



# Landscape and Visual Impact Assessment

Proposed Development Site North of Rosswood Farm, Baginton, Warwickshire

On behalf of Sworders Agricultural

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## 1.0 Introduction

### 1.1 Commissioned work

Steve Jowers Associates have been commissioned by Sworders on behalf of their client to carry out a landscape and visual impact assessment of a proposed development site adjacent to Coventry Road north of Rosswood Farm which lies to the south of Baginton and to the east of Coventry Airport.

It has been prepared by Chartered Members of the Landscape Institute in accordance with the Guidelines for Landscape and Visual Impact Assessments (Third edition 2013) published by the Landscape Institute and the Institute of Environmental Management and Assessment.

This study has been compiled to be used as supporting information in conjunction with an outline planning application to Warwick District Council for approval. Relevant planning policy context is considered below. Further additional information including detailed planning considerations, technical specifications and other relevant studies will be prepared by others.

Detailed proposals for the site have not yet been formulated as these will be guided by this landscape and visual impact assessment together with other relevant studies such as a detailed arboricultural assessment, ecological surveys etc.

### 1.2 Method

The report has been structured to respond to the site in its context of the surrounding landscape and its character, taking into account the existing site conditions, landscape context and potential landscape and visual impact of the proposed development. In particular the main objectives are as follows:

- To identify, evaluate and describe the current landscape character of the site and its surroundings and also any noteworthy individual landscape elements within or around the site.
- To determine the sensitivity of the landscape to the proposed development.
- To identify potential visual receptors i.e. places where people would be able to see the proposed development and evaluate their sensitivity to the proposed changes.
- To identify and describe any impacts of the development as far as they affect the landscape and views of it.
- To evaluate the magnitude of change in landscape and visual appearance in terms of impact.

The assessment has been carried out initially as a 'desk study' using suitable OS mapping data and as a field study supported by diagrams and photographs. A detailed methodology is attached in Appendix 1.

Current best practice in the assessment of development proposals requires that the significance of potential effects are assessed, mitigation measures proposed and identified and the residual effect (with mitigation in place) then reassessed to demonstrate the effectiveness of the proposed mitigation measures.

Note: It is important that landscape impacts and visual impacts are considered as separate but related concepts.

*“Development’ ...means any proposal that results in a change to the landscape and/or visual environment”.*

*“LVIA must deal with and clearly distinguish between the assessment of landscape effects, dealing with landscape changes as a resource, and the assessment of visual effects, dealing with changes in views and visual amenity”. (GVLIA 3<sup>rd</sup> edition)*



### 1.3 Time of Survey

The field study of the site was carried out during early spring on the 21<sup>st</sup> February 2014 in sunny conditions with clear visibility and vegetation mainly dormant and not in leaf. Due consideration was taken of seasonal effects in terms of visibility.

## 2.0 **Baseline Conditions**

### 2.1 Site Description (see Appendix 2 – Site Location Map)

The site under consideration is an area of pasture fields situated to the north of Rosswood Farm west of Coventry Road and The Oak Public House. Close by to the north east is the ancient Baginton Oak tree. It is approximately 1.78 hectares/4.40 acres in extent and is approximately 135 m N to S and 135 m E to W in a roughly square shape. It is relatively flat at approximately 83m AOD and is sub divided internally into approximately four sections by post and wire fencing.

The site is mostly open with a roadside hedge along the eastern boundary and a few small trees. To the north is a copse of mature trees to the south of Church Road.

To the west the land quickly falls away into a shallow valley in which are farm buildings of Oak Farm. A hedgerow runs from the north western corner of the site in a North West direction to the farm track.

To the south is Rosswood Farm accessed from Coventry Road which is fairly open with limited vegetation screening the site. South of this is Smith's Farm Nurseries with groups of trees, a larger roadside hedge and a range of buildings, greenhouses and polytunnels which obscure views.

### 2.2 Description of the Surrounding Area

The site lies to the south of the village of Baginton. It lies approximately 4 to 5km south of Coventry. The western end of the runway of Coventry Airport lies just to the east.

The site sits on a wide plateau about 80 to 85m AOD which is fairly open although there are considerable numbers of large buildings to the east associated with the airport and industrial sites nearby.

The area around the site is generally agricultural land with a predominance of pasture with areas of hedgerows and woodland. To the south west the agricultural land is pasture falling from about 83m at the site down to around 60m by the River Sowe near the sewage works. On the west side of the river is Coventry Golf Club with considerable amounts of mature woodland. The A45 to the north and the A46 to the west form a boundary to the suburbs of Coventry with the areas of Finham, Stivichall and Whitley beyond.

Local topography is of a plateau with quite deeply cut valleys, especially that of the River Sowe. This characteristic means that views of the site are limited from below, and fade and blend into the distance from the other side of the valleys. Intervening road embankments, roadside planting, woodlands and a large amount of buildings from residential areas to industrial and commercial estates form important visual barriers and block views from several of the potential visual receptors nearby.

### 2.3 Landscape Designations

The site lies within the Green Belt.

To the west is the Scheduled Ancient Monument site of the former Baginton Castle and Fish Ponds (Numbers: 21540-1 and 21540-2)

To the north is the Lunt Roman Fort which has been partly reconstructed.





Locally to the north east is the ancient Baginton Oak tree.

It is understood that there are no other Scheduled Ancient Monuments or Registered Parks and Gardens nearby. Similarly, areas of ancient or semi ancient woodland, Sites of Special Scientific Interest, Local Nature Reserves or other statutory wildlife or nature conservation environmental designations do not appear to occur on or within 2km of the site.

### 3.0 Proposed Development (see appendix 3)

It is understood that development for approximately 35 residential dwellings is being proposed on a site identified in the current Draft Warwick Local Plan. This gives a developable area of 1.22hectares/3.01acres which would allow for landscape mitigation. It is assumed that the development will be of two or two and a half storey construction with a maximum height of 10m. It is thought that they would be constructed of materials sympathetic to the local vernacular and generally be of muted tones and recessive colours, particularly as they weather over time.

### 4.0 Planning Policy Context

The Study takes into account relevant planning policies that will influence the landscape response including specific policies identified in the Warwick District Council Planning documents as set out below.

#### 4.1 Planning History.

The site appears to have no planning history in terms of applications for development.

#### 4.2 Planning Policy.

The site is currently located in the Green Belt as identified on the Coventry District Council Local Plan 1996-2011 Proposals Map adopted September 2007.

#### 4.3 National Planning Policy.

The National Planning Policy Framework published in March 2012 sets out central government's approach towards planning and development. It identifies that applications for housing should be considered in the context of the presumption in favour of sustainable development.

Paragraph 14 provides that where development plan policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole, or where specific policies in the NPPF indicate that development should be restricted.

Paragraph 83 notes that local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, *Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.* At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.

Furthermore, in paragraph 89 it states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- *limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan*

#### 4.4 Local Planning Policy



The Warwick District Council Local Plan 2011-2029 is currently under review and is undergoing public consultation. The site has been identified under Housing Policy DS11 as being suitable for development as it has been considered in depth in the Settlement Hierarchy report 2014. Baginton is considered to be a growth village able to sustain local services and in this context the designation as green belt would be removed to allow the construction of approximately 35 dwellings.

Full details of the planning policies are contained in the above document which can be referenced at;

[http://www.warwickdc.gov.uk/info/20410/new\\_local\\_plan](http://www.warwickdc.gov.uk/info/20410/new_local_plan)

## 5.0 Landscape Character

### 5.1 National Landscape Character

Natural England has documented the character of England's landscape in a series of documents. The site lies on the boundary of the National Landscape Joint Character Area 96 - Dunsmore and Feldon and 97 – Arden. (N.B. The Dunsmore area is more relevant than that of the Feldon area).

The relevant key selected characteristics of Character Area 96- Dunsmore and Feldon are set out below for reference:

- The sense of a predominantly quiet, rural landscape is heightened by its close proximity to several urban areas, with a gently undulating landscape of low hills, heathland plateaux and clay vales separated by the occasional upstanding escarpment.
- The underlying lower Lias clays and Mercia mudstones are similar throughout Dunsmore and Feldon but the Quaternary 'superficial' deposits are what mark the change in character between Dunsmore and Feldon.
- Light sandy soils associated with the west (Dunsmore) supporting mixed farming and some intensive arable with fertile alkaline soils to the east (Feldon) supporting grazed pasture.
- Generally low woodland cover across the area, although there are areas of well-wooded character and ancient woodlands, especially in the north, providing habitats for bluebells, molluscs and fritillary butterflies; these woodlands are linked with landscaped parklands and hedgerow trees.
- Remnants of the formerly extensive Dunsmore Heath, preserving characteristic heathland archaeology, can still be found in woodland clearings. Natural regeneration on sand and gravel soils also occurs along roadside verges, although bracken is often abundant.
- Narrow, meandering river valleys with pollarded willows, streamside alders and patches of scrub supporting dipper, kingfisher, otter and Atlantic stream crayfish.
- Canals, including the Grand Union Canal, and Draycote Reservoir provide important riparian habitats and a well-used recreational resource.
- Mainly large fields, with regular or rectilinear shapes, although some smaller fields also feature. Numerous areas of remnant ridge-and-furrow and earthwork remains of medieval settlements as found at Lower Tysoe, Radwell and Napton on the Hill.
- Predominantly nucleated settlement pattern with a low density of isolated farmsteads and some field barns sitting within a landscape of piecemeal and planned enclosure of the open fields which extended from the villages over large parts of this area. Many villages have recently expanded but the traditional buildings, constructed of red brick or Lias limestone, still retain their blue brick or ironstone details.
- The busy roads and large industrial units on the outskirts of the main settlements of Leamington Spa, Coventry and Rugby exert an urban influence on the surrounding area.
- Limestone quarrying for the cement industry was formerly a feature in the centre and south of the area, and disused quarries are now prominent elements in the landscape. The rock exposures and spoil heaps are of geological importance, as well as having interesting limestone grassland communities.

In addition landscape opportunities have been identified amongst which is advice to:



- SEO 1: Protect and appropriately manage the historic character, settlement pattern and features of Dunsmore and Feldon, in particular its areas of archaeological and heritage interest, including the deserted settlements and ridge-and-furrow sites, ancient woodlands, veteran trees, farmsteads, country houses and landscaped parklands, and enhance the educational, access and recreational experience for urban and rural communities.
- SEO 2: Protect and appropriately manage Draycote Reservoir and the important network of natural and manmade rivers, streams, ponds, canals and other wetland habitats for their important role in water provision and water quality, for the species they support and for their contribution to recreation, sense of place and geodiversity.
- SEO 3: Protect and manage the mosaic of habitats including woodlands, hedgerows and heathlands, particularly ancient and semi-natural woodlands, together with sustainable management of agricultural land, and new planting of woodland and heathland, where appropriate, to ensure continued provision of food, to extend the timber and biomass resource and to contribute to pollination, biodiversity and carbon storage, and for the benefits to soil and water management.
- SEO 4: Protect and manage the landscape character, high tranquillity levels and the historic settlement character to enhance sense of place and of history and to promote recreational opportunities; and ensure that new development is sensitively located and designed, integrate green infrastructure links into development, encourage new woodland planting to soften urban fringe developments and promote recreational assets such as the National Cycle Routes.

The relevant key selected characteristics of Character Area 97 - Arden are set out below for reference:

- Well-wooded farmland landscape with rolling landform.
- Geologically diverse with rocks ranging from the Precambrian to the Jurassic and overlain by superficial Quaternary deposits.
- Mature oaks, mostly found within hedgerows, together with ancient woodlands, and plantation woodlands that often date from the time of enclosure. Woodlands include historic coppice bounded by woodbanks.
- Narrow, meandering clay river valleys with long river meadows; the River Blythe SSSI lying between the cities of Coventry and Birmingham is a good example of this.
- Numerous areas of former wood-pasture with large, old, oak trees often associated with isolated remnants of more extensive heathlands. Village greens/commons have a strong association with remnant lowland heath. Fragmented heathland persists on poorer soils in central and northern areas.
- Diverse field patterns, ranging from well hedged, irregular fields and small woodlands that contrast with larger semi regular fields on former deer park estates, eg. Packington Hall and Stoneleigh Park.
- Complex and contrasting settlement pattern with some densely populated where traditional settlements have amalgamated to form the major West Midlands conurbation whilst some settlements remain distinct and relatively well dispersed.
- North eastern industrial area based around former Warwickshire coalfield, with distinctive colliery settlements. North western area dominated by urban development and associated urban edge landscapes such as managed green space, eg. allotments, gardens, parks, golf courses (rough areas) and public open spaces; playing fields, churchyards, cemeteries and institutional grounds (schools, hospitals etc).
- Transport infrastructure, the M42, M40, M6 and M5 are major transport corridors that sit within the landscape of this NCA.
- Shakespeare's 'Forest of Arden', featured in 'As You Like It', is still reflected through the woodland cover, mature oaks, small ancient woodlands and former wood pasture.

In addition landscape opportunities have been identified amongst which is advice to:

- Conserving features of heritage interest by working with farmers and other landowners to minimise damaging cultivation practices, for example preventing arable ploughing within areas of ridge-and-furrow and settlement earthworks.
- Using agri-environment schemes to restore parklands by re-creating unimproved pasture from more recent arable cultivation, planting replacement trees of appropriate species and conserving veteran parkland trees by protecting them from damage.
- Using agri-environment agreements to repair traditional farm buildings including field barns.
- Raising awareness of these assets for locals and visitors, ensuring that they are enhanced for recreational and educational purposes.
- Promoting the recreational and educational opportunities afforded by the network of rights of way and improved access to the open countryside from towns, which could have a beneficial effect on people's health and wellbeing and provide solutions for sustainable transport.
- Improving opportunities for the enjoyment and understanding of the landscape and its valuable historic and natural features so that people can experience escapism and inspiration, while conserving its qualities.



- Protecting the important Registered Parks and Gardens and historic centres such as Leamington Spa and seeking to increase the opportunities for people to enjoy and deepen their understanding of the natural and historic environment and to take action to improve it.

## 5.2 Local Landscape Character

A Landscape Sensitivity Assessment (together with an ecological/habitat distinctive assessment) were carried out between May and November 2013 by Landscape Consultant Steve Warnock of Landscape Matters to look at potential housing development sites in 11 of the settlements within the Warwick District. (See Appendix 3) This was based on a county landscape assessment undertaken by Warwickshire County Council, also by Landscape Matters. The site at Baginton was one of 13 considered (BA\_08) and was considered to rate as High/medium in terms of landscape sensitivity.

The site was designated as being part of the Dunsmore Plateau Farmlands with a moderate visual sensitivity. The field boundaries were noted as fenced with the roadside boundary hedged, with mixed species, redundant/relic condition and outgrown in terms of management. Hedge trees are scattered/insignificant and over mature. Ecological corridors are fragmented. The Skyline comment is that the site 'is very prominent due to the zone's elevated, flat topography'. Key views are 'open across the zone but framed by more distant tree cover. Coventry Airport is very visible beyond the zone to the east'. In terms of intervisibility it states that Site observation is 'High' and that 'The elevated, flat, open nature of the zone means that it is widely visible from the surrounding area'.

Key receptors are regarded as rural residents with high sensitivity, Pub (opposite zone), farm shop, and nursery with medium sensitivity, and roads with low sensitivity.

It noted that the potential for landscape enhancement might be to replace fences with native hedgerows and plant a landscape buffer of native woodland around any new development.

This Landscape and Visual Impact Assessment develops and refines this preliminary study.

## 6.0 **Landscape Assessment and Impact (See Appendix 1 - Methodology)**

Landscape impact is assessed as the level of change or disturbance to the landscape surface, cover or wildlife habitat within or in the vicinity of the site, as temporary or permanent effects. It is assessed as either:

NEGLIGIBLE  
LOW  
MEDIUM  
HIGH

### 6.1 Levels of sensitivity for landscape elements

The existing landscape elements are assessed as being in below average or poor condition.

As a result the level of sensitivity is assessed as **LOW**

### 6.2 Landscape Impact findings

- *The proposed development will affect the majority of the site surface.*
- *There will be a permanent change in the use of the site from agricultural land to residential and garden land.*
- *There will be a small loss of significant landscape features and semi-natural features of ecological interest i.e. parts of the roadside hedge and trees.*
- *Proposed compensatory planting will help to mitigate the loss of some of these features.*



- *Proposed screen planting will enhance biodiversity in the local area.*
- *The use of local native species of plants will lessen the overall impact of the proposals.*
- *Planting associated with gardens of the new residential properties will also enhance local biodiversity*

*The overall landscape impact is therefore assessed as **LOW***

### 6.3 Magnitude of change for landscape character

Development of the site will introduce some notable elements into the landscape and result in a notable change to the scale, landform, land cover or pattern of landscape.

As a result the assessed magnitude of change for landscape character is assessed as **MEDIUM**

### 6.4 Levels of sensitivity for landscape character

The site is assessed as having a medium level of sensitivity for landscape character. The site is an area that exhibits a positive character in that it is rural and forms part of the surrounding Dunsmore plateau farmlands. It has some sense of enclosure from the road side hedge and the adjacent woodland to the north. There is a low density of sensitive landscape elements but this is offset by a reasonable distribution of semi-natural vegetation, trees and shrub cover in the surrounding landscape and the overall view of the area is pleasant. Local landscape designations of cultural and historic value are present in the veteran Baginton Oak.

As a result the assessed level of sensitivity for landscape character is assessed as **MEDIUM**

## 7.0 **Visual Assessment and Impact (See Appendix 1 - Methodology)**

The visual assessment has been carried out in two stages, firstly to determine site visibility and secondly that of assessing visual impact. Both stages are based on data derived from specific viewpoints.

### 7.1 Selection of Viewpoints

Significant viewpoints were identified and located using the following criteria:

- a) Vantage points from 'publicly accessible locations' where potential site visibility exists from public roads, footpaths or bridleways.
- b) Occupied residential development overlooking the site.

### 7.2 Site Visibility

Visibility has been taken as site visibility from where the proposed development is likely to be visible from 'significant' viewpoints.

### 7.3 Level of Visibility

As follows, taking into account the above factors:



'obscured'	site obscured by significant local landscape features
'glimpsed'	site glimpsed between or through local landscape features
'partial'	site partly obscured under 50% of site visible
'high'	over 50% of site visible

## 7.4 Visual Impact

Visual impact has been assessed in terms of 'degree of perceived change' based on site visibility, form and scale of development proposals and characteristics of the landscape within which the development may impact.

This has been expressed in 'Degree of Impact' as set out below:

NON SIGNIFICANT	non-significant change
MODERATE	noticeable change, unlikely to have any significant detrimental visual effect.
SIGNIFICANT	significant noticeable change likely to have a significant visual effect.
VERY SIGNIFICANT	significant noticeable change likely to have a significant <u>detrimental</u> visual effect.

(the assessed findings have been identified separately in the following section based on the above criteria).

## 8.0 Findings

### 8.1 Effect on Visual Amenity

### 8.2 Zone of Theoretical Visibility (ZTV)

A plan has been prepared showing the zones of theoretical visibility for the proposed development site (Appendix 8). The ZTV has been produced by hand using the available OS topographical information. A notional 2.5 km distance from the edge of the site was taken as a development of this scale is unlikely to be visible beyond this due to atmospheric conditions and in the wider panorama of the existing landscape. The model presents a worst case scenario as it is based on a bare earth survey and **does not** take into account existing buildings, trees and hedgerows.

### 8.3 Colours and materials

The proposed development should use a limited palette of both colours and materials that would be typically matt, muted and visually recessive. However, the actual visibility of the proposed development will very much vary in reality (depending on the weather conditions) but it is anticipated that it would not be considered too conspicuous.

### 8.4 Baseline Visual Receptors



The greatest effect on visual amenity would be within 2 kilometres of the site. Any more distant views of the proposed development would be assimilated into the wider landscape and it is considered that there is little potential for the development to result in significant effects on visual receptors at distances of over 2 kilometres from the site.

## 8.5 Public Highways

There is the potential for glimpsed views from several of the roads in the area, particularly Coventry Road, Church Road and Oak Close. However, most of such views would be fairly fleeting from vehicles and the presence of intervening vegetation (particularly roadside hedgerows) and buildings screens and filters many views.

There is a restricted network of other minor roads and tracks within the study area, but their orientation, distance from the application site and the presence of intervening vegetation and structures means there is only limited potential for views of the proposed development site.

## 8.6 Public Rights of Way

Public footpaths and other rights of way were taken from the OS 1:25,000 Explorer Map. The main one of these near the site is the footpath from Baginton to Stoneleigh running south along the River Sowe valley. Further footpaths and tracks within the surrounding area occur further away. At a distance of greater than approximately 1 kilometre, the site becomes difficult to distinguish in the wider panorama and landscape elements such as intervening vegetation, agricultural buildings and other development infrastructure are more visually dominant.

## 8.7 Residential Properties

The form of residential development in the vicinity of the site are typically residential dwellings and farmsteads. The village of Baginton itself lies to the north and west of the site. Rosswood Farm lies immediately to the south with Smith's Farm Nurseries beyond.

Immediately to the east is The Oak Public House with a large car park to the front and north side. Views of the site are apparent from inside the public house. Close by to the north east are the houses of Oak Close and those fronting on to Coventry Road. None of these directly face the site but the site is immediately visible from the surrounding roads, footpaths and bus stops.

In general, residential plots are typically well screened with boundary vegetation, walls and fencing. Many residential properties associated with agriculture or horticulture nearby also have large structures such as barns or storage units within their curtilage. These all restrict views.

Some potential views of the site may occur from the upper storey windows of a few surrounding properties. However, the intervening distance and the proposed additional site boundary planting would act to attenuate and filter such views.

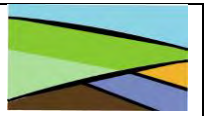
## 8.9 Landscape Designations

Apart from the designation as green belt there are no other designations such as AONB, Special Landscape Areas or similar that may be regarded as influencing the sensitivity of visual receptors. The veteran tree, the Baginton Oak, is close to the site.

## 8.10 Selection of Viewpoints

The desktop studies and field survey helped to identify potential viewpoints. A broad visual appraisal was carried out to determine how the proposed development would have a bearing on the visual amenity of the surrounding landscape. This assessment was undertaken during on 21<sup>st</sup> February 2014. Twenty six viewpoints were selected and panoramic photographs taken from each. See Appendix 9 – Photo Location Plan and images of the viewpoints. These were analysed and a schedule produced showing details of each.





These multiple viewpoints were then assessed and were regarded to be representative of the range of views and receptors around the site. The selected viewpoints are not intended to cover every single possible view but are intended to be representative of a range of receptor types e.g. residents, walkers on public footpaths and road users, from different directions and distances from the site.

#### 8.11 Site visibility (see Appendix 8 – Existing Vegetation and Topography and Land Use)

The site is very visible from certain points within 1 km. Further away, at a distance greater than about 1 km, the site blends into the surrounding landscape and from many locations is obscured by trees, hedges and other vegetation from the main visual receptor points. From these, only distant glimpses of the site are apparent.

In general the site is potentially visible from the surrounding plateau, which includes Baginton, although intervening buildings and vegetation provide a high degree of screening except immediately close to the site. Nearby, the land falls away into the River Sowe valley and views from here are hidden by the intervening land form. Further away the site blends into the surrounding landscape.

#### 8.12 Visual Impact findings (see Appendix 8 - Visual Impact)

*Due to the local topography SIGNIFICANT visual impacts are apparent only from certain locations, particularly nearby.*

*OVERALL ASSESSED DEGREE OF VISUAL IMPACT (WITHOUT MITIGATION): **MODERATE***

#### 8.13 Mitigation Measures (see Appendix 8 – Indicative Landscape Mitigation)

By employing the following specific mitigation measures (as part of the site landscape proposals) it is considered that detrimental effects of landscape and visual impacts can be minimised:

- Implementation of perimeter tree and hedgerow planting as proposed
- Preservation of the existing roadside hedge and trees
- Use of native hedging shrub species to increase biodiversity and enrich the local habitat

*ASSESSED OVERALL LEVEL OF LANDSCAPE IMPACT (WITH MITIGATION): **LOW***

*ASSESSED OVERALL DEGREE OF VISUAL IMPACT (WITH MITIGATION): **LOW (long term)***

## 9.0 Summary

***Taking into account the site conditions, visibility and the nature of the development proposals assessed, it is felt that the site could be developed without causing unacceptable harm to the landscape or result in an unacceptable visual impact.***





## Introduction

The LVIA has been undertaken in accordance with best practice, as outlined in the following published guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/ Institute of Environmental Management and Assessment (2013)
- Landscape Character Assessment Guidance for England and Scotland - (2002) Countryside Agency / Scottish Natural Heritage
- The Guidelines for Environmental Impact Assessment - (2004) Institute for Environmental Management and Assessment

In accordance with published guidance, landscape (elements and character) and visual impacts are assessed separately, although the procedure for assessing each is closely linked. A clear distinction has been drawn between landscape and visual impacts as described below:

- Landscape impacts relate to the effects of the proposal on the physical and other characteristics of the landscape and its resulting character and quality.
- Visual impacts relate to the effects on views experienced by visual receptors (e.g. residents, footpath users, tourists etc.) and on the visual amenity experienced by those people.

The LVIA assesses both the long term effects relating to the operational lifetime of the proposed development and also the short term effects associated with its construction.

The study area for the LVIA was taken to be an approximate 3 km radius from the site. However, the main focus of the assessment was taken as a radius of 2.5 km from the site as it is considered that beyond this distance, even with good visibility, the proposed development would not be perceptible in the composite landscape.

The proposed scheme was assessed for the purposes of the landscape and visual analysis.

## Landscape Elements and Character Assessment Methodology

A baseline landscape assessment was carried out to determine the current elements and character of the landscape within and surrounding the site. This involved an initial desktop study of:

- Ordnance survey maps at 1:50,000, 1:25,000 scales
- Aerial photographs of the site and surrounding area
- Datasets for rural designations from the MAGIC website (Multi Agency Geographic Information for the Countryside)
- Relevant planning policy
- National and local scale landscape character assessments

Following the desk top study, a field and photographic survey was carried out on 21.02.2014.

## Visual Assessment Methodology

In the first instance the landscape within a radius of 4 kilometres was studied to illustrate the nature of the topography as it relates to the estimated theoretical zone of visual influence. The Zone of Theoretical Visibility (ZTV) associated with the proposed development with an assumed height of 10 metres above existing ground level was then developed. The assessment of visual effects was undertaken on the basis of viewpoint analysis as recommended in best practice guidelines. The viewpoints which are in different directions from the site and are at varying distances and locations were selected to represent a range of views and visual receptor types.

The viewpoints are representational and not exhaustive. They are taken from publically accessible land and not from any third party, private land.



The viewpoints were used as the basis for determining the effects of visual receptors within the entire study area. The viewpoints were photographed at 1.7 metres above ground level.

Photographs were taken with a Canon Ixus 50 camera with a 5.8mm focal length and panoramas stitched with Canon PhotoStitch software. For the majority of the viewpoints the photographic panoramas have been studied and reduced to low resolution to reduce file sizes. Selected representative viewpoints have then been used at high resolution to allow greater detail to be shown.

### Assessment Criteria

In accordance with the Landscape and Visual Impact Assessment Guidelines, 3rd edition (2013) the significance of effects is ascertained by cross referencing the sensitivity of the baseline landscape or visual receptor and the magnitude of change as a result of the development.

#### Sensitivity of landscape elements

The sensitivity of an individual landscape element reflects factors such as its quality, value, contribution to landscape character and the degree to which the particular element can be replaced. A particular element or feature may be more sensitive in one location than in another. It is therefore not possible to simply place different elements into sensitivity bands.

Professional judgement has been used to determine the magnitude of direct physical impacts on individual existing landscape elements as follows:

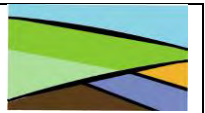
**Table 1** Criteria for magnitude of change for landscape elements

<b>Negligible</b>	No loss or very minor alteration to part of an existing landscape element
<b>Low</b>	Minor loss or alteration to part of an existing landscape element
<b>Medium</b>	Some loss of or alteration to part of an existing landscape element
<b>High</b>	Total or major loss of an existing landscape element

**Table 2** Levels of sensitivity for landscape elements

<b>Low</b>	Landscape elements in below average or poor condition e.g. C or U grade trees (BS 5837:2012)
<b>Medium</b>	Landscape elements in good condition but with no statutory protection e.g. A and B grade trees (BS 5837:2012)
<b>High</b>	Landscape elements with statutory protection e.g. Tree Preservation Order

### Sensitivity of Landscape Character



The sensitivity of landscape character is an expression of a landscape's capacity to accommodate change. It varies depending on factors such as the scale and form of the landscape, landscape pattern, sense of enclosure, sense of tranquillity and remoteness, the settlement pattern and transport network etc. The sensitivity of landscape character is described as high, medium or low and the judgement about how sensitive the character areas are has been made by extrapolating this information from the relevant regional and local landscape character studies. Professional judgement has been used to determine the magnitude change on landscape character as follows:

**Table 3 Criteria for magnitude of change for landscape character**

<b>Negligible</b>	No notable introduction of new elements into the landscape or change to the scale, landform, land cover or pattern of landscape
<b>Low</b>	Introduction of minor new elements into the landscape or some minor change to the scale, landform, land cover or pattern of landscape
<b>Medium</b>	Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape
<b>High</b>	Introduction of major elements into the landscape or some major change to the scale, landform, land cover or pattern of landscape

**Table 4 Levels of sensitivity for landscape character**

<b>Low</b>	Areas that exhibit a negative character. May have a strong sense of enclosure that reduces visual sensitivity, are likely to be already affected by man-made elements, have reduced tranquillity, are likely to have little inter-visibility with adjacent landscapes and exhibit a low density of sensitive landscape elements. Includes detractors such as power-lines, industrial derelict or inappropriate built forms with no aesthetic value or evidence of strategic planning. There is a lack of mature vegetation cover and no landscape designations apply
<b>Medium</b>	Areas that exhibit a positive character. May have some sense of enclosure, or be affected by some man-made elements, or have little inter-visibility with adjacent landscapes and exhibit a moderate density of sensitive landscape elements. There is a reasonable distribution of semi-natural vegetation, trees and shrub cover and the overall view of the area is pleasant. Local landscape designations of cultural and historic value may be present.
<b>High</b>	Areas that exhibit a strong positive character. May be open or exposed with a remote character and an absence of man-made elements. They are often highly visible from adjacent landscapes and exhibit a high density of sensitive landscape elements. Includes the most aesthetically attractive landscapes e.g. nationally designated areas such as National Parks, AONB.

### Sensitivity of Visual Receptors

Representative viewpoints have been used in the assessment to represent different visual receptor groups at various distances and directions from the site. In general it is recognised that residential receptors, recreational users of public rights of way or people at recognised vantage points have a higher sensitivity to change than people travelling along roads or conducting their daily business e.g. at their place of work.

**Table 5 Criteria for magnitude of change for visual receptors**

<b>Non Significant</b>	No notable change in the view
<b>Moderate</b>	Some change in the view that is not prominent / few visual receptors affected



<b>Significant</b>	Some change in the view that is clearly visible and forms an important but not defining element in the view
<b>Very Significant</b>	Major change in the view that has a defining influence on the overall view / many visual receptors affected.

**Table 6 Levels of sensitivity for visual receptors**

<b>Low</b>	Includes people at place of work e.g. industrial and commercial premises
<b>Medium</b>	Includes people engaged in outdoor sporting facilities and people travelling through the landscape on roads and trains
<b>High</b>	Includes occupiers of residential properties and users of public rights of way and POS

Impact Significance

The significance of the landscape and visual effects is determined by cross referencing the sensitivity of the landscape element, landscape character or view with the magnitude of change. The significance of effects is described as substantial, moderate or slight. Those effects identified as being of substantial, and substantial/moderate significance may be regarded as significant when discussed in terms of the Town and Country Planning Regulations (England and Wales) 1999.

**Table 7 Degree of significance thresholds for landscape character, landscape elements and visual receptors**

		Magnitude of Change			
		High	Medium	Low	Negligible/None
<b>Landscape and Visual Sensitivity</b>	<b>High</b>	Major	Major/Moderate	Moderate/Minor	Minor/Moderate
	<b>Medium</b>	Major/Moderate	Moderate	Minor/Moderate	Minor
	<b>Low</b>	Moderate/ Minor	Minor/Moderate	Minor	Negligible/None
		Significant			
	Potentially Significant				
	Not Significant				



**Appendix 2 Site Location Plan**  
(Based on OS Explorer 1:25,000 - Licence No. 010001673)





Land North of Roswood Farm,  
Baginton, Coventry

Site Location Plan

SJA215.0.0 May 2014

Extract from OS 1:25,000 Explorer Map (NTS)

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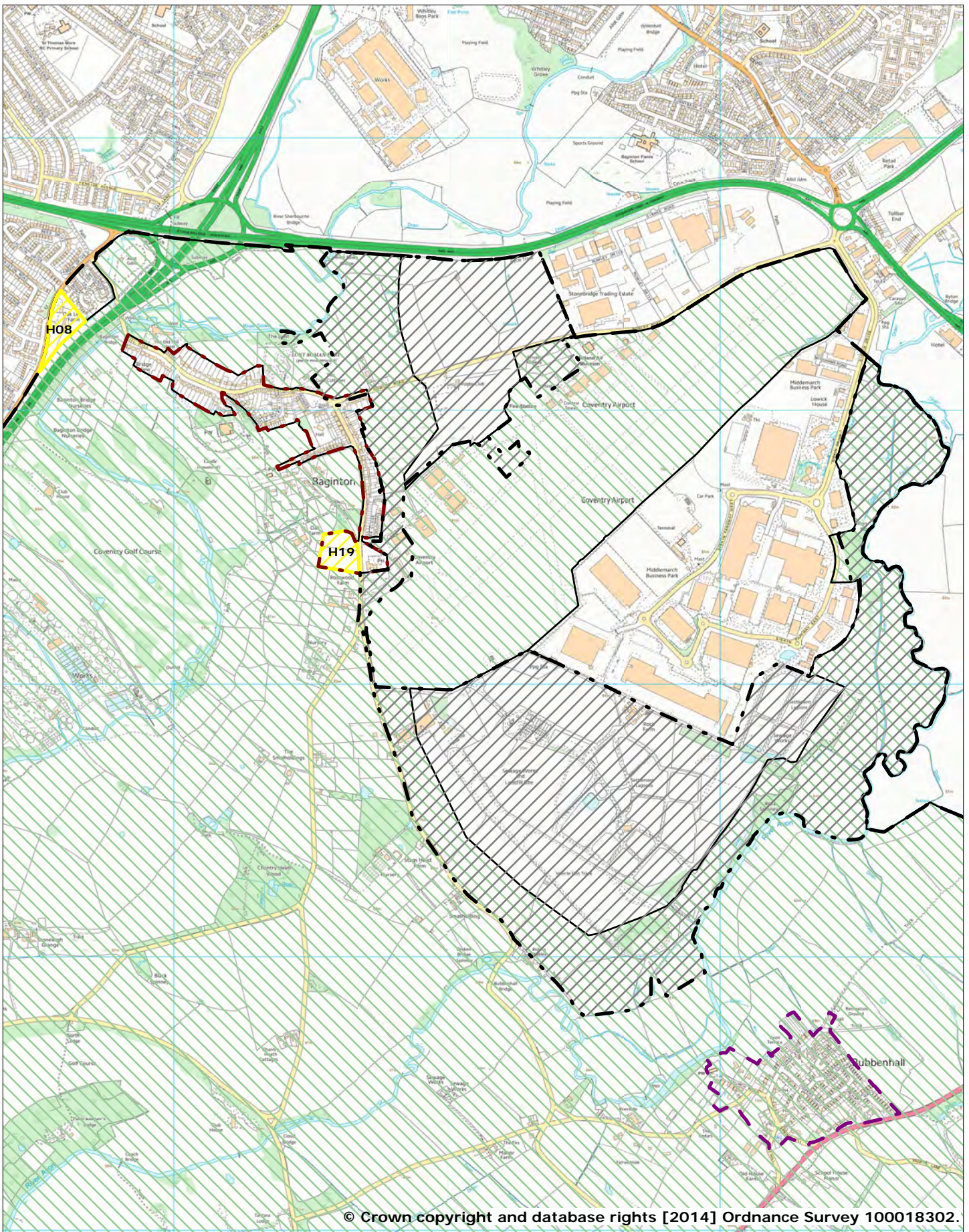












**Appendix 3 Publication Draft Local Plan Policy Map 8 – Baginton, Bubbenhall and Coventry Airport**





**Key**

-  WDLP - Green Belt (DS19)
-  Warwick District Council Boundary
-  WDLP - Growth Village Envelopes (H10)
-  Site Ref
-  WDLP - Infill Village Boundaries
-  WDLP - Sub Regional Employment Allocation (DS16)

8. Baginton,  
Bubbenhall and  
Coventry Airport

**Local Plan  
Policies  
Map**







**Appendix 4      Natural England Joint Character Area 96 Dunsmore and Feldon and 97 Arden**





## Introduction

As part of Natural England's responsibilities as set out in the Natural Environment White Paper<sup>1</sup>, Biodiversity 2020<sup>2</sup> and the European Landscape Convention<sup>3</sup>, we are revising profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

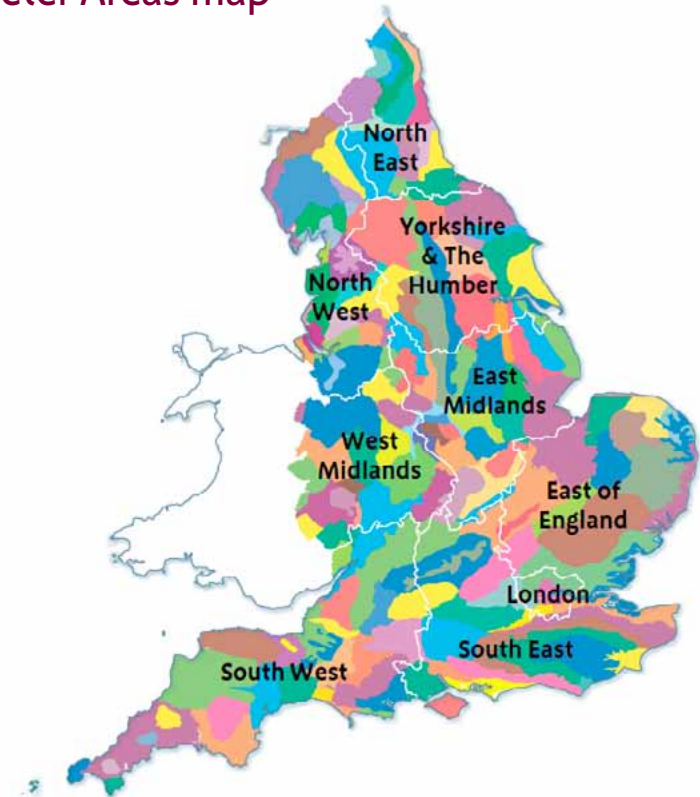
NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.

Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

NCA profiles are working documents which draw on current evidence and knowledge. We will aim to refresh and update them periodically as new information becomes available to us.

We would like to hear how useful the NCA profiles are to you. You can contact the NCA team by emailing [ncaprofiles@naturalengland.org.uk](mailto:ncaprofiles@naturalengland.org.uk)

## National Character Areas map



<sup>1</sup> The Natural Choice: Securing the Value of Nature, Defra (2011; URL: [www.official-documents.gov.uk/document/cm80/8082/8082.pdf](http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf))

<sup>2</sup> Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services, Defra (2011; URL: [www.defra.gov.uk/publications/files/pb13583-biodiversity-strategy-2020-111111.pdf](http://www.defra.gov.uk/publications/files/pb13583-biodiversity-strategy-2020-111111.pdf))

<sup>3</sup> European Landscape Convention, Council of Europe (2000; URL: <http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm>)

## Summary

Dunsmore and Feldon is predominantly a rural, agricultural landscape, crossed by numerous small rivers and tributaries and varying between a more open character in the Feldon area and a wooded character in Dunsmore. The name Feldon refers to the old English term *feld* meaning 'open cleared land' and expresses the contrast, in medieval times, with the more wooded Arden area to the north-west. The area is mainly within Warwickshire, with the southern boundary delineated by the steep limestone escarpment of the Cotswolds, and the northern boundary by the Leicestershire Vales. To the west lie the well-wooded pastures of Arden, together with the Severn and Avon Vales, while the undulating pastures and low hills of the Northamptonshire Uplands form the eastern border.

It is an important food producing area and the agricultural expanse of large arable fields, improved pasture and small villages forms a transitional landscape between the surrounding National Character Areas (NCAs). The land to the north comprises the wedge-shaped area of low ridges and valleys lying between Leamington Spa, Coventry and Rugby, and is known as Dunsmore. This still retains a character of historic heathland and woodlands such as the Princethorpe Woodlands which are the most important cluster of ancient woodlands in Warwickshire and an outstanding example of a large area of semi-natural habitat. The woods sometimes create a sense of confinement in the generally open landscape. The fringes of the plateaux are all similar in character but have open views framed by low hills and settlements.

In the south the landform becomes more undulating with low hill tops, clay vales, sparse woodland and hedgerows, now largely denuded of the large elm trees that once grew in abundance. This area is known as the Feldon

and comprises most of the south-eastern part of Warwickshire. It is a rural landscape strongly influenced by post-medieval enclosures of former strip fields, heavy clay soil and frequent small, compact villages. This NCA is drained by the rivers Avon and Leam flowing in a south-westerly direction. Flood meadows, characterised by great burnet and meadow foxtail, occur on the regularly flooded alluvial soils. There is an important water resource at Draycote Reservoir which has the capacity to provide drinking water and recreation for the local area.

Coventry, which sits on the border of Dunsmore and Feldon and Arden, exerts a huge influence, especially in the north of the area. The other main settlements in Dunsmore and Feldon are Rugby and Leamington Spa. Seven per cent of this area is classed as urban. To the south, the area becomes more rural and undulating as it merges into the Cotswolds in the neighbouring NCA. One per cent of this area falls within the Cotswolds Area of Outstanding Natural Beauty.

[Click map to enlarge; click again to reduce.](#)

The historic character of this area is very important, in particular its ancient woodlands, enclosed fields, veteran trees, landscaped parklands and areas of archaeological interest, including deserted villages and numerous sites of remnant ridge and furrow. The Fosse Way Roman military road passes through the area and has influenced patterns of settlement in this NCA. Earthwork remains of medieval settlements and associated field systems at Radwell, Tysoe and Napton on the Hill are three of the most coherent medieval township landscapes in existence in England.

The area is facing key challenges around how to protect and enhance its assets and recreational resource while accommodating the pressure for sustainable modern growth and development and the needs of the communities who live there.



Settlement is more nucleated around the plateau fringes, typically comprising loose clusters of dwellings in brick.



## Statements of Environmental Opportunity

**SEO 1:** Protect and appropriately manage the historic character, settlement pattern and features of Dunsmore and Feldon, in particular its areas of archaeological and heritage interest, including the deserted settlements and ridge-and-furrow sites, ancient woodlands, veteran trees, farmsteads, country houses and landscaped parklands, and enhance the educational, access and recreational experience for urban and rural communities.

**SEO 2:** Protect and appropriately manage Draycote Reservoir and the important network of natural and manmade rivers, streams, ponds, canals and other wetland habitats for their important role in water provision and water quality, for the species they support and for their contribution to recreation, sense of place and geodiversity.

**SEO 3:** Protect and manage the mosaic of habitats including woodlands, hedgerows and heathlands, particularly ancient and semi-natural woodlands, together with sustainable management of agricultural land, and new planting of woodland and heathland, where appropriate, to ensure continued provision of food, to extend the timber and biomass resource and to contribute to pollination, biodiversity and carbon storage, and for the benefits to soil and water management.

**SEO 4:** Protect and manage the landscape character, high tranquillity levels and the historic settlement character to enhance sense of place and of history and to promote recreational opportunities; and ensure that new development is sensitively located and designed, integrate green infrastructure links into development, encourage new woodland planting to soften urban fringe developments and promote recreational assets such as the National Cycle Routes.



In this area it will be beneficial to work with conservation groups, landowners and local authorities to bring woodlands into active, sensitive management. This will help to restore and enhance biodiversity, retain the wooded character and potentially increase biomass.

## Description

### Physical and functional links to other National Character Areas

This is a transitional National Character Area (NCA), moving from the wooded landscape of Arden in the north to the more agricultural and market garden lands of the Severn and Avon Vales in the south-west. It is mainly bordered by rural and agricultural landscape, although there are some large urban areas in neighbouring NCAs. To the west and on the border of Dunsmore and Feldon lie the city of Coventry and the well-wooded landscape of Arden. To the north and north-east lie the open agricultural lands of the Mease/Sence Lowlands and the Leicestershire Vales. To the east are the undulating pastures and low hills of the Northamptonshire Uplands. To the south-west of the area and linked by the M40 are the Severn and Avon vales, and on the southern edge the area is defined by the steep escarpment of the Cotswolds Area of Outstanding Natural Beauty, with Edge Hill, which is the highest point in this NCA, being a prominent landmark.

The Fosse Way Roman road which joins Lincoln to Exeter cuts through the area, dividing it in half from the north to a south-westerly direction and linking it with several NCAs such as the Leicestershire Vales, the Cotswolds and Severn and Avon Vales.

The Avon catchment drains into the River Severn and Bristol Channel via the River Avon and its tributaries (for example, the Leam and the Sowe), thereby functionally and ecologically linking several NCAs in the counties of Northamptonshire, Leicestershire, Warwickshire, Worcestershire and



Leamington Spa with Ford Foundry Works and part of River Avon and Grand Union Canal.

Gloucestershire. The Avon joins the Severn at Tewkesbury in the Severn and Avon Vales NCA. Draycote Reservoir provides drinking water for communities in the Arden NCA as well as within Dunsmore and Feldon.

Across the area some long views are possible but tend to be curtailed by the flat landform, hedgerows and hedgerow trees. The best views across this NCA into Arden in the north and the Cotswolds in the south are from Edge Hill.



Several motorways in the area provide transportation corridors through the landscape, such as the M40 which connects Arden with Dunsmore and Feldon and beyond through the Northamptonshire Uplands, the Chilterns and on into London. The Grand Union Canal follows a similar route. The M45 starts in this area and travels through the Northamptonshire Uplands to join the M1 and through into the Northamptonshire Vales.

Long-distance walking routes, such as the Millennium Way, link from north to south across this area into Arden NCA and the Cotswolds NCA. There are networks of rights of way linking the urban areas of Coventry and Rugby into this more rural area.

## Distinct areas

- Dunsmore
- Feldon



Draycote Reservoir provides local drinking water and is a valuable recreational and biodiversity resource.



## Key characteristics

- The sense of a predominantly quiet, rural landscape is heightened by its close proximity to several urban areas, with a gently undulating landscape of low hills, heathland plateaux and clay vales separated by the occasional upstanding escarpment.
- The underlying lower Lias clays and Mercia mudstones are similar throughout Dunsmore and Feldon but the Quaternary 'superficial' deposits are what mark the change in character between Dunsmore and Feldon.
- Light sandy soils associated with the west (Dunsmore) supporting mixed farming and some intensive arable with fertile alkaline soils to the east (Feldon) supporting grazed pasture.
- Generally low woodland cover across the area, although there are areas of well-wooded character and ancient woodlands, especially in the north, providing habitats for bluebells, molluscs and fritillary butterflies; these woodlands are linked with landscaped parklands and hedgerow trees.
- Remnants of the formerly extensive Dunsmore Heath, preserving characteristic heathland archaeology, can still be found in woodland clearings. Natural regeneration on sand and gravel soils also occurs along roadside verges, although bracken is often abundant.
- Narrow, meandering river valleys with pollarded willows, streamside alders and patches of scrub supporting dipper, kingfisher, otter and Atlantic stream crayfish.
- Canals, including the Grand Union Canal, and Draycote Reservoir provide important riparian habitats and a well-used recreational resource.
- Mainly large fields, with regular or rectilinear shapes, although some smaller fields also feature. Numerous areas of remnant ridge-and-furrow and earthwork remains of medieval settlements as found at Lower Tysoe, Radwell and Napton

on the Hill.

- Predominantly nucleated settlement pattern with a low density of isolated farmsteads and some field barns sitting within a landscape of piecemeal and planned enclosure of the open fields which extended from the villages over large parts of this area. Many villages have recently expanded but the traditional buildings, constructed of red brick or Lias limestone, still retain their blue brick or ironstone details.
- The busy roads and large industrial units on the outskirts of the main settlements of Leamington Spa, Coventry and Rugby exert an urban influence on the surrounding area.
- Limestone quarrying for the cement industry was formerly a feature in the centre and south of the area, and disused quarries are now prominent elements in the landscape. The rock exposures and spoil heaps are of geological importance, as well as having interesting limestone grassland communities.



The busy roads and large industrial units on the outskirts of the main settlements exert an urban influence on the surrounding area.



Narrow, meandering river valley habitats support species such as the dipper.



## Summary

Arden comprises farmland and former wood-pasture lying to the south and east of Birmingham, including part of the West Midlands conurbation. Traditionally regarded as the land lying between the River Tame and the River Avon in Warwickshire, the Arden landscape also extends into north Worcestershire to abut the Severn and Avon Vales. To the north and north-east it drops down to the open landscape of the Mease/Sence Lowlands. The eastern part of the NCA abuts and surrounds Coventry, with the fringes of Warwick and Stratford-upon-Avon to the south. This NCA has higher ground to the west, the Clent and Lickey Hills and to the east, the Nuneaton ridge. The landscape of the lower lying central area is gently rolling with small fragmented semi natural and ancient woodlands. Mature oaks set in hedgerows, distinctive field boundaries, historic parklands and narrow river corridors are key features, all on the doorstep of a heavily urbanised area. Land use throughout the area is mainly, residential, agricultural and industrial including coal mining which is still active in the north east of the NCA. Numerous transport corridors; road, rail, air and canal run through the area. There is likely to be increased development and greater pressure upon the existing infrastructure, particularly around Birmingham, Coventry and the main towns. This pressure could lead to the creation of a new Green Infrastructure linking the urban areas out into the more rural areas. This NCA is among the most geologically diverse. This has had a strong impact on the landscape's character and development and is further reflected in the range of locally and nationally important geological assets across the NCA. There are also many local biodiversity assets and strong cultural links with William Shakespeare and his 'Forest of Arden'.

## Statements of Environmental Opportunity

- **SEO1:** Manage and enhance the valuable woodlands, hedgerows, heaths, distinctive field boundaries and enclosure patterns throughout the NCA, retaining the historic contrast between different areas whilst balancing the needs for timber, biomass production, climate regulation, biodiversity and recreation.
- **SEO2:** Create new networks of woodlands, heaths and green infrastructure, linking urban areas like Birmingham and Coventry with the wider countryside to increase biodiversity, recreation and the potential for biomass and the regulation of climate change.
- **SEO3:** Conserve and enhance Arden's strong geological, industrial, and cultural resource, to increase public access, enjoyment, recreation and to retain a sense of place and history.
- **SEO4:** Enhance the value of Arden's aquatic features such as the characteristic river valleys, meadows and standing water areas like Bittell reservoirs, to increase resource protection eg. soil erosion, soil quality and water quality.

Click map to enlarge; click again to reduce.



## Description

### Physical and functional links to other NCAs

To the north west of Arden is the Mid Severn Sandstone Plateau NCA on the edges of Hagley Park. The Birmingham conurbation then links Arden with Cannock Chase and Cank Wood NCA. These National Character Areas, along with Arden, form the Natural Area referred to as 'The Midlands Plateau'.

In the north east, the M42 transport corridor links the Mease/Sence Lowlands NCA and a sliver of the Trent Valley Washlands with Arden along the edge of Tamworth. On the eastern edge, the Warwickshire landscape flows into the Leicestershire Vales. In the central section of Arden the River Arrow starts its journey south and then merges into the River Avon near Bidford on Avon in the Severn and Avon Vales. Moving south, the River Avon flows into Dunsmore and Feldon then on into Severn and Avon Vales in the south west.

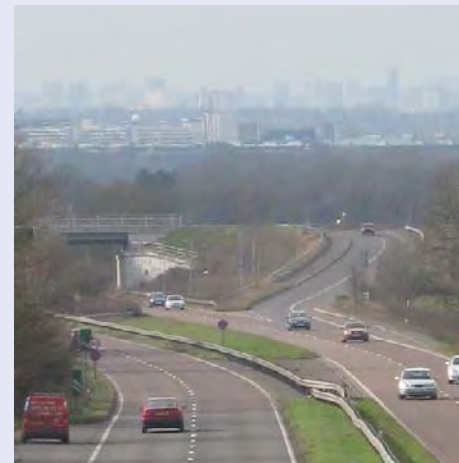
From the highest point in Arden (Walton Hill, in the Clent Hill range), there are views from the summit looking south west into the Shropshire Hills, Malvern Hills, Teme Valley and south into the Cotswolds. There are also views across the NCA taking in the southern fringes of Birmingham from the Heart of England Way near Meriden.



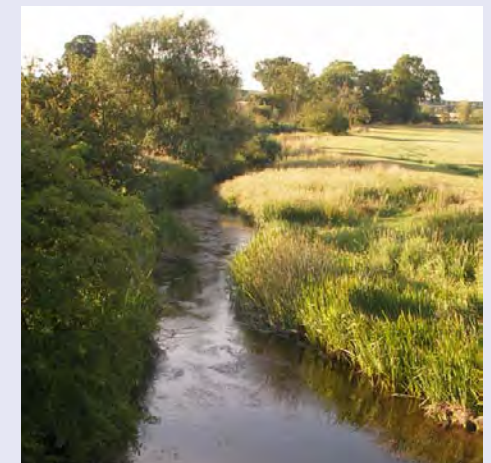
The eastern slopes of Walton Hill, the highest point in the NCA

## Key characteristics

- Well-wooded farmland landscape with rolling landform.
- Geologically diverse with rocks ranging from the Precambrian to the Jurassic and overlain by superficial Quaternary deposits.
- Mature oaks, mostly found within hedgerows, together with ancient woodlands, and plantation woodlands that often date from the time of enclosure. Woodlands include historic coppice bounded by woodbanks.
- Narrow, meandering clay river valleys with long river meadows; the River Blythe SSSI lying between the cities of Coventry and Birmingham is a good example of this.
- Numerous areas of former wood-pasture with large, old, oak trees often associated with isolated remnants of more extensive heathlands. Village greens/commons have a strong association with remnant lowland heath. Fragmented heathland persists on poorer soils in central and northern areas.
- Diverse field patterns, ranging from well hedged, irregular fields and small woodlands that contrast with larger semi regular fields on former deer park estates, eg. Packington Hall and Stoneleigh Park.
- Complex and contrasting settlement pattern with some densely populated where traditional settlements have amalgamated to form the major West Midlands conurbation whilst some settlements remain distinct and relatively well dispersed.
- North eastern industrial area based around former Warwickshire coalfield, with distinctive colliery settlements. North western area dominated by urban development and associated urban edge landscapes such as managed green space, eg. allotments, gardens, parks, golf courses (rough areas) and public open spaces; playing fields, churchyards, cemeteries and institutional grounds (schools, hospitals etc).
- Transport infrastructure, the M42, M40, M6 and M5 are major transport corridors that sit within the landscape of this NCA.
- Shakespeare's 'Forest of Arden', featured in 'As You Like It', is still reflected through the woodland cover, mature oaks, small ancient woodlands and former wood pasture.



Demonstrating the undulating landscape between Coventry and Birmingham - looking west along A45, near to Meriden.



An example of the meandering clay river valleys with long river meadows typical of the Arden landscape.



Frequent hedgerow oaks are a typical feature of the Arden landscape.



Many of Arden's parklands are studded with ancient oaks.

The heartland of the area is made up of a landscape of hedged, irregular fields and small woodlands. Narrow, often sunken lanes link scattered farms and there is a real sense of being closed in with restricted views. This contrasts with the more open views, gentle rolling pasture and regular, rectilinear fields around the southern edge of Birmingham. Deer parks were once common in the area and there is still an ancient wooded appearance to these sites. Veteran trees provide valuable habitats for invertebrates, noble chafer (green beetle) lichens and bats. Areas with a distinct parkland character can be found between Wroxall and Stoneleigh.

## The landscape through time

Arden is on the south easterly portion of the Midlands plateau and is geologically diverse possessing rocks from the Precambrian to the Jurassic periods. Physically and geologically, Arden has three constituent parts. The largest area, the Knowle basin, is relatively low lying and separates the higher ground of the Warwickshire coalfield in the east and the eastern edge of the South Staffordshire (Black Country) coalfield to the West.

The predominant bedrock of the Knowle basin is the Triassic Mercia Mudstone Group, which has been extensively used as a source of brickclay. This is overlain by extensive superficial deposits of till and glacio-fluvial sands and gravels from the last ice age. It is an area of gently rolling country with the only features arising from thin intermittent sandstone layers, within the mudstones, known as 'skerries'. In the upper part of the sequence, the Arden Sandstone gives rise to the higher ground between Warwick, Redditch and Solihull and around Inkberrow and Alcester.

Lower members of the Triassic, the Sherwood Sandstone Group, comprise predominantly hard sandstones and conglomerates and give rise to prominent ridges and hills on the north western side of Birmingham and between Hagley and Bromsgrove. The Bromsgrove Formation has been used for building stone locally and is found in very characteristic churches, walls and older houses.

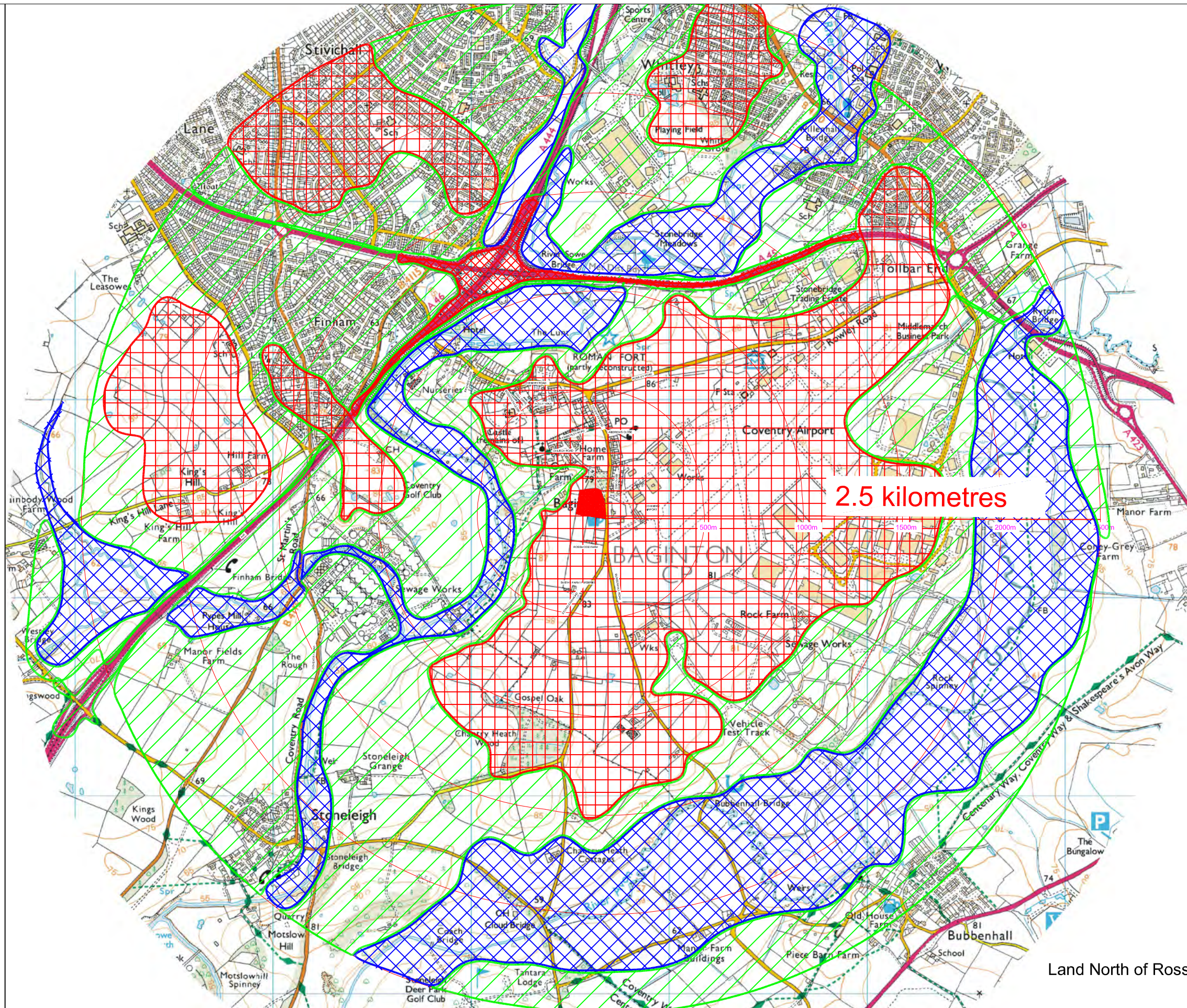
The western side of Arden is elevated by faulting and is an extension of the South Staffordshire coalfield which dominates the adjoining Cannock Chase and Cank Wood NCA. Complex folding and faulting has produced the striking series of hills including the Lickey Hills and Clent Hills, dominated by late Carboniferous and Permian rocks with small, but important, elements of Silurian, Ordovician and Precambrian.

The Warwickshire coalfield in the east creates a distinct high ground and pronounced edge to the Knowle basin and is characterised by harder red sandstones (locally used for building) of Carboniferous - Permian age overlying the productive coal seams of the Warwickshire coalfield. Folding and faulting has given rise to a complex sequence of older Cambrian sediments with Ordovician and Precambrian igneous rocks which form the Nuneaton ridge.



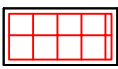
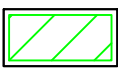
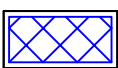
**Appendix 5 Zone of Theoretical Visibility (ZTV)**





Land North of Roswood Farm, Baginton, Coventry

Figure 3 - Zone of Theoretical Visibility

-  High Potential Visibility
-  Moderate Potential Visibility
-  No Visibility

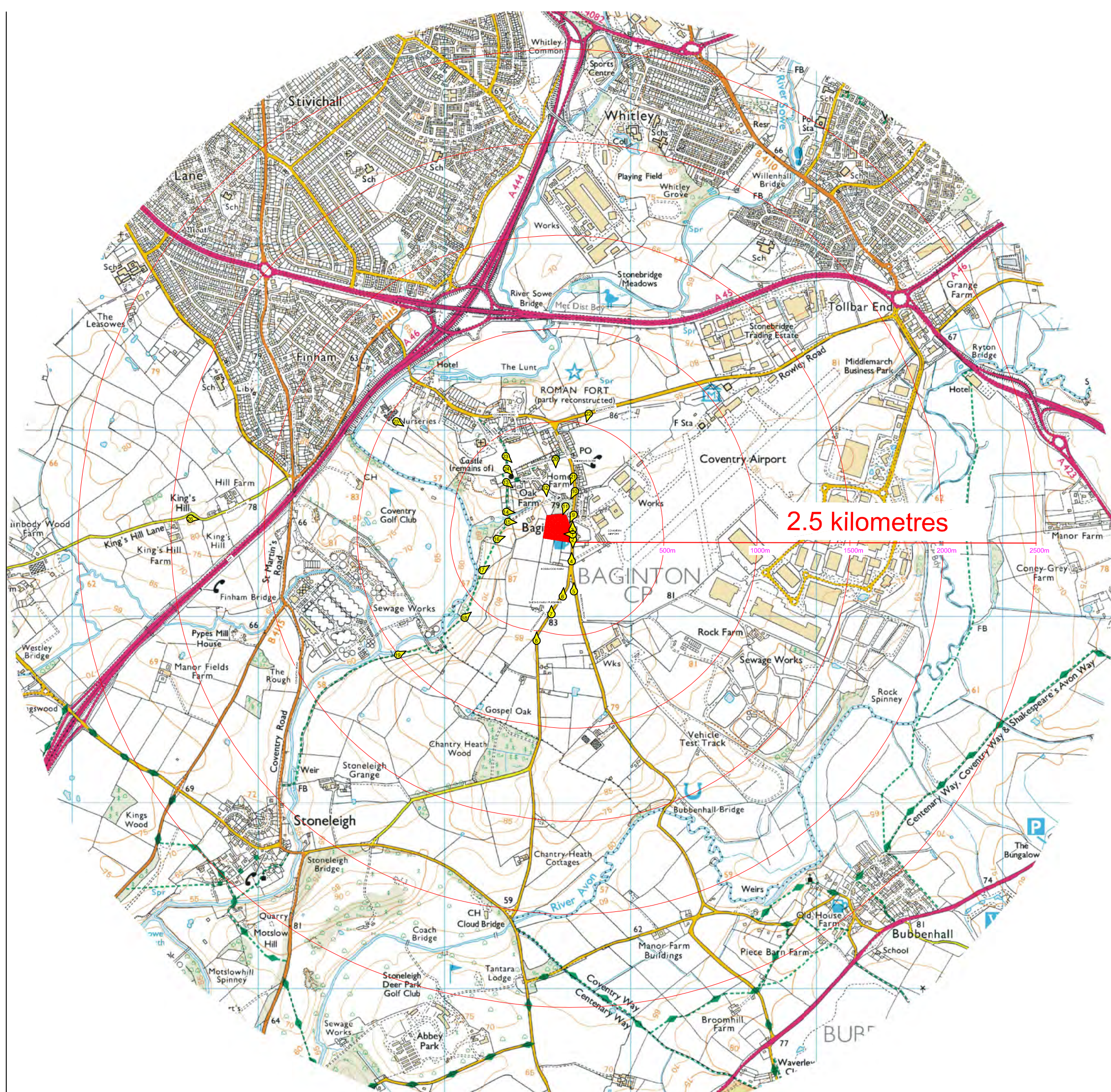
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 1:5000 @ A1  
 1:10000 @ A3











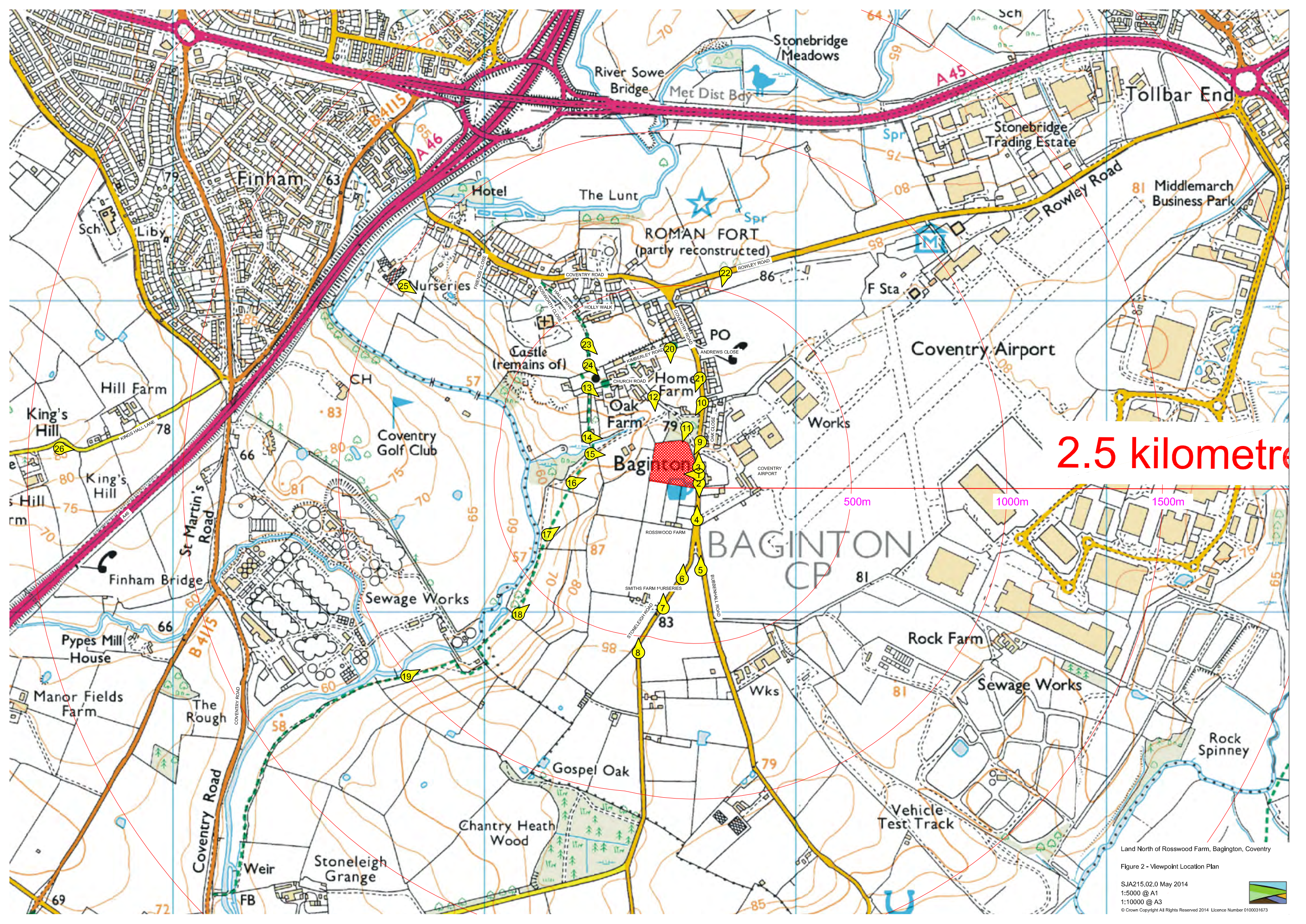
Land North of Roswood Farm, Baginton, Coventry

Figure 1 - Viewpoint Location Plan

SJA215.01.0 May 2014  
 1:5000 @ A1  
 1:10000 @ A3







2.5 kilometre

500m 1000m 1500m





**Appendix 7 Schedule of viewpoint and visual impact data**

VIEWPOINT DATA (NOTIONAL SITE ELEVATION TAKEN AS 83 M AOD).												
Views from edge of site						Visibility			Visual Impact (Without Mitigation)			Visual Impact (With Mitigation)
VP	Description	Approx. Direction of view	Approx. distance from edge of site	Approx. elevation (m)	Elevation relative to site (m)	Visibility of development site	Potential visibility of development following proposed works	Comment on visibility	Assessed visual impact	Comment on visual impact	Suggested mitigation measures	
1	Coventry Road by The Oak PH looking W	W	10	83	0	Partial	High	Roadside hedge obscures current views	High	Development will be very visible when directly viewed	Screening with planting to E side of site	Moderate
2	Coventry Road by The Oak PH looking N	S	10	83	0	Partial	High	Roadside hedge obscures current views	High	Development will be very visible when directly viewed but less visible on oblique views	Screening with planting to E side of site	Moderate
3	Coventry Road by The Oak PH looking S	N	10	83	0	Partial	High	Roadside hedge obscures current views	High	Development will be very visible when directly viewed but less visible on oblique views	Screening with planting to E side of site	Moderate
4	Coventry Road 130m S of The Oak PH	N	10	83	0	Partial	Moderate	Roadside hedge obscures current views	Moderate	Development will be very visible when directly viewed but less visible on oblique views	Screening with planting to E side of site	Moderate
5	Bubbenhall Road 270m S of site	N	270	84	+1	Partial	Moderate	Roadside hedge obscures current views	Moderate	Development will be very visible when directly viewed but less visible on oblique views	Screening with planting to E side of site	Moderate
6	Stoneleigh Road 300m S of site	N	300	84	+1	Partial	Moderate	Roadside hedge obscures current views	Moderate	Development will be very visible when directly viewed but less visible on oblique views	Screening with planting to E side of site	Moderate
7	Stoneleigh Road outside entrance to Smith's Farm Nursery	N	390	84	+1	Obscured	Obscured	Site obscured by intervening vegetation	Non-significant	Site not visible		Non-significant
8	Stoneleigh Road on bend S of Smith's Farm Nursery	N	550	85	+2	Obscured	Obscured	Site obscured by buildings and intervening vegetation	Non-significant	Site not visible		Non-significant



9	Coventry Road/Church Road junction near Baginton Oak	SSE	50	79	-4	High	High	Roadside hedge and trees obscure current views	High	Development will be very visible when directly viewed but less visible on oblique views	Screening with planting to N and E side of site	Moderate
10	Coventry Road near Oak Close	SSE	140	76	-7	Partial	Obscured	Roadside hedge and trees obscure current views	Moderate	Site partially visible in winter but likely to be obscured in summer	Screening with planting to N and E side of site	Moderate
11	Church Road N of site	S	50	79	-4	Partial	Obscured	Trees obscure views	Moderate	Site partially visible in winter but likely to be obscured in summer	Screening with planting to N and E side of site	Moderate
12	Church Road near Home Farm	SSE	150	75	-8	Obscured	Obscured	Site obscured by buildings and intervening vegetation	Non-significant	Site not visible		Non-significant
13	Church Road by Church	SE	275	77	-6	Not visible	Not visible	Site not visible	Non-significant	Site not visible		Non-significant
14	Church Road at bottom of valley by cottages	ESE	215	70	-13	Obscured	Partial	Site not visible but development may be visible on skyline	Moderate	Development may be visible on skyline	Screening with planting to W side of site	Non-significant
15	PROW W of Oak Farm	E	200	68	-15	Not visible	Partial	Site not visible but development may be visible on skyline	Non-significant	Development may be visible on skyline	Screening with planting to W side of site	Non-significant
16	PROW by R Sowe	ENE	250	73	-10	Not visible	Partial	Site not visible but development may be visible on skyline	Non-significant	Development may be visible on skyline	Screening with planting to W side of site	Non-significant
17	PROW by R Sowe	NE	370	65	-18	Not visible	Not visible	Site not visible	Non-significant	Site not visible		Non-significant
18	PROW by R Sowe E of sewage works	NE	600	64	-19	Not visible	Not visible	Site not visible	Non-significant	Site not visible		Non-significant
19	PROW by R Sowe near sewage works	NE	1000	60	-23	Not visible	Not visible	Site not visible	Non-significant	Site not visible		Non-significant
20	Kimberley Road, Baginton N of site	S	300	86	+3	Obscured	Glimpsed	Site obscured by intervening vegetation	Non-significant	Site partially visible in winter but likely to be obscured in summer	Screening with planting to N side of site	Non-significant
21	Coventry Road near Andrews Close	S	220	80	-3	Obscured	Glimpsed	Site obscured by intervening vegetation	Non-significant	Site partially visible in winter but likely to be obscured in summer	Screening with planting to N side of site	Non-significant
22	Rowley Road E of Coventry Road junction	SSE	560	85	+2	Not visible	Not visible	Site obscured by buildings and intervening vegetation	Non-significant	Site not visible		Non-significant
23	Hall Drive S of Holly Walk	SE	390	70	-13	Not visible	Not visible	Site obscured by buildings and intervening vegetation	Non-significant	Site not visible		Non-significant
24	Hall Drive S of Holly Walk and N of Church	SE	320	70	-13	Not visible	Not visible	Site obscured by buildings and intervening vegetation	Non-significant	Site not visible		Non-significant

Land North of Rosswood Farm, Baginton,  
Coventry  
Landscape and Visual Impact Assessment  
Ref: SJA215

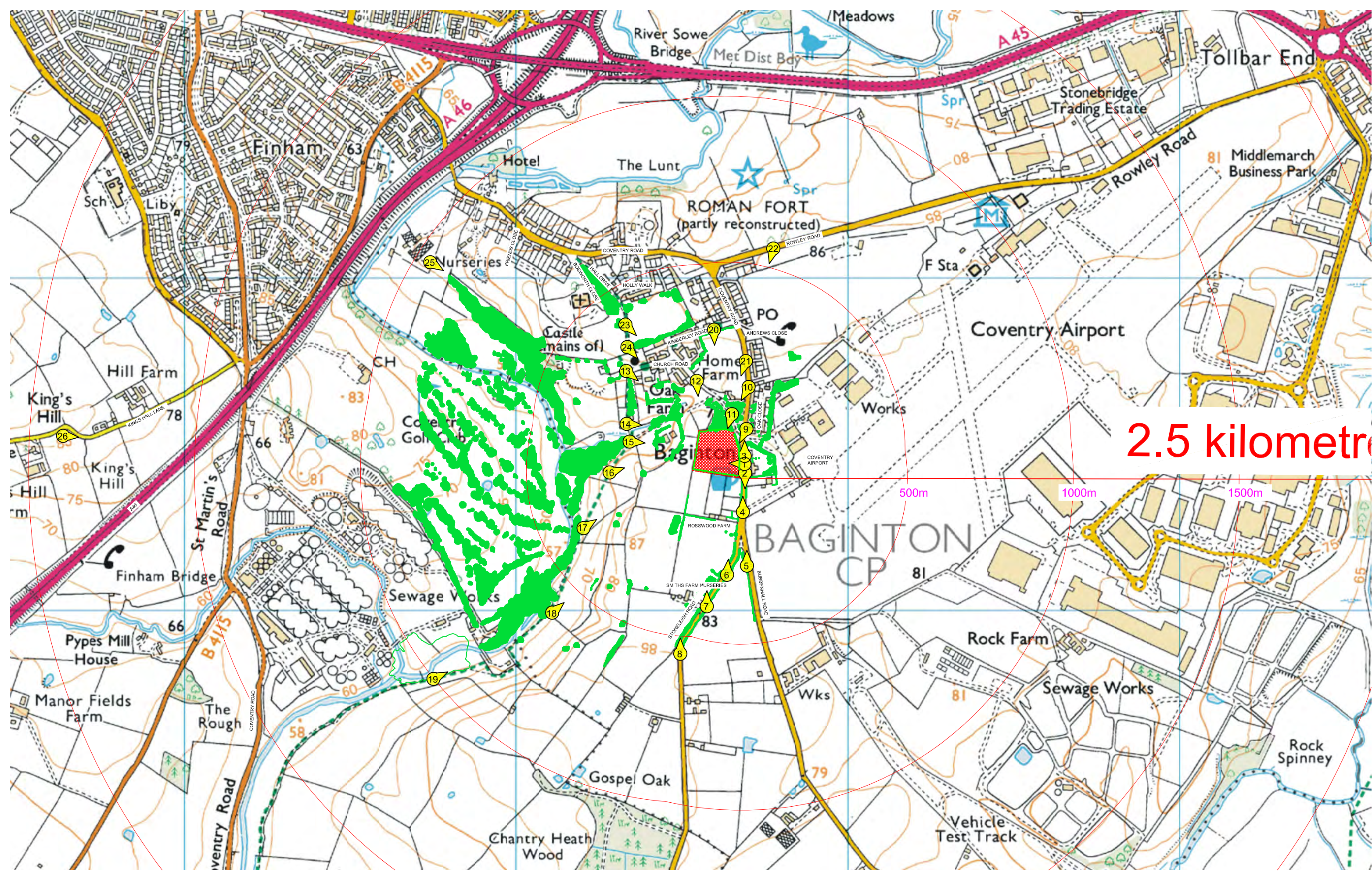


25	From Baginton Bridge Nursery near A46	ESE	950	65	-18	Not visible	Not visible	Site obscured by buildings and intervening vegetation	Non-significant	Site not visible		Non-significant
26	King's Hill, King's Hill Lane W of A46	E	1900	85	+2	Not visible	Not visible	Site hidden by intervening vegetation and blends into distance	Non-significant	Site not visible		Non-significant


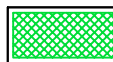
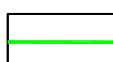








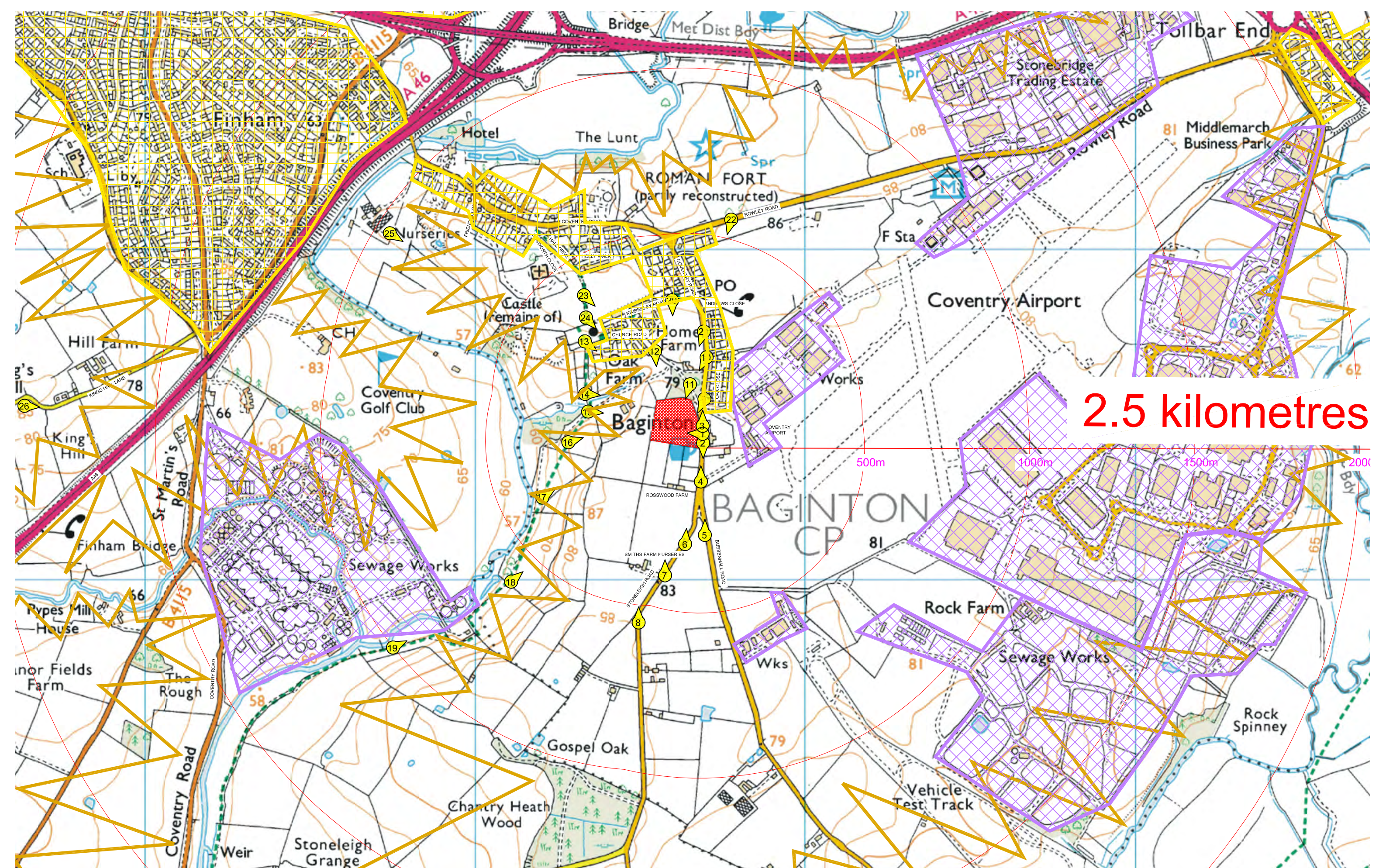
2.5 kilometre

-  Dense vegetation e.g. hedgerows, conifers, thickets
-  Moderately dense vegetation e.g. orchards, poplar screens, open woodland, gardens
-  New screen planting

Land North of Roswood Farm, Baginton, Coventry  
 Existing Vegetation  
 SJA215.04.0 May 2014  
 1:5000 @ A1  
 1:10000 @ A3  
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2.5 kilometres

500m 1000m 1500m 2000m

-  Steeper slopes
-  Industrial Areas
-  Residential Areas

Land North of Rosswood Farm, Baginton, Coventry

Topography, Slopes and Land Use

SJA215.05.0 May 2014

1:5000 @ A1

1:10000 @ A3

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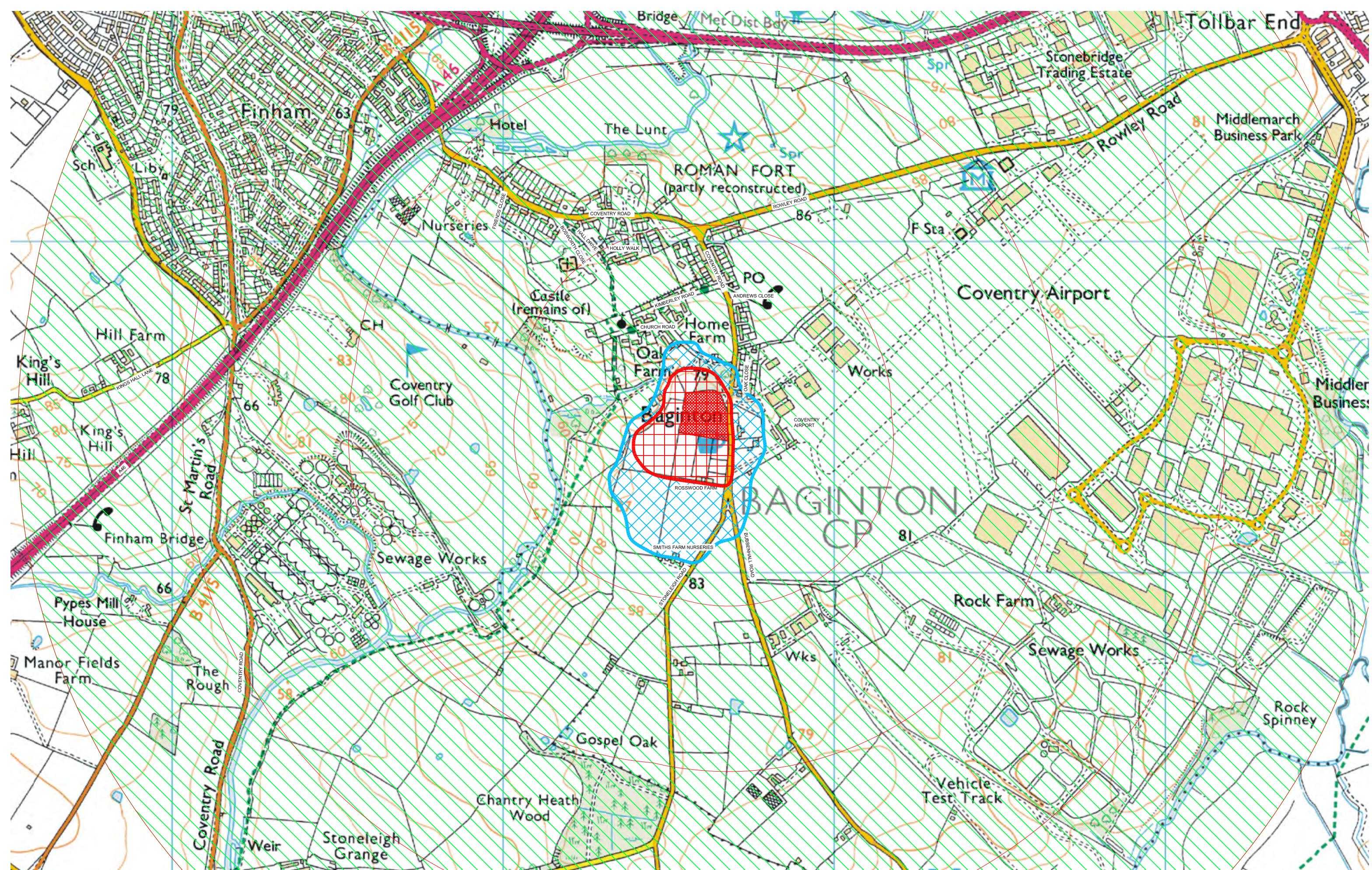
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Land North of Roswood Farm, Baginton, Coventry

Indicative Landscape Mitigation  
 SJA215.06.0 May 2014  
 1:5000 @ A1  
 1:10000 @ A3  
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-  Highly Visible
-  Moderately Visible
-  Not Significantly Visible

Land North of Roswood Farm, Baginton, Coventry

Visual Impact With Mitigation  
 SJA215.09.0 May 2014  
 1:5000 @ A1  
 1:10000 @ A3  
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**Appendix 9 Viewpoint Photographs 1 to 26**



SITE



VP 1

SITE



VP 2

SITE



VP 3

SITE



VP 4

SITE



VP 5

SITE



VP 6

SITE



VP 7

SITE



VP 8

SITE



VP 9

SITE



VP 10

SITE



VP 11



SITE



VP 12

SITE



VP 13

SITE



VP 14

SITE



VP 15

SITE



VP 16

SITE



VP 17

SITE



VP 18

SITE



VP 19

SITE



VP 20



← SITE →



VP 21

← SITE →



VP 22

← SITE →



VP 23

← SITE →



VP 24

← SITE →



VP 25

← SITE →



VP 26