

Date: June 2014

Land at Hampton Magna,  
Warwick

**Landscape and Visual  
Overview and Green  
Belt Appraisal**

Prepared by  
CSa Environmental Planning

On behalf of  
Barratt Homes

Report No: CSa/2438/01



Date: June 2014

Land at Hampton Magna,  
Warwick

## **Landscape and Visual Overview and Green Belt Review**

Prepared by  
CSa Environmental Planning

On behalf of  
Barratt Homes



6523

	Date	Prepared by	Authorised by	File Ref
1 <sup>st</sup> Issue	20.06.14	CA	CS	2438/01

---

**Report No: CSa/2438/01**

---

<b>CONTENTS</b>	<b>Page</b>
<b>1.0</b> Introduction	<b>3</b>
<b>2.0</b> Site Context	<b>5</b>
<b>3.0</b> Landscape Policy Context	<b>8</b>
<b>4.0</b> Site Description and Visibility	<b>13</b>
<b>5.0</b> Suitability of the Site to Accommodate Development	<b>16</b>
<b>6.0</b> Conclusion	<b>22</b>

## **Appendices**

- Appendix A: Site Location (Including Photo Locations)
- Appendix B: Aerial Photograph (Including Photo Locations)
- Appendix C: Photographs
- Appendix D: Magic Map Extract
- Appendix E: Landscape Opportunities and Constraints Plan
- Appendix F: Green Belt Draft Allocated Sites Location Plan
- Appendix G: Local Plan Proposals Maps Extracts
- Appendix H: Review of Draft Village Green Belt Allocations
- Appendix I: Review of Warwick District Council's Evidence Base

## 1.0 INTRODUCTION

### Background

- 1.1 CSa Environmental Planning has been instructed by Barratt Homes to provide a landscape and visual baseline study of land to the north of Hampton Magna, in order to assess the suitability of the Site for residential development. The Site is being promoted as a potential housing allocation through Warwick District Council's Local Plan, which is currently at the Pre-submission Draft Consultation stage. The findings of this appraisal will form part of the baseline information to support representations to the Council and has informed the preparation of a Landscape Opportunities and Constraints Plan (**Appendix E**) which demonstrates how a landscape led development can be accommodated at the Site.
- 1.2 This overview describes the existing landscape character and quality of the Site and its visual characteristics as well as its ability to accommodate development. The Site is located within the Green Belt and this report also considers the impact of releasing the Site in terms of the functions and purposes of the Green Belt, as well as the nature and durability of the proposed Green Belt boundaries.
- 1.3 In addition, the report briefly considers other potential Green Belt allocations within Category 1 and 2 settlements in the District, and their suitability for release from the designation. A copy of this appraisal is contained within **Appendix H**.
- 1.4 A brief review of the Council's landscape and Green Belt evidence base is also contained in **Appendix I**.

### Methodology

- 1.5 This appraisal is based on a Site visit undertaken by a suitably qualified and experienced Landscape Architect in June 2014. Weather conditions at the time of the appraisal were good and visibility was clear.
- 1.6 In landscape and visual impact appraisals, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape, principally from any residential properties, but also from public rights of way and other areas with general public access). This report therefore considers the potential impact of development on both landscape character and visibility.

- 1.7 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

## 2.0 SITE CONTEXT

### Site Context

- 2.1 The Site occupies a broadly triangular tranche of land at the northern extent of the settlement at Hampton Magna. It is bound to the north west by the route of Old Budbrooke Road which marks the northern approach to the village; to the north by the access leading to Stanks Farm, beyond which is a narrow field which separates the Site from the embanked route of the railway line and Warwick Parkway Station; to the east is farmland which falls a short distance to the A46, Warwick Bypass; and to the south is the existing built up area of Hampton Magna. The Site and surrounding context is illustrated on the Aerial Photograph contained in **Appendix B**.
- 2.2 The settlement at Hampton Magna lies to the east of Old Bulbrooke Road, with the rolling landscape gently rising to the north and west of the route towards Church Farm and Church of St Michael which occupies a high point to the north of the settlement. Development within the village comprises modern estate housing, which follows the existing landform, rising to a high point at the eastern extent of the settlement of approximately 70m AOD (Above Ordnance Datum). To the south, the village merges seamlessly with the adjoining settlement at Hampton on the Hill.
- 2.3 To the west of Hampton Magna, farmland extends to meet the route of the A46, Warwick Bypass which passes the village north to south, contained within a shallow cutting and screened by mature road side vegetation. Beyond this, is an area of farmland and the Warwick Racecourse, which provides an extensive area of open space indented into the western edge of Warwick. This land is covered by a network of footpaths, some of which lead towards Hampton Magna, although the connection is now severed by the route of the bypass. The tower at St Mary's Collegiate Church is a prominent landmark, visible in views from the landscape to the west. In addition, the towers and ramparts at Warwick Castle can be discerned above the urban area of the City.
- 2.4 North of Hampton Magna is Warwick Parkway Station and associated parking areas. The route of the embanked railway line which passes westward from the centre of Warwick, separates the village from the Grand Union Canal and the highway infrastructure associated with the junction of the of the A46 and A4177 at the western approach to Warwick.
- 2.5 The wider landscape to the north and west of the settlement is characterised by rolling, mixed farmland, with a legible landscape framework, characterised by mature, heavily treed hedgerows and frequent blocks of woodland, particularly visible on higher ground. The Listed Church of St. Michael is visible landmark in views to the north of the settlement, as is the former General Hospital and the King Edward VII Memorial Hospital buildings which

now form part of the recent housing development at Hatton Park to the north west.

- 2.6 Farmland also extends in depth to the south of the village, broken by a number of transport corridors, in particular the M40 which passes approximately 1.5km to the south of the settlement.

### **National Landscape Character**

- 2.7 'The Character Map of England' (a national assessment of landscape character by the Countryside Commission and English Nature (now Natural England)) identifies the Site as lying within Arden Character Area (Character Area 97).
- 2.8 The Arden character area is traditionally regarded as the land lying between the river Tame and the river Avon in Warwickshire, the Arden landscape also extends into north Worcestershire to abut the Severn and Avon Vales. The landscape is described as being characteristically well-wooded farmland with a rolling landform and numerous areas of former wood-pasture with large, old oak trees, often associated with heathland remnants.
- 2.9 This description is consistent with our own assessment of the surrounding landscape, particularly to the north and west of the Site, however in the vicinity of Warwick we would also note the presence of a number of significant transport corridors, together with areas of relatively recent housing development, particularly within some of the settlements bordering the city.

### **County Landscape Character**

- 2.10 Warwickshire County Council have prepared the Arden Landscape Guidelines (1990) as part of the Warwickshire Landscapes Project. The landscape to the west of Warwick, including the periphery of Hampton Magna, falls within the Wooded Estate lands local landscape type. This area is described as a well-wooded estate landscape characterised by a large scale rolling topography and prominent hilltop woodlands.
- 2.11 The characteristic features of this character area are as follows:
- A large scale rolling topography with occasional steep scarp slopes;
  - Large woodlands, often associated with rising ground;
  - Mature hedgerow and roadside oaks;
  - Mixed farmland with a semi-regular pattern of medium to large sized fields; and
  - A varied settlement pattern of small villages and scattered farmsteads.

2.12 The management strategy for this area is to conserve and enhance the overall structure and well-wooded character of the landscape. In terms of landscape guidelines, these include:

- Conserve and restore primary hedgelines;
- Conserve and enhance cover in and around rural settlements;
- Enhance tree cover through large scale woodland planting on rising ground; and
- Protect and enhance the internal space and irregular outline of village settlements.

### **Statutory and Non-Statutory Designations**

2.13 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') indicates that neither the Site, nor the landscape adjoining it, are covered by any statutory designations for landscape character or quality (See **Appendix D**). In addition, there are no non-statutory landscape designations which effect the Site, as shown on the proposals map to the Local Plan.

### **Conservation Area and Listed Buildings**

2.14 Hampton Magna is a relatively recent settlement, predominately dating from the 1960's and 1970's, and there are no identified heritage assets contained within its settlement boundaries. The Church of St. Michael to the north of the village is a Grade II listed building, as is Church Farm a short distance to the west. The locations of the listed buildings are shown on the plan contained in **Appendix D**.

### **Public Rights of Way**

2.15 A Public Footpath runs along the southern boundary of the site, leading from Budbrooke to the west of the settlement and extending eastwards towards Warwick, although the route is severed by the route of the A46.

2.16 The Grand Union Canal Walk and Shakespeare's Avon Way Long Distance Footpath lies approximately 180m north of the Site, separated by the route of the railway line. There are numerous footpaths located within the open space on the western edge of Warwick.



## 3.0 LANDSCAPE POLICY CONTEXT

### National Planning Policy Framework ('NPPF')

3.1 Green Belt policy 9 (paragraphs 79 and 80) of the NPPF states that the essential character of Green Belts is their openness, their permanence and their ability to serve the following functions:

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

### Local Planning Policy

3.2 Warwick District Council is currently in the process of preparing its new Local Plan which will guide the areas development until 2029. Until the new Local Plan is formally adopted, the saved policies in the Local Plan (1996 - 2011) remain relevant as long as they are consistent with the NPPF. The main landscape policies that relate to the Site are identified below.

### Adopted Local Plan

3.3 **Saved Policy DP1** (Layout and Design) states that development will only be permitted where it contributes positively to the character and the quality of the environment. Amongst other things, the policy notes that development proposals will be expected to demonstrate that they:

- harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;
- Relate well to local topography and landscape features, including prominent ridge lines;
- Enhance and incorporate important existing features into the development;
- respect surrounding buildings in terms of scale, height, form and massing;
- Adopt appropriate materials and details;

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Provide adequate open space for the development in terms of both quantity and quality; and
- Ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well related to each other and provide a safe and attractive environment.

3.4 **Saved Policy DP3** (Natural and Historic Environment) seeks to protect important natural features which positively contributes to the character and quality of the natural and historic environment. It states that development proposals will be expected to demonstrate that they:

- Protect and/or enhance local ecology, including existing site features of nature conservation value;
- Protect and enhance the landscape character of the area, particularly respecting its historic character;
- Integrate the amenity space and proposed landscaping into the overall development; and
- Secure the long term management and maintenance of habitat/landscape features.

3.5 **Saved Policy DAP4** Protection of Listed Buildings notes that development will not be permitted which adversely affects the setting of a listed building.

### **New Local Plan**

3.6 The Council is currently undertaking its examination of the Publication Draft Local Plan. The settlement at Hampton Magna is identified as a Growth Village. These are the most sustainable rural settlements according to a range of factors including availability of local services and access to larger settlements. The Settlement Hierarchy Report undertaken in 2014 recognises these villages as the most suitable to accommodate housing growth.

3.7 The following draft policies contained within the emerging Local Plan are of relevance to this appraisal.

3.8 **Draft Policy DS19** Green Belt reiterates that the Council will apply Green Belt policy as set out in the NPPF. The new Local Plan proposes several alterations to the existing Green Belt boundary in order to accommodate the anticipated level of growth within the District. The revised Green Belt boundary is shown on the draft Proposals Map, with the Site shown outside the proposed Growth Villages Envelope and retained as Green Belt. **Draft Policy DS11** Allocated Housing Sites identifies the land to the south of Arras

Boulevard, Hampton Magna as a housing allocation capable of providing 100 new homes.

3.9 **Draft Policy NE4** Landscape states that new development should positively contribute to landscape character. It notes that development proposals should demonstrate that they:

- integrate landscape planning into the design of development at an early stage;
- consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;
- relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;
- identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;
- aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;
- avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area;
- address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing these features through means such as buffering and reconnecting fragmented areas;
- maintain the existence of viable agricultural units, and;
- are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements.

### **Village Housing Options and Settlement Boundaries Consultation (Nov 2013)**

3.10 This consultation document sets out the Council's preferred village site allocations and indicative proposals for new village boundaries. The findings of the document have been informed by supporting information and a number of technical studies which have been undertaken as part of the evidence base

for the new Local Plan. These include the existing SHLAA, sustainability appraisal and ecology, landscape and Green Belt studies. The findings of the relevant studies and background information has informed the content of the site appraisal matrix for each of the Sites considered by this document. The Site is not currently identified as a potential housing site.

- 3.11 The following section considers the findings of the technical studies undertaken to inform the village housing options.

*Landscape Sensitivity and Ecological & Geological Study*

- 3.12 This was produced for Warwick District Council jointly by Warwickshire County Council ('WCC') Ecological Services and Habitat Audit and WCC Landscape Architects. Volume 1 of this document provides a landscape sensitivity assessment of the land around the villages and settlements in Warwick District identified for potential housing growth / or the establishment of defined settlement boundaries.
- 3.13 This assessment divides the land at the edge of the settlement into a series of Landscape Description Units ('LDU'), which have been further refined into more detailed Land Cover Parcels ('LCP'). The assessment of the village of Hampton Magna identified that the majority of the land at the periphery of the settlement has a high sensitivity to housing development, with only three land parcels, including the Site, identified as having a high/medium landscape sensitivity.
- 3.14 The Site lies within LCP HM\_04 which covers a wide area between the settlements of Hampton Magna and Budbrook. The majority of this zone is considered unsuitable for development, however the assessment identifies the land between the existing settlement edge along Blandford Way / Arras Boulevard / Gould Road and Stanks Farm as having potential for a small amount of development. It notes that any proposals would need to include a substantial landscape buffer to strengthen the green corridor and any physical or visual link to Warwick. In addition, the commentary identifies the separation afforded by the A46 and the railway, which could be heightened by new tree planting which would enhance the Wooded Estatelands character and maintain bio-diversity links. This study is considered further in **Appendix I**.

*Green Belt and Green Field Review (November 2013)*

- 3.15 This report reviews the existing Green Belt and Green Field land adjacent to a number of settlements identified for potential housing growth. The methodology for this review set out the criteria for assessing the function of the Green Belt. This includes the 5 purposes of the Green Belt identified in the NPPF, and also includes as a local criteria, the preservation of individual character, identity and setting of villages and hamlets in the Green Belt. It also identifies in its assessment the aim to plan to enhance the beneficial use

of the Green Belt access, sport, recreation, and to enhance and retain landscape and visual amenity, biodiversity and to improve damaged and derelict land.

- 3.16 The Site lies within a land parcel identified as HM1, land east of Hampton Magna. This includes an extensive area which washes over the land to the east of the settlement as far as the Warrick Bypass. In terms of the function of the Green Belt at this point, the report identifies a number of potential effects resulting from development. It notes that there could be some loss of openness and potential visual effects due to the open nature of the landscape. It states that the highway and rail infrastructure provide a permanence to the Green Belt boundaries at this point, although loss of land in this Green Belt parcel would lead to encroachment on the wider countryside. In addition, it notes that this land parcel plays little role in preventing urban sprawl and any development would be closely related to the existing settlement at Hampton Magna and would not be perceived as coalescence with Warwick; nor does it contribute to the special character or setting of the historic town of Warwick. It does also note that development in this location could impact on to the setting of the approach to Hampton Magna from the north. The Overall Value Assessment for this Green Belt area is considered to be high. This study is considered further in **Appendix I**.
- 3.17 A 'Critical Friend' Analysis of Warwick District Council's Draft Green Belt Assessment was undertaken to independently assess the findings of the above assessment. This report also considered sub-parcels of land within the land parcels identified in the originally report. Although the Site was not considered in more detail as part of this process, the findings demonstrate that local variations in sensitivity are likely when the original Green Belt parcels were broken down into smaller units.

#### **Strategic Housing Land Availability Assessment ('SHLAA') (May 2014)**

- 3.18 The western part of the Site was assessed as part of the SHLAA. The assessment considers potential impacts on an area of high / medium landscape sensitivity (2013 assessment). It also noted that some noise alleviation was likely to be required owing to the proximity of the railway line. Overall it found that the Site had potential for development subject to the alteration of the Green Belt boundary and resolution of any impacts on built form and connectivity with the existing village. In terms of housing capacity, the SCHLAA found that this part of the Site has potential to accommodate up to 94 dwellings.

## 4.0 SITE DESCRIPTION AND VISIBILITY

### Site Description

- 4.1 The Site is broadly triangular in shape and occupies a single, large arable field at the northern edge of the Settlement. It has a distinctly domed land form, rising approximately 5m towards the existing housing area to the south from a low point of approximately 65m AOD ('Above Ordnance Datum') at the boundaries with Old Budbrooke Road and the access leading to Stanks farm to the north east and north respectively.
- 4.2 The interior of the field contains no landscape features of note. To the north the boundary with the access leading to Stanks Farm is open, although a hedgerow containing a notable oak tree extends parallel to the boundary a short distance to the south.
- 4.3 To the north west, the boundary with Old Budbrooke Road is defined by an agricultural hedgerow, approximately 1.4m in height and containing a group of mature ash trees at its southern extent. To the south, the boundary is largely defined by the rear gardens of the dwellings at Blandford Way, Arras Boulevard and Gould Road, although there is an open section at the mid-point of the boundary, defined by a grass verge and low section of brick walling. Rear garden treatments typically comprise a mixture of fencing, trellis and boundary hedging. There are also a number of mature trees and sections of native overgrown hedgerow located alongside this boundary.
- 4.4 The eastern boundary is defined by a tall hedgerow, 4 to 5 metres in height, containing a number of mature hedgerow trees. There are a number of shrubs and pockets of thicket adjacent to the curtilage of Stanks Farm at the northern extent of this boundary.

### Landscape Quality and Value

- 4.5 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. It occupies a single, large arable field and is influenced by its proximity to the existing housing to the south, and Warwick Parkway Railway Station and the embanked route of the railway which passes a short distance to the north. In landscape terms it is undistinguished and no more than medium landscape quality.
- 4.6 Similarly, the agricultural land to the east of the Site, which falls to the route of the A46 is of medium landscape quality, although beyond the bypass this increases as the open landscape including Warwick Racetrack extends to form a notable area of open space at the western edge of the city of Warwick.

- 4.7 The wider rolling landscape, visible to the north and west of the Site is characteristic of the Arden Character Area, with a small to medium field pattern, heavily treed hedgerows and wooded backdrop. This area is considered to be of medium to high landscape quality.
- 4.8 In terms of landscape value, the Site is currently accessible to the public by virtue of a public right of way which extends alongside the southern boundary. It does not contain any known heritage assets, however there are views available from the higher ground in the central part of the Site towards the tower at St Mary's Collegiate Church in Warwick and towards the Church of St. Michael in Budbrooke to the north. It is therefore likely to be valued at a local level, and is considered to be of medium value.

### **Topography**

- 4.9 The Site has a domed landform, rising from 65m AOD adjacent to Old Budbrooke Road to a high point at the centre of the Site of approximately 70m AOD. The adjoining settlement at Hampton Magna follows a similar pattern, with housing to the east of Old Budbrooke Road rising to a high point of approximately 65 to 70m AOD alongside the eastern edge of the settlement, before falling towards the route of the A46 further east. The wider topography is distinctly rolling, with the immediate landform rising to the west of the settlement to the adjoining hamlet of Budbrooke before gradually falling away once more.

### **Outline Visual Appraisal**

- 4.10 The following section, briefly summarises the key views from the surrounding area. Photographs illustrating these views are contained in **Appendix C** and the Photo-locations are shown on the plans in **Appendices A and B**.
- 4.11 The Site occupies rising ground on the northern edge of Hampton Magna. Views from the north are largely prevented by the embankments associated with the railway line which bisects the land to the north of the Site. Similarly, to the south views tend to be limited to the dwellings and residential roads which border the Site. There are middle and long distance views available from high points within the undulating landscape to the north west and west of the Site, and from the open space at the western extents of Warwick.
- 4.12 There are near distance views of the Site from the adjoining urban area of Hampton Magna and from the public footpath which extends alongside the southern Site boundary (**Photographs 01, 02 and 03**). There are also near distance views of the Site from the approach to the village along Old Budbrooke Road (**Photographs 04 and 05**). In views from this vantage point the rising land within the Site is apparent, with existing housing visible above the domed landform to the south.

- 4.13 There are views of the Site from the public footpaths which cross the land to the west, in the vicinity of the adjoining Hamlet of Budbrooke. In these views the upper slopes of the Site are visible with the existing housing area conspicuous to the right of the view (**Photographs 07, 08 and 09**). There are also distant views towards the Site available from high points within the recent development at Hatton Park (**Photograph 12**), with the higher ground in the southern part of the Site just visible above the intervening vegetation.
- 4.14 Views from the Grand Union Canal to the north are prevented by intervening vegetation and the raised route of the railway line. Similarly, glimpsed, transient views from the A46 to the east are prevented by the heavily vegetated, embanked edges to the road.
- 4.15 There are however middle distance views from the farmland and open space to the east of the A46. In views from the footpath west of the race track, the hedgerow at the eastern Site boundary is visible, as are the buildings at Stanks Farm, and the telegraph poles crossing the Site (**Photograph 13**). Further west however, the Site is increasingly screened, although the existing residential edge to the south of the Site, becomes increasingly (**Photograph 14**).



## 5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

- 5.1 The following section assesses the ability of the Site to accommodate development and the key landscape considerations that will need to be taken into account in formulating any development proposals for the Site. It then goes on to consider the implications of releasing the land from the Green Belt, and any consequences resulting from development on the separation between Hampton Magna and the adjoining settlement at Warwick.
- 5.2 From our assessment of the Site we have prepared a Landscape Opportunities and Constraints Plan (**Appendix E**) which identifies the approximate extent of development and any landscape constraints and opportunities for landscape enhancements.
- 5.3 From our initial assessment we have also identified a number of factors which need to be taken into account when developing the proposals for the Site, and these include:
- Provide an appropriate landscape frontage to the approach to the settlement along Old Budbrooke Road;
  - Principle access to the Site to be taken from Arras Avenue, with a potential secondary access point off Old Budbrooke Road;
  - Provide a landscape buffer alongside the northern and eastern Site boundaries in order to screen views of the housing from the wider landscape, and to provide a robust edge to the settlement;
  - Retain the higher ground at the heart of the Site as open space;
  - Provide an area of open space adjacent to Arras Avenue to integrate the proposals with the existing urban area;
  - Plant large-canopied tree species within areas of open space, particularly on higher ground to provide a strong landscape framework and assimilate the development into the wider landscape;
  - Opportunity to create framed views towards the tower at St Mary's Collegiate Church in Warwick and towards the Church of St. Michael in Budbrooke;
  - Retain the existing footpath connection within a landscape corridor and orientate dwellings to provide passive surveillance of the route; and
  - Respect the visual amenity of the adjoining residential area and the existing dwelling at Stanks Farm;

- 5.4 In the following section a brief commentary is made on the effects of developing the Site against a series of landscape criteria.

### **Impact on Landscape Features**

- 5.5 There is little vegetation to constrain development at the Site and there are opportunities for significant areas of new landscape planting within areas of open space and at the boundaries of the Site.

### **Relationship to the Existing Urban Area**

- 5.6 The Site adjoins the northern edge of the settlement at Hampton Magna. It lies to the east of Old Budbrooke Road, and development would respect the existing pattern of development within the village, which follows the eastern edge of the road. To the north is the existing railway line, which forms a robust edge to the outward expansion of the settlement, and development at the Site would effectively 'round off' of the village at this point forming a logical extension to the settlement. Eastwards the Site extends no further than the existing housing at Gould Road, and housing would be at a similar elevation to the existing urban area.
- 5.7 There is potential to access the Site off Arras Boulevard, and in combination with new open space provision and landscaping adjacent to this boundary, the new housing area could be effectively integrated into the existing residential edge at this point.

### **Impacts on Heritage Assets**

- 5.8 There are no known heritage assets contained within the Site nor within the wider built up area of Hampton Magna. In addition, development at the Site can be accommodated without intruding on the setting of the Grade II listed Church of St. Michael.

### **Visual Change and Effects**

- 5.9 The visual assessment identified that near distance views of the Site are relatively limited to the adjoining rights of way and neighbouring housing. There are middle and long distance views of the higher ground within the Site from high points within the landscape to the west and north west, and from the open space at the western extent of Warwick. A more detailed description of the impact on key views is set out below.

- 5.10 There are views of the Site from the approach to Hampton Magna along Old Budbrooke Road, although these views are prevented beyond the railway crossing to the north. In these views, the rising ground within the Site occupies the immediate foreground with the existing residential area visible on the higher ground to the south. Development proposals for the Site should positively address the road, and should be set back with space to provide an appropriate landscaped frontage to the Site and attractive approach to the village. If this approach is adopted then any visual effects will be limited and the proposals will provide an appropriate entrance into the settlement.
- 5.11 There will be views of housing from the rear of adjoining properties within the existing settlement, and any proposals will need to respect appropriate set back distances. There will be views from Arras Boulevard of the development area, however these can be mitigated by new landscaping and open space which would integrate the proposals with the existing housing area at this point.
- 5.12 There will be views from the public footpath which extends alongside the southern boundary and any development proposals will need to respond sensitively to the setting of the route, incorporating new landscaping within a green corridor. New housing should be sensitively orientated to provide passive surveillance, whilst respecting the privacy of the adjoining houses.
- 5.13 There are views of the upper slopes of the Site from the higher ground to the west and north west, in the vicinity of the Church of St, Michael. In these views the existing urban edge is apparent to the right of the view, and there is a distant view towards the tower at St Mary's Collegiate Church in Warwick, although this will be unaffected by development at the Site. The Landscape Opportunities and Constraints Plan shows the higher ground at the centre of the Site retained as open space. New tree planting within this area would provide a vegetated backdrop to the housing, helping assimilate the proposals into the wider landscape setting.
- 5.14 Similarly, in long distance views from high points to the north of the Site, such as Hatton Park, development at the Site will be barely perceptible owing to the intervening heavily wooded landscape.
- 5.15 There are views towards the Site from the open space and farmland at the edge of Warwick. In views from this location existing housing to the south of the Site is clearly visible, although the Site itself is contained by the mature hedgerow along the eastern boundary. Provision of a more extensive landscape buffer alongside the eastern boundary would provide a robust edge to the Site and filter views of housing.
- 5.16 The Landscape Opportunities and Constraints Plan shows that there is also an opportunity to provide framed views through the Site to the tower at St Mary's Collegiate Church in Warwick, and to the Church of St. Michael.

## **Public Rights of Way**

- 5.17 The existing footpath can be retained along its current alignment within a landscaped corridor, or alternatively locally diverted through the development. Housing can be sensitively located to provide passive surveillance of the route.

## **Landscape Quality**

- 5.18 As described in Section 4, the Site is considered to be of medium landscape quality and is subject to a number of urbanising effects, including the existing residential edge at Arras Boulevard and its proximity to the railway line and railway station at Warwick Parkway. The Landscape Opportunities and Constraints Plan shows that new landscape buffers can be created to the north and east of the Site, and that an appropriate landscape frontage can be provided alongside the approach to the settlement at Old Budbrooke Road. New tree planting within the proposed development area and within open space on the higher parts of the Site will assist in assimilating the proposals into the wider landscape, and minimise any effects on the wider landscape character of the Site.

## **Impact of releasing the Site from the Green Belt**

- 5.19 If the Site is allocated for development, the Green Belt boundary would need to be amended to reflect the change. The current Green Belt boundary within the vicinity of the Site is contiguous with the northern settlement edge at Arras Boulevard and Gould Lane. Old Budbrooke Lane forms the northern and western boundary to the Green Belt, and any expansion is limited in this direction owing to the existing settlement pattern, which lies exclusively to the east of the road.
- 5.20 Whilst the exact location of the revised Green Belt boundary would be a matter for the LPA, in the event the Site came forward for development, it would be logical to recast the boundary to follow Old Budbrooke Road as far as the northern edge of the Site defined by the access leading to Stanks Farm. The railway line which extends a short distance to the north of this point forms a robust barrier to further growth in this direction. Similarly, any expansion to the north east of Gould Lane would become more visually intrusive in views from the landscape to the west of Warwick, and as such the revised Green Belt Boundary should follow the hedgeline at the eastern Site boundary.
- 5.21 The NPPF at paragraph 80 identifies the five purposes of Green Belts as:
- to check the unrestricted sprawl of large built-up areas;
  - to prevent neighbouring towns merging into one another;
  - to assist in safeguarding the countryside from encroachment;

- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.22 The NPPF states at paragraphs 79 and 80, that the essential character of Green Belts is their openness, their permanence and their ability to serve the functions as set out above. The Framework notes that when defining Green Belt boundaries, local authorities should take account of the need to promote sustainable patterns of development and ensure that there would be sufficient safeguarded land outside the Green Belt in order to meet the long term development needs of the area. It goes on to say that Green Belt boundaries should be defined clearly along physical features which are readily recognisable and likely to be permanent.

5.23 The following section considers whether release of the Site would impact on the Green Belt purposes identified in the NPPF. It also considers the Councils own assessment of the current Green Belt extents as set out in the Green Belt and Green Field Review.

5.24 Development at the Site would benefit from well defined boundaries, marked to the north west by Old Budbrooke Road; a short distance north by the railway line; to the south by the existing housing area; and to the east by the mature hedgeline, with development extending no further than the current urban extents at Gould Road. Furthermore, owing to its proximity to the existing urban area and the robust nature of the existing boundaries, development in this location would have little impact on the openness of the adjoining Green Belt to the west and east of the Site, nor would it represent an encroachment on the wider countryside.

5.25 As discussed above, the Site is well related to the existing urban area of Hampton Magna and any expansion to the north is contained by the route of the embanked railway line, and to the east by the existing established field boundary. A planned extension of the settlement in this direction would therefore be well contained, and perceived as a small extension of the existing village, and could not be construed as urban sprawl.

5.26 Similarly, there is little inter-visibility between the Site and the built up area of Warwick. To the north, the visual connection is severed by the route of the railway line, whilst to the west the settlements are separated by a broad expanse of farmland, by the open space at the edge of Warwick and by the route of the A46, all of which would be unaffected by development at the Site. Accordingly, development of the Site would not result in coalescence or merging of the two towns. This point is acknowledged in the Council's own assessment of the Green Belt in this location.

5.27 In respect of the fourth purpose of the Green Belt, development of the Site would not impact on any listed buildings or conservation areas. In terms of the

fifth purpose of the Green Belt, there are limited opportunities for brown field regeneration within the existing settlement area at Hampton Magna. Accordingly, a planned release of green field land would not prejudice urban regeneration within the settlement.

#### *Green Belt and Green Field Review*

- 5.28 The Council have prepared a review of the Green Belt in this location, with the Site occupying the northern part of a much larger land parcel which extends to the east of Hampton Magna (HM1). This review finds that the Overall Value Assessment for this land parcel is high.
- 5.29 Although this review considers a much wider area and finds that the overall value of this area remains high, there are some points to note. Its principle concern is loss of openness, however the Site lies on the northern edge of the settlement and development in this location would not intrude significantly on the more open landscape to the east of the village.
- 5.30 It also acknowledges the presence of robust boundaries including the railway line to the north, which it states can prevent urban sprawl in this direction. It notes that development in this area would not result in any coalescence between Hampton Magna and Warwick, nor would it intrude on the historic setting of the settlement. It is concerned about expansion to the north and the setting of the approach to the village, however as noted above, this could be accommodated subject to appropriate landscaping and layout, without detriment to the setting of the village.
- 5.28 The Council's evolving Local Plan acknowledges that a planned release of Green Belt land will be necessary in order to meet the District's housing needs, and Hampton Magna is identified as a Growth Village capable of supporting new development. Opportunities for brownfield development in the village are limited and therefore some green field release will be necessary. For the reasons set out above, development on the Site in accordance with the principles shown on the Landscape Opportunities and Constraints Plan contained in this document, could be delivered in this location with no overriding impacts on the adjoining landscape, nor on the objectives of the Green Belt.

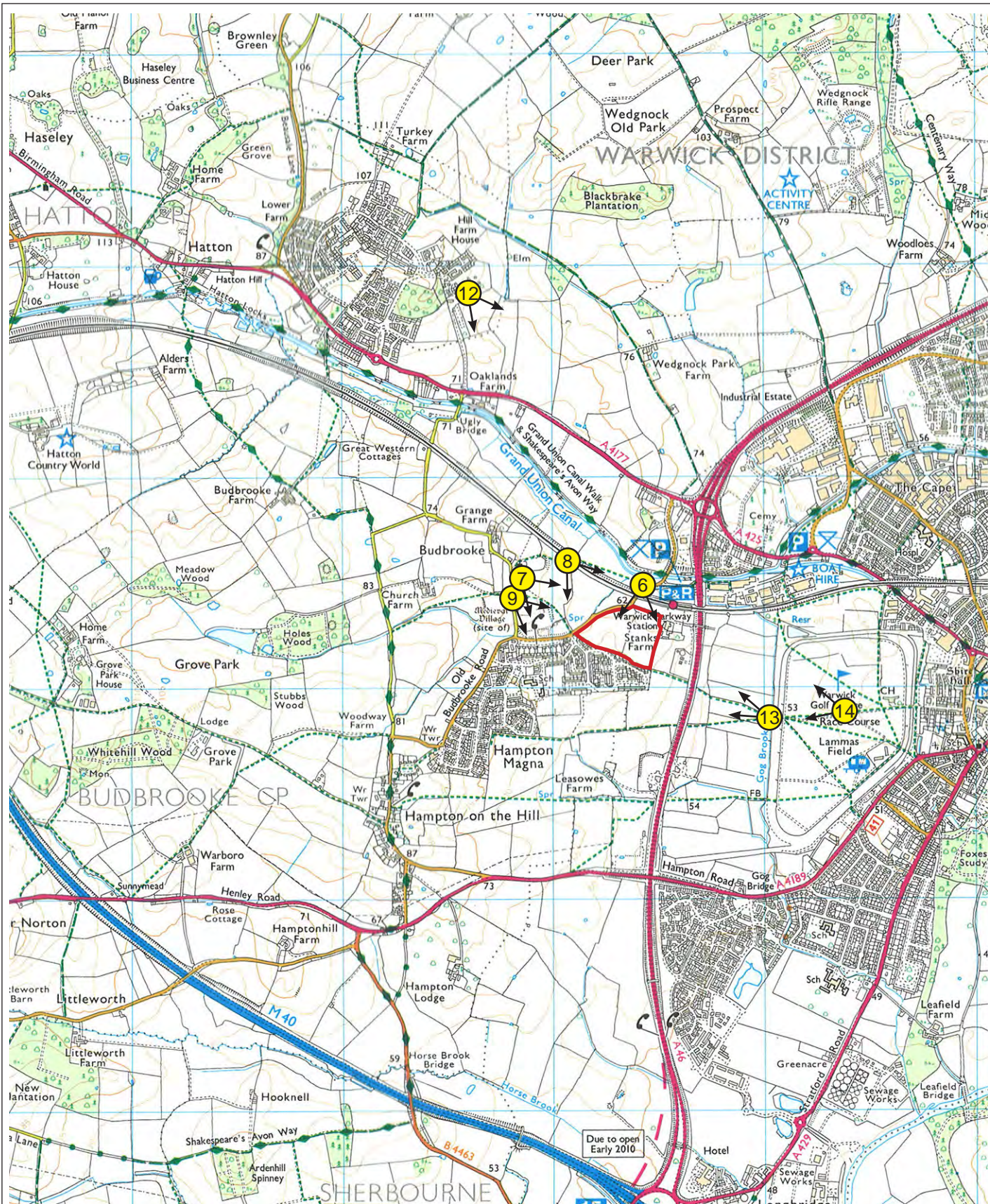
## 6.0 CONCLUSION

- 6.1 There are no policies or designations for landscape character or quality covering the Site or the adjoining land, however the Site is located within the Green Belt.
- 6.2 The landscape and visual identified a number of landscape opportunities and constraints to development at the Site. These include providing an appropriate buffer to the northern and eastern boundaries; landscaping to the frontage with Old Budbrooke Road; a centrally located area of open space which integrates with the adjoining housing area; and retention of views to surrounding heritage assets.
- 6.3 The appraisal found that the Site is well related to the existing housing area and benefits from robust boundaries; defined to the north by the railway line; to the north west by Old Bulbrooke Road; south by the existing urban area; and east by the mature field hedgerows. Development at the Site will not result in urban sprawl, nor will it represent an encroachment into the wider countryside. Furthermore it will not impact on local heritage assets or materially contribute to coalescence with the neighbouring settlement at Warwick. Accordingly, development of an appropriate scale and layout could be accommodated at the site without resulting in significant landscape and visual effects, nor would it offend the objectives of the Green Belt policy.

**Appendix A**

Site Location Plan  
CSa/2438/100





 Site Boundary

 Photo Locations

Based on the Ordnance Survey map with permission of the Controller of Her Majesty's Stationary Office, Crown Copyright Reserved.

Licence Number AR100031731



**Appendix B**

Aerial Photograph  
CSa/2438/101



Location Plan



Photo Locations



Dixies Barns,  
High Street, Ashwell,  
Hertfordshire, SG7 5NT  
t 01462 743647  
f 01462 743648  
e ashwell@csaenvironmental.co.uk

Project	Land at Hampton Magna, Warwick
Title	Aerial Photograph with Photo Locations
Client	Barratt Homes

Date	June 2014
Scale	Not to scale
Drawn	JC
Checked	CA

Drawing Number	CSa/2438/101
Revision	-

## **Appendix C**

Photographs  
CSa/2438/102



Photograph 01



Photograph 02

Project	Land at Hampton Magna, Warwick
Title	Photosheets
Client	Barratt Homes

Date	June 2014		
Drawn	JC	Checked	CA

Drawing Number	CSa/2438/102
Revision	-



Photograph 03



Photograph 04

Project	Land at Hampton Magna, Warwick	Date	June 2014		Drawing Number	CSa/2438/102	
Title	Photosheets	Drawn	JC	Checked	CA	Revision	-
Client	Barratt Homes						



Photograph 05



Photograph 06



Photograph 07



Photograph 08

Project	Land at Hampton Magna, Warwick	Date	June 2014		Drawing Number	CSa/2438/102	
Title	Photosheets	Drawn	JC	Checked	CA	Revision	-
Client	Barratt Homes						





Photograph 09



Photograph 10

Project	Land at Hampton Magna, Warwick	Date	June 2014		Drawing Number	CSa/2438/102	
Title	Photosheets	Drawn	JC	Checked	CA	Revision	-
Client	Barratt Homes						



Photograph 11



Photograph 12

Project	Land at Hampton Magna, Warwick	Date	June 2014		Drawing Number	CSa/2438/102	
Title	Photosheets	Drawn	JC	Checked	CA	Revision	-
Client	Barratt Homes						



Photograph 13



Photograph 14

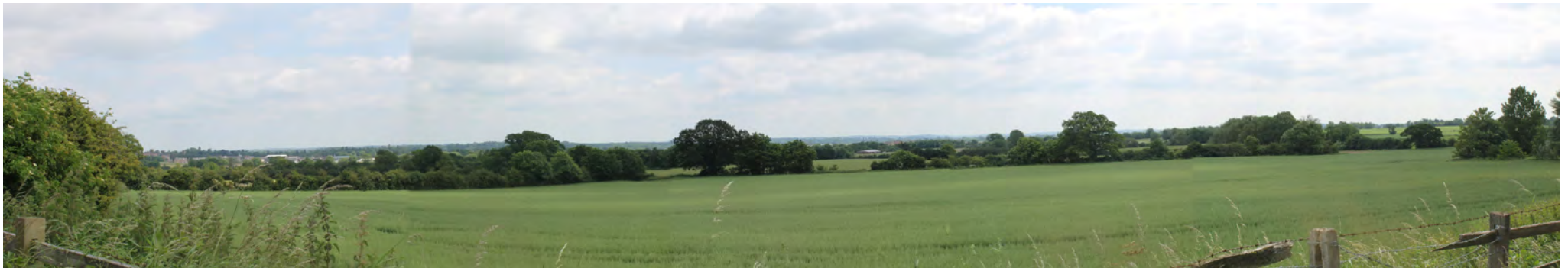
Project	Land at Hampton Magna, Warwick
Title	Photosheets
Client	Barratt Homes

Date	June 2014		
Drawn	JC	Checked	CA

Drawing Number	CSa/2438/102
Revision	-



Photograph HM1



Photograph HM2

Project	Land at Hampton Magna, Warwick	Date	June 2014		Drawing Number	CSa/2438/102	
Title	Photosheets	Drawn	JC	Checked	CA	Revision	-
Client	Barratt Homes						



Photograph H1



Photograph LW1

Project	Land at Hampton Magna, Warwick
Title	Photosheets
Client	Barratt Homes

Date	June 2014		
Drawn	JC	Checked	CA

Drawing Number	CSa/2438/102
Revision	-



Photograph LW2



Photograph C1

Project	Land at Hampton Magna, Warwick	Date	June 2014		Drawing Number	CSa/2438/102	
Title	Photosheets	Drawn	JC	Checked	CA	Revision	-
Client	Barratt Homes						



Photograph C2

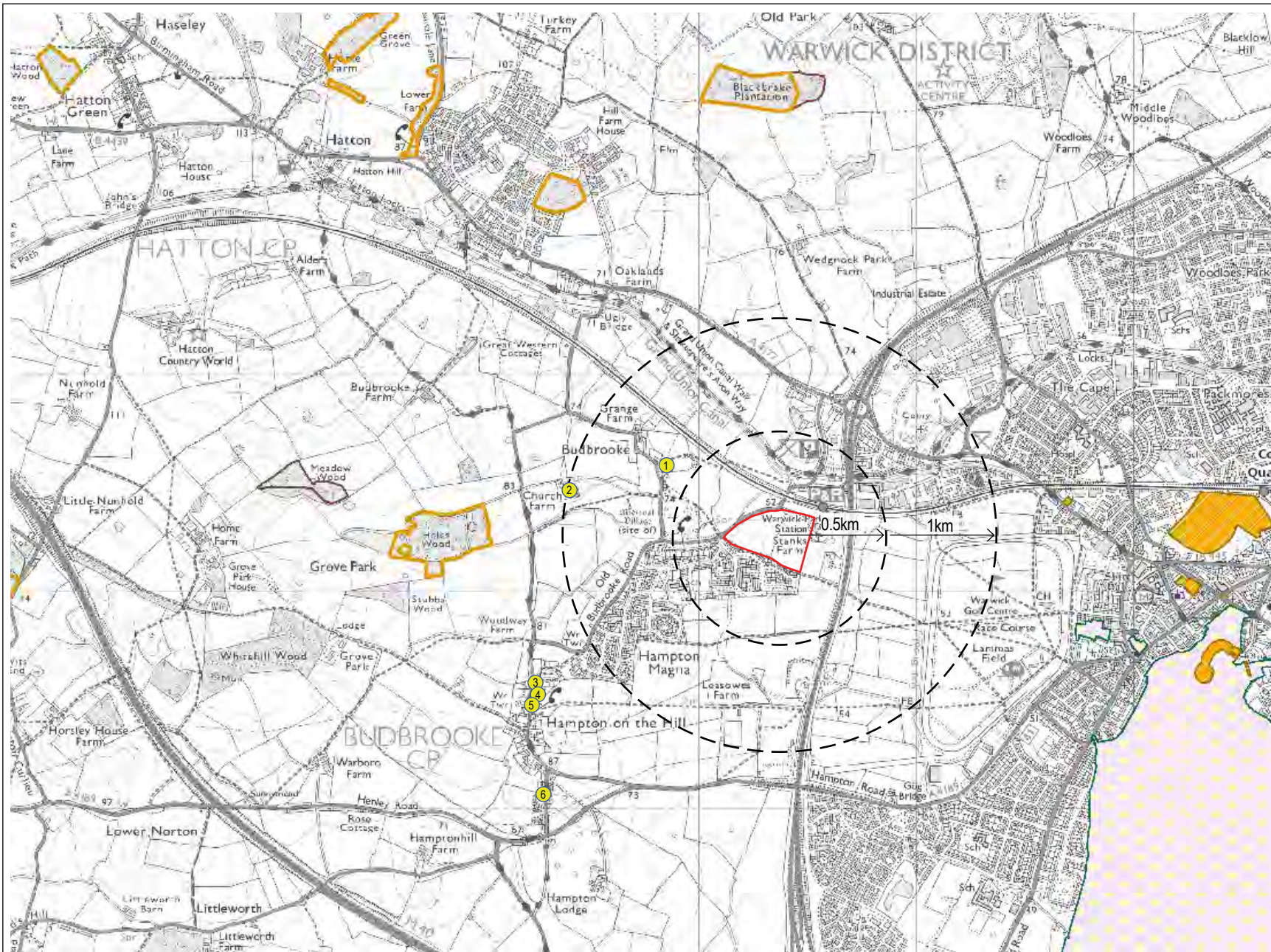






Photograph B1

## **Appendix D**

Magic Map Extract  
CSa/2438/104





-  Site Boundary
-  Scheduled Monument
-  Registered Park and Garden
-  Ancient and Semi-Natural Woodland
-  Ancient Replanted Woodland

- ① Listed Buildings
1. Church of St. Michael, Grade II
  2. Church Farmhouse, Grade II
  3. 10 & 11 Hampton Road, Grade II
  4. St. Charles Roman Catholic Church Presbytery, Grade II
  5. St. Charles Roman Catholic Church, Grade II\*
  6. The Old House, Grade II

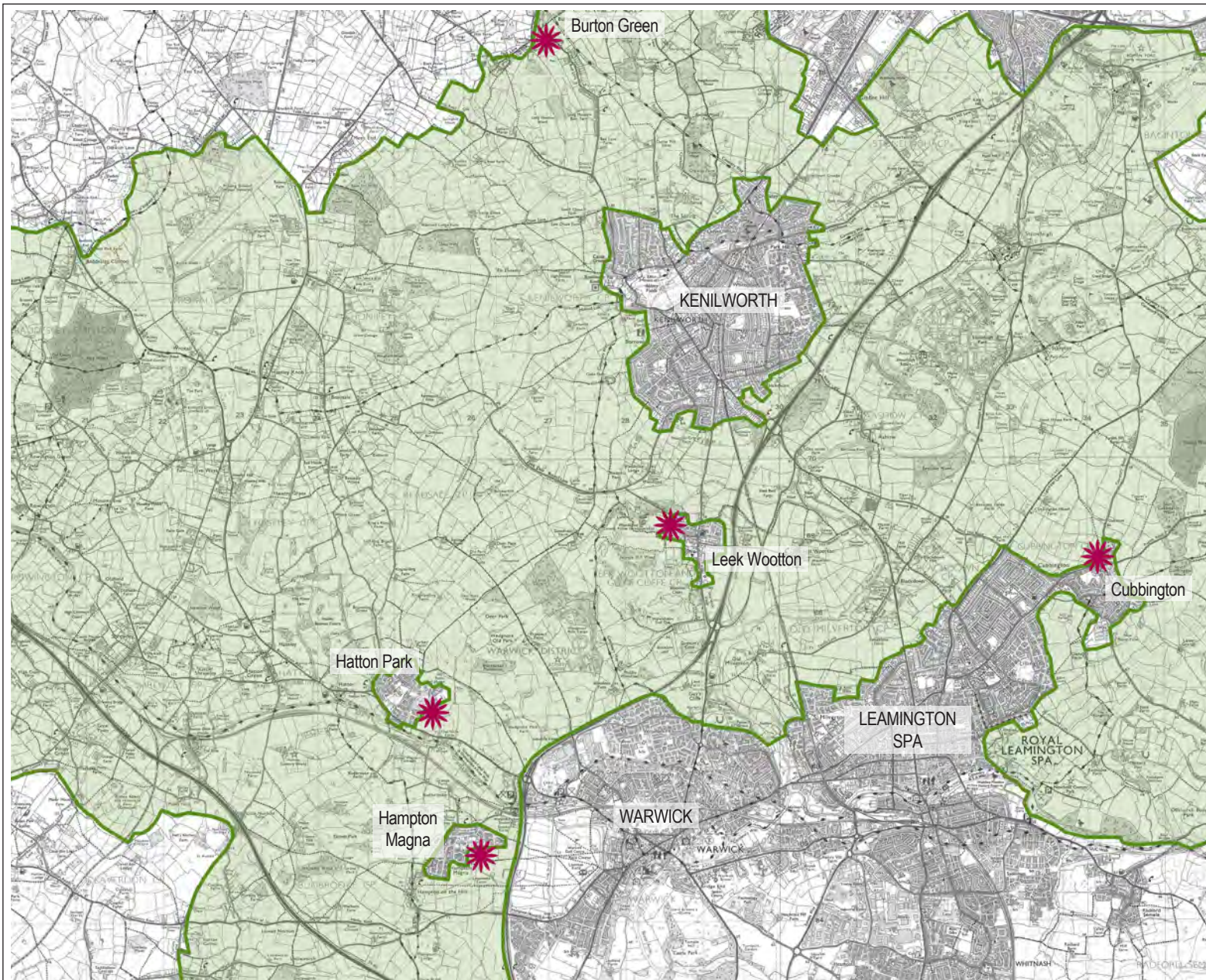
## **Appendix E**

Landscape and Opportunities and Constraints  
CSa/2438/106



## **Appendix F**

### Green Belt Draft Allocated Sites Location Plan



Based on the Ordnance Survey map with permission of the Controller of Her Majesty's Stationary Office, Crown Copyright Reserved.

Licence Number AR100031731



**LEGEND**



Sites allocated for residential development within the Warwick District Local Plan Pre-Submission Draft that fall within a Category 1 or 2 Village and on designated Green Belt land



Extent of Green Belt designation within Warwick District

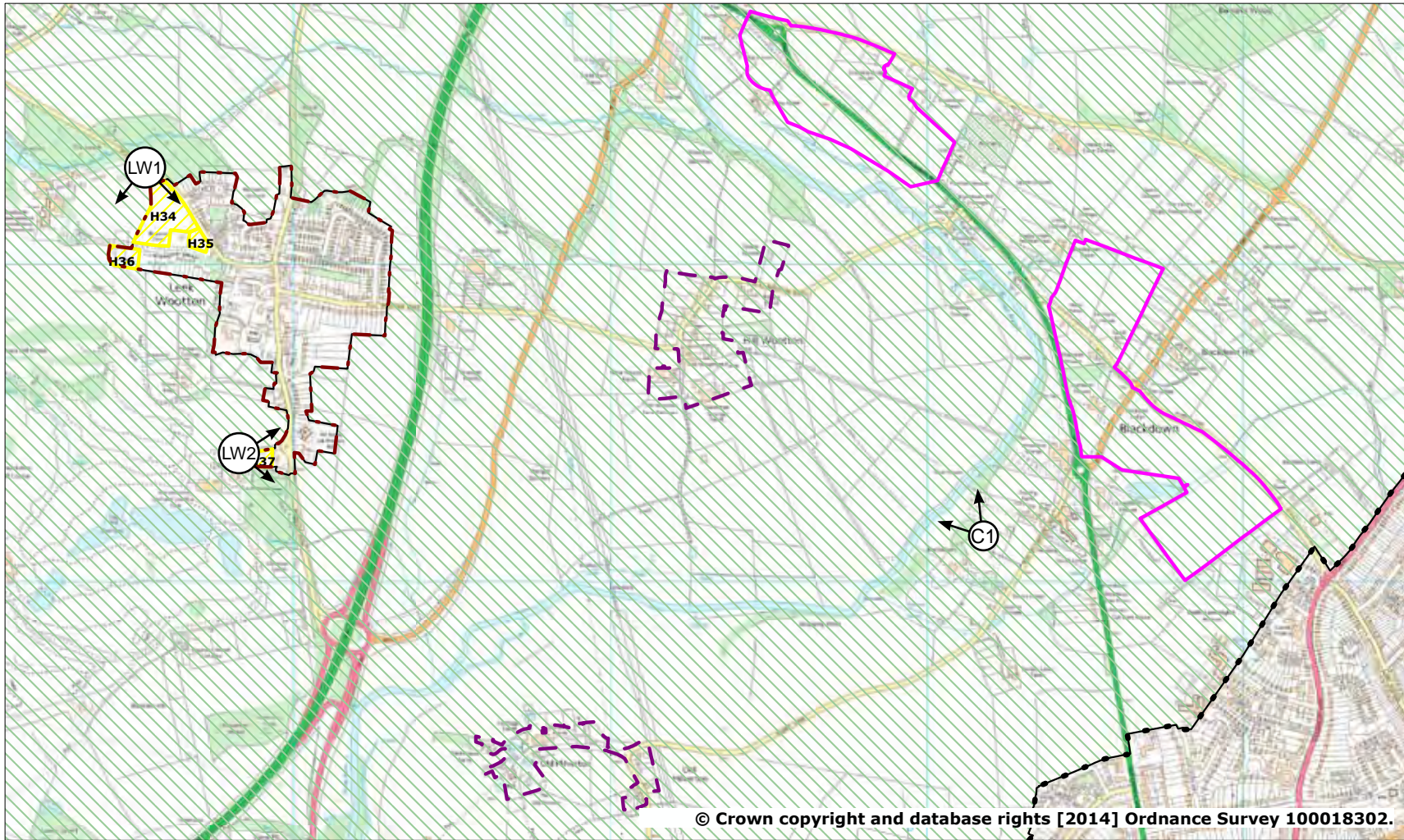


Dixies Barns,  
High Street, Ashwell,  
Hertfordshire, SG7 5NT  
t 01462 743647  
f 01462 743648  
e ashwell@csaenvironmental.co.uk

Project	Land at Hampton Magna, Warwick	Date	June 2014	Drawing Number	CSa/2438/103
Title	Allocated Sites Location Plan	Scale	Not to scale	Revision	-
Client	Barratt Homes	Drawn	SW	Checked	CA

## **Appendix G**

Local Plan Proposals Maps Extracts



© Crown copyright and database rights [2014] Ordnance Survey 100018302.

Key		
WDLP - Green Belt (DS19)	WDLP - Housing Allocations (DS11)	WDLP - Infill Village Boundaries
WDLP - Park and Ride Area of Search (TR5)	WDLP - Growth Village Envelopes (H10)	WDLP - Urban Area Boundary
Warwick District Council Boundary	Site Ref	

12. Leek Wootton, Hill Wootton, Old Milverton and Blackdown

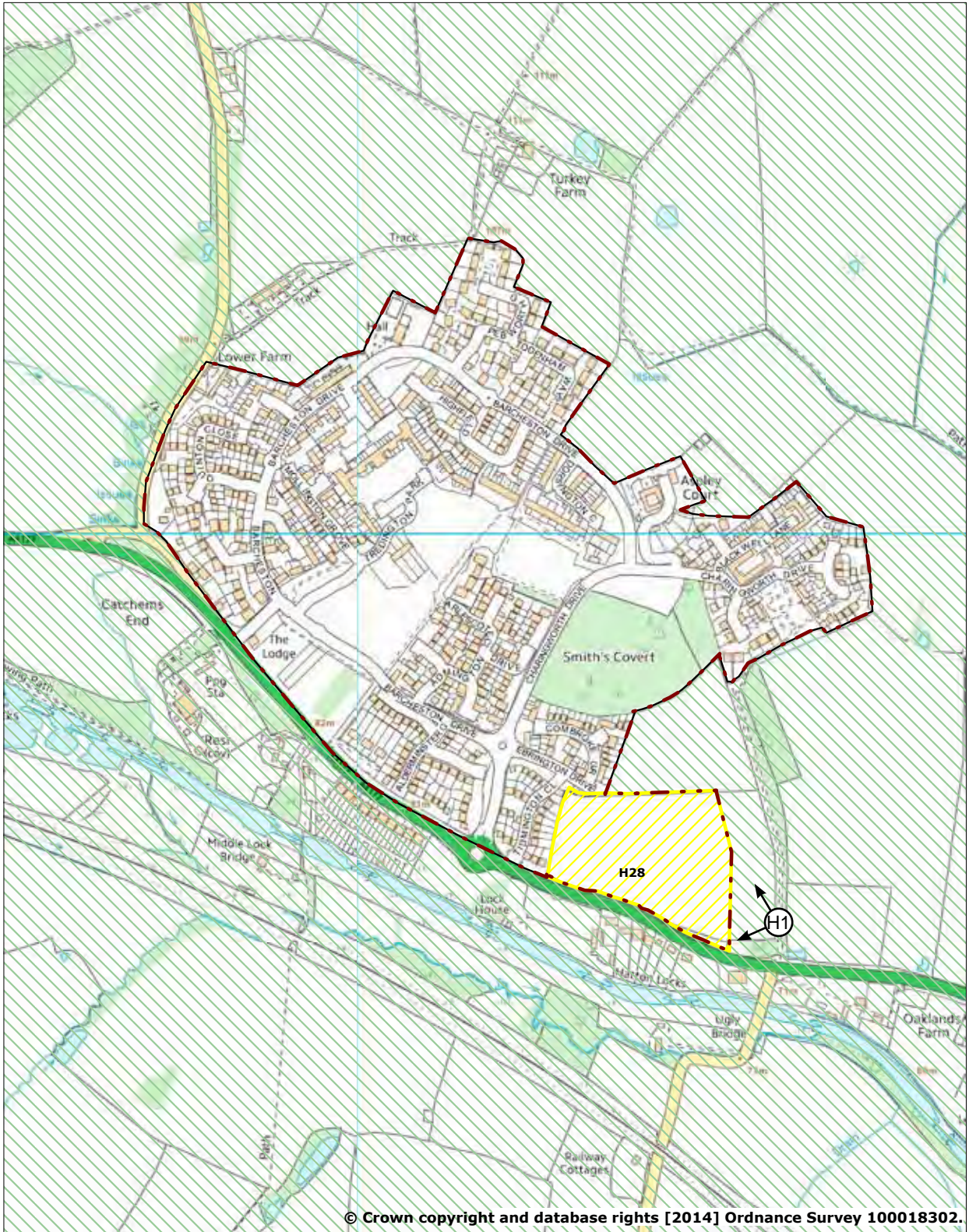


Photo Locations

**CSa**  
 environmental planning  
 Dixies Barns,  
 High Street, Ashwell,  
 Hertfordshire, SG7 5NT  
 t 01462 743647  
 f 01462 743648  
 e ashwell@csaenvironmental.co.uk

Project	Land at Hampton Magne, Warwick	Date	June 2014
Title	Local Plan Policies Map- Leek Wootton, Hill Wootton, Old Milverton and Blackdown	Scale	Not to Scale
Client	Barrett Homes	Drawn	JC
		Checked	CA

Drawing Number	CSa/2438/111
Revision	-



**Key**

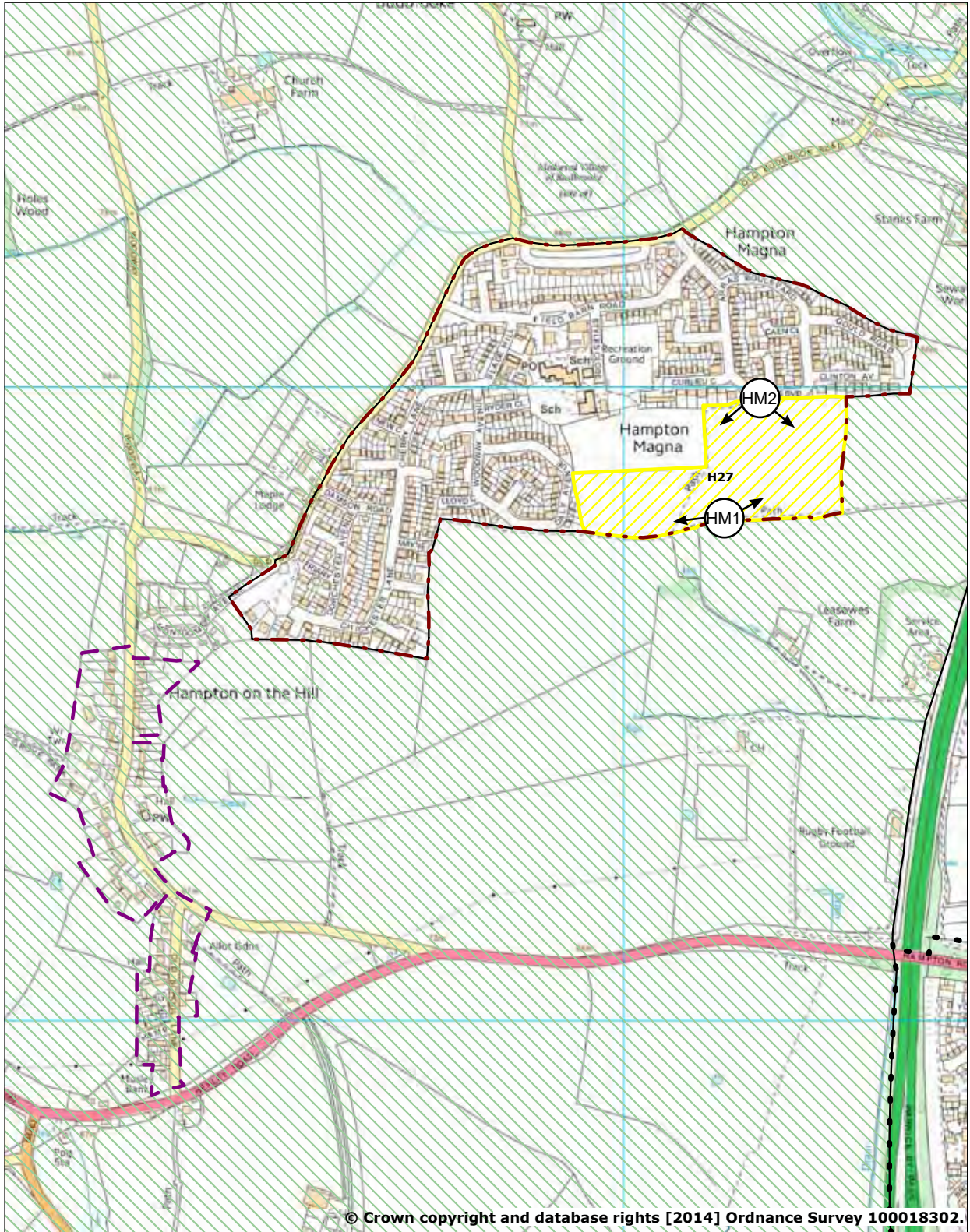
- WDLP - Green Belt (DS19)
- WDLP - Housing Allocations (DS11)
- Site Ref
- ┌─┐ WDLP - Growth Village Envelopes (H10)

21. Hatton Park

**Local Plan Policies Map**

Photo Locations





**Key**

- WDLP - Green Belt (DS19)
- WDLP - Housing Allocations (DS11)
- ▨ Site Ref
- ▬ WDLP - Infill Village Boundaries
- ▬ WDLP - Growth Village Envelopes (H10)
- ⋯ WDLP - Urban Area Boundary

## 20. Hampton Magna and Hampton on the Hill

**Local Plan Policies Map**



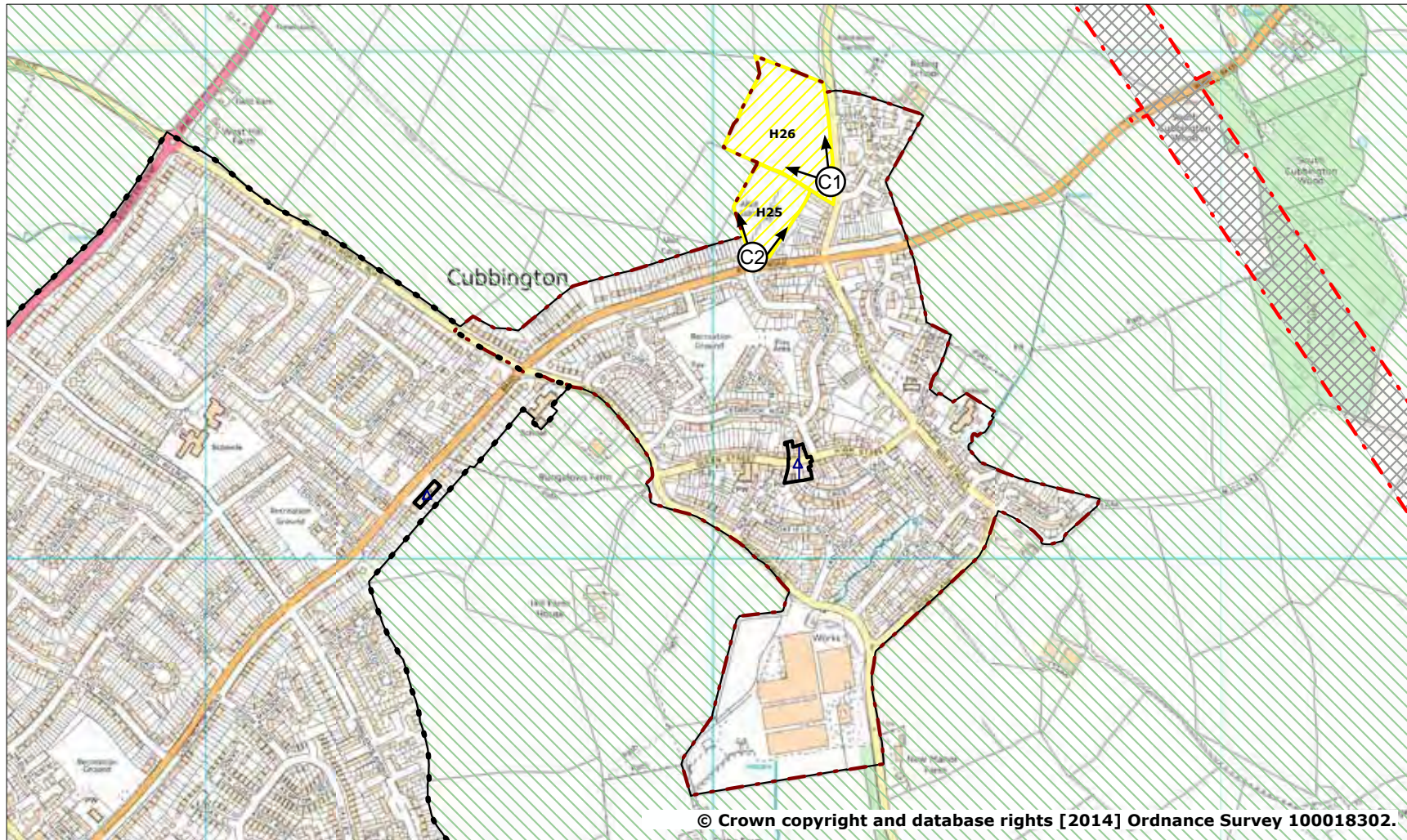
HM1 → Photo Locations

**CSa**  
 environmental planning  
 Dixies Barns,  
 High Street, Ashwell,  
 Hertfordshire, SG7 5NT  
 t 01462 743647  
 f 01462 743648  
 e ashwell@csaenvironmental.co.uk

Project	Land at Hampton Magna, Warwick
Title	Local Plan Policies Map- Hampton Magna & Hampton on the Hill
Client	Barrett Homes

Date	June 2014
Scale	Not to Scale
Drawn	JC
Checked	CA

Drawing Number	CSa/2438/109
Revision	-



© Crown copyright and database rights [2014] Ordnance Survey 100018302.

13. Cubbington

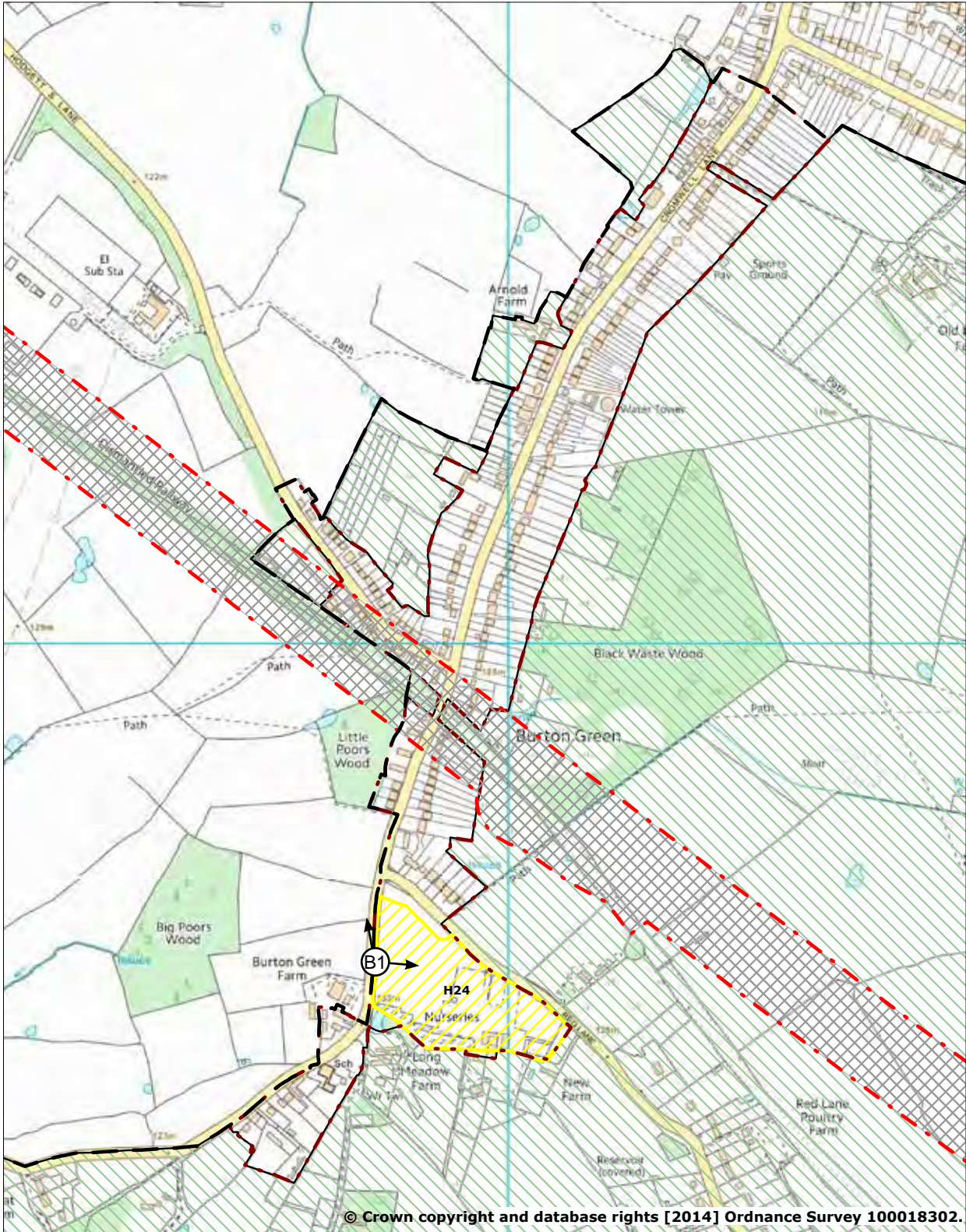
**Key**

WDLP - Green Belt (DS19)	WDLP - Housing Allocations (DS11)	WDLP - Growth Village Envelopes (H10)
WDLP - Urban Area Boundary	Site Ref	WDLP - Local Shopping Centres (TC17)
Photo Locations	HS2 Safeguarding Directions (July 2013)	Areas of Surface Interest
	Limits of Safeguarding Direction	



Project	Land at Hampton Magne, Warwick	Date	June 2014
Title	Local Plan Policies Map- Cubbington	Scale	Not to Scale
Client	Barrett Homes	Drawn	JC
		Checked	CA

Drawing Number	CSa/2438/108
Revision	-



© Crown copyright and database rights [2014] Ordnance Survey 100018302.

**Key**

- WDLP - Green Belt (DS19)
- WDLP - Housing Allocations (DS11)
- Site Ref
- ⋯ WDLP - Growth Village Envelopes (H10)
- ⋯ HS2 Safeguarding Directions (July 2013)
- ⊠ Areas of Surface Interest
- ⊠ Limits of Safeguarding Direction
- ⊠ Warwick District Council Boundary

6. Burton Green

**Local Plan Policies Map**



⊠ Photo Locations

**CSa**  
 environmental planning  
 Dixies Barns,  
 High Street, Ashwell,  
 Hertfordshire, SG7 5NT  
 t 01462 743647  
 f 01462 743648  
 e ashwell@csaenvironmental.co.uk

Project	Land at Hampton Magna, Warwick
Title	Local Plan Policies Map- Burton Green
Client	Barrett Homes

Date	June 2014
Scale	Not to Scale
Drawn	JC
Checked	CA

Drawing Number	CSa/2438/107
Revision	-

## **Appendix H**

### Review of Draft Village Green Belt Allocations

## REVIEW OF VILLAGE GREEN BELT ALLOCATIONS

1.1 The following section briefly considers the Housing Allocation Sites in the Category 1 and 2 Villages currently identified for release from the Green Belt in the Publication Draft Local Plan, against the objectives of Green Belt policy. In addition, it considers any potential landscape and visual effects. Photographs of each of the sites are contained in **Appendix C** and the photo-locations are shown on the plans in **Appendix H**.

1.2 The NPPF at paragraph 80 identifies the five purposes of Green Belts as:

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

1.3 The following Sites have been considered as part of this review, and are identified on the site location plan in **Appendix F** and on the Local Plan Proposals Maps contained in **Appendix G**.

- Hampton Magna - H27
- Hatton Park - H28
- Leek Wooton - H34, H35, H26 and H37
- Cubbington - H25 and H26
- Burton Green - H24

1.4 The following section provides a brief review of each of the potential Green Belt Housing Allocations. It also refers to the Council's own studies on landscape sensitivity and the review of the Green Belt.

### **Hampton Magna**

1.5 Site H27 lies on the south eastern edge of the built up area of Hampton Magna (**Photographs HM1** and **HM2**). It occupies an area of open farmland which is characteristic of the wider landscape to the south of the village.

- 1.6 *WDC Landscape Sensitivity Study (HM\_07)* – the site lies within a zone which is identified as having high sensitivity, although the western part of the site lies with an area identified as medium – high. The text states that some development could be accommodated adjacent to the existing settlement edge.
- 1.7 *WDC Green Belt and Green Field Review (LW4)* – This is described as a large Green Belt area which provides a valuable role in maintaining the openness of the landscape and protects the character of Hampton Magna and Hampton on the Hill. The Overall Value is Medium - High.
- 1.8 The Site adjoins the existing urban area on two sides and is bound by field hedgerows where it adjoins the countryside to the south and east. It is relatively exposed in views from the open, pleasant agricultural landscape to the south and is also apparent in views from the western edge of the historic settlement at Warwick. The Landscape Sensitivity Study undertaken by WDC identifies the western part of this area as highly sensitive to new housing development, with the remainder considered to be High - Medium. In addition, development in this location will encroach on the openness of the adjoining countryside and any proposals will need to provide a robust landscape buffer to the site in order to create an appropriate edge to the countryside and robust boundary to the Green Belt.

#### **Hatton Park**

- 1.9 Site H28 lies to the south east of the recent housing area at Hatton Park (**Photograph H1**). The Site is enclosed by mature vegetated boundaries, and occupies the lower slopes of the settlement, so housing would be less visually intrusive. Development in the location shown would extend the existing settlement edge into currently undeveloped land and appears somewhat poorly related to the existing settlement area, however could be accommodated without significantly eroding the objectives of the Green Belt Policy.
- 1.10 *WDC Landscape Sensitivity Study (HP\_03)* – identifies this area as medium – low landscape sensitivity with some capacity to accommodate housing development provides a buffer is maintained to the access road leading to the Old Sanitorium.
- 1.11 *WDC Green Belt and Green Field Review (HP4)* – The area occupies a part of HP4 on the eastern edge of the settlement. It is described as a mixed Green Belt parcel with strong environmental value to the north and plays a role in maintaining the open character of the area. The Overall Value is Medium - High.

#### **Leek Wooton**

- 1.12 There are three sites on the north western edge of Leek Wooton which are identified as potential housing allocations. They are bounded to the north east by Woodcote Lane and to the south is the access leading to the Warwickshire Police Headquarters ('HQ') which occupies the land to the west of this area and includes the large Grade II

listed house at Woodcote. The Leek Wooton conservation area lies to the south east of the Site and includes the curtilage of the dwelling identified as H35.

- 1.13 *WDC Landscape Sensitivity Study (LW\_05)* – identifies this area as medium landscape sensitivity with some capacity to accommodate housing development.
- 1.14 *WDC Green Belt and Green Field Review (LW4)* – the potential allocations occupy a small part of a much larger parcel which extends to the west of the settlement. It identifies this area as a strategically significant Green Belt parcel which fulfils a very valuable role in maintaining the open space between settlements. The Overall Value is High.
- 1.15 H35 lies within the boundaries of an existing dwelling, which is located within the conservation area. H36 is another small site, located within the grounds of the Police HQ and would again only be suitable for limited housing provision, provided a suitable access could be achieved.
- 1.16 H34 is a larger land parcel which is well contained by the vegetation along Woodcote Lane, which somewhat divorces it from the main residential part of the settlement (**Photograph LW1**). There may be difficulties achieving an appropriate access off the lane and any proposals would likely result in the loss of a significant number of trees impacting on the character of the route. There are a number of large trees contained within the body of this area, possible remnants of the former gardens at the listed building at Woodcote. All the trees are covered by a Tree Preservation Order. The site is well bounded by vegetation, and development would not encroach significantly on the wider countryside, however any proposals will need to carefully consider the setting of the listed building and the relationship to the existing settlement.
- 1.17 The forth potential Allocation Site lies to the south of the settlement and comprises the existing car park to serve the Warwickshire Golf and Country Club (**Photograph LW2**). Again, it is only capable of accommodating a small number of new dwellings.

### **Cubbington**

- 1.18 There are two land parcels on the north western edge of Cubbington identified as potential allocation sites. H25 is an area of existing allotments (**Photograph C2**), with H26 an open arable field on the edge of the settlement (**Photograph C1**). The wider landscape comprises open farmland with extensive views available from the north west of the settlement.
- 1.19 *WDC Landscape Sensitivity Study (CB\_02)* – The Study states that this zone provides a rural context to the settlement and connects with the wider farmed landscape which, together with the open nature of views, makes the majority of the zone unsuitable for development. Overall this area has a high sensitivity but the area identified as a potential allocation has some potential to accommodate housing and has a medium landscape sensitivity.

- 1.20 *WDC Green Belt and Green Field Review (CU1)* – the potential allocation occupies part of a wider study parcel to the north west of the settlement. It notes that this area is a highly visible Green Belt Parcel and plays an important role in retaining the open setting of the village. The Overall Value identifies it as being Medium – High.
- 1.21 Development in H25 would result in the loss of an area of existing allotment which appear to be currently well used. It would alter the pattern of development in the vicinity which currently comprises linear development along the route of Rugby Road. In terms of the principles of the Green Belt, the plot is reasonably well related to the existing edge and contained by field boundaries from the wider landscape to the north.
- 1.22 Parcel H26 is located on the edge of the settlement and exposed in views from the countryside. Development would introduce housing along the western edge of Coventry Road and would intrude on the approach to the settlement from the north. The Site is also crossed by a public footpath which would need to be accommodated within any development proposals. In Green Belt terms the proposals would encroach on the wider countryside and any scheme would need to provide a robust buffer to the settlement.

### **Burton Green**

- 1.23 H24 occupies the site of a garden nursery and is relatively enclosed by vegetation (**Photograph B1**). It lies in close proximity to the existing residential area along Cromwell Road and Red Lane. The area currently comprises areas of hardstanding and some built structures. Appropriate development could be accommodated in this location with limited landscape and visual effects or impacts on the Green Belt objectives.
- 1.24 *WDC Landscape Sensitivity Study (BG\_09)* – Overall this area has a high – medium sensitivity to residential development, however the study identifies the garden nursery site as have potential for housing development.
- 1.25 *WDC Green Belt and Green Field Review (BG3)* – This is a large land parcel in which the allocation site only comprises a small land area adjacent to the existing housing area. It is described as a strategically important area of Green Belt which maintains the setting and character of Balsall Heath, Burton Green and Kenilworth. It also has a high environmental value. The Outline Value of this area is considered to be High. The ‘Critical Friend’ Analysis of Warwick District Council’s Draft Green Belt Assessment identifies that the sub-parcel of the Green Belt could be accommodate development, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt.



## **Appendix I**

### Review of Warwick District Council's Evidence Base

## REVIEW OF WARWICK DISTRICT COUNCIL'S LANDSCAPE AND GREEN BELT EVIDENCE BASE

- 1.1 Warwick District Council ('WDC') has produced the Publication Draft Local Plan which will guide the District's future development up to 2029. This document identifies the potential locations for housing allocations in the Green Belt villages, including Hampton Magna.
- 1.2 The location of development has been informed by a number of emerging documents, including the Village Housing Options and Settlement Boundaries Consultation (November 2013), which sets out the preferred options for growth in the villages. At Appendix 6 of this document is the WDC Site Appraisal Matrix. The matrix draws together information on potential development Sites in the Growth Villages within the District. This information is supported by a number of studies undertaken by the Council, which include landscape sensitivity and Green Belt.
- 1.3 The following section briefly considers the following studies undertaken by the council in terms of their findings and methodology:
- WDC Landscape Sensitivity and Ecology and Geological Study (Nov 2013);
  - Green Belt And Green Field Review (November 2013); and
  - A 'Critical Friend' Analysis of WDC's Draft Green Belt Assessment (2013)

### *WDC Landscape Sensitivity and Ecology and Geological Study*

- 1.4 This was produced for Warwick District Council jointly by Warwickshire County Council ('WCC') Ecological Services and Habitat Audit and WCC Landscape Architects. Volume 1 of this document provides a landscape sensitivity assessment of the land around the villages and settlements in Warwick District identified for potential housing growth / or the establishment of defined settlement boundaries.
- 1.5 This assessment divides the land at the edge of the settlement into a series of Landscape Description Units ('LDU'), which have been further refined into more detailed Land Cover Parcels ('LCP'). The assessment was informed by desk based study and field work, to establish a sensitivity to score for each of the LCP's based on inherent ecological, cultural and visual data. The individual LCP's are graded in terms of sensitivity from high to low, with LCP's identified as high or high – medium having lower thresholds to accommodate change. This approach and methodology appear to be appropriate, although with any kind of appraisal of this nature there is an element of subjectivity.
- 1.6 The assessment of the village of Hampton Magna identified that the majority of the land at the periphery of the settlement has a high sensitivity to housing development, with only 3 land parcels, including the Site, identified as having a high - medium landscape sensitivity. The assessment would therefore suggest that there are limited opportunities for expansion on the periphery of the settlement. In fact the draft

allocation site to the south of the settlement lies partially within an area of high sensitivity, which would suggest it has a very low ability to accommodate change.

#### *Green Belt And Green Field Review*

- 1.7 This report reviews the existing Green Belt and Green Field land adjacent to settlements identified for potential housing growth. The methodology for this review set out the criteria for assessing the function of the Green Belt. This focus of the methodology is a detailed assessment criteria / questions which cover the main aims / key purposes and uses of the Green Belt. It is set out in table format.
- 1.8 In terms of the methodology for this appraisal it appears to be very comprehensive, however there is little detail on how a judgement has been determined about the overall effectiveness of each function of the Green Belt. Although the tables provide a set of questions against each function / aim of the Green Belt there is no detail on whether each land parcel meets or still achieves this function. Similarly, the report provides an Outline Value Assessment for each land parcel, however there is no description of how this is derived, nor any definition of what this rating actual means.
- 1.9 In addition, the land parcels identified within the report are extensive and there is no consideration of local variations in function within each of these parcels. For instance, in locations adjacent to the edge of settlements the Green Belt function may be reduced in relation to the wider land contained within each parcel.

#### *WDC Landscape Sensitivity and Ecology and Geological Study*

- 1.10 This is essentially an independent review of the Green Belt and Green Belt Review undertaken above. It finds that the adopted methodology is essentially robust, although suggests a revised methodology which focuses on the fundamental objectives of the Green Belt. It also identifies that a clear distinction needs to be made between the overall land parcels and individual sub-sites reviewed within those parcels. This essentially highlights the difficulty in assessing the function of large land parcels in relation to smaller land parcels particularly on the edge of settlements.
- 1.11 The report goes on to assess each of the preferred option sites against the fundamental principles of the Green Belt. It does not consider any of the alternative land parcels on the edge of the growth villages.