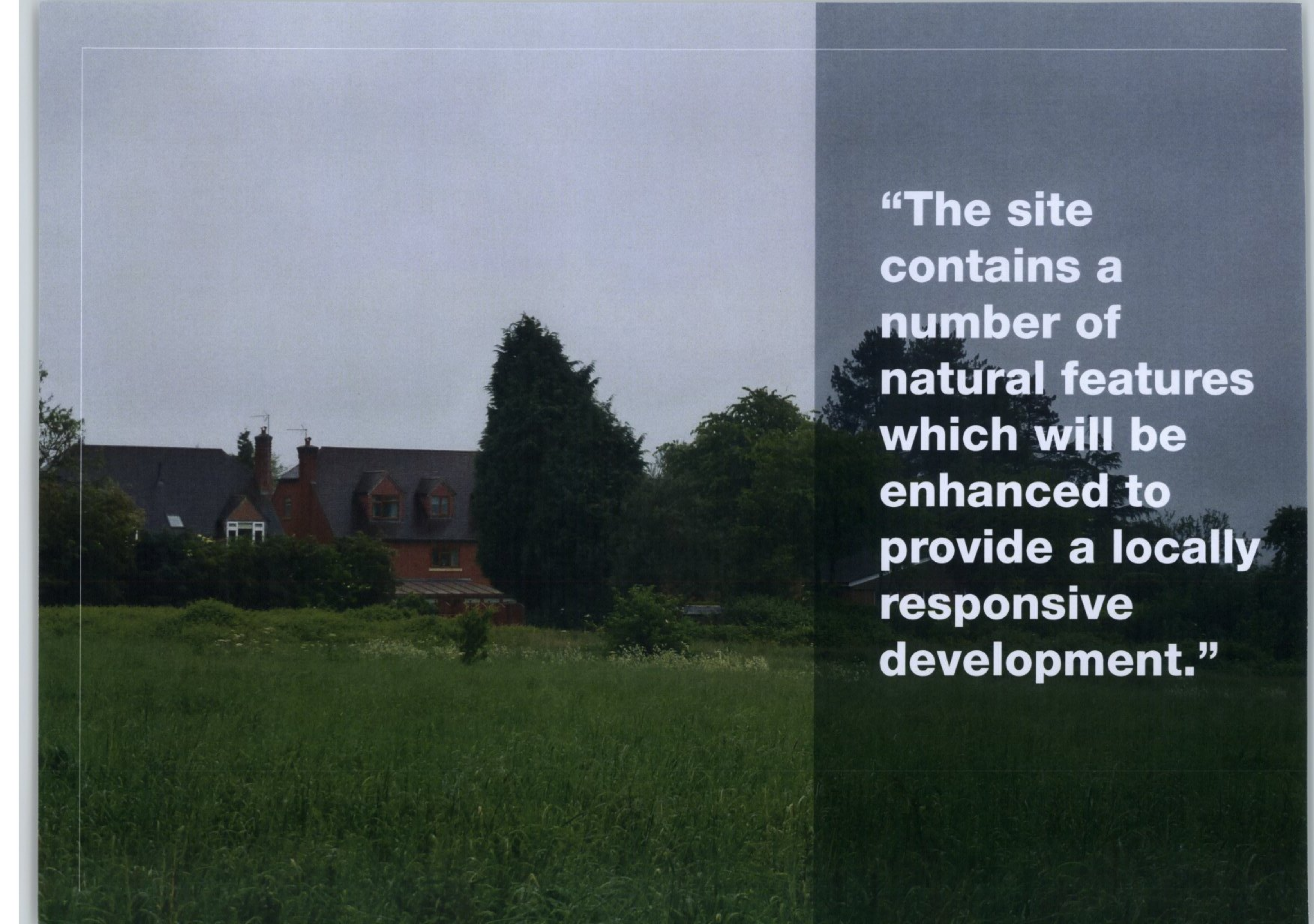
4.7 The site also benefits from regular high quality public transport links. The 87 bus route links Burton Green with Coventry City Centre to the east and Balsall Common to the west, stopping within a few metres of the Cromwell Lane site. The site is also served by the 84 and 233 bus service. Tile Hill Station is also located within an 15 minute walk/2 minute drive from the site. This offers regular and direct train services to Coventry, Birmingham International (Birmingham Airport) and Birmingham New Street Station, making the area a popular location with commuters.

4.8 In addition to the above, another major piece of public transport to note will be the proposed HS2 Railway Line which is due to run through the southern part of the village. Whilst the closest proposed station will be at Birmingham Airport (to be known as Birmingham Interchange), the most likely impact HS2 will have on the village is by severing permeability and connectivity of local routes and separating the village in two, north and south of the proposed railway. Taking this into consideration, locating future development within the north of the village to take advantage of proximity and local connecting to existing facilities and amenities in both Burton Green and Tile Hill would be beneficial.

"Initial design thoughts...."

- Ensure development is permeable and well connected to surrounding movement patterns in the local area.





“The site contains a number of natural features which will be enhanced to provide a locally responsive development.”

3.1 Developments should be site specific and locally responsive in character and form to their surrounding context. The design of new housing developments therefore need to understand the unique characteristics of the site and its environs and identify key opportunities and constraints afforded by the site's physical form.

3.2 A detailed contextual appraisal of the site is therefore required. Given the early stage of development, detailed technical assessments on elements of the site are to be completed. Notwithstanding the above, this chapter discusses the key characteristics of the site which are likely to need to be addressed and the opportunities which should be harnessed by any future development.



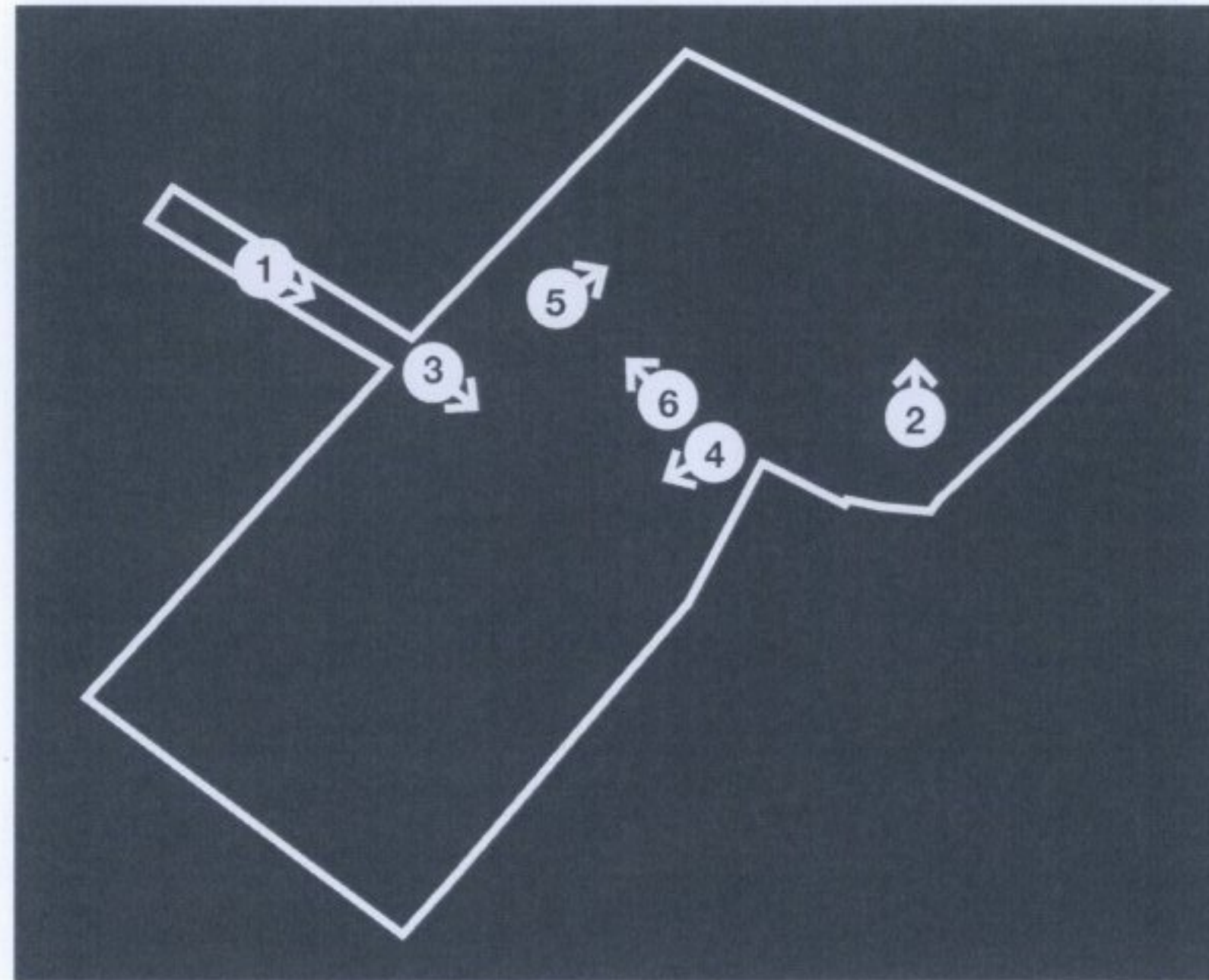
The site

3.3 Located between Burton Green to the west and Tile Hill and Westwood Heath to the north, the site comprises of approximately 5.6 hectares of land in single ownership. The site is greenfield in nature and is currently overgrown and unused (formally being used as farmland and a private sports club). The site is currently accessed of Cromwell Lane off the site's western boundary.

3.4 With regard to physical form, the site is largely level with the land falling very gently in an easterly direction. Falling from its highest point of circa 127m AOD in the south western corner of the site down to approximately 118m AOD along its north eastern edge, the site falls 9m over an approximate distance of 450m in the form of a gentle slope. Notwithstanding the above, this gradient is unlikely to inhibit development of the site and could help support potential sustainable drainage solutions.

3.5 Early stage technical assessments are being undertaken to identify any constraints which may need to be considered with regard to the site's future development. A Landscape Visual Impact Assessment (LVIA) has been prepared for the site which concludes that the visual impact of the development would be 'moderate'. Other initial appraisals of the site conclude that there are no technical constraints which would inhibit the site's future development for residential purposes. A review of planning policy also confirms the site does not appear to encroach upon any areas of known historic or archaeological sensitivity, nor does it cover any areas identified as at risk of flooding.

3.6 The adjacent photos are taken from key points across the site to offer a perspective into the form of the site and how it responds to surrounding uses.





Above and left: Photographs taken at key points around the site showing key features which will need to be considered when taking forward the regeneration of the site.

Opportunities and constraints

3.7 At this stage, there are no physical constraints which would inhibit the future development of the Cromwell Lane site. There are however a number of matters and opportunities which have been identified as part of the site appraisal which will need to be assessed in greater detail addressed in the design of any future proposal.

3.8 These matters broadly include:

- Housing – In close proximity to both Burton Green and Tile Hill, the site offers a great opportunity to deliver a new residential community and family homes to meet local demands for housing in the area.
- Ecology – The site contains a number of established hedgerows and mature trees which will need to be preserved and enhanced wherever possible. An Ecological Assessment will be needed to identify areas of sensitivity and to assess how areas of ecological value can be incorporated into the wider development of the site.
- Access – Development will be serviced of Cromwell Lane to the east of the site via a strip of land connecting the body of the site to adopted highway. A Transport Assessment will be required to determine the design and layout of the proposed traffic junction and its potential vehicular capacity.
- Amenity – The site is bound to the north and west by the rear gardens of existing properties which overlook the site. The layout and form of any proposal for the site will need to be sensitive to the amenity of existing residence to ensure development does not have a detrimental impact on adjacent land owners.

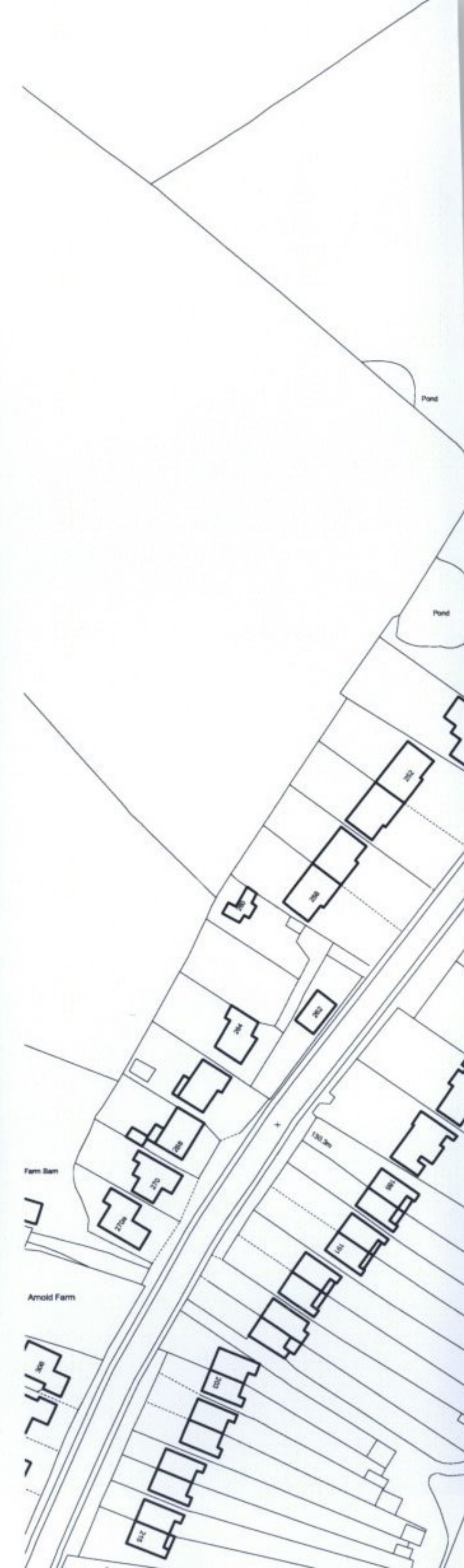
3.9 Other features within the site also include a number of footpaths which cross the site which will either need to be retained in their current location or re-routed through any proposed development, as well as a number of disused buildings on the site associated with the former sports pitches which will need to be removed.

3.10 The adjacent plan offers an insight into the above matters and how they may influence the site's future redevelopment.



Above: Images of some constraints affecting the site including a tree and a Public Right of Way.

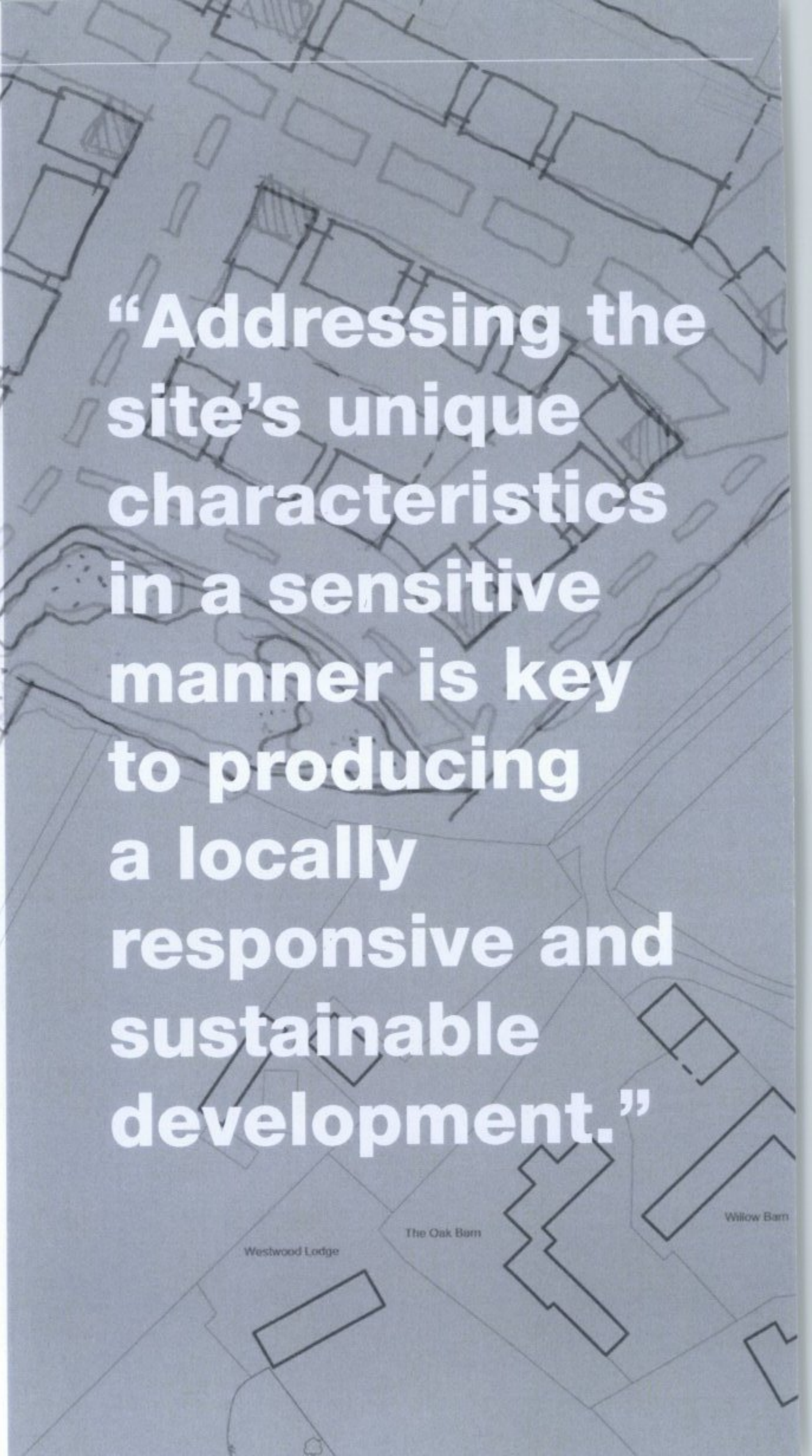
Right: An initial opportunities and constraints plan for the Cromwell Lane site.







“Addressing the site’s unique characteristics in a sensitive manner is key to producing a locally responsive and sustainable development.”

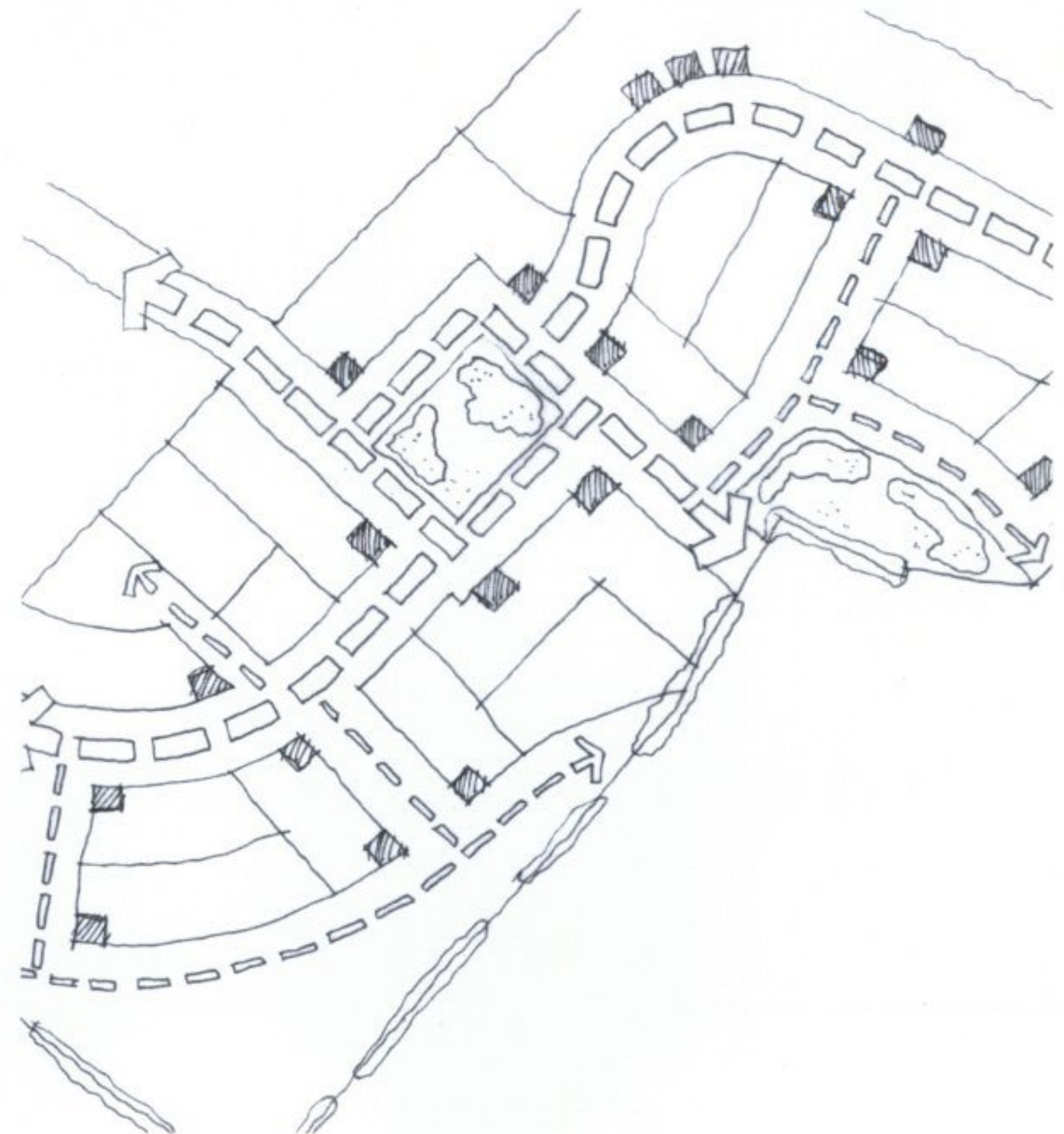


Towards a framework

06

6.1 In order to promote this site as a sustainable, suitable, deliverable and achievable housing development opportunity, and as a development which is locally responsive to the characteristics of the site, it is necessary to demonstrate how development may be accommodated on the site.

6.2 Having identified the spatial opportunities and constraints which are likely to influence the future redevelopment of the site, it is now necessary to demonstrate how the uses envisaged for the site can respond spatially to these considerations.

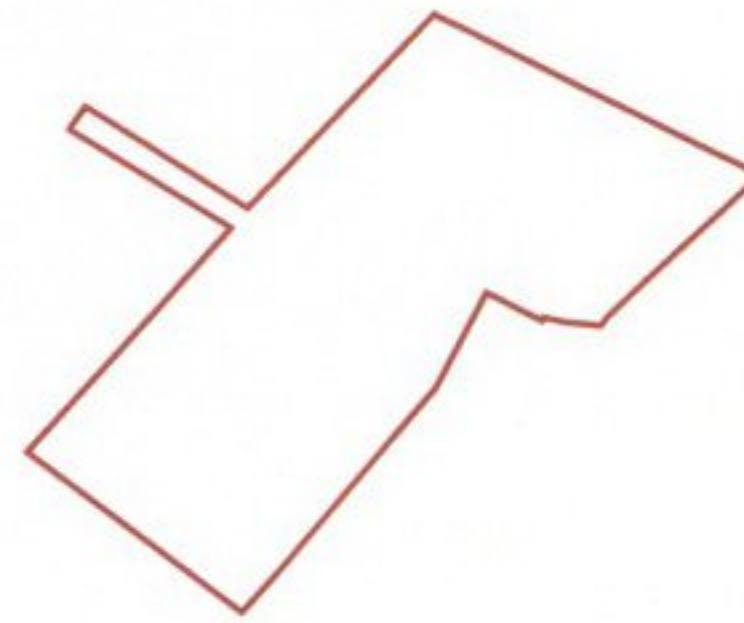


Design evolution

6.3 Having identified the key characteristics and opportunities which are likely to influence the form of any proposal, it appears they can be broadly categorised into eight broad topics. The topics are:

- The extent of the site
- Retention of site assets
- Accommodating drainage
- Access and permeability
- Responding to views
- A network of spaces
- Routes and movement
- Developable blocks.

6.4 The following diagrams and supporting text explore these matters in the form of spatial steps. These in turn will help inform a development framework which can be tested prior to entering the later stages of the planning and design process. The framework offers a spatial interpretation of how the site could be taken forward for development in the future having addressed the key constraints and opportunities identified through the course of this document.

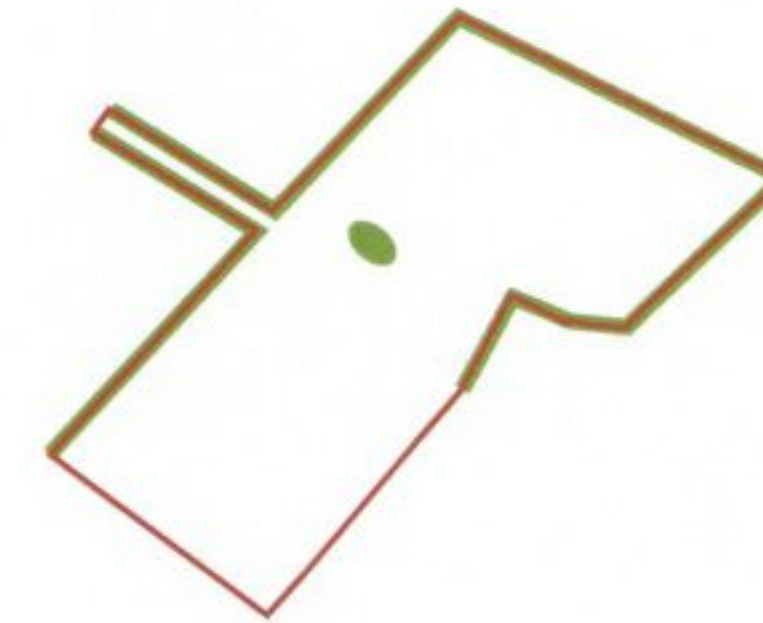


1. The extent of the site

- Utilise the extent of site area within land ownership boundaries.

Benefits

- Opportunity to approach the site as a "Blank Canvas" and explore ways in which future development can respond to both its urban and rural context.

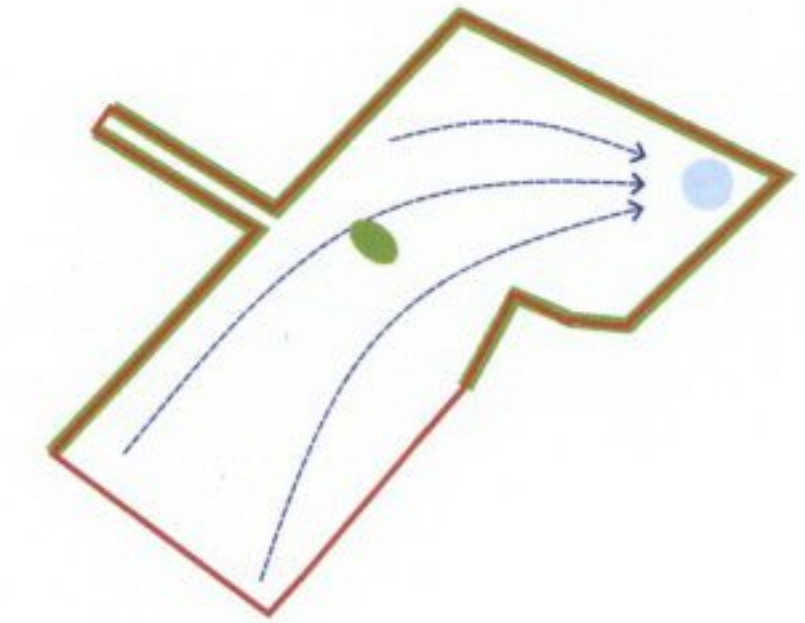


2. Retention of site assets

- Retain assets which may be of any ecological value including hedgerows and trees.

Benefits

- Ensures development is locally responsive to the site's unique attributes
- Allows the development to evolve its own sense of character and identity
- Protects local ecology and removes the need to relocate established habitats.

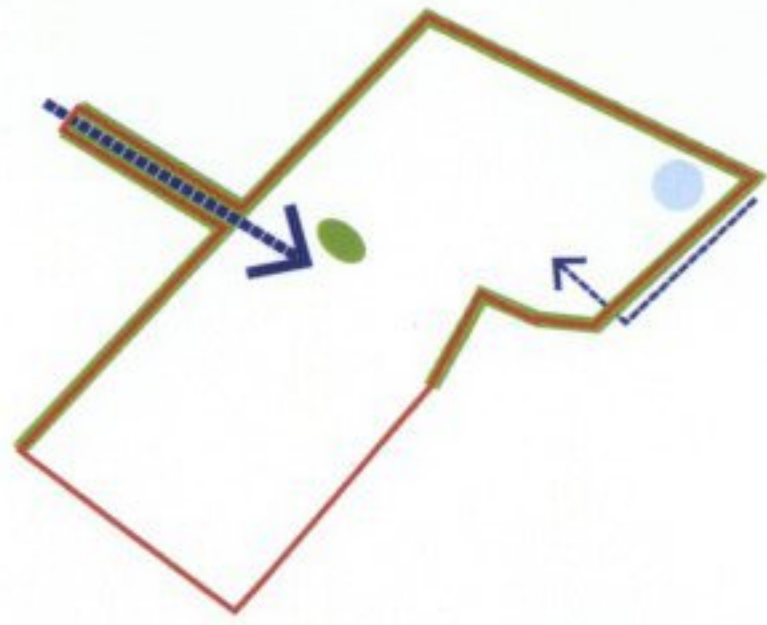


3. Accommodating drainage

- Utilise the site's topography to implement sustainable drainage provisions.

Benefits

- Ensures development does not have a detrimental impact on existing local drainage patterns
- The creation of swales and attenuation ponds help increase the ecological value of the site.

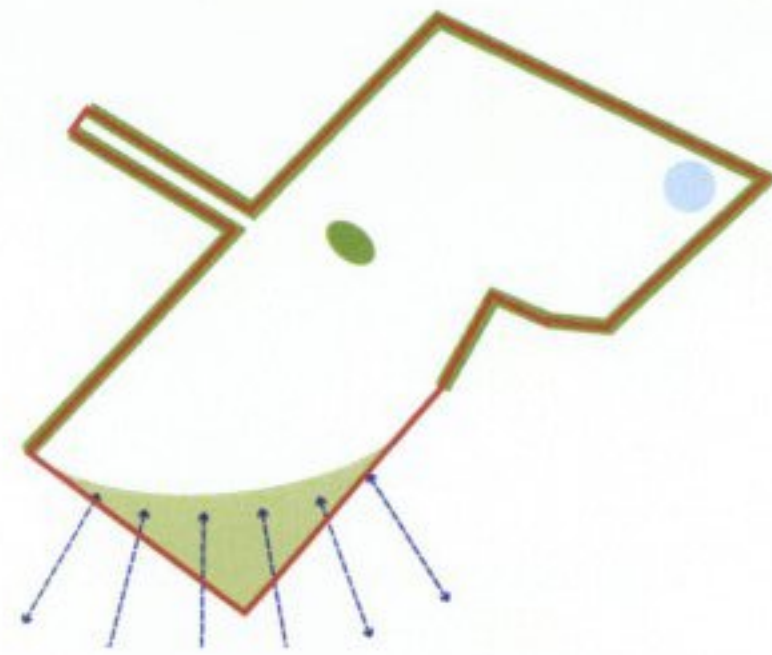


4. Access and permeability

- Use existing access points into the site to serve development.

Benefits

- Ensures permeability across the site is retained supporting pedestrian connectivity to the surrounding area
- Reduces the need to construct new site access points.

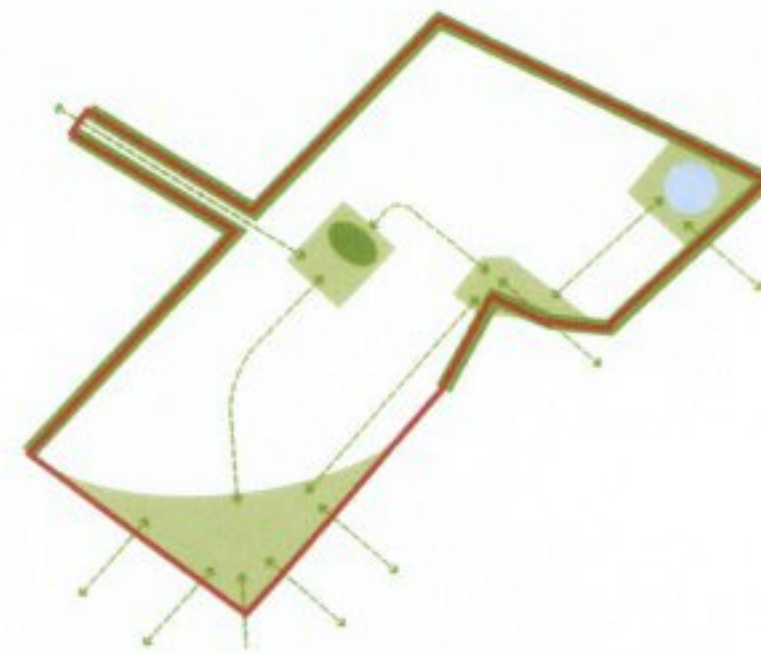


5. Responding to views

- Respond to views into the site as identified by initial LVIA work by setting back development and increasing levels of landscaping.

Benefits

- Reduces the visual impact development has on surrounding areas of countryside and open space
- Provides a development footprint which is sensitive to the surrounding urban form.



6. A network of spaces

- Locate a network of spaces spread across the site relating to existing ecological assets.

Benefits

- Ensures open space is spread across the site in easy reach of future residents
- Improves habitat permeability allowing wildlife greater opportunities to easily pass through the site
- Improves pedestrian legibility with a network of spaces.



7. Routes and movement

- Provide a route network through the site which responds positively to surrounding connections and the site's constraints

Benefits

- Provides a permeable development which offers good pedestrian, cycle and vehicular connections to surrounding sites and facilities
- Reduces the associated building costs of infrastructure by harnessing the site's physical attributes.



8. Developable blocks

- Utilise areas of the site not used in steps 1-7 to develop meaningful development plots.

Benefits

- Ensures development parcels are suitably placed to provide appropriate levels of natural surveillance and creating an attractive and high quality environment
- Demonstrates a viable and deliverable development can be accommodated on the site within the identified constraints which meet the aspirations of both the developer and local authority.

The framework

6.5 Following from the steps identified previously in this document, the adjacent development framework has been produced demonstrating an illustrative spatial interpretation of how the site could be development for housing in the future.

6.6 The framework has been developed to accommodate the following components on the site in a way which is sensitive to the site's unique physical attributes:

- Provision of circa 4.6 Ha of developable space providing a yield of at least 90 homes (based on a density of between 20 and 30 dwellings per hectare (dph))
- Provision of circa 1.0 Ha of Public Open Space
- Retention of features of any ecological value including trees and hedgerows
- Provision of sustainable drainage systems
- Provision of potential community facilities.

6.7 The layout follows a clear rationale and offers a spatial interpretation of how the site could be taken forward for development in the future having addressed the key constraints and opportunities identified. This framework will be tested at later stages of the development process in response to the findings of more details surveys of the site, potential changes in market conditions, and through consultation with the local community.

Key

1. Primary vehicle entrance off Cromwell Lane
2. Potential secondary pedestrian only entrance
3. Primary street
4. Secondary street
5. Public Open Space
6. Central square
7. Private gardens
8. Attenuation pond
9. Retained hedgerow/trees
10. Indicative dwelling plots

● Potential community uses

1. Village Hall and parking
2. Children's play area
3. Community orchard/allotments



Right: An illustrative development framework for the Cromwell Lane site.



Summary and conclusions

07

7.1 This site promotion document has been prepared by Turley Design on behalf of our client David Wilson Homes. It supports and promotes the principles of development on land off Cromwell Lane, Burton Green in response to Warwick District Council's Local Plan 2011-2029 Publication Draft consultation exercise.

7.2. It demonstrates the reasons why land at Cromwell Lane should be considered the primary sustainable location for growth within the village and shows the site to be capable of accommodating at least 90 new family homes.

7.3 Through a robust assessment of the sites physical context, it has been demonstrated that land at Cromwell Lane is not only suitable and appropriate for future development, but that it also represents a deliverable and viable opportunity to provide sustainable housing growth within Burton Green and the wider area.

7.4 The analysis of the site and subsequent development framework clearly illustrates how a sensitive, high quality development which responds to the valuable attributes of the site can be achieved.

7.5 In summary, this development framework has concluded the following:

- Townscape and direction of growth – The site represents the closest development opportunity to both historic nodal core of the village. The site is well contained and represents the most suitable and sensitive opportunity for the expansion of the village in line with historic growth patterns.
- Amenities – The site sits in close proximity to a host of services and amenities, including a community hall, school and shops all of which being located within a short walking distance from the site.
- Access – The site benefits from great local and regional road links, benefits from regular bus and rail connections to local centres and is in walking distance of a host of local services which helps promote sustainable movement patterns.
- The site – The future development of the site can be delivered whilst retaining and enhancing the sites specific landscape and ecological attributes. New areas of public open space as well as community facilities can also be delivered through the release of the land for residential development.

Next steps...

7.6 Following submission of this site promotion document and formal planning representations in response to the Warwick District Council Local Plan, David Wilson Homes would welcome engagement with Warwick District Council, local stakeholders and the community including the parish council. This will allow for a greater insight into the needs of the local community to ensure development at Cromwell Road has a positive impact on Burton Green and the surrounding area.

7.7 It is concluded that the Cromwell Lane site is both suitable and appropriate for a sustainable, high quality residential scheme and can be delivered as a primary house site early in the plan period. This will help achieve the demonstrable housing need for Burton Green and the surrounding area.



For further information contact

Neil Woodhouse

neil.woodhouse@turley.co.uk