



Land at Birmingham Road,
Hatton Park

Landscape and Visual Appraisal and Green Belt Review

Prepared by
CSA Environmental

on behalf of
Taylor Wimpey UK Ltd

Report No: CSA/2684/002

November 2015

Report Reference	Revision	Prepared by	Approved by	Comments
CSA/2684/02	-	CA	CS	First Issue



CONTENTS

Page

1.0	Introduction	1
2.0	Site Context	2
3.0	Landscape Policy Context	6
4.0	Site Description and Visibility	14
5.0	Ability of the Site to Accommodate Development	17
6.0	Conclusion	22

Appendices

Appendix A: Location Plan

Appendix B: Aerial Photograph

Appendix C: Photosheets

Appendix D: Magic Map Extract and Heritage Information

Appendix E: Extract from Landscape Sensitivity and Ecological and
Geological Study

Appendix F: Draft Local Plan Policies Map: Hatton Park

1.0 INTRODUCTION

Background

- 1.1 CSA Environmental has been instructed by Taylor Wimpey UK Ltd to provide a landscape and visual baseline study of land to the north of Birmingham Road, Hatton (the 'Site'), in order to assess the suitability of the Site for residential development. The findings of this appraisal will form part of the baseline information to support the promotion of the Site through the new Local Plan.
- 1.2 The southern part of the Site is identified as a housing allocation in Warwick District Council's new Local Plan, albeit the plan is currently withdrawn following the Inspector's letter issued during the Local Plan Inquiry. This identified the Inspector's concerns regarding a shortfall in the identified housing provision within the Local Plan.
- 1.3 This appraisal 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 currently 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.

Methodology

- 1.4 This appraisal is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in June 2015. Weather conditions at the time of the appraisal were good and visibility was clear.
- 1.5 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.
- 1.6 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 comprises a broadly triangular land parcel at the south eastern edge of the built up edge of Hatton Park. It is bounded to the south by Birmingham Road; to the east by Ugly Bridge Road; to the west by housing at Tidmington Close and Combroke Grove; and, to the north by the Ancient Woodland block at Smith's Covert. The Site location and surrounding context are illustrated on the Location Plan and Aerial Photograph contained in **Appendices A** and **B**.
- 2.2 The settlement at Hatton Park is a relatively new village, with modern housing development set around the buildings and within the grounds of the former Victorian sanatorium at Central Hospital. The retained Victorian hospital building lies at the heart of the new residential area, with the grounds, which contain numerous mature specimen trees, providing a mature setting for the new homes. The village occupies an elevated location within the surrounding landscape, with the distinctive hospital buildings visible in views from the wider area.
- 2.3 Birmingham Road extends alongside the southern Site boundary, linking the settlement at Hatton Park to the historic town of Warwick, which lies approximately 2km to the east. In the vicinity of the Site, the route is characterised by mature hedgelines which extend alongside the Site boundary, and by linear development along the southern side of the road. Development here is characterised by twentieth century bungalows and detached dwellings. There is a petrol station located opposite the south eastern corner of the Site. Further west is a roundabout and the principle entrance to the village at Hatton Park.
- 2.4 To the south, beyond Birmingham Road is the Grand Union Canal. A towpath extends alongside the northern edge of the canal and there are numerous locks in the vicinity of the Site, as the canal steps down several metres in height as it passes west to east. A short distance further south is the railway line which links the neighbouring stations at Hatton and Warwick Parkway.
- 2.5 To the east, the Site boundary is defined by the former driveway, now a shared footway / cycleway, which previously provided access to the sanatorium. At the entrance off Birmingham Road, the former gateposts and railings remain intact. An avenue of small horse chestnut trees line the route, however the growth of these trees appears somewhat stunted and there is evidence of die back within the canopy. To the east of the route is a band of scrub vegetation, which marks the boundary with the wider agricultural landscape.
- 2.6 The wider landscape to the east of Hatton Park is characterised by rolling, predominantly arable farmland, with a legible landscape framework of mature, heavily treed hedgerows and frequent blocks of woodland, visible on higher ground.

National Landscape Character

- 2.7 Natural England has produced profiles for England's National Character Areas ('NCA's'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The profile identifies the Site as lying within the 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 wider landscape on the periphery of Hatton Park, 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 including at Hatton Park.

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 settlement at Hatton Park, falls within the Wooded Estatelands local landscape type. A short distance north of the village is the Arden Parklands local landscape type.
- 2.11 The Wooded Estatelands is described as a well-wooded estate landscape characterised by a large scale rolling topography and prominent hilltop woodlands.
- 2.12 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.

2.13 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 hedge lines;
- 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.

2.14 The overall character and qualities of the Arden Parklands are described as an enclosed, gently rolling landscape defined by woodland edges, parkland and belts of trees.

Statutory and Non-Statutory Landscape Designations

2.15 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.

Listed Buildings

2.16 Hatton Park is a relatively new settlement comprising modern housing development within the grounds of the former Victorian sanatorium at Central Hospital. The former Victorian hospital building is Grade II listed, and has now been converted to residential accommodation. The imposing building is a conspicuous landmark at the heart of the village. Also associated with the former sanatorium is the Grade II listed Lodge building which lies at the junction of Winderton Avenue and Birmingham Road within the western part of the village.

2.17 A short distance to the south west of the Site, along the route of the Grand Union Canal, are the Grade II listed Lock House and Lock 34. The locations of these heritage assets are identified on the plan at **Appendix D**.

Public Rights of Way

2.18 A public footpath crosses the countryside to the north and west of the Site leading from the northern edge of Hatton Park to the roundabout at the junction of the A46 and A4177 at the edge of Warwick. The Grand Union Canal Walk and Shakespeare's Avon Way Long Distance Footpath extends alongside the towpath on the northern edge of the canal to the south of the Site. Although not defined as a definitive right of way, a combined footpath / cycleway extends alongside the

eastern Site boundary along the route of the former driveway leading to the sanatorium.

3.0 LANDSCAPE POLICY CONTEXT

National Planning Policy Framework ('NPPF')

3.1 National Green Belt policy is set out in Section 9 (paragraphs 79 and 80) of the NPPF which 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.

3.2 Paragraphs 83 to 85 specifically deal with Green Belt boundaries. In paragraph 83, the Framework states that Local Planning Authorities should set Green Belt boundaries within their Local Plans, and these should only be altered through the preparation or review of those Plans.

3.3 Paragraph 84 is related to Councils taking account of and promoting patterns of sustainable development when drawing up or reviewing Green Belt boundaries. The consequences of sustainable patterns of development should be considered when making decisions by channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

3.4 In paragraph 85, the NPPF states that when defining Green Belt boundaries Local Planning Authorities should take cognisance of the following requirements which are relevant to this appraisal:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the

permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;

- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Local Planning Policy

- 3.5 Warwick District Council is currently in the process of preparing its new Local Plan which will guide the Districts development until 2029. The new Local Plan was submitted to the Secretary of State for independent examination on the 30th January 2015. The Inspector, in a letter to the Council, found that the new Local Plan was not sound in terms of overall housing provision and supply and delivery of housing land. He therefore recommended non-adoption of the Local Plan, or its withdrawal in order that the Council have sufficient time to undertake a review of the Spatial Strategy for the District and identify additional locations for housing growth / site allocations.
- 3.6 Accordingly, 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

- 3.7 **Draft 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.

3.8 **Saved Policy DP3 Natural and Historic Environment** seeks to protect important natural features which positively contribute 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.

3.9 **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

3.10 The following draft policies, though not adopted, are of some relevance in that they reflect the Council's emerging policy direction. These policies are taken from Warwick District Local Plan 2011 – 2029 Publication Draft (Incorporating Proposed Amendments Submitted for Examination – February 2015).

3.11 **Strategic Policy DS4 Spatial Strategy** states that in considering the location for allocated housing the Council will consider the following, among other things:

- where green field sites are required for housing, they should generally be located on the edge of urban areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available.
- limiting development on sites which would lead to coalescence of settlements to ensure settlement identity is retained;
- sites which have a detrimental impact on the significance of heritage assets will be avoided unless the public benefits of development outweigh the harm;

- areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and
 - taking the national Green Belt policy in to account, sites that are currently in the Green Belt will only be allocated where exceptional circumstances can be justified.
- 3.12 The settlement at Hatton Park is identified as a Growth Village. These are assessed as being 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.
- 3.13 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 Maps, with the majority of the southern field within the Site shown as being removed from the Green Belt and within the proposed Growth Villages Envelope (see Local Plan Proposals Map in **Appendix F**). **Draft Policy DS11 Allocated Housing Sites** identifies the land north of Birmingham Road as a housing allocation capable of providing 80 new homes.
- 3.14 **Draft Policy BE1 Layout and Design** states that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design.
- 3.15 **Draft Policy DS19 Green Belt** states that the Council will apply Green Belt policy in line with Government guidance as set out in National Planning Policy.
- 3.16 **Draft Policy NE1 Green Infrastructure** states that the Council will protect, enhance and restore the District's green infrastructure assets.
- 3.17 **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 and / or expanding 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)

3.18 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 a number of technical studies which have been undertaken as part of the evidence base for the new Local Plan. These include the Strategic Housing Land Availability Assessment ('SHLAA'), sustainability appraisal and ecology, landscape and Green Belt studies. The findings of the relevant studies and background information have informed the content of the site appraisal matrix for each of the sites considered by this document. The Site is identified as a Preferred Option for housing.

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

Landscape Sensitivity and Ecological & Geological Study

3.20 This was produced for Warwick District Council jointly by Warwickshire County Council ('WCC') Ecological Services and Habitat Audit and WCC Landscape Architects. The original report was published in November 2013 and the landscape assessment was updated for a select number of parcels followings matters raised during the Village Housing Options and Settlement Boundaries Consultation. The updates were published in April 2014.

3.21 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. 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 settlement at Hatton Park identified that the majority of the land at the periphery of the village has a high sensitivity to housing development, however the majority of the Site is identified as being of medium / low landscape sensitivity. According to the methodology for the assessment, land parcels with a medium / low sensitivity can accommodate the relevant type of development in many situations without significant character change or adverse effects. some potential to accommodate the relevant type of development in some situations without significant character change or adverse effects. The relevant extract from the Study is contained in **Appendix E**.

3.22 The Site forms part of LCP HP_03 which covers a wide area washing over the land to the east of Hatton Park. This LCP is described as forming part of the wider open landscape with a gently rolling topography permitting extensive views to the east. The majority of this zone is considered unsuitable for development, however the assessment identifies two land parcels, including the Site, which could be considered for development. It notes the following with regard to the land between the existing settlement and the driveway leading to the former sanatorium (the Site):

- retain and enhance, or replant existing avenue of horse chestnut trees alongside driveway;
- a buffer of new public open space should be retained between this avenue and any new development;
- a landscape buffer of new trees preferably a minimum of 10m in width should be created to maintain a visual link and wildlife corridor between Smith's Covert and the wider countryside to the east; and
- the strong vegetation alongside Birmingham Road should be retained.

Green Belt and Green Field Review (November 2013)

3.23 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 five 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 the aim to plan to enhance the beneficial use of the Green Belt including access, sport, recreation, and to enhance and retain landscape and visual amenity, biodiversity, and to improve damaged and derelict land.

3.24 The Site lies within a land parcel identified as HP4, land west of Ugly Bridge Road. This includes housing in the south eastern part of Hatton Park, together with woodland at Smith's Covert with the balance comprising the two fields within the Site. The land parcel is bounded by

Birmingham Road to the south, Charingworth Drive to the west and north and Ugly Bridge Road to the east.

- 3.25 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 this area is highly visible and provides an outlook to the east of Hatton Park. It states that the highway infrastructure provide a permanence to the Green Belt boundaries at this point. It notes that any development would be related to the existing settlement at Hatton Park. It goes on to state that the parcel does not generally contribute to the special character of the historic town of Warwick, however development may add to the general urbanisation of the area. In summary, it states that this is a mixed Green Belt parcel in keeping with similar parcels in the area. It notes that it has a strong environmental value to the north with a role to play in maintaining the open character of the area. The Overall Value Assessment for this Green Belt area is considered to be Medium - High.
- 3.26 A 'Critical Friend' Analysis of Warwick District Council's Draft Green Belt Assessment (2013) 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. The report identifies that a sub-parcel of HM4: Land North of Birmingham Road Green is largely contained by Birmingham Road (A4177) and Ugly Bridge Road and could accommodate a sensitively designed village extension as part of the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt.

Joint Green Belt Study (June, 2015)

- 3.27 Land Use Consultants were appointed by six West Midlands councils, including Warwick District Council, to undertake an assessment of the Green Belt land within each of their administrative boundaries. The purpose of the study was to assess the function of the Green Belt against the five Green belt purposes set out in the NPPF. The Study identified a series of land parcels adjacent to the large built up areas within the study area, with the Site identified within Land Parcel HA1. Each Land Parcel was attributed a score dependent upon the degree to which it met the identified Green Belt functions.
- 3.28 Land Parcel HA1 covers an extensive area of agricultural land to the east and north east of Hatton Park, north of Birmingham Road. The study identifies that HA1 performs well against the Green Belt purposes with an overall score of 15 / 20. It notes that the parcel is free from development and is therefore considered open and free from encroachment. It goes on to note that there are no significant boundaries within or immediately beyond the parcel which help to protect the countryside within the Green Belt from encroachment. In addition, it identifies there is some inter visibility with the historic core of Warwick from the higher ground within the northern part of the parcel along the route of the Grand Union Canal. As a result, it considers

these long range views are a factor in the contribution that the parcel plays in the setting of Warwick.

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

- 3.29 The Site was assessed as part of the SHLAA (R38, North of Birmingham Road, Hatton). The assessment notes that potential impacts include the loss of some high value linear landscape features (primarily hedgerows), and the potential impact on ancient woodland and potential Local Wildlife Site. Overall it found this area had potential for development subject to providing a satisfactory site access, an appropriate surface water drainage strategy and protection of Smith's Covert. In terms of housing capacity, the SCHLAA found that the Site has potential to accommodate up to 80 dwellings with satisfactory masterplanning and phasing.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site is broadly triangular in shape and comprises two large, arable fields at the south eastern corner of the built up area of Hatton Park. The Site and its immediate context are shown on the Aerial Photograph contained in **Appendix B** and the photographs contained in **Appendix C**.
- 4.2 To the south, the boundary with Birmingham Road is formed by a mature overgrown, treed hedgerow up to 6m in height. At the south eastern corner of this boundary is an area of scrubby woodland.
- 4.3 To the east, a patchy hedgerow defines the boundary with Ugly Bridge Road, which provides a pedestrian / cycle connection between Birmingham Road and the wider development area at Hatton Park. There are several trees located along this boundary, including a line of horse chestnut trees. These trees form an avenue along the route of the cycleway, however their growth appears to have been somewhat stunted and in places they have suffered die back within their canopies. A band of scrubby woodland separates the eastern edge of the cycleway from the wider farmland beyond.
- 4.4 To the north, the mature Ancient Woodland at Smith's Covert forms a verdant backdrop to the Site.
- 4.5 The western boundary with the existing housing area is defined by the rear gardens of the neighbouring houses. An established hedgerow defines the southern extent of this boundary, whilst to the north the boundary is marked by close board fences.
- 4.6 The interior of the Site contains no landscape features of note, save the established hedgerow which bisects the Site, separating the northern and southern fields.

Topography

- 4.7 The settlement at Hatton Park occupies an elevated position within the wider landscape, with the landform within the village rising from Birmingham Road to a high point within the northern part of the village. The Site lies on the lower slopes of the village, with the landform within it sloping upwards from a low point alongside Birmingham Road of approximately 71 metres Above Ordnance Datum ('AOD') to approximately 85 metres AOD at the northern boundary. The landform continues to rise through Smith's Covert to the north to a high point of approximately 95 metres AOD in the north eastern part of the village.
- 4.8 The countryside to the north and east of Hatton Park is gently undulating. In the immediate vicinity of the Site the landform a short distance east of Ugly Bridge Road is domed, rising gradually to a high point a short distance west of Wedgnoek Farm and the public footpath

which crosses the landscape at this point. To the north east of Hatton Park, the rising ground at Blackbrake Plantation provides containment in views from this direction.

Visual Appraisal

- 4.9 The following section briefly describes the key views from the surrounding area. Photographs illustrating these views are contained in **Appendix C** and the photograph locations are shown on the plans in **Appendices A** and **B**.
- 4.10 Views of the interior of the Site from Birmingham Road are heavily filtered by the tall, treed hedgerow to the boundary (**Photographs 02, 12, 13 and 14**). It should be noted that the degree of screening will decrease somewhat in the winter months when the deciduous vegetation is out of leaf. These views are limited to a relatively short stretch of the road in proximity to the Site boundary and opportunities are restricted a short distance to the east and west of the Site (**Photographs 01 and 11**). There is a glimpsed, partial view of the interior of the Site through the break in vegetation at the gated entrance to Ugly Bridge Road (**Photograph 02**).
- 4.11 There are several dwellings and a petrol filling station to the south of Birmingham Road from which views are available towards the Site. These views are seen over the adjoining highway and are heavily filtered by the existing boundary vegetation.
- 4.12 Views from the towpath which extends alongside the Grand Union Canal are typically prevented by existing vegetation and intervening housing. There are however opportunities for views of the hedgerow on the southern Site boundary through breaks in the vegetation (**Photographs 09 and 10**).
- 4.13 There are views from the rear of dwellings at Tidmington Close and Combroke Close over rear garden fences (**Photographs 06 and 07**). Views from public vantage points on Ebrington Drive are restricted by the hedgerow at the Site boundary (**Photograph 16**).
- 4.14 There are views across the Site from Ugly Bridge Road to the east (**Photographs 03, 05 and 07**). In these views the existing residential edge to the west is readily visible in the backdrop.
- 4.15 In views from the public footpath to the east, the Site is screened by the intervening domed landform (**Photograph 15**), although development on the higher ground in the north of the village together with the woodland at Smith's Covert are visible. Similarly, in views from Shakespeare's Avon Way on higher ground west of Budbrooke, the Central Hospital building and neighbouring housing can be discerned in Hatton Park, however the Site is screened by intervening topography and vegetation (**Photograph 17**).

Landscape Quality, Sensitivity and Value

- 4.16 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. It occupies an area of arable farmland which is very well related to the existing housing area in Hatton Park. It has relatively ordinary landscape characteristics and is considered to be of medium landscape quality and medium to low sensitivity, owing to its proximity to existing housing and its relative containment in views from the wider area.
- 4.17 In terms of value, it is visible from Ugly Bridge Road to the east, however existing housing in Hatton Park is currently conspicuous in these views. It contains no known heritage assets and in landscape terms is undistinguished. It is therefore considered to be of medium to low landscape value.
- 4.18 The wider area is characterised by the recent estate housing within Hatton Park, and by arable farmland to the north and east. The farmland in proximity to the edge of the village has a medium to large field pattern, with fields typically bounded by treed hedgerows. The topography is gently undulating and blocks of woodland are a frequent feature providing some containment to long distance views. Overall the adjoining landscape / townscape is considered to be of medium quality and sensitivity.

5.0 ABILITY 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. It then goes on to consider the implications of releasing the land from the Green Belt.

5.2 From our initial assessment we have identified a number of factors which need to be taken into account when developing the proposals for the Site, and these include:

- Retain the existing boundary vegetation alongside Birmingham Road in order to maintain the character of the route and to screen views of new housing;
- Provide an open space corridor alongside the pedestrian / cycle route at Ugly Bridge Road on the eastern boundary;
- Maintain a minimum 15 metre buffer to the Ancient Woodland at Smith's Covert;
- Retain the internal hedgerow, if possible, within a landscaped green corridor; and
- Respect the visual amenity of the adjoining residential area by adopting appropriate set back and privacy standards.

5.3 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

5.4 There is little vegetation to constrain development at the Site and there are opportunities for new landscape planting within areas of open space and strategic landscape buffers.

5.5 Development proposals should respect the Ancient Woodland to the north through the provision of an appropriate buffer. The existing avenue of horse chestnut trees alongside the route of Ugly Bridge Road can be retained, however consideration should be given to selective felling and replanting, owing to the condition and health of the existing stock.

Relationship to the Existing Urban Area

5.6 The Site is very well related to the existing settlement pattern with existing housing to the west, north east and south of the Site. Residential development in this location would form a logical extension to the new settlement at Hatton Park.

Impacts on Heritage Assets

- 5.7 Development in this location would not impact directly or indirectly on the setting of known heritage assets. This includes the listed Victorian Hospital building which forms a notable landmark at the heart of the residential development at Hatton Park. To the east of the Site, Ugly Bridge Road follows the alignment of the former driveway which accessed the old sanatorium. As a result, it has some links to the past and proposals for development should be sensitive to its heritage and provide space for new landscaping to create an appropriate setting.

Visual Change and Effects

- 5.8 The visual assessment set out in Section 4 identified that views from public vantage points are typically limited to near distance locations.
- 5.9 Views of housing at the Site from Birmingham Road will be heavily filtered by the tall hedgerows alongside the southern Site boundaries. There will be glimpsed and filtered views of the housing, particularly in winter, however these are localised and limited to a short section of the route in close proximity to the Site.
- 5.10 There will be similar views from the adjoining houses to the south, however these will largely be screened by boundary vegetation and there will be no significant loss of visual amenity.
- 5.11 Rooflines of new housing will be visible above the hedgerow in a small number of views from the towpath alongside the Grand Union Canal. Despite this, opportunities for views are limited and, when available, are seen within the context of the existing housing at Hatton Park and to the south of Birmingham Road.
- 5.12 Housing at the Site will be visible from the footpath / cycleway which follows Ugly Bridge Road to the east. In these views, housing will occupy the foreground of the existing residential edge which lies to the west of the Site. Proposals for development will need to respect the amenity of this route and housing should be set back from it and the cycle path incorporated into a landscaped open space corridor.
- 5.13 Middle and long distance views of housing at the Site from public rights of way are typically prevented by intervening landform and vegetation.

Public Rights of Way

- 5.14 The Site is not crossed by any definitive rights of way, nor are there significant views available of the Site from the wider footpath network. As such, there will be no direct or indirect effects on recognised rights of way as a result of development.
- 5.15 A footpath / cycleway does follow Ugly Bridge Road at the eastern Site boundary. As discussed, new housing will inevitably be visible from the

footpath, however the proposals should include an appropriate landscape corridor in order to respect the setting of this connection.

Landscape Quality and Sensitivity

- 5.16 The Site is well related to the existing settlement pattern, possess ordinary scenic qualities and is well contained in views from the wider countryside. It therefore has a medium to low sensitivity to residential development in keeping with the existing scale and type of development within Hatton Park.

Impact of releasing the Site from the Green Belt

Redefined Green Belt Boundary

- 5.17 The latest version of the new Local Plan, although currently withdrawn following the Inspector's comments on overall housing provision, identifies the southern part of the Site as an allocated housing site capable of providing 80 new homes (see Local Plan Proposals Map in **Appendix F**). As a consequence, the new Local Plan Proposals Map identifies that this part of the Site could be removed from the Green Belt.
- 5.18 Our own appraisal has identified that release of the entire Site for residential housing could be accommodated without resulting in material adverse effects on the objectives of Green Belt Policy. In the event the entire Site is allocated for development in the new Local Plan, the Green Belt boundary would need to be amended to reflect the change. Whilst the exact location of the revised Green Belt boundary would be a matter for the Local Planning Authority, in our view it would be logical to recast the boundary to follow the route of Ugly Bridge Road. In doing so the revised Green Belt would have robust, well defined boundaries which follow clearly identifiable features including Birmingham Road to the south and Ugly Bridge Road at the eastern boundary.

Compliance with Green Belt Objectives

- 5.19 The following section considers whether release of the Site would impact on the Green Belt purposes identified in the NPPF. It also briefly considers the Council's own assessment of the current Green Belt extents as set out in the Green Belt and Green Field Review and in the Joint Green Belt Study.
- 5.20 The Landscape Sensitivity and Ecological & Geological Study undertaken by the Council identified the Site as one of two locations on the edge of Hatton Park which could be considered for development. The report made a number of recommendations (see Section 3) which should be adopted by development proposals, all of which we would concur with and could comfortably be accommodated within a considered scheme for residential housing.
- 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 As stated above, if the Site were removed from the Green Belt, the revised Green Belt boundary would be defined clearly along permanent features in the form of Birmingham Road and Ugly Bridge Road.

5.24 The visual appraisal of the Site identified that development in this location would be extremely well related to the existing settlement pattern and would form a logical extension to the village. In addition, new housing would not be intrusive in views from the wider landscape. As such, housing could be accommodated without resulting in urban sprawl, nor would it encroach significantly on the wider countryside.

5.25 In terms of merging with neighbouring settlements, new housing would be closely related to the existing housing area at Hatton Park and would not extend the built area further east than the existing built up area on the north eastern edge of the village. Development would be located greater than 1.3km from the edge of Warwick and there is no inter visibility between the Site and the edge of the town. As such, development at the Site would not result in coalescence between neighbouring settlements.

5.26 For similar reasons to those set out in paragraph 5.24, development at the Site would not materially impact on the setting of registered heritage assets nor would it intrude on the setting of the historic town of Warwick located to the east.

5.27 In terms of the fifth purpose of the Green Belt, there are few opportunities for brown field regeneration within the existing settlement area at Hatton Park. Accordingly, a planned release of green field land would not prejudice urban regeneration within the settlement.

- 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 Hatton Park is identified as a Growth Village capable of supporting new development. The Planning Inspector at the Local Plan Inquiry found the new Local Plan unsound in terms of overall housing provision and supply and delivery. The Council will therefore need to identify new locations for housing growth within the District. Release of the entire Site from the Green Belt affords an opportunity for additional housing in a location already identified by the council as capable of supporting some new housing development. Indeed, as set out above, release of the Site would have no material impact on the adjoining landscape, nor on the objectives of the Green Belt.

Green Belt and Green Field Review ('GBGFR')

- 5.29 The Council prepared a review of the Green Belt within the District which was published in 2013. Within this review the Site is as lying within a land parcel identified as HP4, land west of Ugly Bridge Road. The review considered that the Overall Value Assessment for this Green Belt parcel is Medium – High.
- 5.30 A 'Critical Friend' Analysis of Warwick District Council's Draft Green Belt Assessment (2013) was undertaken to independently assess the findings of the above assessment. The report identified that a sub-parcel of HM4: Land North of Birmingham Road Green, is largely contained by Birmingham Road (A4177) and Ugly Bridge Road and could accommodate a sensitively designed village extension as part of the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt. This conclusion is supported by the findings of our own appraisal of the Site.

Joint Green Belt Study ('JGBS')

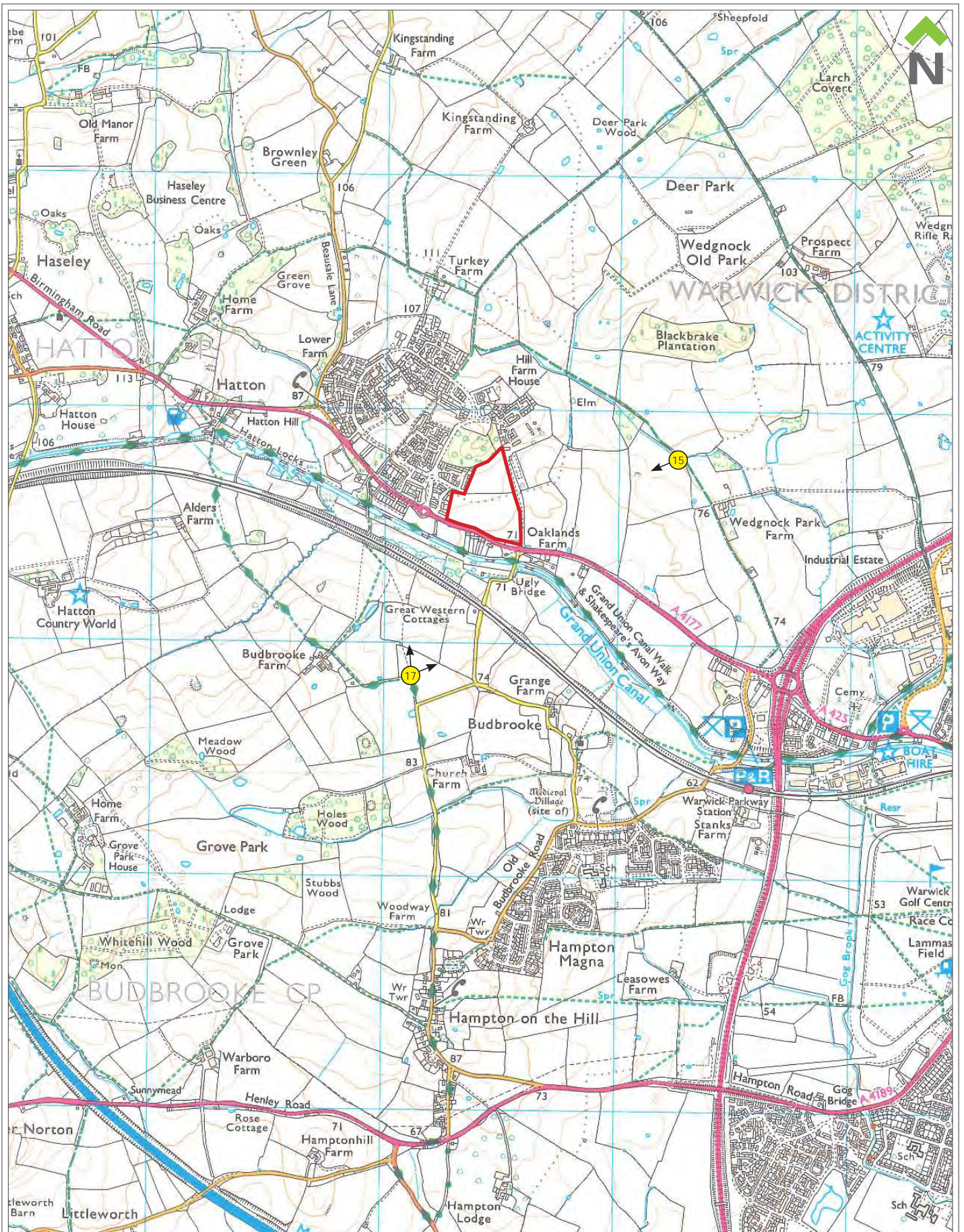
- 5.31 The purpose of the study was to assess the function of the Green Belt against the five Green belt purposes set out in the NPPF. The Site is identified as lying within HA1, which is an extensive area which covers land to the north and east of Hatton Park. Overall it notes that HA1 performs well against the objectives of the Green Belt. Despite this, the JGBS is a high level exercise and it does not consider smaller land units in proximity to the settlement edge. It notes that there are few boundaries which protect the countryside from encroachment and that there is inter visibility with the historic core of Warwick from within the northern part of the land parcel. Neither of these two observations apply directly to the Site.

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 Site comprises a broadly triangular land parcel at the south eastern edge of the built up edge of Hatton Park. It is bounded to the south by Birmingham Road; to the east by Ugly Bridge Road; to the west by housing at Tidmington Close and Combroke Grove; and, to the north by the Ancient Woodland block at Smith's Covert.
- 6.3 The southern part of the Site is identified as a Housing Allocation in Warwick District Council's new Local Plan, albeit the plan is currently withdrawn following the Inspector's letter issued during the Local Plan Inquiry. This letter identified a shortfall in the identified housing provision within the Local Plan.
- 6.4 The Landscape Sensitivity and Ecological & Geological Study undertaken by the Council identified the Site as one of two locations on the edge of Hatton Park which could be considered for development.
- 6.5 This appraisal found that the Site is very well related to the existing built up edge of Hatton Park and development in this location would not be at odds with the surrounding settlement pattern. Furthermore the Site is well contained and would not intrude significantly on views from the wider countryside to the east.
- 6.6 In terms of its location in the Green Belt, a planned release of land in this location would not result in urban sprawl or represent an encroachment into the wider countryside; it would not impact on local heritage assets or on the setting of historic Warwick; nor would it result in the coalescence between adjoining settlements. Accordingly, development could be accommodated without resulting in significant landscape and visual effects, or offending the objectives of Green Belt policy.

Appendix A

Location Plan



Site Boundary

12
↔
 Photo Locations

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT		Project Land at Birmingham Road, Hatton Park	Drawing No. CSA/2684/100	Rev -	
	t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		Drawing Title Location Plan	Scale @ A4 NTS	Drawn HT	
			Client Taylor Wimpey UK Ltd	Date May 2015	Checked CA	

Appendix B

Aerial Photograph



 Site Boundary

 Photograph Locations



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land at Birmingham Road, Hatton Park

Drawing Title Aerial Photograph

Client Taylor Wimpey Ltd

Date June 2015

Scale @ A4 NTS

Drawn HT

Drawing No. CSA/2684/101

Rev -

Checked CA

Appendix C

Photosheets



View west along Birmingham Road **Photograph 01**



View from Birmingham Road at south eastern corner of Site **Photograph 02**



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land at Birmingham Road, Hatton Park

Drawing Title Photosheets

Client Taylor Wimpey Uk Ltd

Drawing No. CSA/2684/103

Rev -

Date September 2015

Drawn CM **Checked** CA



View from Ugly Bridge Road **Photograph 03**



View along footway / cycleway (Ugly Bridge Road) **Photograph 04**



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Brimingham Road, Hatton Park	Drawing No. CSA/2684/103	Rev -
Drawing Title	Photosheets	Date September 2015	
Client	Taylor Wimpey Uk Ltd	Drawn CM	Checked CA



View across southern part of the Site **Photograph 05**



View of western Site boundary **Photograph 06**



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Brimingham Road, Hatton Park	Drawing No.	CSA/2684/103	Rev	-
Drawing Title	Photosheets	Date	September 2015		
Client	Taylor Wimpey Uk Ltd	Drawn	CM	Checked	CA



View across northern part of the Site **Photograph 07**



View south along footpath / cycleway (Ugly Bridge Road) **Photograph 08**



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land at Brimingham Road, Hatton Park

Drawing Title Photosheets

Client Taylor Wimpey Uk Ltd

Drawing No. CSA/2684/103

Rev -

Date September 2015

Drawn CM

Checked CA



View north from Grand Union Canal **Photograph 09**



View north from Grand Union Canal **Photograph 10**



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Brimingham Road, Hatton Park	Drawing No. CSA/2684/103	Rev -
Drawing Title	Photosheets	Date September 2015	
Client	Taylor Wimpey Uk Ltd	Drawn CM	Checked CA



View east along Birmingham Road **Photograph 11**



View of southern Site boundary from Birmingham Road **Photograph 12**



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land at Birmingham Road, Hatton Park

Drawing Title Photosheets

Client Taylor Wimpey Uk Ltd

Drawing No. CSA/2684/103

Rev -

Date September 2015

Drawn CM

Checked CA



View from Birmingham Road **Photograph 13**



View from Birmingham Road **Photograph 14**



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Birmingham Road, Hatton Park	Drawing No. CSA/2684/103	Rev -
Drawing Title	Photosheets	Date September 2015	
Client	Taylor Wimpey Uk Ltd	Drawn CM	Checked CA



View from public footpath to the east of the Site **Photograph 15**



View from Ebrington Drive **Photograph 16**

 <p>Dixes Bams, High Street, Ashwell, Hertfordshire SG7 5NT</p> <p>t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk</p>		<p>Project Land at Birmingham Road, Hatton Park</p>		<p>Drawing No. CSA/2684/103</p>		<p>Rev -</p>	
<p>Drawing Title Photosheets</p>		<p>Date September 2015</p>		<p>Drawn CM</p>		<p>Checked CA</p>	
<p>Client Taylor Wimpey UK Ltd</p>							



View from public footpath west of Budbrooke **Photograph 17**



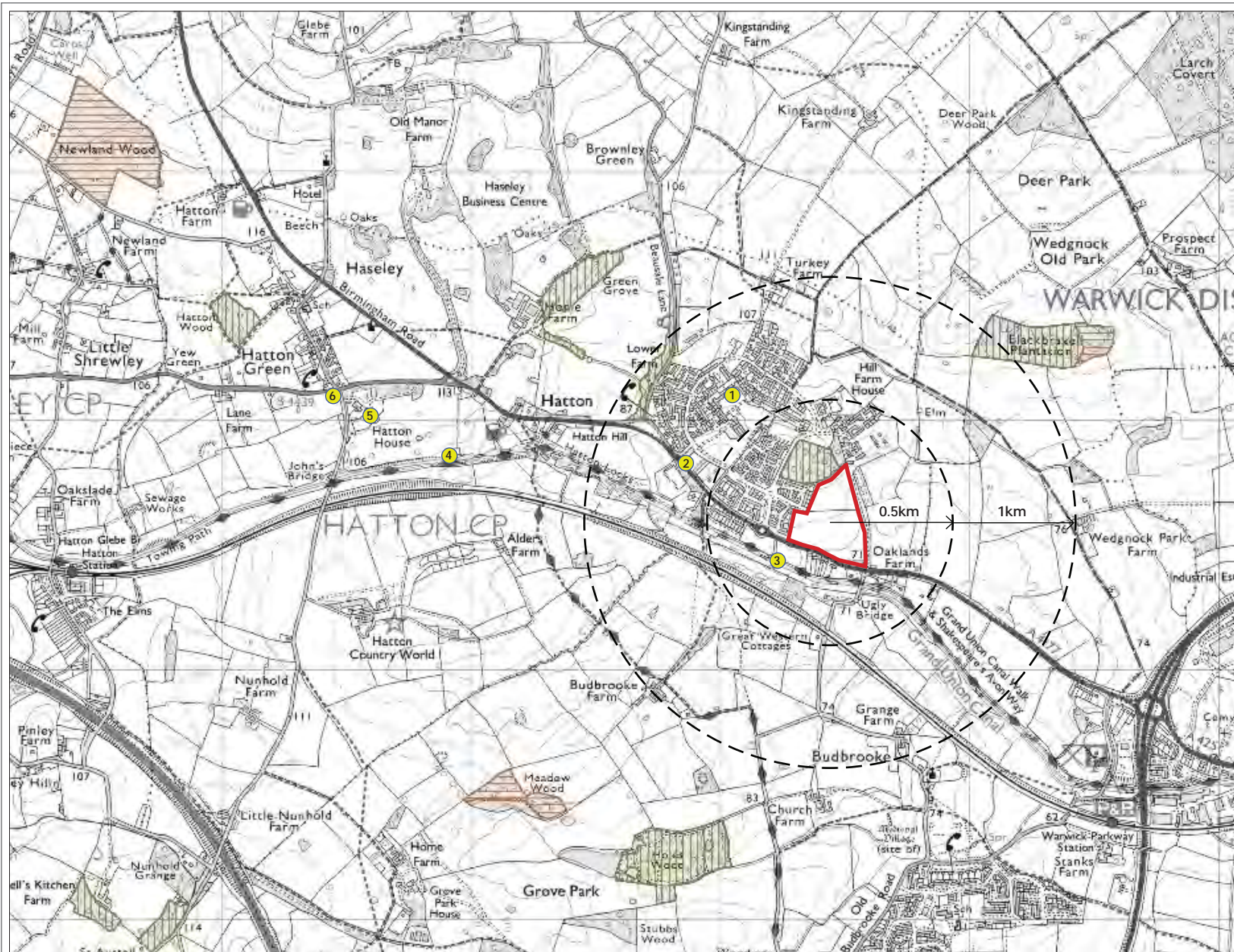
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Brimingham Road, Hatton Park	Drawing No. CSA/2684/103	Rev -
Drawing Title	Photosheets	Date September 2015	
Client	Taylor Wimpey Uk Ltd	Drawn CM	Checked CA

Appendix D

MAGIC Map Extract and Heritage Information



- Site Boundary
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Listed Buildings

1. County Mental Hospital, Grade II
2. Lodge at Main Entrance South West of County Central Hospital, Grade II
3. Lock House, Lock 34, at SP 252 664 on Grand Union Canal, Grade II
4. Water View Cottage, Grade II
5. Hatton House, Grade II
6. Gardener's Cottages, Grade II



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land at Birmingham Road, Hatton Park

Drawing Title MAGIC Map Extract & Heritage Plan

Client Taylor Wimpey UK Ltd

Date June 2015

Drawing No. CSA/2684/102

Scale @ A4 No scale

Rev -

Drawn HT

Checked CA

Appendix E

Extract from Landscape Sensitivity
and Ecological and Geological Study

Parish: Hatton

Landscape Sensitivity to housing development High - medium

This zone comprises a sub-regular medium to large scale mixed field pattern and is part of the wider open landscape with its gently rolling topography allowing extensive views to the east. The zone is within the Arden Wooded Estatelands landscape, formerly a deer park although tree cover is now very limited. The decline in the hedgerow pattern has left thinly scattered mature hedgerow oaks and the remnants of a wooded copse adjacent to the former access to the old King Edward VII Memorial Sanatorium within the Hatton Park development. This former drive has a number of diseased / dying chestnut trees along it.

Two areas within this zone could be considered for development. One is in the north-west of the zone, to abut Barcheston Drive and infill the gap in the existing development. Any development here must include the planting of small copses / blocks of woodland around the perimeter to help the development fit better into the landscape and enhance the Wooded Estateland character of the area. As this is on higher ground care should be taken to ensure that new houses do not form a prominent skyline. New development should not extend beyond the existing building line. A strong landscape buffer must be provided along the PROW.

The other area of this zone that may be appropriate for development is the south-west corner between the existing settlement and the drive to the old Sanatorium. The existing avenue of trees along this drive should be retained and enhanced by replanting if necessary. A buffer of public open space should be retained between this avenue and any new development. It is also imperative that a landscape buffer of native trees, preferably the extent of one field, should be created to maintain a visual link and wildlife corridor between Smith's Covert and the wider countryside to the east. The strong vegetation along the Birmingham Road should also be retained.

Landscape sensitivity to commercial development High

There is no commercial development apparent within this zone. This zone comprises a sub-regular medium to large scale mixed field pattern and is part of the wider open landscape with its gently rolling topography allowing extensive views to the east. The zone is within the Arden Wooded Estatelands landscape, formerly a deer park although tree cover is now very limited. The decline in the hedgerow pattern has left thinly scattered mature hedgerow oaks and the remnants of a wooded copse adjacent to the former access to the old King Edward VII Memorial Sanatorium within the Hatton Park development. This former drive has a number of diseased / dying chestnut trees along it.

Due to the large open landscape and proximity to housing this zone is considered unsuitable for commercial development.

Landscape characteristics (DESK TOP)

LDU Level WOODED ESTATELANDS

Physiographic

Ground type Loamy gleys
Landcover Ancient wooded farmlands
Settlement pattern Dispersed with large estates
Cultural sensitivity LOW
Ecological sensitivity LOW
Visual sensitivity MODERATE

Land Cover Parcel data

Landscape / planning

Green Belt **YES** Parks, Gdns & Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area SAMS Historic Parks / Gdns Listed Blgs Registered Battlefield

Other

Flood

Characteristics

Landform Soft rock lowlands

Land use Cropping

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Redundant

Mgmt

Hedge /stream trees

Extent Scattered

Age structure Overmature

Other trees Apparent

Age structure Overmature

Patch survival Relic

Extent Intensive

Mgmt Arable with no field margins

Ecological corridors

Condition Fragmented

Intensity of use

Impact High

Pattern

Settlement pattern Dispersed with large estates

Other built features -

Presence of water field ponds

Scale medium - large Sense of enclosure framed

Diversity simple

Skyline

In the north of the zone the skyline is generally quite prominent, formed by higher ground sometimes with small copses on the top. Looking east the skyline is often more distant but interrupted by trees and copses nearer to. The houses of Hatton Park and the woodland copse of Smith's Covert are prominent against the skyline in this direction.

Key views

Views within this zone are of a rolling arable landscape framed by hedgerows, trees and small copses. However, in views towards Hatton Park the hard urban edge starts to detract from this otherwise rural character.

Intervisibility

Site observation Medium / High

Views to the south and east extend well beyond the boundary of the zone, especially towards the east where there are extensive views beyond Leamington. Views to the west are restricted by landform, tree cover and the Hatton Park development. There are extensive views over the zone from the settlement and PRoW but views in from further afield are more limited.

Tranquillity

Noise: A very quiet zone; traffic on the A4177 is only heard in the south of the zone.

Urban views: Edge of settlement.

Presence of people: Users of the PRow and driveway to the old Sanatorium (now a footway / cycleway).

Tranquillity rating: Medium / high

Functional relationship

The arable farmland connects with that to the north and east and is part of a much larger agricultural landscape. The PRow also provides a link to surrounding areas, as does a stream that runs through the zone.

Visual relationship

The rolling arable farmland has a very strong visual connection with the surrounding area. Hedgerow trees and other small clusters / belts of trees within the zone provide a visual link to the copses and small woodlands just beyond the zone.

Settlement edge

The settlement edge comprises modern brick properties and garden boundaries and is quite urban in nature. There are only very occasional mature trees which do little to break up and soften the hard edge. The indented nature of the edge helps in some way to make it a little less intrusive.

Key receptors

Sensitivity

Road users (A4177): Medium

PRow users: High

Urban residents: High

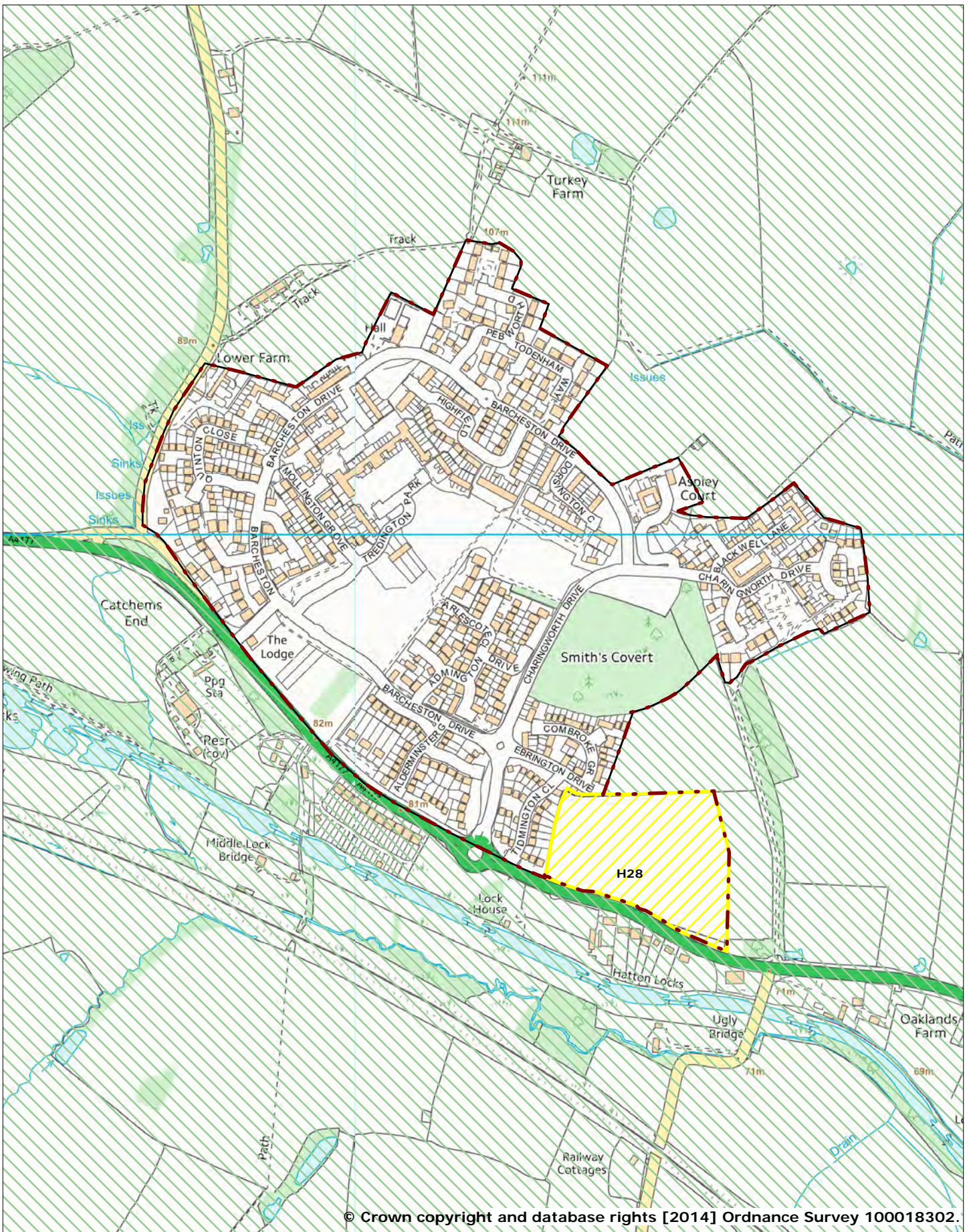
Potential for landscape enhancement

Any development in the north-west of the zone must include the planting of small copses / blocks of woodland around the perimeter to help the development fit better into the landscape and enhance the Wooded Estate land character of the area. New development should not extend beyond the existing building line. A strong landscape buffer must be provided along the PRow.

Any development in the south-west corner between the existing settlement and the drive to the old Sanatorium should allow for the replanting of the existing avenue of trees. A buffer of public open space should be retained between this avenue and any new development. It is also imperative that a landscape buffer of native trees, at least 10m in width, should be created to maintain a visual link and wildlife corridor between Smith's Covert and the wider countryside to the east.





Appendix F

Local Plan Proposals Map:
Hatton Park



© 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)	

21. Hatton Park

**Local Plan
Policies
Map**





Dixies Barns, High Street, Ashwell,
Hertfordshire SG7 5NT

† 01462 743647

e ashwell@csaenvironmental.co.uk

w csaenvironmental.co.uk

Suite 1, Deer Park Business Centre, Eckington,
Persore, Worcestershire WR10 3DN

† 01386 751100

e persore@csaenvironmental.co.uk

w csaenvironmental.co.uk

Gallery 1, Citibase, 95 Ditchling Road,
Brighton BN1 4ST

† 01273 573871

e brighton@csaenvironmental.co.uk

w csaenvironmental.co.uk