

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

VIA EMAIL: planningpolicy@warwickdc.gov.uk

26559/A3/EP/KV/bc

20th November 2020

Dear Sir/Madam,

REPRESENTATIONS TO THE DRAFT BURTON GREEN NEIGHBOURHOOD PLAN (SUBMISSION STAGE CONSULTATION)

We write on behalf of our Client, IM Land and welcome the opportunity to respond to the submission stage (Regulation 16) consultation of the Draft Burton Green Neighbourhood Development Plan (2019-2029) (the 'Draft Neighbourhood Plan').

IM Land has a land interest at Land East of Cromwell Lane ('the Site') which falls within the Neighbourhood Plan area.

The Burton Green Neighbourhood Plan will need to demonstrate it has met the 'Basic Conditions' as set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (alongside procedural compliance matters). In order to meet the Basic Conditions, the neighbourhood plan must:

- 8(2)(a): Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- 8(2)(d): Contribute to the achievement of sustainable development;
- 8(2)(e) Be in general conformity with the strategic policies of the development plan for the area (in this case, the Warwick District Council Local Plan (WLP), 2017);
- 8(2)(f) Be compatible with and not breach European Union (EU) obligations; and
- 8(2)(g) Meet prescribed conditions and comply with prescribed matters (namely the plan not breaching the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017).

Our representations below reflect these basic conditions. We set out our response to the Neighbourhood Plan consultation in policy order below.

The representation should be read alongside the attached representations submitted to the previous Regulation 14 Consultation (December 2019 - January 2020). These comprise a main Representation document (**Appendix 1**) and the Cromwell Lane: Landscape and Visual Appraisal with Green Belt Review' (**Appendix 2**).



Registered in England
Number: OC342692

Barton Willmore LLP
Registered Office:
The Blode
Abbey Square
Reading
RG1 3BE
T/ +44 (0)118 943 0001

In summary, we consider that the Draft Neighbourhood Plan breaches the basic conditions and will require policy deletion and modification prior to being sent to referendum. The following policies should be deleted in full, for the reasons set out in full below:

- 5.1 Policy 1 – Development of Agricultural Land
- 6.5 Policy 5 – Valued Vistas and Landscapes.

The following further policies require more targeted amendment/further annotation, again as set out more fully below:

- 6.1 Policy 1 – Trees and Hedgerows
- 6.2 Policy 2 – Wildlife and Biodiversity
- 6.3 Policy 3 – Public Rights of Way
- 7.3 Policy 3 – Responding to Local Character
- 7.8 Policy 8 – Sustaining and Developing Private Transport
- 7.10 Policy 10 – Use of Renewable Energy
- 7.12 Policy 12 – Flooding

Vision and Strategic Objectives

Strategic Objective 1 – Agricultural Land

5.1 Policy 1 – Development of Agricultural Land

Draft Policy Wording

Policy 1 is an evolution of Regulation 14 Policy EL1 (Green Infrastructure). It seeks to restrict development on Best and Most Versatile Agricultural Land¹ (BMVAL) unless three tests are met:

- It can be demonstrated that development of the agricultural land conforms to national Green Belt policy;
- It is necessary and in the public interest; and
- No land of poorer quality is available.

Evidence Base

The Burton Green Evidence Reasoning Document states that the justification for this policy is that it supports the realisation of Strategic Objective 1 (the protection and enhancement of BMVAL) and that it takes into account:

- National Planning Policy Framework (NPPF) Paragraph 117 (Chapter 11 “Making effective use of land”)
- National Planning Practice Guidance (NPPG) Paragraph 002 Reference ID: 64-002-20190722; and
- WLP Policy NE5 (Protection of Natural Resources)

The Evidence Reasoning Document summarises the reasoning in [4.1.2] further refers to the development of land for housing and for HS2. A further reference is made to community support, in an apparent reference back to the description of community views under [3.2.2].

The Neighbourhood Plan has not been accompanied by any Agricultural Land Survey (Agricultural Land Classification) work or equivalent qualified assessment.

¹ It is noted that the definition of BMVAL within the Policy does not reflect the definition set out within the glossary of the NPPF.

Basic Condition 8(2)(a), (d) and (e)

A draft neighbourhood plan policy of this kind must have correct regard to current national planning policy, for the purposes of basic condition 8(2)(a). If it fails to do so, it is likely to further breach basic condition 8(2)(d), by failing to contribute to (indeed preventing) the achievement of sustainable development. An additional breach will occur where the wording goes beyond a relevant strategic policy in the development plan for the purposes of 8(2)(e).

A reference to national policy within the text of a neighbourhood plan policy must therefore correctly reflect the wording and scope of that national planning policy and cannot seek to go beyond or frustrate it: see the Court of Appeal's judgment in *R(Lochailort Investments) v Mendip DC* [2020] EWCA Civ 1259, [29], [33]-[37]. This applies with particular force where the national policy in question is "Green Belt", which is already a restrictive form of national policy and should not be subject to any "gloss" or expansion.

Basic condition 8(2)(a) also requires efforts to be made to avoid unnecessary policy duplication and confusion. NPPF 16(d) requires that "d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals." NPPF 16(f) requires "f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)." These are underscored by PPG 41-041.

Policy 1 has been prepared on the basis of a flawed understanding of national planning policy. Its wording incorrectly conflates the protection of BMVAL with the protection of the Green Belt and the promotion of the effective use of land/brownfield. These are separate national planning policy topics, with different objectives. The policy text, the supporting Basic Conditions Statement and the Evidence Base document have all failed to observe this formal separation.

Green Belt Policy is not an environmental designation. It is primarily a spatial policy, with its fundamental aim being to prevent urban sprawl. Green Belt boundaries can be altered where exceptional circumstances are demonstrated, where the need for such changes has been established in a Local Plan: see NPPF paragraph 136.

NPPF paragraph 117 falls within a separate Chapter 11 "Making effective use of land". This is a policy which promotes efficient density where sites are identified for development. Neither Paragraph 117 of the NPPF, or the NPPG paragraph referenced, refer to BMVAL.

National Policy covering BMVAL is set out only in Paragraph 170 of the NPPF, which states that planning policies should contribute to and enhance the natural and local environment by, inter alia, recognising the intrinsic character and beauty of the countryside, and wider benefits from natural capital and ecosystem services – including the economic and other benefits of BMVAL (Grades 1, 2 and 3a).

This test is reflected in WLP Policy NE5 which expects development proposals to demonstrate that they avoid BMVAL unless the benefits outweigh the need to protect the land for agricultural purposes.

Modification Required

We consider that the Policy 1 wording merges Green Belt policy and BMVAL references, in a manner which fails to reflect that both are already covered by national planning policy and the development plan policies (e.g. NE5). This is not a scenario where the Policy could lawfully extend beyond the protections conferred by national planning policy already. To remove any such constraint (or confusion), the policy should really be deleted wholesale.

In the alternative, three major modifications are required (although the resulting amendments would leave a policy which would simply duplicate national planning policy and whose purpose would be questionable):

First, the Policy 1 should be amended to remove all reference to Green Belt policy given that the policy text is not consistent with national policy.

Second, the requirement that development 'it is necessary and in the public interest' is vague and imprecise and again wholly inconsistent with national policy, and the development plan.

Finally, the requirement to demonstrate there is no poorer quality land available is akin to a sequential test. This is flatly contrary to Paragraph 170 of the NPPF, which does not require this in relation to BMVAL. This requirement should be removed or amended to reflect the fact that 'poorer quality land' may not be as suitable or as sustainable.

In summary, the resulting wording of this agricultural land policy should be amended to reflect the text of WLP Policy NE5 and the express wording in NPPF paragraph 170. The attempts to graft on additional spatial restrictions are a direct breach of the basic conditions 8(2)(a), (d) and (e).

Strategic Objective 2 – Natural Environment

6.1 Policy 1 – Trees and Hedges

Draft Policy Wording

Policy 1 requires development proposals to, wherever possible, maintain and protect existing veteran and mature trees, woodland and ancient hedgerows (as set out in Map 4). Map 4 is a low resolution, small-scale map, which indicates only the general location of hedgerows and not trees.

The policy text contains no reference to existing hedgerow quality, failing to reflect NPPF 170-175 and standard ecology/biodiversity practice.

Evidence Base

There is no additional mapping work in the supporting evidence base, including the Evidence Reasoning document.

Basic Condition 8(2)(a) and (d)

As set out above, NPPF 16(d) and PPG 41-041 that policy text must be "clear and unambiguous". This extends to the provision of illustrative material and plans. Failure to meet these requirements will result in breaches of basic conditions 8(2)(a) and (d).

Modification Required

Map 4 should be annotated further to set out exactly which hedgerows have been included.

It would appear that the green dashed line simply seeks to show all hedgerows within the Neighbourhood Plan area and, if this is the case, it should be made clear that the requirement to seek to maintain/protect will not apply if the hedgerow is of insufficient quality.

6.2 Policy 2 – Wildlife and Biodiversity

Draft Policy Wording

Policy 2 sets out that where the removal of woodland or hedgerows is involved in proposed development, that appropriate surveys should be carried out and submitted at application stage or prior to determination. The surveys should include detailed and adequate mitigation measures where harmful or negative impact has been identified.

Basic Conditions 8(2)(a) and (d)

Planning policy should not seek to place unnecessary administrative burdens on applications, especially those at outline stage, where a specific survey can be imposed by condition, pursuant to NPPF 54-56. There is no

overarching national policy (in NPPF Chapter 15 or elsewhere) which supports a blanket requirement for pre-application/pre-determination assessment.

The national validation requirements, and Warwick District Council's Local Validation List (May 2018) do not require surveys to be submitted with an application (NPPG Paragraph: 016 Reference ID: 14-016-20140306)

In cases where substantial removal is proposed, then surveys are conducted as a matter of course in any event.

Modification Required

We consider that the requirement to provide mitigation measures at submission stage, or prior to determination, is unreasonable, in breach of basic conditions 8(2)(a) and (d) because this information could be required by condition prior to commencement (for a detailed scheme) or prior to submission of reserved matters (for an outline scheme).

This requirement should be removed. In the alternative, the wording should be modified to make clear that certain details can be provided at a later stage.

6.3 Policy 3 – Public Rights of Way

Draft Policy Wording

The Draft Policy states that the existing footpath network should be preserved and enhanced wherever possible. Any development which adversely effects footpaths, or the amenity of the users of these footpaths, will not be supported. This wording is restrictive and out of step with national planning policy.

Basic Conditions 8(2)(a) and (d)

NPPF 98 provides that "Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.". It therefore envisages greater flexibility and the scope for benefits to be delivered, even where an existing footpath is impacted or partially diverted, as this can be accompanied by suitable mitigation measures.

PPG 37-004 in turn refers to the The Defra Rights of Way Circular (1/09) which provides guidance on "recording, managing and maintaining, protecting and changing public rights of way". National policy therefore does not prohibit alterations to rights of way in all circumstances – instead, it reflects the statutory position that allows for broader flexibility.

Modification Required

In order to comply with basic condition 8(2)(a) and (d), we consider this policy should be more positively worded to state that "support will be given to opportunities that provide enhancements to the existing footpath network (and the amenity of its users)".

It should also provide further flexibility to state that "the existing footpath...should be preserved and enhanced wherever possible, or suitable mitigation measures provided" so as not to unduly restrict otherwise sustainable development in the area, in accordance with national planning policy.

6.5 Policy 5 – Valued Vistas and Landscapes

Draft Policy Wording

Policy 5 sets out that development proposals must demonstrate how they are appropriate to and integrate with the character of the landscape setting whilst conserving and where appropriate enhancing the character of the landscape.

Further, development proposals should ensure that all valued landscapes shown in Map 6 and important vistas and sky lines are maintained and safeguarded particularly where they relate to heritage assets, rising land, village approaches and settlement boundaries.

Map 6 is said to show 5 different valued landscapes with an explanation of views into the landscapes within Table 1 below.

Evidence Base

The valued landscapes have been designated by reference to "Vistas". Table 1 then provides a short text summary of the views. There is no assessment of landscape quality, nor any reference to landscape character assessment.

The "Valued Vista" viewpoints are then illustrated in the Neighbourhood Plan's Appendix 3, with a series of single photographs for each viewpoint.

The Neighbourhood Plan Steering Group have not provided any qualified, comprehensive landscape or visual impact appraisal work to accompany this exercise. Critically, there has therefore been no assessment of the impact of existing allocations which will give rise to development within the viewpoints.

The plan text, and the Evidence Reasoning document simply refer to Paragraph 170 of the NPPF, WLP Policies NE1 (Green Infrastructure) and NE4 (Landscape), and resident responses.

Basic Conditions 8(2)(a), (d) and (e)

Paragraph 170 of the NPPF states that planning policies should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes...(in a manner commensurate with their statutory status or identified quality in the development plan). It is well-established that such areas must have a "demonstrable physical attribute rather than just popularity" and "beyond mere countryside" (Stroud DC v SSCLG [2015] EWHC 488 (Admin)).

PPG 41-040 makes clear that whilst evidence can be proportionate, it must also be robust. In the context of the protection of viewpoints and/or landscapes, this must entail a structured assessment of the relevant landscape character attributes and a correct understanding of the visual baseline and confirmed future changes. Otherwise, the policy will be of nugatory effect.

In particular, the plan authors must take into account future changes, which are provided for through higher tier plans and permissions. This applies with particular force where a major allocation has already been made. This applies as a matter of basic planning practice, pursuant to basic conditions 8(2)(a) and (d). However it also impacts upon 8(2)(e) as a neighbourhood plan cannot seek to restrict an allocation that has already been made in the development plan document. NPPF 29 specifies: "Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies".

Viewpoints: the Cromwell Lane: Landscape and Visual Appraisal

The Examiner will no doubt wish to conduct a site visit in respect of the relevant viewpoints, to assess whether this policy meets the basic conditions.

The Cromwell Lane: Landscape and Visual Appraisal (**Appendix 2**) (provided at Regulation 14 stage and relied upon again here), is a comprehensive document, produced by qualified experts in landscape and visual assessment. We would respectfully commend it as a structured assessment of relevant landscape and visual matters in this area, which is located largely and specifically in the north/north-western corner of the neighbourhood plan area, in the area comprising the rear to Cromwell Road//Westwood Heath Road.

The current views can be seen within the attached Landscape and Visual Impact Assessment (an excerpt providing the views is provided as **Appendix 3** to these Representations). Although the viewpoints do not match exactly onto V2, V3 and V5, the document provides an important insight into the extent of built development in

this area and the consequent impact of further development and major allocations at H24 and H42 (set out further below).

Allocations

Each of Views V2, V3 and V5 fail to reflect that there will be a significant housing allocation along Westwood Heath Road identified as part of the WLP. This is a serious omission, which reveals both the deficiencies in the evidence base and a clear breach of basic conditions 8(2)(a), (d) and (e).

In summary:

- Policy DS11 identifies Burton Green as a Growth Village;
- Policy DS20 identifies growth directions south of Coventry covering Burton Green,
- Site H42 Westwood Heath will provide 425 dwellings
- Site H24 Burrow Hill will provide 90 houses.

Site H42 is already the subject of a hybrid planning permission (reference W/17/2357) for the erection of up to 425 dwellings (detailed first phase of 129 dwellings with the remainder of the site being outline including details of access), convenience store, formal and informal open space, infrastructure provision and means of access onto Westwood Heath Road and Bockendon Lane, granted October 2018. Several discharge of condition applications have also been submitted/and or approved.

Site H24 is the subject of full planning permission (reference W/17/2086) for 90 dwellings with the provision of access plus all other associated infrastructure and enabling works, granted May 2018 (and it is understood this site is now under construction).

It is also noted that further land to the east of Site H42 is safeguarded for future development under WLP Policy DS21 (Safeguarded Land).

V2, V3 and V5 therefore seek to preserve landscapes and viewpoints without any proper regard to the extent of the upcoming change. V5 merely contains a single reference: "This view will be affected by the proposed Westwood Heath housing development towards the Coventry skyline. "

Required Modifications

Each of views V2, V3 and V5 will be impacted by consented development that is being advanced (including HS2). The policy wording has not been supported by any robust evidence, fails to reflect the above changes and will be of limited practice effect.

They do not provide the requisite evidence to demonstrate that this area has the required attributes to be classed as a valued landscape under NPPF 170a. Its retained inclusion would breach basic conditions 8(2)(a), (d) and (e).

In summary, Policy 5 should be deleted in full. In the alternative, V2, V3 and V5 should be deleted.

Strategic Objective 3 – The Built Environment

7.3 Policy 3 – Responding to Local Character

Draft Policy Wording

Policy 3 requires the provision of details of boundary treatments and landscaping.

Basic Conditions 8(2)(a) and (d)

As set out above, under NPPF 16(d) and 54-56, such details would ordinarily be provided as part of a suitably worded planning condition. An outline planning application may also require less information.

Required Modification

To ensure compliance with basic conditions 8(2)(a) and (d), it should be clarified that these details may not be required at the application stage.

7.8 Policy 8 – Sustaining and Developing Private Transport

Draft Policy Wording

Policy 8 requires electric vehicle charging points for all new dwellings.

Basic Condition 8(2)(a), (d) and (e)

WLP Policy TR1(d) which requires, *where practical* (emphasis added), the incorporation of facilities for charging plug-in.

The Parking Standards Supplementary Planning Document (SPD) (2018) paragraphs 2.27-2.32 also sets out important considerations for the practical implementation of charging facilities and that draft policy 8 should make reference to this SPD.

Required Modification

To ensure compliance with basic conditions 8(2)(a), (d) and (e), we consider the policy should reflect the wording of WLP TR1(d).

7.10 Policy 10 – Use of Renewable Energy

Draft Policy Wording

Policy 10 seeks to require new buildings to contribute to the achievement of sustainable developments in reducing the environmental impact through resource efficient designs and, where appropriate, locally sourced building materials.

Basic Condition 8(2)(a), (d) and (e)

The NPPF (paragraph 34) states that development contributions should not undermine the deliverability of the plan. Based on the recently updated approach to viability assessments at the plan-making stage (as per National Planning Practice Guidance) this should take into account all of the expected contributions including any design standards or requirements.

Required Modification

Policy 10 should be amended to reflect that a requirement for locally sourced building materials may not be feasible in certain instances, it may not be necessary, and that there are other potential options for supporting the transition to a low carbon future (NPPF Paragraph 148).

7.12 Policy 12 – Flooding

Draft Policy Wording

Policy 12 requires all proposals to provide information demonstrating how any mitigation measures will be satisfactorily integrated into the design and layout of a development.

Further, the Policy seeks to require all residential development to incorporate water efficiency measures to achieve the enhanced technical standard for water usage under building regulations.

Basic Condition 8(2)(a), (d) and (e)

Continuing the same theme above, such details would ordinarily be provided as part of a suitably worded planning condition.

The NPPG is clear that all new homes already have to meet the mandatory national standard. Where there is a clear local need, local planning authorities can set out local plan policies requiring new dwellings to meet the tighter optional requirement (Paragraph: 014 Reference ID: 56-014-20150327). It is for a local planning authority to establish a clear need. No evidence or justification has been provided to show that these optional requirements are required in this location.

Required Modification

The policy should be clarified such that these details are not be required at application stage.

The policy requirement to incorporate water efficiency measures should be deleted.

Hearing

The Draft Neighbourhood Plan requires a significant number of modifications before it can proceed to referendum. In particular, 5.1 Policy 1 – Development of Agricultural Land and 6.5 Policy 5 – Valued Vistas and Landscapes reveal legal errors in the formulation of the policies and a failure to have correct regard to national planning policy.

We therefore respectfully submit that this is a case which would merit a formal examination hearing, pursuant to Schedule 4B's paragraph 9(2)(a) to ensure adequate examination of the issue and to ensure that our client is able to have a fair chance to put its case. Such a hearing could be conducted by video conference procedures, such as MS Teams, in line with the Planning Inspectorate's practice with a number of Examinations in Public.

Conclusion

We trust that you will take these comments as helpful in progressing the Plan. Should you require any further information, please do not hesitate to contact me as per the details of this letter.

Yours sincerely



ED PIGOTT
Senior Planner

Enc.

Appendix 1 – Barton Willmore Regulation 14 Representations

Councillor Watkin
Burton Green NDP Steering Group Chair
2 'The Hollies'
Red Lane
Burton Green
Kenilworth
CV8 1PF

VIA EMAIL

26559/A3/SJ/EP/KV/bc

27th January 2020

Dear Councillor Watkin,

REPRESENTATIONS TO THE DRAFT BURTON GREEN NEIGHBOURHOOD PLAN (REGULATION 14 CONSULTATION)

We write on behalf of our Client, IM Land and welcome the opportunity to respond to the Draft Burton Green Neighbourhood Plan (the 'draft plan'). We respond in respect of IM Land's land interest at Land East of Cromwell Lane ('the Site') which falls within the Neighbourhood Plan area.

The Burton Green Neighbourhood Plan will need to demonstrate it has met the 'Basic Conditions' as set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (alongside procedural compliance matters). In order to meet the Basic Conditions, the neighbourhood plan must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area (in this case, the Warwick District Council Local Plan, 2017);
- Be compatible with and not breach European Union (EU) obligations; and
- Meet prescribed conditions and comply with prescribed matters (namely the plan not breaching the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017).

Our representations are submitted with these Basic Conditions in mind. We set out our response to the Neighbourhood Plan consultation in chronological order below. This represent is accompanied by 'Cromwell Lane: Landscape and Visual Appraisal with Green Belt Review' (January 2020).

Objective 2: Agricultural Land and Draft Policy EL1- Green Infrastructure

Agricultural Land

Objective 2 of the draft plan is 'Agricultural Land: The [plan] should protect and, if possible, enhance the productivity of the agricultural land in the [plan] area.'



Under 'Agricultural Land', draft policy EL1 states that the use of agricultural land for development will only be considered in the following specific circumstances:

- There is an objectively assessed strategic requirement to provide a site within this [neighbourhood plan] in some future version of the Warwick District Council Local Plan;
- The requirement cannot be met through infilling within the development boundary; and
- There are no brownfield sites within the [neighbourhood plan] recorded in the Brownfield Land Register that may otherwise be suitable for development."

Given that the neighbourhood plan area of Burton Green encompasses areas of agricultural land within the Green Belt, the relevant national planning policy in relation to this policy designation needs to be taken account of. The overall development strategy for the local plan area is a strategic matter to be considered through the Warwick District Local Plan, which the Neighbourhood Plan should be in general conformity with. In accordance with the NPPF (paragraph 136) if a need to amend Green Belt boundaries in specific location, or remove a specific site from the Green Belt for development, has been identified within the strategic policies of the local plan for the area (justified by the exceptional circumstances as set out below) then it should not be subject to further conditions that may restrict its ability to come forward via non-strategic policies of neighbourhood plans. If any non-strategic policies for guiding the selection of development sites via neighbourhood plans are provided, they should be in conformity with the NPPF.

It is considered that this policy does not have due regard to the NPPF (NPPF, paragraphs 137 and 138) with regards to changes to Green Belt boundaries. Paragraph 137 states that in considering whether or not 'exceptional circumstances' exist to justify changes to Green Belt boundaries the strategic policy-making authority should examine all other reasonable options for meeting the identified need for development and account will be taken of whether the strategy:

- Makes as much use as possible of suitable brownfield sites and underutilised land;
- Optimises the density of development in line with the policies in chapter 11 of the Framework;
- Has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development.

Paragraph 138 of the NPPF goes on to state that **"when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account"**. The principle that sustainable development should be of paramount importance has been reinforced by the findings of Local Plan examinations, namely that of the Lichfield District Local Plan (2015) wherein the Inspector identified in his report **"I can find no justification in the Framework, in Planning Guidance...for the proposition that Green Belt land should be released only as a last resort. This would be to accept that sustainability is the servant of Green Belt designation – which it is not. On the contrary, as has already been established, the duty in determining Green Belt boundaries is to take account of the need to promote sustainable patterns of development."**

More recently a High Court judgement (Compton Parish Council & Ors v Guildford Borough Council & Anor [2019] EWHC 3242 (Admin) (04 December 2019)) in relation to the Guildford Local Plan (2019) also identifies that 'exceptional circumstances' for the release of Green Belt land in relation to the meeting of housing needs can take into account the nature and degree of the need, alongside considerations of why the need cannot be met in sequentially preferable sites; the impact on the functioning of the Green Belt; and what other advantages sites released from the Green Belt might bring, for example, in terms of a sound spatial distribution strategy.

Therefore, the existence of brownfield sites and/or infilling opportunities is not the only consideration to be borne in mind in considering the 'exceptional circumstances' for the release of Green Belt land. Wider sustainable development considerations should be taken into consideration. It is also noted that the most recent iteration of the Warwick District Council Brownfield Register (2019) does not identify any sites within the Burton Green Neighbourhood Plan area, and no additional sites are identified in the draft Plan itself. This would indicate that there are limited infill and/or brownfield opportunities available, so alternative sites will need to be considered in the future to meet local housing needs.

In conclusion it is considered that Objective 2 of the draft plan and this element of draft policy EL1 should be removed as the principles of them do not have due regard to national planning policy.

Trees and Hedges

The draft policy states that **“Development must take into account the importance of veteran and mature trees and ancient hedgerows. Development which adversely affects such trees or hedgerows will not be supported unless there is a net gain in trees and hedge planting.”** It also states that any proposals which adversely affect trees and woodlands will be resisted and that **“any plan involving the removal of the linear tree and hedge wind-breaks shown in Map 6 will be resisted if there is active agricultural activity within the immediate vicinity.”**

The NPPF (paragraphs 170 and 174) provides for the protection of habitats, including trees and hedgerows including net gains. However, it is considered that these policies requirements should be caveated with a further reference to proposals being supported if there are other suitable mitigation or compensation measures being provided, so as not to unduly restrict otherwise sustainable development in the area. This would be in accordance with the NPPF (paragraph 175) which allows mitigation and compensation to be considered as part of the decision-making process and the NPPF (paragraphs 8-9) principles of achieving sustainable development overall, taking account of local circumstances.

Public Rights of Way

The draft policy states **“the existing footpath network...should be preserved and enhanced wherever possible. Any development which adversely affects footpaths, or the amenity of the users of these footpaths, will not be supported.”** This policy should be more positively worded to state that ‘support will be given to opportunities that provide enhancements to the existing footpath network (and the amenity of its users)’ in line with paragraph 98 of the NPPF. It should also provide further flexibility to state that “the existing footpath...should be preserved and enhanced wherever possible, or suitable mitigation measures provided” so as not to unduly restrict otherwise sustainable development in the area, in accordance with national planning policy.

Draft Policy EL2- Local Green Spaces

It is noted that the Site was previously identified in a working draft of the Neighbourhood Plan (March 2019) as a Local Green Space designation via Policy EL2 Local Green Spaces (site reference GS1). This proposed designation has now been removed in the current draft consultation Neighbourhood Plan¹ and the Plan is supported by an ‘Evidence, Reasoning and Justification Document’ which details the evidence for the updated Local Green Space designations. This updated position is supported on the basis that there is no justification for the designation of the Site for a Local Green Space, as per the criteria for such designations set out in the NPPF (paragraph 100). This states that a Local Green Space designation should only be used where the green space is:

- a) In reasonable close proximity to the community it serves;
- b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreation value (including as a playing field), tranquillity or richness of its wildlife; and
- c) Local in character and is not an extensive tract of land

All these criteria should be met to justify a designation. The National Planning Practice Guidance (PPG) provides some further advice on the application of the criteria. Table 1 below sets out a clear evidence base for why the Site should not be considered as a Local Green Space now, or in the future according to the NPPF and considering the PPG.

Table 1. Supporting commentary for Land East of Cromwell Lane not warranting a Local Green Space designation

NPPF Criteria	Commentary
a) Proximity to the community it serves	Whilst the site lies adjacent to the existing settlement edge it lies to the rear of existing residential gardens; is privately owned; and is not publicly accessible (bar a public right of way that crosses through the site). It does not therefore serve the community.

¹ The Neighbourhood Plan Steering Group meeting minutes of 13th May 2019 state the group agreed that the Electricity Sports Ground adjacent to Cromwell Lane does not meet the NPPF criteria and should not be included in the local green spaces.

<p>b) Demonstrably special and holds a particular local significance including:</p> <ul style="list-style-type: none"> - Beauty - Historic significance - Recreation value - Tranquillity - Wildlife 	<p>The site is not subject to any national designations that would suggest any special importance of the site related to these criteria.</p> <p>The site not identified within the Warwick District Local Plan (2017) as holding any specific importance related to these criteria by virtue of policy designations.</p> <p>It is understood that the site formed a historic playing field, but that use has expired and it does not provide any recreational benefits to the local community (bar the public right of way that crosses over a small portion of the site).</p> <p>There are some areas of woodland and hedgerows of local interest, but these do not warrant any special significance being assigned to the site overall.</p> <p>Please see the accompanying 'Cromwell Lane: Landscape and Visual Appraisal with Green Belt Review' (January 2020) for more detailed information on the site characteristics (including its limited contribution to the Green Belt) which further demonstrates there are no special features of particular local significance warranting a Local Green Space designation.</p>
<p>c) Local in character and is not an extensive tract of land</p>	<p>There is no threshold for what is to be considered 'local' or 'extensive' with each site to be considered on its merits, based upon the local context. It is considered that in the context of this neighbourhood plan area the focus should be on those spaces reflecting the local scale of the plan, represented by proposed Local Green Spaces 1 and 3 for example (constituting a village green and playground).</p>

Objective 1: Valued Landscapes and Draft Policy EL4- Valued Landscapes

Objective 1 of the draft plan states 'Valued Landscapes: The [plan] should ensure the preservation of the much-valued views of the surrounding open countryside and protect the woodlands, hedgerows and wildlife habitats in the [plan] area.'

The draft policy EL4 refers to 'Valued Landscape Views' which are identified on Map 8 and in Table 1 of the draft plan. The draft policy sets out that **"proposals which would have an adverse impact on these valued landscapes will not be supported"**. In addition, **"within the designated views, new developments should make every effort to:**

- **Have rooflines below the horizon wherever reasonably feasible**
- **Not obscure the view of any building when viewed from any points along the designated view baseline, shown as an extended blue line in the map."**

In relation to views V2, V3 and V5 in particular it should be recognised that there is a significant housing allocation along Westwood Heath Road identified as part of the Warwick District Local Plan (2017). Policy DS11 of the Warwick District Local Plan identifies Burton Green as a Growth Village and Policy DS20 identifies growth directions south of Coventry covering Burton Green, with Site H42 Westwood Heath to provide 425 dwellings and Site H24 Burrow Hill to provide 90 houses.

Site H42 is the subject of a hybrid planning permission (reference W/17/2357) for the erection of up to 425 dwellings (detailed first phase of 129 dwellings with the remainder of the site being outline including details of access), convenience store, formal and informal open space, infrastructure provision and means of access onto Westwood Heath Road and Bockendon Lane, granted October 2018. Several discharge of condition applications have also been submitted/and or approved. Site H24 is the subject of full planning permission (reference W/17/2086) for 90 dwellings with the provision of access plus all other associated infrastructure and enabling works, granted May 2018 (and it is understood this site is now under construction). Clearly, these developments will alter views in the short term and the evidence base underpinning the Neighbourhood Plan objectives and policies does not reflect this. The evidence and plan policies should acknowledge and reflect the fact that the views identified will change as a result of these developments in the short term.

The NPPF (paragraph 127c) states that planning policies and decisions should ensure that developments “are sympathetic to local character and history, including...landscape setting, whilst not preventing or discouraging appropriate innovation or change...”. The principles of the draft policy EL4 should reflect this, particularly the ability for these elements to change. It is considered that paragraph 6.5.4 of the draft policy should be removed on the basis that paragraph 6.5.5 provides a series of considerations for new developments to take into account to address their impacts upon the views. Paragraph 6.5.4 does not provide any further value in terms of how to assess whether or not a proposal will have an adverse impact on the views; it merely provides a restrictive policy approach which is not in accordance with national planning policy.

Section 6.0 ‘Visual Appraisal’ of the accompanying ‘Cromwell Lane: Landscape and Visual Appraisal with Green Belt Review’ (January 2020) provides a more detailed appraisal of the changing nature of these views and illustrates that development of the Site would not impact upon them. It also notes that the draft Policy EL4 appears to confuse valued views with valued landscapes (paragraph 6.11) which should be considered further in the next iteration of the draft Plan.

Draft Policy IH2- Parking Provision

The draft policy states “**all new houses must provide at least one parking space per bedroom per property**” with no flexibility provided for a site by site approach. This is partly in excess of the requirements set out in the Warwick District Council Parking Standards Supplementary Planning Document (2018) which specifies parking standards of one allocated space for 1 bedroom properties; 2 allocated spaces for 2/3 bedroom properties; and 3 allocated spaces for 4+bedroom properties. The Supplementary Planning Document also provides flexibility for greater or less provision where justified by site specific circumstances.

Part of the policy justification is to minimise disruption caused by off street parking. The NPPF (paragraph 105) states that if setting local parking standards the policies should take into account a range of factors including the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. This justification for the draft policy within the supporting ‘Evidence, Reasoning and Justification Document’ does not appear to fully reflect these considerations.

The draft plan also states that the purpose of the policy is to “**weight the economics of the housing mix towards smaller dwellings- which supports our plan policy**”. Whilst the policy sets out that parking standards are not a strategic issue in the Warwick District Local Plan (2017) and the Neighbourhood Plan can therefore set its own parking standard, the thrust of the policy is also to influence the housing mix on future development sites i.e. seeking to deliver a larger proportion of smaller dwellings. It is considered that the housing mix is a strategic policy consideration and that the Neighbourhood Plan should be in conformity with strategic policies set out in the Warwick District Local Plan (2017) on this matter.

Policy H4 Securing a Mix of Housing of the Warwick District Local Plan (2017) states that “**the Council will require proposals for residential development to include a mix of market housing that contributes towards a balance of house types and sizes across the district, including the housing needs of different age groups, in accordance with the latest Strategic Housing Market Assessment.**” It also provides for scenarios where it may not be appropriate to secure the full housing mix on site e.g. due to physical constraints and locational, or in rural areas where there is an up to date local housing needs assessment that indicates a different mix is required. The Warwick District Council ‘Provision of housing mix’ guidance (2018) sets out the current position which is for 5-10% as 1 bed properties; 25-30% as 2 bed properties; 40-45% as 3 bed properties; and 20-25% as 4 bed properties.

Paragraph 4.48 of the explanatory text to Policy H4 states “**in rural areas, developments will be expected to provide a mix of housing in accordance with a local village or parish housing needs assessment, where an up-to-date survey exists. If no such survey exists, the housing mix should reflect the district-wide assessment of need. If the scheme is able to meet all the needs identified in the village or parish assessment, the balance of homes should reflect the district-wide assessment of need.**”

Burton Green Parish undertook an updated Housing Needs Survey in 2018 to support the Neighbourhood Plan. Based upon six respondents who have current unmet housing needs the survey identifies that all of the respondents want owner-occupied market homes (although one of these may not be able to access the market). Of these two respondents require a 4 bed property; two respondents require a 3 bed property; and two respondents require a 2 bed property.

The District wide and local evidence shows there is not just demand for smaller properties in the District and local area. As per Policy H4 of the Warwick District Local Plan (2017) the District wide and local housing surveys are to be regularly updated in order to inform local housing mix requirements. The mix required locally may therefore also change over the plan period. A minimum parking standard with no site by site flexibility could restrict the ability of the plan to respond to current and future local needs for housing mix.

In order for the basic conditions of being in general conformity with the strategic policies for the area and contributing to sustainable development overall to be met, the minimum requirements for parking standards that are seeking to influence the housing mix on site should be removed, or at the very least the policy wording should be amended to provide flexibility for a site by site approach that allows the minimum standard to be deviated from dependent upon the site specific circumstances.

Draft Policy IH3- Density of Development.

Whilst Draft Policy IH3 states that housing density should be assessed on a site by site basis, Draft Policy IH2 will clearly influence the density of development across the neighbourhood planning area via minimum parking standards. It would appear there is a conflict between these two policies and that without a site by site flexible approach to the minimum parking standards specified in Draft Policy IH2 the ability for site by site approach to housing density to be implemented would be limited.

Draft Policy IH3 also states that new developments should **"not adversely affect the current viewpoints."** In relation to this please refer to comments made in respect of Draft Policy EL4 with regards to the changing nature of the identified viewpoints.

Draft Policy IH4- Use of Renewable Energy

This draft policy expects all new developments to **"be designed to the highest possible sustainable standards in order to minimise carbon emissions, minimise energy consumption, pollution, flood risk and to increase the proportion of renewable energy"**. It specifies that new developments should **"be designed and orientated so that an adequate proportion of the roof area faces southwards and is suitable for the mounting or incorporation of solar energy equipment."** The supporting text to the draft policy states that buildings **"where less than one third of the total roof area was appropriately orientated and was suitable for solar energy reception would not satisfy this policy expectation"**. The draft policy also requires business sites of more than 1000 square metres and residential sites for 10 units to examine the potential to use renewable heating from local geothermal sources.

The NPPF (paragraph 148) outlines that the planning system should support the transition to a low carbon future in a changing climate. The Warwick District Local Plan Overarching Policy SCO Sustainable Communities addresses this ambition supported via a series of Local Plan policies. However, other than sustainable construction standards for non-residential developments (within Policy CC3) there are no specific targets or requirements for new development. In line with the NPPF, this Policy CC3 also allows for the financial viability of achieving this standard to be taken into consideration as part of the decision-making process.

The NPPF (paragraph 34) states that development contributions should not undermine the deliverability of the plan. Based on the recently updated approach to viability assessments at the plan-making stage (as per National Planning Practice Guidance) this should take into account all of the expected contributions including any design standards or requirements.

This draft Policy IH4 should ensure it does not undermine the deliverability of future development in line with National Planning Policy and the Warwick District Local Plan policies. The current policy wording which 'expects' the highest possible sustainable construction standards and a particular orientation of building roofs should be

amended to 'encourage' or 'support' such standards. This would ensure that the policy is not interpreted as a requirement to achieve higher standards that have not been the subject of a whole-plan viability assessment and which could undermine deliverability of the plan and strategic Local Plan. The plan should acknowledge that a national timetable for higher standards of building energy efficiency and low carbon heating is also being proposed via the 'Future Homes Standards Consultation (2019/20)'.

There does not appear to be any supporting evidence for the preference for developments to examine the potential for geothermal energy sources locally. Whilst this policy only states the potential should be 'examined' is it considered that the renewable and low carbon energy sources potentially serving a development should be determined on a site and development specific basis, taking into account the forthcoming national building regulation updates via the Future Homes Standards.

Draft Policy T1- Sustainable management of private transport

The draft policy states **"all new dwellings must have electric car charging facilities in order to facilitate the transition to sustainable private transport."** The policy should more closely reflect the provisions of the Warwick District Council Local Plan (2017) TR1(d) which requires, *where practical* (emphasis added), the incorporation of facilities for charging plug-in. The Parking Standards SPD (2018) paragraphs 2.27-2.32 also sets out important considerations for the practical implementation of charging facilities and the draft Policy T1 should make reference to this SPD.

Draft Policy T2 – Provision for Cycleways

The draft policy identifies that the routes **"designated on Map 10 are safeguarded for the upgrading of existing roads, footpaths and trackways to cycleways joining with the existing Greenway. Planning decisions which would adversely affect these current or future routes will be resisted"**. This policy should be more positively worded to support opportunities that provide enhancements to the routes in line with paragraph 104 of the NPPF.

Conclusion

We trust these representations are helpful to inform the next stage of the draft plan. Should you require any clarification of the points please contact me. Please note that we wish to be notified of the Regulation 16 'Local Authority Publicity Period' consultation in due course.

Yours sincerely



SARAH JONES
Senior Planner

Appendix 2 – LVAGBR

Cromwell Lane: Landscape and Visual Appraisal with Green Belt Review

Prepared on behalf of IM Properties

January 2020

Cromwell Lane: Landscape and Visual Appraisal with Green Belt Review

Prepared on behalf of IM Properties

Project Ref:	28018/A5
Status:	Issue
Issue/ Rev:	
Date:	January 2020
Prepared by:	MN/CMcH
Checked by:	WL
Authorised by:	MDC

Barton Willmore LLP
7 Soho Square
London
W1D 3QB

Tel: 020 7446 6888
Fax: 020 7446 6889
Email: matthew.chard@bartonwillmore.co.uk

Ref: 28018/A5
Date: January 2020
Status: Issue

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore LLP.

All Barton Willmore stationery is produced using recycled or FSC paper and vegetation oil based inks.

CONTENTS

1.0	Introduction	1
2.0	Methodology	2
3.0	Site Description and Landscape Context	8
4.0	Landscape Planning Policy	12
5.0	Published Landscape Character Assessments	23
6.0	Visual Appraisal	28
7.0	Green Belt Review	30
8.0	Opportunities and Constraints to Development	37
9.0	Conclusion	39

ILLUSTRATIVE MATERIAL

Figure 1: Site Context Plan

Figure 2: Topographical Features Plan

Figure 3: Landscape Character Plan

Figure 4: Site Appraisal Plan

Figure 5: Visual Appraisal Plan

Figure 6: Opportunities and Constraints Plan

Site Appraisal Photos (A-F)

Site Context Photographs (1-9)

Green Belt Photos (GB1-11)

APPENDICES

Appendix A.1: Extracts from Published Landscape Character Assessments

Appendix A.2: Extracts from Published Green Belt Reviews

1.0 INTRODUCTION

- 1.1 Barton Willmore were commissioned in late 2017 to undertake a Landscape and Visual Appraisal with Green Belt Review on land to the east of Cromwell Lane, between Burton Green and Coventry in Warwick District. This was updated in January 2020 to support representations to the Regulation 14 stage of the Burton Green Neighbourhood Plan.
- 1.2 The Site has been explored as a potential urban extension since before 2010 but, in the latest Warwick SHLAA, the Site was not allocated. The adjacent land to the east (SHLAA site C13), however, has been allocated, despite facing many of the same constraints as the Site. Site C13, Lodge Farm (H42) was recently granted a hybrid planning permission.
- 1.3 The Planning Inspector's Report on the Examination of the Warwick District Local Plan included an analysis of the land east of Lodge Farm (H42) and made reference to the latest phases to the east. In the words of the Inspector, these sites would ***"result in a substantial extension of the built up area beyond Westwood Heath Road into the surrounding countryside. The openness of the site would be lost and development would have a significant effect on the character and appearance of the site and the wider area"*** (paragraph 275). Further land has been safeguarded to the east of site H42 to provide at least 770 dwellings.
- 1.4 The Inspector's Report went on to refer to the land of the Site, stating ***"an area of Green Belt between the site and Burton Green would remain. The gap would be sufficient to ensure the continued separate identity of the village relative to the urban edge of Coventry"*** (paragraph 276).
- 1.5 This document will examine the evidence base that relates to Site H42 and the Cromwell Lane Site, and demonstrate that the Site makes a limited contribution to the purposes of the Green Belt as set out within the NPPF, and that it is less visually sensitive than the allocated land at H42, and even less so since the allocation of the land to the east.

2.0 METHODOLOGY

2.1 Landscape and Visual Appraisal (LVA) and Green Belt Review (GBR) are separate assessments. However, the information ascertained through the LVA is used to aid the assessment of the contribution that the Site makes to the purposes of the Green Belt, such as through the assessment of the relationship of the Site with the existing built form, the identification of defensible boundaries that may prevent sprawl, and the physical and visual encroachment into the countryside and merging of settlements.

Methodology for Landscape and Visual Appraisal

2.2 The methodology employed in carrying out the LVA has been drawn from the Landscape Institute and the Institute of Environmental Management & Assessment's Guidelines for Landscape and Visual Impact Assessment' 3rd Edition¹ (2013) also referred to the 'the GLVIA3'. The aim of these guidelines is to set high standards for the scope and content of Landscape and Visual Impact Assessments (LVIAs) and to establish certain principles that will help to achieve consistency, credibility, transparency and effectiveness throughout the assessment.

2.3 The GLVIA3 sets out the difference between Landscape and Visual Impact Assessment (LVIA) and Landscape and Visual Appraisal (LVA). The preparation of an LVA has the rigour of the LVIA process but looks to identify issues of possible harm that might arise from the development proposal and offset them through change and modification of the proposals before a fix of the final design scheme, i.e. this LVA has been used as a tool to inform the design process, rather than an assessment of a final proposal.

2.4 The assessment of landscape and visual effects, in common with any assessment of environmental effects, includes a combination of objective and subjective judgements. It is, therefore, important that a structured and consistent approach is adopted to ensure that the assessment undertaken is as objective as possible.

2.5 A landscape appraisal is the systematic description and analysis of the features within the landscape, such as landform, vegetation cover, settlement and transport patterns and land use that create a particular sense of place. A visual appraisal assesses visual receptors, which are the viewers of the landscape, and could include people using locations such as residential or business properties, public buildings, public open space and Public Rights of Way (PRoW).

¹ Landscape Institute and Institute for Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition

- 2.6 A desktop assessment of the Study Area was undertaken, including an assessment of landscape character, landform, landscape features, historic evolution, policy and designations. This information was used as a basis against which to compare the findings of the Site assessment.
- 2.7 The Study Area has been confined to that shown in **Figure 1: Site Context Plan**. This distance from the Site was chosen based on existing features such as landform and vegetation, settlement morphology and land use patterns. This is considered a sufficient area to establish the landscape and visual baseline and to allow the appraisal of the Site and its context, and to inform the development of masterplan proposals.
- 2.8 A brief description of the existing land use of the Study Area is provided and includes reference to existing settlement, transport routes and vegetation cover, as well as local landscape designations, elements of cultural and heritage value and local landmarks or tourist destinations. These factors combine to provide an understanding of landscape value and sensitivity, and an indication of key views and viewpoints that are available to visual receptors, which are then considered in the visual appraisal.
- 2.9 The Site has been considered in terms of the following:
- i) Landscape Character
i.e. landform, vegetation cover, land use, scale, state of repair of individual elements, representation of typological character, enclosure pattern, form/line and movement
 - ii) Visual Influence
i.e. landform influences, tree and woodland cover, numbers and types of residents, numbers and types of visitors and scope for mitigating potential for visual impacts
 - iii) Landscape Value
i.e. national designations, local designations, tranquillity / remoteness, scenic beauty and cultural associations
- 2.10 The Landscape and Visual Appraisal was used to identify opportunities and constraints to future development to inform the development of masterplan designs for the Site.

Methodology for Green Belt Review

- 2.11 The Site was assessed against the first four purposes of the Green Belt as set out in Paragraph 134 of the NPPF (February 2019), which are:
- *"To check the unrestricted sprawl of large built-up areas;*
 - *To prevent neighbouring towns from merging into one another;*
 - *To assist in safeguarding the countryside from encroachment; and*

- *To preserve the setting and special character of historic towns...*

- 2.12 The fifth purpose of the Green Belt *"to assist in urban regeneration by encouraging the recycling of derelict and other urban land"*, has been scoped out of the assessment as the Council is considering greenfield sites and, therefore, should the Site be brought forward for development, it would not prejudice derelict or other urban land being brought forward for development.
- 2.13 The NPPF states in Paragraph 136 that *"once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of Plans"*.
- 2.14 The NPPF seeks to align Green Belt boundary reviews with sustainable patterns of development, as set out in Paragraph 138, with Local Planning Authorities encouraged to *"consider the consequences for sustainable development of 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"*.
- 2.15 Paragraph 141 sets out principles for the beneficial use of the Green Belt:

"Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land."

Assessment against the characteristics of the Green Belt

- 2.16 The criteria used to assess the contribution made by the Site as existing to the first four purposes of the Green Belt are set out in Error! Reference source not found..

Table 2.1: Purposes of the Green Belt – Assessment Criteria

Purpose	Criteria
Check the unrestricted sprawl of large built-up areas.	<p>Considerable - Development of the land would be strongly perceived as sprawl, as it is not contained by robust physical features and/or would extend the settlement pattern in an incoherent manner.</p> <p>Some - Development of the land would be perceived as sprawl, as it is partially contained by robust physical features and/or would extend the settlement pattern in a moderately incoherent manner.</p> <p>Limited - Development of the land would be perceived as sprawl to a limited degree, as it is largely contained by robust physical features and/or would extend the settlement pattern in a broadly coherent manner.</p>

	None - Development of the land would not be perceived as sprawl as it is well contained by robust physical features and/or is entirely set within the existing coherent settlement pattern.
Prevent neighbouring towns from merging.	<p>Considerable - Development would result in the physical unification of two (or more) towns</p> <p>Some - Development would substantially reduce the physical or perceived separation between towns</p> <p>Limited - Development would result in a limited reduction in the physical or perceived separation between towns</p> <p>None - Development would not physically or perceptually reduce the separation between towns</p>
Assist in safeguarding the countryside from encroachment.	<p>Considerable: No built or engineered forms present and perceived as inherently undeveloped and/or rural in character. Development would potentially result in a strong urbanising influence over the wider landscape.</p> <p>Some: Built or engineered forms present but retaining a perception of being predominantly undeveloped and/or rural in character. Development would potentially result in a moderate urbanising influence over the wider landscape.</p> <p>Limited: Built or engineered forms present and a minimal perception of being undeveloped and or rural in character. Development would potentially result in a limited urbanising influence over the wider landscape.</p> <p>None: Built or engineered forms present and perceived as inherently developed and/or urban in character. Development would not result in an urbanising influence over the wider landscape.</p>
Preserve the setting and special character of historic towns.	<p>Considerable: Strong physical and/or visual and/or character connection with the historic part of a town. May be within or adjoining the historic part of a town.</p> <p>Some: Partial physical and/or visual and/or character connection with the historic part of a town, whilst not adjacent to it.</p> <p>Limited: Weak physical and/or visual and/or character connection with the historic part of a town.</p> <p>None: No physical and/or visual and/or character connection with the historic part of a town.</p>

2.17 The NPPF states that the key characteristics of the Green Belt are ***"their openness and their permanence"***. In defining new boundaries to the Green Belt, it must be ensured that these characteristics are not diminished for the areas remaining within the Green Belt designation as a direct result of development. An assessment is made of the openness of the Green Belt in the vicinity of the Site and to what extent its removal could have on the perception of openness in the remaining designated area.

2.18 In addition, the relationship of the Site to existing elements, such as built form, roads, railways and rivers, as well as visual barriers, such as ridgelines and areas of notable vegetation is set out. This assists in the assessment of the Site in relation to the existing Green Belt and

consideration of potential development in relation to the openness of the remaining Green Belt and the permanence of Green Belt boundaries.

- 2.19 Where relevant, these factors, on top of consideration of the contribution of the Site as existing to the Green Belt, are then used to determine the degree of harm to the Green Belt, resulting from the Proposed Development, accounting for the mitigation by design approaches taken (and beneficial uses as set out in paragraph 141 of the NPPF if the Site remains within the Green Belt).

Table 2.2: Definitions

Term	Definition
Brownfield	See 'Previously Developed Land'
Character	A distinct, recognisable and consistent pattern of elements in the landscape that differentiates one area from another.
Coalescence	The physical or visual linkage of large built-up areas.
Countryside	In planning terms: land outwith the settlement boundary. In broader terms: the landscape of a rural area (see also rural)
Defensible Boundary	A physical feature that is readily recognisable and likely to be permanent.
Encroachment	Advancement of a large built-up area beyond the limits of the existing built-up area into an area perceived as countryside.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Greenfield	Land (or a defined site) usually farmland, that has not previously been developed.
Large Built-Up Area	An area that corresponds to the settlements identified in the relevant Local Plan, including those inset from the Green Belt.
Merging	(see coalescence)
Neighbouring Town	Refers to settlements identified within the relevant Local Plan and those within the neighbouring authorities' administrative boundary that abut the Green Belt.
Open space	(NPPF definition) All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Openness	Openness is taken to be the degree to which an area is primarily unaffected by built features, in combination with the consideration of the visual perception of built features. In order to be a robust assessment, this should be considered from first principles, i.e. acknowledging existing structures that occur physically and visually within the area, rather than seeing them as being 'washed over' by the existing Green Belt designation.
Previously Developed Land	(NPPF definition) Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control

	procedures; land in built-up areas such as private gardens, parks, recreation grounds and allotments and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Sprawl	The outward spread of a large built-up area in an incoherent, sporadic, dispersed or irregular way

3.0 SITE DESCRIPTION AND LANDSCAPE CONTEXT

Study Area

- 3.1 The Study Area has been determined through a desk based review of topography and vegetation patterns, and further refined via field work. As demonstrated by **Figure 1: Site Context Plan** and **Figure 2: Topographical Features Plan**, the Study Area is centred upon the Site and extends across Balsall Common to the west, Meer End, Birmingham Road and Gibbet Hill to the south, Berkswell, Benton Green to the north-west, and Coventry to the north-east and east.

Site Location and Land Use

- 3.2 The Site is located on the western edge of Coventry to the east of Burton Green village, as demonstrated on **Figure 1: Site Context Plan**. The Site is located within Warwick District but immediately adjacent to the boundary of Coventry City and close to the boundary of Solihull Borough.
- 3.3 The northern boundary of the Site is formed by the rear gardens of residential properties on Westwood Heath Road (**Site Appraisal Photograph D and E**). To the east of the Site is Old Lodge Farm with associated vegetation (**Site Appraisal Photographs B and C**). The southern boundary is formed by field hedgerow boundaries. The western boundary of the Site is formed by the rear gardens of residential properties on Cromwell Lane. There is a gap between residential properties 147 and 151 which provides access through from Cromwell Lane to the Site (**Site Appraisal Photograph A**). The Site is therefore surrounded by existing residential properties to the north and west, by a mixture of large detached agricultural/residential buildings and vegetation to the east and by arable farmland to the south.
- 3.4 The character and features of the Site are illustrated by the **Site Appraisal Photographs** included as part of the illustrative material accompanying this appraisal. The locations of the photographs are demonstrated on **Figure 4: Site Appraisal Plan**.

Designations and Cultural Heritage

- 3.5 As shown on **Figure 1**, There are no landscape designations within the Site. The majority of the Study Area, with the exception of two major settlements; Coventry and Balsall Common, and Burton Green, forms part of the Birmingham Green Belt.
- 3.6 Scattered areas of Ancient Woodland occur within the Study Area. The nearest to the Site is Black Waste Wood 200m to the South of the Site and east of the village of Burton Green (visible on **Site Appraisal Photograph B**).

- 3.7 Within the Study Area, there are a number of Local Nature Reserves scattered within the settlements of Coventry and Balsall Common. The nearest Local Nature Reserve is Park Wood located to the north-east of the Site at Westwood Heath.
- 3.8 Within the Study Area there are two conservation areas: Berkswell village, 3.3km to the north-west of the Site, and Kenilworth Road, 3.2km to the south-east of the Site. There is no physical or visual relation between the Site and either Conservation Area.
- 3.9 Listed buildings occur throughout the Study Area with the highest concentrations occurring within Berkswell. Listed buildings also occur in the settlements of Coventry and Balsall Common. There are no listed buildings within the Site and the closest to the Site are Arnold's Farmhouse and its barn at approximately 210m south-west of the Site. Views from Arnold's Farmhouse were obscured by intervening vegetation and built form during the Site visit.
- 3.10 Locally Listed Buildings occur within the Study Area, the closest of which are Roundhouse Cottage and Westwood Network Rail College, 300m to the north and 400m to the east of the site respectively.

Settlement Patterns and Infrastructure

- 3.11 Coventry is the largest settlement within the Study Area, covering almost a quarter of the Study Area. The second largest settlement within the Study Area is Balsall Common on the western side of the Study Area.
- 3.12 Ribbon development extends south along Cromwell Lane into the village of Burton Green and there is no discernible separation between the two settlements, as evidence by the **Green Belt Photographs GB1-11**. To the north, the village of Westwood Heath has been subsumed into Coventry.
- 3.13 A series of individual farms and small sized villages, including Burton Green, Berkswell and Carol Green, are located throughout the landscape between the two main settlements of Coventry and Balsall Common.
- 3.14 A dismantled railway runs north-west to south-east across the Study Area. Part of this former railway forms the Coventry Way, which is a circular long-distance footpath/cycle route around the city of Coventry. The proposed HS2 route will extend close to the route of the disused railway line and will pass under Cromwell Lane beneath the current railway bridge.
- 3.15 The London Midland railway also runs east to west within the Study Area, passing through Coventry towards Birmingham New Street.

- 3.16 There is no existing development within the Site with the exception of two sheds on the western boundary (**Site Appraisal Photograph B**).

Topography and Hydrology

- 3.17 Topographical and hydrological features are demonstrated on **Figure 2: Topographical Features Plan**.
- 3.18 The main hydrological features within the Study Area are agricultural field ditches that form the main structure of the drainage pattern within the area, which is supplemented with several pools and natural springs.
- 3.19 Generally, the land in the Study Area falls from the north-west to the south-east, with the highest area of ground in the north-west of the Study Area at 140m Above Ordnance Datum (AOD). The lowest part of the Study Area is a valley to the west of Gibbet Hill running south to north from Crackeley Bridge to the University of Warwick ranging from 70m AOD to 80m AOD.
- 3.20 Cromwell Lane extends along a ridge within the wider gently undulating landform. The land falls away to the south-east towards the valley of the River Avon. The Site is located on the eastern side of the ridgeline, with land falling away to the south-east and east. To the west of the development on Cromwell Lane, the land falls away to the west before rising again.
- 3.21 The landform across the Site varies subtly from approximately 125m AOD on the western parts to approximately 120m AOD to the eastern parts, resulting in an effectively level Site near the top of the ridgeline (**Site Appraisal Photograph B**).

Vegetation and Field Pattern

- 3.22 The landscape comprises a patchwork of irregularly shaped medium-sized fields in mainly arable use. These are separated by hedgerows with trees and frequent copses and medium-sized irregular areas of woodland, many relating to historic parkland in the landscape, such as at Bockendon Grange. These areas of woodland, including Black Waste Wood to the south, are present on the late 19th Century Ordnance Survey maps of the area. There are greater instances of field and hedgerow trees to the west of Burton Green than to the east.
- 3.23 The Site comprises two rectangular shaped pastoral fields divided by a double fence (**Site Appraisal Photograph D**), previously in use as sports pitches. Mature canopy trees, overgrown scrub vegetation and garden fences form the northern and western boundary (**Site Appraisal Photographs D and E**). The south-western boundary is defined by a hedgerow and barbed wire fence, and canopy trees form the south-eastern boundary. The north-eastern

boundary is defined by a substantial hedgerow and canopy trees along the track to Lodge Farm (**Site Appraisal Photograph F**).

Access, Public Rights of Way (PRoW) and Long-Distance Walks

- 3.24 Cromwell Lane extends north to south to the west of the Site, connecting into a regular network of irregular B-Roads and lanes.
- 3.25 The local area around the Site is well served by an extensive PRoW network. Coventry Way, a long-distance footpath, extends south to north across the Study Area. From the village of Burton Green to the south of the Study Area, the Coventry Way is also designated as Sustrans Cycle Route 523, part of the National Cycle Network.
- 3.26 As shown on **Figure 1**, PRoW W168 crosses the Site from Cromwell Lane through the gap within residential properties and then to the countryside from the south-eastern corner of the Site.

4.0 LANDSCAPE PLANNING POLICY

4.1 The landscape policy context and evidence base for the Site refers to:

- National Planning Policy Framework (February 2019)²,
- Planning Practice Guidance (PPG)³;
- Warwick District Local Plan 2011-29 (2017)⁴;
- Burton Green Draft Neighbourhood Development Plan (2019-2029); and
- Supplementary Planning Documents (SPDs) and Evidence Base.

National Planning Policy Framework (NPPF) 2019

4.1 The relevant policies in relation to the Site and the Proposed Development are summarised below.

4.2 The National Planning Policy Framework (NPPF), which was first published in March 2012, was updated and published in July 2018 and most recently revised in February 2019. The NPPF promotes a presumption in favour of sustainable development, defined as "*meeting the needs of the present without compromising the ability of future generations to meet their own needs*". Development proposals must also be in accordance with the relevant up-to-date Local Plan and policies set out in the NPPF, including those identifying restrictions with regard to designated areas, such as National Parks, Areas of Outstanding Natural Beauty (AONB) and Green Belt.

4.3 The NPPF states that "*the purpose of the planning system is to contribute to the achievement of sustainable development*", with Paragraph 8 going on to state that to achieve this the planning system has three overarching objectives: economic, social and environmental. The environmental objective is described as: "*to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*".

4.4 Paragraph 38 relates to decision making and states: "*Local planning authorities should approach decisions on proposed development in a positive and creative way. They*

² Ministry of Housing, Communities and Local Government (2019) [National Planning Policy Framework](#)

³ Ministry of Housing, Communities and Local Government (2019) [Planning Practice Guidance](#)

⁴ Warwick District Council (September 2017) [Local Plan 2011-2029](#)

should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible”.

- 4.5 Under the heading of Section 8: Promoting healthy and safe communities, planning policies and decisions should aim to achieve healthy, inclusive and safe places through amongst other things the provision of safe and accessible green infrastructure, sports facilities, and layouts that encourage walking and cycling (para 91c). Under Open space and recreation, it states that *“access to a network of high quality open spaces and physical activity is important for the health and well-being of communities”*. Paragraph 97 states that:

“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or***
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or***
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”***

- 4.6 Paragraph 98 refers to protecting and enhancing public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.
- 4.7 Section 11 is concerned with making effective use of land, with Paragraph 117 stating: *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions...”*.
- 4.8 Paragraph 118 states that planning policies and decisions should: *“encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; and recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production...”*.

4.9 Paragraphs 124-132 focus on achieving well-designed places and promote good design of the built environment. This approach is enshrined in Paragraph 127, which states:

"Planning policies and decisions should ensure that developments:

- *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *Create places that are safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience".*

4.10 Chapter 13 is dedicated to issues of Protecting Green Belt land, replacing Planning Policy Guidance note (PPG2). The NPPF states that ***"the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"*** (Para. 133). Paragraph 134 then goes on to list the five purposes of Green Belts:

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

4.11 The NPPF states that, when adding new areas to Green Belt, local planning authorities ***"should demonstrate why normal planning and development management policies would not be adequate"*** (Para. 135 a) and, when defining Green Belt boundaries, that they should be clear, ***"using physical features that are readily recognisable and likely to be permanent"*** (Para. 139 f).

4.12 Paragraph 138 states that:

"when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy-making authorities should consider the consequences for sustainable development of 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. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously -developed and /or is well served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land."

4.13 Paragraph 141 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

4.14 Paragraph 143 notes that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 144 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

4.15 Section 15 of the NPPF relates to the conservation and enhancement of the natural environment, with Paragraph 170 setting out that planning policies and decisions should look to achieve the above by "***protecting and enhancing valued landscapes***" and "***recognising the intrinsic character and beauty of the countryside***".

4.16 Paragraph 171 states that plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Planning Practice Guidance (PPG)

4.17 The Planning Practice Guidance (PPG) was first published online in March 2014 and provides detailed guidance to support the NPPF. The PPG was last updated on 1st October 2019 and replaces the previous guidance on 'Design: Process and tools', with the National Design Guide which sets out the characteristics of well-designed places and demonstrates what good design means in practice to be read alongside this guidance.

4.18 Under the heading Planning for well-designed places, Paragraph: 001 Reference ID: 26-001-20191001 of the PPG states that as set out in paragraph 130 of the National Planning Policy Framework, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Good design is set out in the National Design Guide under the following 10 characteristics:

- Context (enhances the surroundings);
- Identity (Attractive and distinctive);
- Built form (a coherent pattern of development);
- Movement (accessible and easy to move around);
- Nature (enhanced and optimised);
- Public Spaces (safe, social and inclusive);
- Uses (mixed and integrated);
- Homes and Buildings (Functional, healthy and sustainable);
- Resources (Efficient and resilient);
- Lifespan (made to last).

4.19 Further guidance is outlined within the 10 characteristics in the National Design Guide. Those of relevance to design and townscape/ landscape and visual matters include:

- C1: Understand and relate well to the site, its local and wider context;
- C2: Value heritage, local history and culture;
- I1: Respond to existing local character and identity;
- I2: Well-designed, high quality and attractive;
- I3: Create character and identity;
- B1: Compact form of development;
- B2: Appropriate building types and forms;
- B3: Destinations
- N1: Provide high quality, green open spaces with a variety of landscapes and activities, including play;
- N3: Support rich and varied biodiversity;

- P1: Create well-located, high quality and attractive public spaces;
- P2: Provide well-designed spaces that are safe;
- P3: Make sure public spaces support social interaction;
- L1: Well-managed and maintained.

4.20 The 'Landscape' and 'Green Infrastructure' sections of the PPG was updated in July 2019 with the following:

4.21 Under the heading of Green infrastructure, Paragraph 5 focuses on the way in which natural capital green infrastructure can add to communities including, "...*enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes...*". This approach to achieving biodiverse communities is enshrined in Paragraph 6, which states:

"Green infrastructure can help in:

- *Achieving well-designed places;*
- *Promoting healthy and safe communities;*
- *Mitigating climate change, flooding and coastal change; and*
- *Conserving and enhancing the natural environment".*

4.22 Under the heading of 'Natural Environment', sub-heading Landscape [1], Paragraph 37 in the PPG supports the use of Landscape and Visual Impact Assessment to "*demonstrate the likely effects of a proposed development on the landscape*". The PPG additionally makes reference to Natural England's guidance on undertaking landscape character assessment "*to complement Natural England's National Character Area Profiles*".

Warwick District Local Plan

4.23 The Site is located within Warwick District Council which adopted its Local Plan in September 2017. The Local Plan sets out the policies and proposals to support the development within Warwick District through to 2029.

4.24 The following policies from Local Plan are of relevance to the Site and Proposed Development:

- Strategic Policy DS3: 'Supporting Sustainable Communities' - delivering high quality layout and design which relates to existing landscape or urban form and, where appropriate, is based on the principles of garden towns, villages and suburbs; caring for our built, cultural and natural heritage; protecting areas of significance including high quality landscapes, heritage assets and ecological assets;
- DS18 'Green Belt' states that the Council will apply Green Belt policy in accordance with government guidance as set out in the national planning policy. A number of changes have been made to Green Belt boundaries in Local Plan 2011-2029 to enable

development to come forward. Land at Burton Green (H24), Westwood Heath (H42) and Westwood Heath Safeguarded Land (S1) has been removed from the Green Belt.

- Policy H1 'Directing New Housing' states that Housing development will be permitted within the Growth Villages and Limited Infill Villages as identified in the Local Plan. The Development Strategy also recognises the value of directing some growth to those villages which have a reasonable range of services and facilities. The Settlement Hierarchy Report 2014 identifies Growth Villages which includes Burton Green as being the most suitable for housing growth according to a range of sustainability indicators.
- 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. Development proposals will be expected to:
 - 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;
 - reinforce or enhance the established urban character of streets, squares and other spaces;
 - respect surrounding buildings in terms of scale, height, form and massing;
 - provide adequate public and private open space for the development in terms of both quantity and quality.
- Policy BE3 'Amenity' states that Development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users and occupiers of the development.
- Policy NE1 'Green Infrastructure' states that the Council will protect, enhance and restore the District's green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy.
- Policy NE4 'Landscape' states that new development will be permitted which positively contributes to landscape character. Development proposals will be required to:
 - integrate landscape planning into the design of development at an early stage;
 - consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;
 - relate well to local topography and built form and enhance key landscape features, ensuring their long-term management and maintenance;

- identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;
 - aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;
 - avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area;
 - address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing these features through means such as buffering and reconnecting fragmented areas;
 - are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements.
- Policy NE6 High Speed Rail 2 (HS2) states that the council will seek to minimise the impact of HS2 on the natural environment, businesses and residents of the district.

Burton Green Neighbourhood Development Plan 2019-2029 (draft)

4.25 Burton Green draft Neighbourhood Development Plan (NDP) has been released for Regulation 14 consultation. NDPs once Made, will form part of the Development Plan for the local area alongside the Warwick District Council Local Plan (WDCLP) adopted 2017. It will be used to determine planning applications in accordance with Planning and Compulsory Purchase Act 2004 Section 38 (6).

4.26 The following policy from NDP is of relevance to the Site and Proposed Development:

- Policy EL4 Valued Landscapes indicates views that are valued by residents and are characteristic of the village heritage and its surroundings. This policy states that new developments should make every effort to have rooflines below the horizon wherever reasonably feasible and not obscure the view of any building when viewed from any points along the designated view base-line.

Supplementary Planning Documents (SPDs) and Evidence Base

4.27 A body of evidence prepared to inform the Local Plan include a range of documents which are of relevance to the Site and its surrounding landscape. The Green Belt Reviews are explored in the following chapter. The following documents are explored below:

- SHLAA (2012, 2014, 2015/16)

- Information to inform Village Housing Options and Settlement Boundary Consultation and updates:
 - Appendix 6: Site Appraisal Matrix (2013, 2014 and 2016)
 - Appendix 7: Landscape Sensitivity, Ecological and Geological Study plus Landscape Addendum 2016 and 2014
- Options for Future Urban Expansion in Warwick District: Considerations for Sustainable Landscape Planning 2015/16 (2016)

SHLAA (2012)

4.28 The Site comprises two areas designated as C02 and C05. Both C02 and C05 are identified as being in an area of high landscape value. The SHLAA assessment states that there are 'opportunities for minor infilling and widening of Burton green settlement footprint'. The sites are described as being potentially suitable if development can satisfactorily mitigate against loss of area of high quality landscape and access. Both sites appear in the list of potentially suitable sites.

SHLAA (2014)

4.29 The site information for the 2014 SHLAA is as per the 2012 SHLAA.

SHLAA (2015/16)

4.30 In the latest SHLAA updated report, both sites C02 and C05 were not allocated. However, the adjacent land to the east (SHLAA site C13), has been allocated.

Village Housing Options and Settlement Boundary Consultation: and Appendix 6: Site Appraisal Matrix (2013, 2014 and 2016)

4.31 The Site is separated into two parcels: 5 and 6, both of which formed part of the six shortlisted Burton Green sites but which were not the final preferred option. Development on both sites is described as not being suitable due to 'major landscape impact', in the case of site 5, and 'high landscape impact', in the case of site 6. Both sites are described as having 'a major role to play in maintaining the linear character of Burton Green'. The matrix goes onto explain that "the landscape review indicates that there is no danger that development on sites 5/6 will result in unrestricted sprawl or encroachment into the countryside".

Appendix 7: Landscape Sensitivity, Ecological and Geological Study plus Landscape Addendum 2016 and 2014

- 4.32 The Site is located within zone BG01 which extends from the western edge of the Site, 2km to the south-west. The Site forms a minor element in the north-western corner of zone BG01.
- 4.33 The zone is described as being on sloping land which falls away towards the east, providing views of Coventry. The derelict playing field of the site is highlighted. The trees around Lodge Farm are described as helping to frame views and that views are filtered by boundary vegetation. The sensitivity to housing development is described as 'high'. The water tower to the south of the Site is highlighted as a prominent landmark on the skyline. The zone is described as being on high ground and therefore as being of visual sensitivity.
- 4.34 The settlement edge is described as being well screened by trees and vegetation, with only glimpsed views of properties.
- 4.35 Under the heading of landscape characteristics, the zone is described as being of moderate ecological and visual sensitivity and of high cultural sensitivity.

Options for Future Urban Expansion in Warwick District: Considerations for Sustainable Landscape Planning 2015/16 (2016)

- 4.36 This document was prepared, using a number of documents as a baseline, including the 2008 Green Belt Study, the Warwick Landscape Character Assessment (2009) and the 2012 version of the same document. The Site is located within Study Area 2: Land east of Burton Green, south of Westwood Heath, west of Gibbet Hill. Study Area 2 is approximately 3km long and 700m deep and, therefore, the Site forms a minor element in the north-western corner.
- 4.37 The document includes a further detailed analysis of the Site, using the SHLAA site reference of C23. The Site is described as 'essentially flat' and as comprising two 'apparently derelict fields'. The document goes on to state that 'although the land is elevated, the site is actually quite well contained by the housing (with mature vegetation along most garden boundaries, and the buildings and mature vegetation around Lodge Farm'. The document further states that:

“Removal of this site from the Green Belt would appear unlikely to have a serious detrimental effect on the wider landscape setting or Green Belt function. The site would appear to be suitable for development pending confirmation of access and other infrastructure requirements.”

Adjacent Planning Permissions

- 4.38 Land adjacent to the east, Lodge Farm, has been allocated for housing in SHLAA 2015/16, was recently granted permission for a hybrid application for the erection of up to 425 dwellings.

5.0 PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS

5.1 The Study Area is covered by a number of published landscape character studies which describe the key characteristics of the landscape. The locations of the different landscape character areas are identified on **Figure 3: Landscape Character Plan**. A summary of the key characteristics and recommended guidance for management at national and local level are included in this chapter. The relevant extracts from these published assessments are included in **Appendix A.1: Extracts from Published Landscape Character Assessments**.

National

5.2 At a national level, the whole Study Area is located within National Character Area (NCA) 97: Arden⁵.

5.3 The key characteristics of NCA 97 which are of relevance to the Site and the Proposed Development include the following:

- *"Well-wooded farmland landscape with rolling landform.*
- *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...*
- *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...*
- *Complex and contrasting settlement pattern with some densely populated where traditional settlements have amalgamated to form the major West Midlands conurbation while some settlements remain distinct and relatively well dispersed... "*

County

5.4 At County level, the Site is within Landscape Character Area: Arden Parklands with overall character of *"An enclosed, gently rolling landscape defined by woodland edges, parkland and belts of trees"*.

⁵ Natural England (2014) NCA Profile 97: Arden

5.5 The key characteristics of Arden Parklands include the followings:

- *"Middle distance views enclosed by woodland edge*
- *Belts of mature trees associated with estatelands*
- *Many ancient woodlands, often with irregular outlines*
- *Large country houses set in mature parkland*
- *Remnant deerparks with ancient pollard oaks*
- *Thick roadside hedgerows, often with bracken"*

5.6 The description text notes that:

"...The landscape pattern is medium to large in scale and defined by woodland edges, belts of trees and wooded streamlines. The impression of enclosure is enhanced by the almost flat topography, which emphasises woodland edges and makes the shape and composition of woodland blocks relatively unimportant. Well wooded streamlines and mature hedgerow oaks reinforce this impression which is repeated throughout the landscape creating a sequence of linked wooded spaces. Where the pattern of medium to large sized fields has become fragmented these spaces can appear rather open and featureless, but middle-distance views are typically enclosed by the surrounding wooded skylines. This heavily wooded appearance maintains a sense of unity in a landscape that is both intensively framed and under pressure from suburbanisation and urban development. These pressures are most apparent around Curdworth and in the area between Birmingham and Coventry..."

Local

5.7 At local level, the Study Area is covered by three local authorities, of which Solihull Borough has published a landscape character assessment in 2016. The Site is in close proximity of Character Area 6: Eastern Fringe of Solihull Landscape Character Assessment.

5.8 The key characteristics of LCA 6: Eastern Fringe includes the followings:

- *"Undulating landform between 120m and 140m AOD.*
- *...*
- *Mixed land use is dominant across the area with arable fields interspersed by deciduous woodland and coniferous plantations...*
- *Medium to large sized fields with a distinct regular rectilinear pattern are a common feature to the north of Rough Close in contrast to the more irregular field pattern to the south of the LCA. Most of the fields are generally bound by hedgerows.*
- *Woodland cover is largely formed of plantation blocks and deciduous woodland that are scattered across the area. Rough Close in the north, is the largest of these which also includes a camping site.*
- *Strong tree cover prevails within this area including hedgerows, street trees and the occasional standalone trees within fields.*

- ...
- *Areas of main settlement are barely noticeable within this character area. The LCA largely comprises converted farms and smaller ribbon development particularly along Duggins Lane and Benton Green Lane due to the close proximity of Coventry's western edge.*
- ...
- *The Birmingham to Coventry railway line and numerous arterial roads from Coventry to Solihull cross this LCA, however connectivity within the area remains poor as most of these roads runs east to west with limited connections north to south. The roads closely follow landscape pattern and are not at odds with the landscape.*
- *There are a number of footpaths and bridleways traversing the area, however most run east to west in contrast to the southern area where the routes criss-cross the landscape. Coventry Way and Millennium Way are two long distance trails that cross the area.*
- ... "

Guidance and Management

National

5.9 There are four Statements of Environmental Opportunity (SEO) relating to NCA 97, the relevant statement to the Site is set out below:

5.10 SEO 1 states:

"Manage and enhance the valuable woodlands, hedgerows, heathlands, distinctive field boundaries and enclosure patterns throughout the NCA, retaining the historic contrast between different areas while balancing the needs for timber, biomass production, climate regulation, biodiversity and recreation."

5.11 Examples of measures to achieve this include:

- Managing small woodlands, semi-natural woodland and ancient woodland to maintain pockets of tranquillity and enhance biodiversity value and where appropriate re-plant new locally characteristic woodlands for wood fuel/biomass.
- Managing hedgerows in traditional local style to enhance landscape character and improve biodiversity value.

5.12 SEO 2 states:

"Create new networks of woodlands, heathlands 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."

5.13 Examples of measures to achieve this include:

- Expansion of urban tree planting to support urban biodiversity, landscape character and sense of place and history.
- Targeting expansion of woodland for the benefit of biodiversity and landscape
- Ensuring that the right type of tree is planted in the right location
- Planting new hedgerows, using species of local provenance, planting standard hedgerow trees primarily oak, to maintain the distinctive character of the area.
- Planning and creating new and improved links between urban areas, green belt and the wider countryside or major open spaces within and/or near the conurbation especially in and around Birmingham, Coventry and north Solihull.
- Enhance urban areas and fringes through sympathetic building and landscape design.
- Maintaining and improving the existing rights of way network

5.14 Landscape opportunities identified for this character area include the following:

- Conserve, enhance and restore the area's ancient landscape pattern of field boundaries, historic (including farm) buildings, moated sites, parkland and pasture and reinforce its well wooded character.
- Manage and restore hedgerows especially in the north-eastern part of the area (enclosure patterns) and restore parkland, ancient trees and stream side trees plus manage and replace in-field trees and hedgerow trees.
- Create new green infrastructure with associated habitat creation and new public access on former mining sites and close to urban populations in the West Midlands Green Belt.

County

5.15 The overall management strategy and landscape guidelines for Arden described by The Warwickshire Landscape Character Assessment 1993 include the followings:

- *Conserve historic well-wooded character of the area;*
- *Conserve the built character by reflecting local vernacular;*
- *Avoid removal of hedgerows, particularly along footpaths and boundaries;*
- *Promote the management of hedgerows and landscape features;*
- *Diversify roadside character*
- *Retain and enhance the effect of wooded enclosure;*
- *Plant new trees and tree belts to enhance tree cover;*
- *Conserve and strengthen hedgerows and manage as positive landscape features.*

5.16 Arden Parklands Character Area management strategy and landscape guidelines include the followings:

- *Retain and enhance the effect of wooded enclosure*
- *Species selection along woodland edges should favour native trees and shrubs*
- *Enhance tree cover through planting of new woodlands and belts of trees*
- *Conserve and strengthen primary hedgelines and manage these more positively as landscape features*

Local

5.17 The Landscape Guidelines sated for LCA 6 Eastern Fringe includes the followings:

- Aim: To protect the landscape pattern characteristic of the area:
 - Encourage appropriate management to enhance hedgerow structure and the planting of individual trees along field boundaries
 - Resist loss of field boundaries to retain irregular field pattern to south and regular field pattern to the north of the area
 - Where new buildings are required they should be located in association with existing farmsteads and settlement across the area and located so as not to require new access arrangements.
- Aim: To integrate the edge of Coventry and other large-scale development in the landscape and reduce its visual impact:
 - Structure planting in and amongst any new development must be considered to break up the mass of building in the rural landscape with species of an appropriate scale.
 - Consideration must be given to the space between buildings for robust structure planting opportunities to ensure the overall site is unified with its landscape setting.
 - All new development proposals for large scale buildings require a landscape scheme as an integral part of a planning application to ensure the impact on landscape character is fully mitigated.
 - New development should avoid large scale encroachment to respect the setting of Coventry and preserve the rural countryside within the area.
- Aim: To manage access for recreation at the urban edge:
 - Promote the enhancement of the footpath network and its contribution to landscape character and appreciation.
 - Explore opportunities to improve public enjoyment of the area, through access agreements following appropriate routes, that would cause minimal disturbance.

6.0 VISUAL APPRAISAL

- 6.1 The visibility of the Site from publicly accessible vantage points in the wider landscape is discussed below with reference to **Site Context Photographs 1-9**.

Visual Context

- 6.2 The Site is situated on the eastern edge of the ridge of land on which Burton Green is situated. The majority of the Site is broadly level, situated close to the top of the ridgeline, with land falling away to the south-east. The Site is further bordered to the north and west by existing residential development and the curtilages of houses. Old Lodge Farm is surrounded by mature vegetation and the allocated site H42 to the east has been granted permission for residential development. As a result, the Site is generally visually enclosed, by the curve of the land, existing vegetation and existing and proposed residential development.

Identified Views

- 6.3 Glimpsed views of the top of the roofs of houses within the Site may be visible from Cromwell Lane and Westwood Heath Road, as illustrated by Site Context Photographs 1, 2 and 9.
- 6.4 Views towards the Site are possible from the easternmost stretch of PRoW 407/W169/2 as it passes along the south-western edge of Site H42 (Site Context Photographs 3 and 4). From the same footpath, further to the south, the majority of the Site is obscured by the curve in the landform, although the buildings within the south of the Site will be visible in part (Site Context Photograph 5).
- 6.5 From PRoW 407/W169/1, the majority of the Site is again screened by the curve in the landform although houses in the south of the Site may be visible, glimpsed between trees. The houses within Site H42 will likely be visible from this point (Site Context Photograph 6).
- 6.6 Open views across existing farmland towards the south-eastern boundary of the Site are possible from Westwood Heath Road, between Roughknowles Road and Bockendon Road (Site Context Photograph 8), and along Bockendon Road to the east as far south as "The Moat" (moated house) (Site Context Photograph 7).
- 6.7 In these views from the east and south, the south-eastern boundary of the Site is marked by scrub and the tree line surrounding Lodge Farm, obscuring views of the Site itself and the housing on its northern and western boundaries. The character of these views will be altered by the introduction of consented development to the east of the Site at H42, Site Context Photograph 8 in particular.

- 6.8 There are likely to be some views of the Site from upper floor windows of properties which back on to the Site on Cromwell Lane and Westwoodheath Road. These properties all have long back gardens including mature vegetation. The ground levels fall gradually eastwards from a ridgeline along Cromwell Lane but the gardens and the Site itself are relatively flat. There are unlikely to be clear views of the development from within the gardens of the properties.
- 6.9 From elevated land to the north west of Coventry around Berkswell and Tanners Lane there do not appear to be any views of the Site area due to dense roadside and field boundary vegetation and the gently undulating nature of the topography.
- 6.10 There are no views of the Site from Cromwell Lane even as it rises up to a highpoint at the centre of Burton Green because of the intervening housing. Housing, intervening woodland and field boundaries obscure views from Red Lane, a road which extends southwards from Burton Green.

Valued Views in the Emerging Neighbourhood Plan

- 6.11 The November 2019 Draft of the Burton Green Neighbourhood Plan has identified a series of 'Valued Landscape Views' as part of Draft Policy EL4 – Valued Landscapes, a policy which appears to confuse valued views with valued landscapes. View V5 is situated to the south-east of the Site, looking from the elevated area towards the south-east. View V3 is situated on Bockendon Road looking towards the west and the Site. View V2 is situated on the National Trail on the disused railway line to the south of the Site and looks towards the north-east.
- 6.12 View V5 faces away from the Site and will be impacted upon by the consented development at H42. View V3 is represented by Site Context Photograph 7, from where it is possible to see the Site at present, although the view of the Site will be foreshortened due to its location on the plateau. The foreground will also change with the consented scheme on H42 obscuring much of the Site. Views from the Coventry Way towards the Site, as represented by Valued View V2, were not identified, due to the present of Black Waste Wood. HS2 will also change the foreground of this view when built.
- 6.13 It is concluded that development in the Site will not impact upon the valued views identified within the Draft Neighbourhood Plan.

7.0 GREEN BELT REVIEW

Published Green Belt Reviews

- 7.1 Extracts from the relevant Green Belt Reviews are included in Appendix A.2 of this report. There are three of relevance to this LVA GBR:
- Coventry Joint Green Belt Study (2009)⁶;
 - Green Belt and Green Field Review (2013)⁷; and
 - West Midlands Joint Green Belt Study (2015)⁸.

Coventry Joint Green Belt Study 2009

- 7.2 The Study separated the Study Area into individual parcels, with the Site being located within parcel C14c. Each parcel was assessed against its contribution to the purposes of the Green Belt as set out within the NPPF. Each parcel was assessed as either contributing to or not contributing to the purpose. If the parcel was considered to make a contribution, it was allocated a point. In regard to purpose 5, all parcels were considered to contribute to this purpose. Therefore, each parcel could score a maximum of 5 points. Parcels which scored 3 or less were taken forward for further assessment. During the further analysis, the parcels were assessed in terms of primary and secondary constraints, existing or proposed development, landscape assessment and connectivity to the urban area. Parcels were also given points for various constraints, e.g. flood risk and those scoring 35% or less were considered to be the least constrained.
- 7.3 At stage 1, Parcel C14c was assessed as contributing to the prevention of sprawl (purpose 1), and as safeguarding the countryside from encroachment (purpose 3), as well as purpose 5. It therefore scored 3 points, assessed as 'mid-sensitive' and was taken forward for further analysis.

Table 7.1: Contribution of the Parcel to the Purposes of the Green Belt

Purpose	Contribution
To check unrestricted sprawl of large built-up areas	Contributes to preventing sprawl from Coventry.
To prevent neighbouring towns from merging into one another	Does not prevent neighbouring towns from merging into one another.

⁶ SSR Planning (2009) [Coventry Joint Green Belt Study](#)

⁷ Warwick District Council (2013) [Appendix 8: Green Belt and Green Field Review](#)

⁸ Land Use Consultants (2015) [Joint Green Belt Study](#)

To assist in safeguarding the countryside from encroachment	Safeguards the countryside from encroachment from Coventry.
To preserve the setting and special character of historic towns	Does not contribute to setting and character of Coventry
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Retention of green belt land will encourage recycling of derelict and other urban land.

- 7.4 Parcel C14c scored 8.5 points out of 33 at the detailed analysis stage and was well within the parcels scoring 35% or less. The parcel was, therefore, identified as one of the 'least constrained' parcels.

Green Belt and Green Field Review (November 2013)

- 7.5 This document comprises a partial review of the Green Belt and green fields around potential growth villages and urban edge locations. The parcels were assessed against the purposes of the Green belt as set out within the NPPF, described as a set of questions. An extract of the assessment is included in Appendix A.2.
- 7.6 The Site is located within parcel BG1. The parcel was assessed as affecting the openness and visual amenity of the Green Belt as it is elevated in the centre and is highly visible. The potential for ribbon development along Westward Heath Road is highlighted as a risk and the absorption of Burton Green. Developing the parcel would take development south of a defensible boundary. No effects relating to the setting of a historic town were identified. Significant impacts were identified in the character and setting of Burton Green.

West Midlands Joint Green Belt Study (2015)

- 7.7 The Site is located within Parcel C20 in the above study, the Parcel being defined by clear, defensible boundaries. The study uses a numeric scoring system to assess the relative contribution of the different Parcels to the purposes of the Green Belt as set out within the NPPF. The extract within Appendix 1 Part 1 Warwick Green Belt Assessment Sheets includes the table of scores for each purpose. The Parcels were scored from 0 to 4 for each purposes, with a stronger contribution to the purpose generally equating to a higher score. Sites which make no contribution to that purpose, therefore, would score 0.
- 7.8 The Site was assessed as having the following scores:

Table 7.2: Contribution of the Parcel to the Purposes of the Green Belt

Purpose	Criteria	Score	Notes
1 To check the unrestricted sprawl of large built-up areas.	Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?	2	Ribbon development has already occurred along Cromwell Lane (in Burton Green) to the west of the parcel and along Kenilworth Road in the south-eastern corner of the parcel. However, the parcel is playing some role in preventing sprawling ribbon development southwards in to the centre of the parcel along both sides of Bockendon Road.
	Is the parcel free from development? Does the parcel have a sense of openness?	1	This parcel primarily contains open farmland and pockets of ancient woodland with a few scattered farmhouses and dwellings which compromise the openness of the Green Belt within their immediate vicinity.
2 To prevent neighbouring towns merging into one another.	Is the parcel located within an existing settlement? If no, what is the width of the gap between the settlements at the point that the parcel is intersected?	2	Measured along the eastern edge of the parcel, Kenilworth is 1.8km to the south of Coventry.
3 To assist in safeguarding the countryside from encroachment.	Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside? Has the parcel already been affected by encroachment of urbanised built development?	2	This parcel primarily contains open farmland and pockets of ancient woodland with a few scattered farmhouses and isolated dwellings which compromise the openness of the Green Belt within the immediate vicinity. However, none of the development within the parcel constitutes urbanising influences. Therefore, the land within the parcel is considered to retain the characteristics of countryside.
	Are there existing natural or man-made features / boundaries that would prevent encroachment of the countryside within or beyond the parcel in the long term? (These could be outside the parcel).	2	The Kenilworth Greenway (a disused railway line) runs along the southern edge of the parcel. Furthermore, Finham Brook runs close to the western side of the parcel. The Greenway runs close to and parallel with the proposed route of HS2 which is planned to cut through the parcel close to its southern border. However, HS2 has yet to be constructed and neither of the other boundaries are considered to play a significant role in helping to prevent the encroachment of Coventry southwards in to the countryside.
4 To preserve the setting and special character of historic towns.	Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town? Does the parcel have good intervisibility with the	0	The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

	historic core of an historic town?		
5 To assist in urban Regeneration by encouraging the recycling of derelict and other urban land.	All Parcels were given a score of 4.	4	
Total Score		13/20	

- 7.9 The Parcel was assessed as making a contribution to preventing sprawl along Bockenden Road, to the east of the allocated site south of Westwood Heath Road. The parcel is described as having some sense of openness but as containing some built development. This was prior to the commencement of construction on the allocated site to the west of Bockenden Road.
- 7.10 The assessment states that Kenilworth is 1.8km to the south of the parcel but makes no commentary on the relationship with Burton Green, or that the parcel extends no closer to Coventry than the existing development along Cromwell Lane.
- 7.11 The assessment identifies that the site is characteristic of open countryside and that there are no boundaries that would prevent encroachment into the wider countryside. This review was completed prior to the allocation of the land south of Westwood Heath Road.
- 7.12 It is important to note that, despite the assessment above, the land south of Westwood Heath Road and west of Bockenden Road was allocated for housing.

Contribution of the Site to the Green Belt

- 7.13 This LVA and GB Review assesses the contribution of the Site to the purposes of the Green Belt. An analysis of the role the Site plays within the Green Belt is included below before being summarised in a table in terms of making a 'limited', 'some' or 'considerable' contribution to the Green Belt.

Check Unrestricted Sprawl

- 7.14 The Site is bounded to the south by an existing native hedgerow with an arable field further to the south. The eastern boundary is mainly marked by the curtilage of Lodge Farm and its access road. The land further to the east has recently been allocated for residential development and trial trenching is currently underway. Therefore, the Site will effectively be surrounded by existing residential development to the east, north and west. The southern boundary is not a strong defensible boundary but has the potential to be strengthened.

Developing the Site would also bring the southern extent of development level with that in the proposed development to the east.

Preventing Neighbourhood Towns from Merging

- 7.15 The NPPF is written with the intention of preventing *towns* from merging, rather than small villages such as Burton Green. The nearest town to the south is Kenilworth. The Site will be surrounded on three sides by residential development (proposed to the east) and will not extend any further south than the proposed development on the allocated land to the east. Therefore, development within the Site will not cause any further merging between towns.
- 7.16 The Inspectors' Report describes the Site as playing an important role in separating Coventry from Burton Green, particularly given the allocated land to the east of Lodge Farm. The Site comprises a small area of land, surrounded on three sides by existing and proposed development in Burton Green, Coventry and Westwood Heath. These settlements have already merged along Westwood Heath Road and Cromwell Lane, and this will be further consolidated by the allocated of the land to the east of Lodge Farm.
- 7.17 Green Belt Photographs GB1 to GB11 demonstrate the experience of travelling west along Westwood Heath Road and then south along Cromwell Lane, passing the allocated site to the east of Lodge Farm and the Cromwell Lane site. Photographs GB1 and GB2 demonstrate the current experience of travelling along Westwood Heath Road, and the existing and proposed development on the right and left of the image. It is possible to see the trees around Lodge Farm and the access road in the centre left of the images, screening the northern end of the Site. These, however, will be screened by the proposed housing east of Lodge Farm.
- 7.18 Photograph GB3, GB4 and GB5 are taken at the point Westwood Heath Road extends to the north of the Site. At this point, housing in the north of the Site would be visible glimpsed behind the existing development on Westwood Heath Road.
- 7.19 Photograph GB6 is taken shortly after the turning south into Cromwell Lane. It is possible to see the back of the 'welcome to Coventry' sign and, adjacent to the blue skip, the 'Burton Green' sign. These signs are less than 20m distance apart, and the separation of the settlements is otherwise undistinguished. If no signs were present, there would be no experience of leaving/entering Coventry/Burton Green.
- 7.20 Photographs GB7, 8 and 9 demonstrate the experience of travelling south along Cromwell Lane. Photograph GB8 is taken near the proposed entry into the Site. New development within the Site would be glimpsed between and behind the existing development.

7.21 Photographs GB10 and 11 are taken from further south along Cromwell Lane close to the ancient woodland to the south of the Site. Development in the Site would not be visible from this point.

Safeguarding the Countryside from Encroachment

7.22 Encroachment into the countryside can be assessed in terms of the physical encroachment, and in terms of the visual encroachment.

7.23 In terms of physical encroachment, development within the Site would be surrounded on three sides by existing and emerging development and will extend no further south than the proposed development east of Lodge Farm. Development within the Site would not, therefore, result in physical encroachment into the countryside and the Site cannot play a strong role in protecting the countryside from physical encroachment.

7.24 The Site Context Photographs demonstrate the role that the Site plays in views of landscape and within the wider countryside, aiding the assessment of the role that the Site plays in the protection of the countryside from visual encroachment.

7.25 Site Context Photograph 4 demonstrates the views towards the Site from the south from footpaths W168 and W169. Site Context Photograph 4 demonstrates the location of the allocated site east of Lodge Farm in the foreground as well as the plateauing of the land around the Site. Site Context Photograph 5 demonstrates the edge of Burton Green and Coventry obscured over the rise in the landform and the planting around Lodge Farm, together with much of the Site. Development within the Site would be visible above the hedgeline but would be seen in the context of the development within the allocated land to the right. From the location of Site Context Photograph 6, development within the Site would be mainly obscured by the intervening landform, vegetation and emerging built form.

7.26 Site Context Photograph 7 demonstrates the views towards the site from Bockenden Road and demonstrates that development within the Site would be obscured by the proposed development east of Lodge Farm.

7.27 From these locations, development within the Site would not cause notable visual intrusion into the wider countryside, being obscured by the rise in the landform, vegetation and the proposed development to the east. Therefore, the Site does not play a strong role in protecting the countryside from visual encroachment.

Preserving the Setting of Historic Towns

7.28 There is no intervisibility between the Site and historic centres or Conservation Areas and, therefore, plays no role in preserving the setting of historic towns.

Summary of contribution of the Site to the Green Belt

7.29 The assessment is set out within in Table 7.3 below.

Table 7.3: Summary of Contribution of the Site to the Purposes of the Green Belt

Purpose	Critique	Contribution
Check the unrestricted sprawl of large built-up areas	The Site is surrounded on three sides by existing and proposed development and is therefore contained. The southern boundary is not marked by a strong defensible boundary but development within the Site would extend to the same point south as the emerging development on the land to the east.	Limited to None
Prevent neighbouring towns from merging	Burton Green and Coventry have merged and there is no distinction between the two settlements when travelling between them. The allocation of the land to the east of Lodge Farm for development has reinforced the consolidation of the development south of Westwood Heath Road and the conjoining of the settlements. Development within the Site would not cause settlements to merge and would have a limited impact on the sense of travelling between those settlements.	Limited to none
Assist in safeguarding the countryside from encroachment	The Site has a small visual envelope due to its location on the top of a plateau, away from the sloping edges, reinforced by strong planting around Lodge Farm and large areas of woodland further to the south. Views from the east and south-east will be obscured by the proposed development east of Lodge Farm and from the west by existing development on Cromwell Lane, together with the topography. The Site will be surrounded on three sides by development and will, therefore, not cause further physical encroachment into the countryside.	Some to Limited
Preserve the setting and special character of historic towns	There is no intervisibility between the Site and a historic town.	None
Overall		Limited

7.30 The Site makes a limited contribution to the purposes of the Green Belt, particularly given its location surrounded on three sides by existing and proposed development, and the lack of separation between Burton Green and Coventry. The Site makes a limited to no contribution in the perception of separation of the two settlements, which are effectively merged, as can be seen on the accompanying plans and Green Belt photos GB1-11. The reduction in the sense of separation will be limited to the experience from a limited number of private residential dwellings which overlook the Site.

8.0 OPPORTUNITIES AND CONSTRAINTS TO DEVELOPMENT

8.1 The following strategy, as demonstrated by the Opportunities and Constraints Plan, responds to the site landscape features, policy and landscape character guidance:

- Landscape features: mature trees surrounding Lodge Farm. The setting of these should be respected by locating open space adjacent to the eastern boundary, reflecting the approach adopted in the proposed housing development (H42) to the east of lodge farm;
- Buffer zone to Lodge Farm on eastern boundary formed by open space with additional tree planting ;
- Provide adequate space to the rear of new built form to protect visual amenity of adjacent properties; i.e. suitably deep back gardens, provide additional tree planting;
- Protect and enhance the Public Rights of Way crossing the Site. These should form part of the open space and green infrastructure linkages;
- Create an enhanced boundary on the southern boundary of the site with native hedgerow and hedgerow tree planting;
- Incorporate habitat creation including wetlands associated with SUDs on low lying north-eastern corner of the site; and
- The body of the site is suitable to accommodate housing whose layout responds to the established settlement pattern which is of high density but with generous linear gardens

8.2 The strategy will therefore:

- Promote Green Infrastructure with associated habitat creation linking the urban area Coventry with the wider countryside as per strategic policy DS5/ Policy NE1 and Strategic Environmental Objective of Arden National Character Area (NCA).
- Harmonise proposed development with the established character of the locality as per Policy H1 and Policy BE1 layout and design.
- Relate to topography and Landscape features as per Policy BE1 layout and design/ NE4 Landscape.
- Ensure no adverse effects on adjacent residences and amenity features as per Policy BE3 Amenity.
- Contribute positively to Landscape character and enhance key landscape features as per Policy NE4 and NCA Arden objectives.

- Contribute towards “reinforcing well-wooded character” as per objectives of the Arden NCA.

9.0 CONCLUSION

- 9.1 The Site visit has indicated that the Site is visually very well contained, especially in the context of the removal of H42 from the Green Belt. As acknowledged by the Inspector, the effect upon the character of the wider area through development of H42 will be significant. The remaining parcel of land within the Site will not form a visible part of the gap between Burton Green and Coventry except from a section of the PROW which passes through the Site, and will have a limited effect on the experience of passing between Coventry/Westwood Heath/Burton Green along Westwood Heath Road and Cromwell Lane, as illustrated in the accompanying Green Belt Photographs. In terms of the Site's contribution to the purposes of the Green Belt, as discussed in the previous Barton Willmore LVA, this is limited.

ILLUSTRATIVE MATERIAL

Figure 1: Site Context Plan

Figure 2: Topographical Features Plan

Figure 3: Landscape Character Plan

Figure 4: Site Appraisal Plan

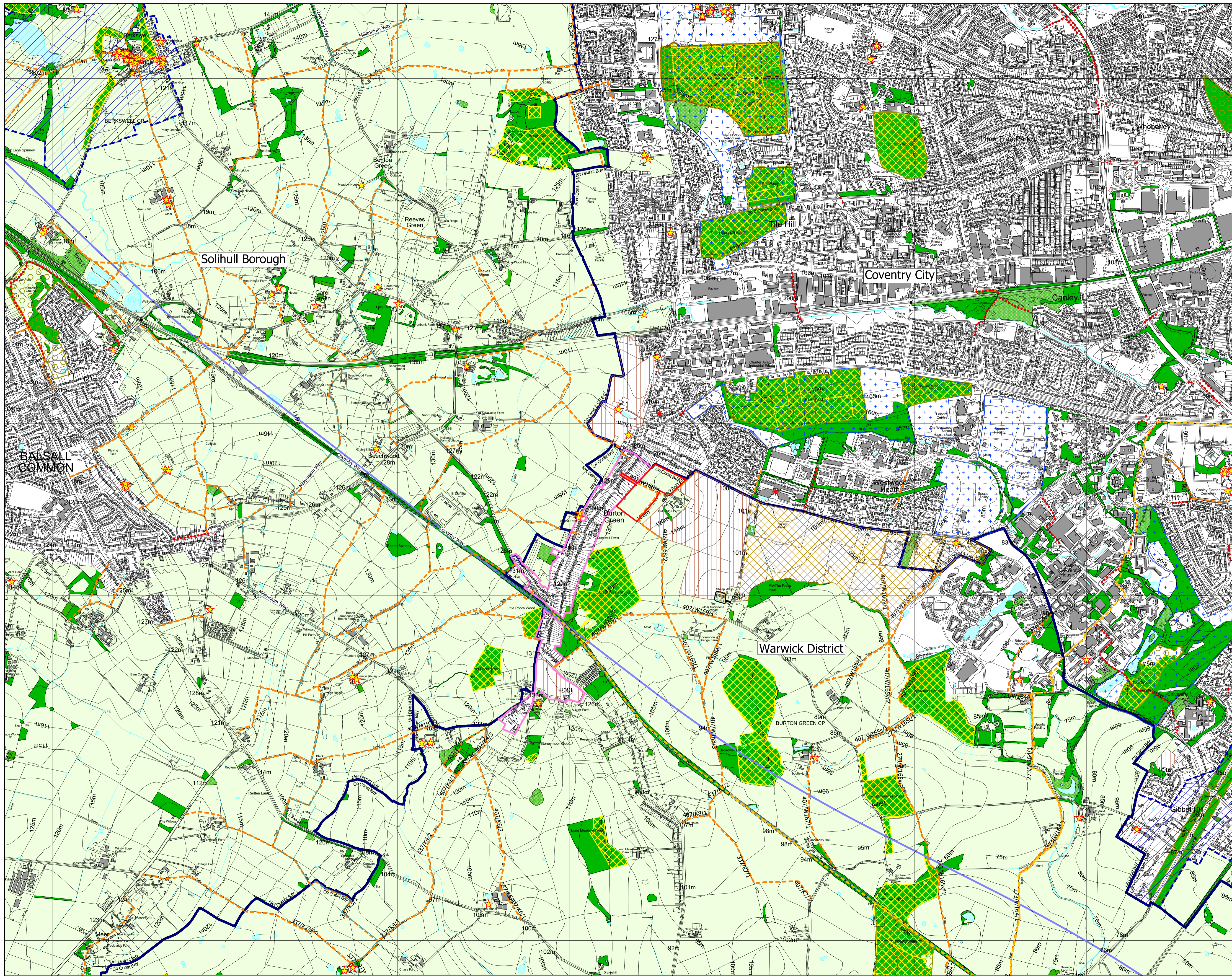
Figure 5: Visual Appraisal Plan

Figure 6: Opportunities and Constraints Plan

Site Appraisal Photos (A-F)

Site Context Photographs (1-9)

Green Belt Photos (GB1-11)



- ### Legend
- Site Boundary
 - Existing Woodlands, Copses and Tree Belts ^
 - Existing Scrub ^
 - Existing Water Courses and Features ^
 - Contours/Spot Heights (Metres AOD) ^
 - Local Planning Authority Boundary ^
 - Public Rights of Way *
 - Cycle Route ++
 - ★ Listed Buildings ~
 - ✳ Locally Listed Buildings @
 - Conservation Area ##, @
 - Ancient Woodland #
 - Green Belt ^^, ~~, @@
 - Local Green Space @@
 - Sites of Special Scientific Interest #
 - Local Nature Reserve #
 - Growth Village Envelopes (H10) ~~~ Update
 - Housing Allocations (DS11) ~~~, @@
 - Safeguarded Land (DS21) ~~~, @, @@
 - HS2 Route **

Sources:
 ^ OS Mapping
 # Natural England GIS Data Set
 # Historic England National Monument Record GIS Data Set
 # Warwickshire County Council PHOENIX GIS Data - Coventry City Council Online Mapping and GIS Explorer 1:25,000 Scale
 + Sustrans National Cycle Network GIS Data
 ^ Department of Transport DS17 GIS Cycle Network Data
 ^ Department for Communities and Local Government GIS Data
 @ Coventry City Council Online Mapping
 ## Solihull Borough Council Conservation Areas Map
 @ Coventry City Council Local Plan and Modifications
 ## Solihull Borough Council Conservation Areas Map
 ~~~ Warwick District Council Local Plan Proposals Map Adopted September 2017  
 \*\* HS2

Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation. Inevitably using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.

## FIGURE 1

### Project

#### Cromwell Lane

#### Site Context Plan



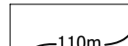


Drawing Title  
 Date 22.01.2020 Scale 1:10,000 @A1  
 Project No 28018 Drawing No L1  
 Drawn by MN  
 Check by WL  
 Revision -

**BARTON WILLMORE**

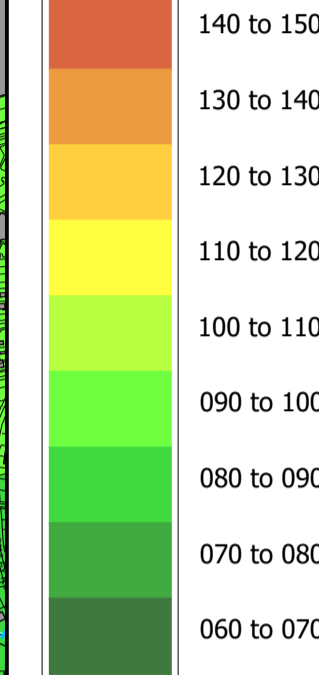
Planning • Master Planning & Urban Design • Architecture •  
 Landscape Planning & Design • Environmental Planning • Graphic  
 Communication • Public Engagement • Development Economics

bartonwillmore.co.uk

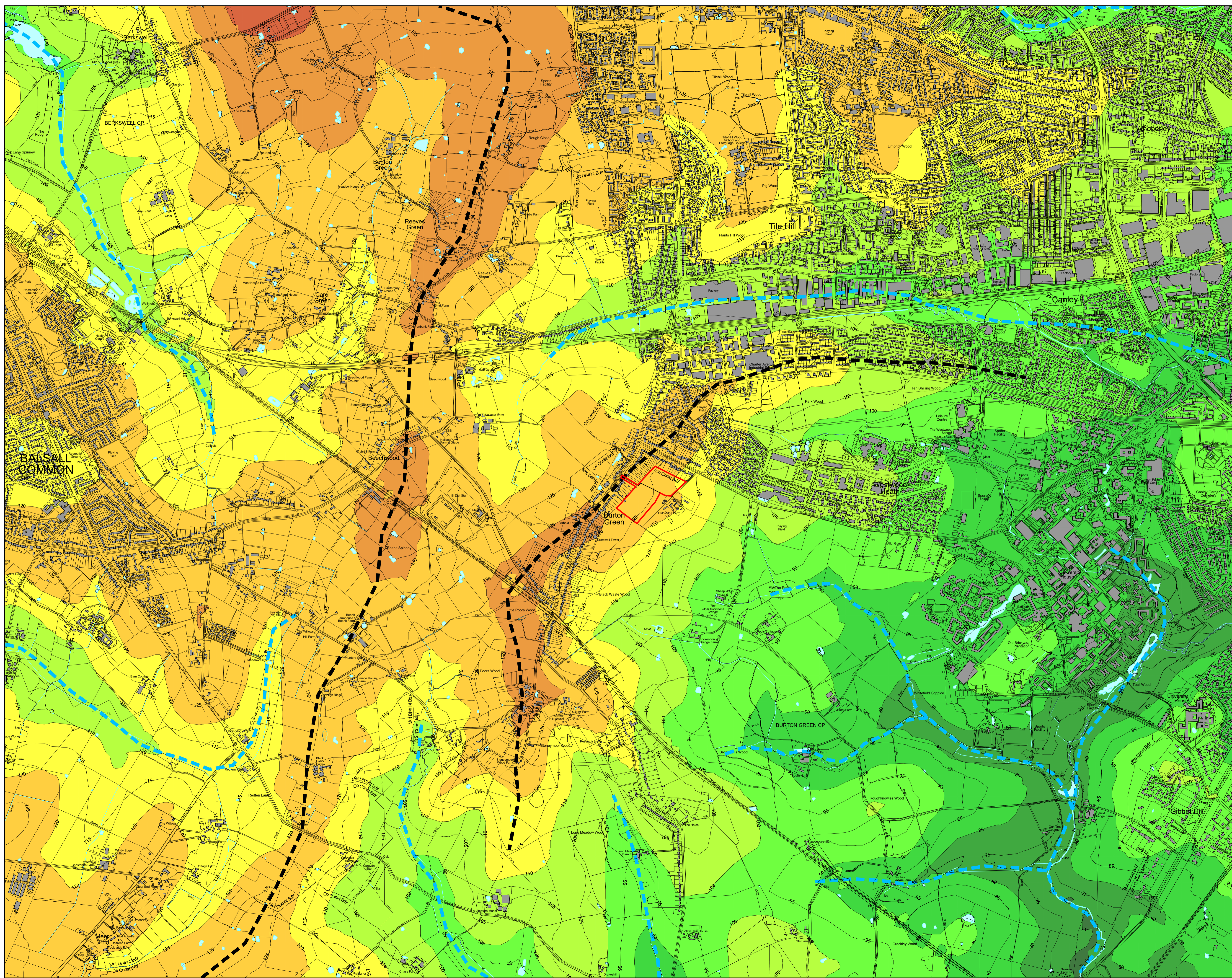
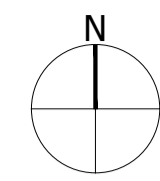
### Legend

-  Site Boundary
-  Existing Water Courses and Features ^
-  Contours (Metres AOD) ^
-  Ridgelines
-  Valleys

### Elevation (Metres AOD)



Sources:  
^ OS Mapping  
Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.



## FIGURE 2

Project  
**Cromwell Lane**

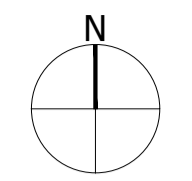
Drawing Title  
**Topographical Features Plan**

|                     |                                       |                |                |
|---------------------|---------------------------------------|----------------|----------------|
| Date<br>22.01.2020  | Scale<br>1:10,000 @A1<br>1:20,000 @A3 | Drawn by<br>MN | Check by<br>WL |
| Project No<br>28018 | Drawing No<br>L2                      | Revision<br>-  |                |

Planning • Master Planning & Urban Design • Architecture •  
Landscape Planning & Design • Environmental Planning • Graphic  
Communication • Public Engagement • Development Economics

bartonwillmore.co.uk

Offices at Birmingham Bristol Cambridge Cardiff Ebbw Vale Edinburgh  
Glasgow Leeds London Manchester Newcastle Reading Southampton



### Legend

- Site Boundary
- Local Planning Authority Boundary

**National Character Area Profile #**  
 The entire Study area is within Character Area 97, Arden

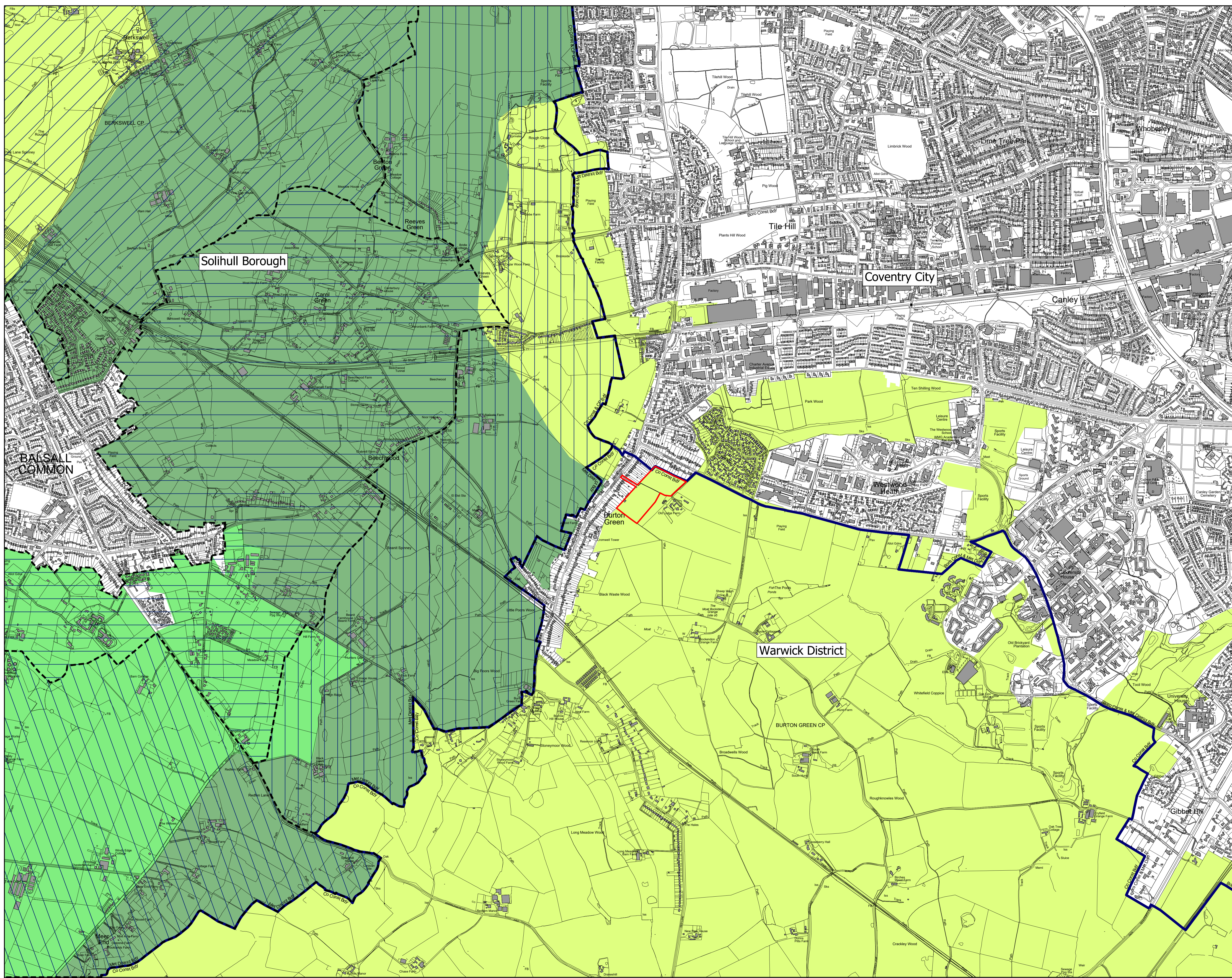
**County Landscape Character Areas (Warwickshire) \***

- Ancient Arden
- Arden Pastures
- Arden Parklands

**District Landscape Character Areas (Solihull) +**

- LCA 5 – Balsall Common Eastern Fringe
- LCA 6 – Eastern Fringe
- LCA 4 – Rural Centre - Sub Area 4A
- LCA 4 – Rural Centre - Sub Area 4D

Sources:  
 \* Natural England GIS Data Set  
 + Warwickshire County Council Landscape Character Assessment 1993  
 + Solihull Borough Landscape Character Assessment 2016  
 Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.

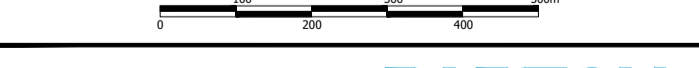


**FIGURE 3**

Project  
**Cromwell Lane**

Drawing Title  
**Landscape Character Plan**

|            |                              |          |          |
|------------|------------------------------|----------|----------|
| Date       | Scale                        | Drawn by | Check by |
| 22.01.2020 | 1:10,000 @A1<br>1:20,000 @A3 | MN       | -        |
| Project No | Drawing No                   | Revision |          |
| 28018      | L3                           | -        |          |



Planning • Master Planning & Urban Design • Architecture •  
 Landscape Planning & Design • Environmental Planning • Graphic  
 Communication • Public Engagement • Development Economics

bartonwillmore.co.uk

Offices at Birmingham Bristol Cambridge Cardiff Ebbw Vale Edinburgh  
 Glasgow Leeds London Manchester Newcastle Reading Southampton

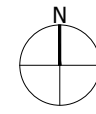


Google Earth Photograph Captured May 2019

The scaling of this drawing cannot be assured  
 Revision \_\_\_\_\_ Date \_\_\_\_\_ Drn \_\_\_\_\_ Ckd \_\_\_\_\_

### Legend

-  Site Boundary
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Public Rights of Way \*
-  Green Belt ~~, ^^
-  Location of Photographic Viewpoints (Site Appraisal Photographs: A-F)



Sources:  
 ^ OS Mapping  
 \* Warwickshire County Council PRoW GIS Data and OS Explorer 1:25,000 Scale  
 ^^ Department for Communities and Local Government GIS Data  
 ~~~ Warwick District Council Local Plan Proposals Map Adopted September 2017

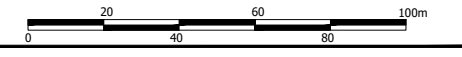
Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.

FIGURE 4

Project
 Cromwell Lane

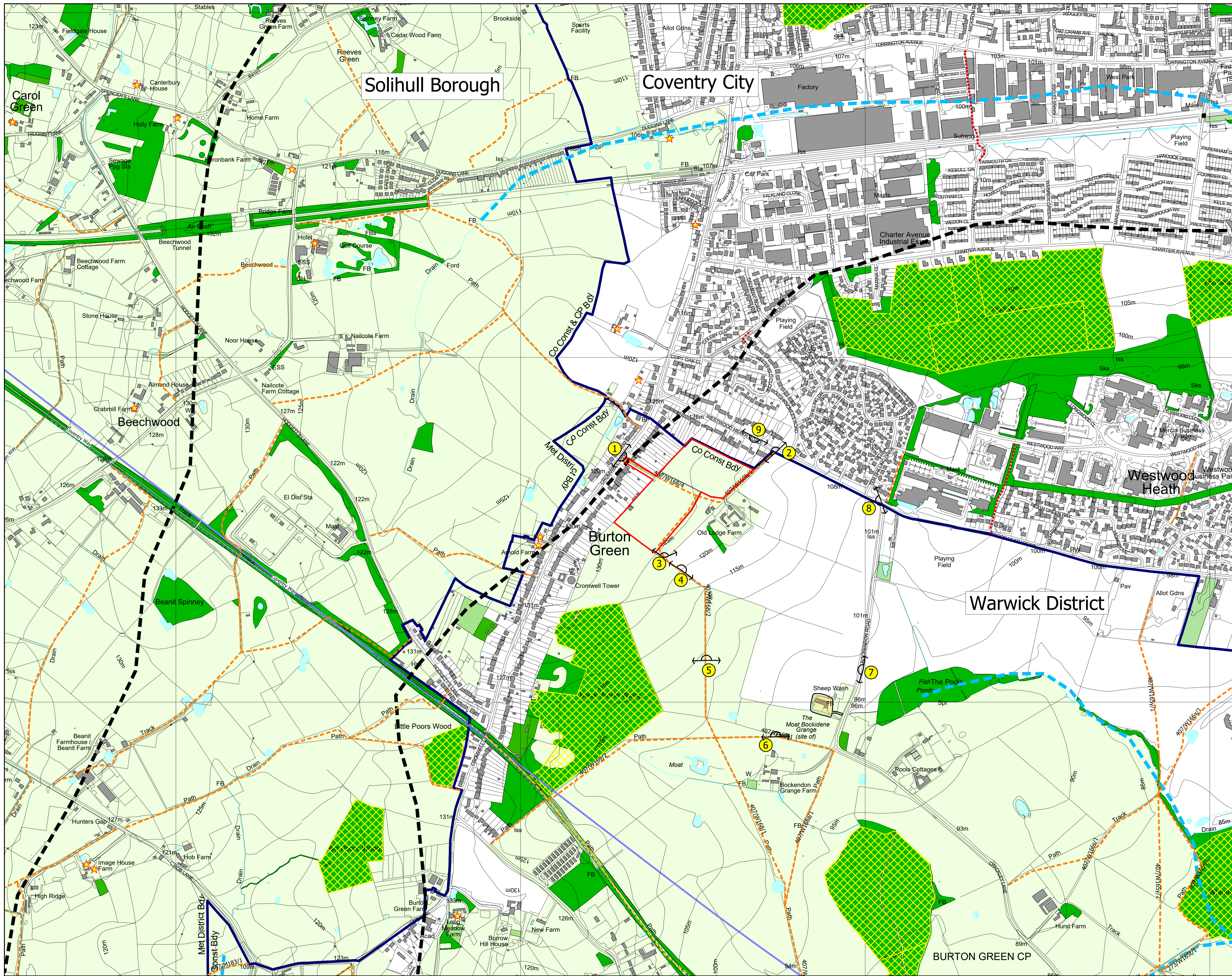
Drawing Title
 Site Appraisal Plan

| | | | |
|------------|-------------|----------|----------|
| Date | Scale | Drawn by | Check by |
| 20.01.2020 | 1:2,000 @A3 | MN | WL |
| Project No | Drawing No | Revision | |
| 28018 | L4 | - | |



Planning • Master Planning & Urban Design • Architecture •
 Landscape Planning & Design • Environmental Planning • Graphic
 Communication • Public Engagement • Development Economics

bartonwillmore.co.uk 



The scaling of this drawing cannot be assured

Revision _____ Date _____ Dm Cld _____

Legend

- Site Boundary
- Existing Woodlands, Copses and Tree Belts ^
- Existing Scrub ^
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- Ridgelines
- Valleys
- Local Planning Authority Boundary ^
- Public Rights of Way *
- Cycle Route ++
- ★ Listed Buildings ~
- Ancient Woodland #
- Green Belt ^^ ^^^ @
- HS2 Route **
- 1 Location of Photographic Viewpoints (Site Context Photographs: 1-9)

Sources:
 # GIS Mapping
 ^ Natural England GIS Data Set
 * Historic England National Monument Record GIS Data Set
 * Warwickshire County Council Flood GIS Data - Coventry City Council Online Mapping and GIS Explorer 1:25,000 Scale
 ++ Department of Transport (DoT) GIS Cycle Network Data
 ~ Department for Communities and Local Government GIS Data
 @ Coventry City Council Local Plan and Modifications
 # Warwick District Council Local Plan Proposals Map Adopted September 2017
 ** HS2

FIGURE 5
 Project
 Cromwell Lane

Drawing Title
 Visual Appraisal Plan

| | | | | | | | |
|------------|------------|------------|-----------------------------|----------|----|----------|----|
| Date | 20.01.2020 | Scale | 1:5,000 @A1
1:10,000 @A3 | Drawn by | MN | Check by | WL |
| Project No | 28018 | Drawing No | L6 | Revision | - | | |

BARTON WILLMORE

Planning • Master Planning & Urban Design • Architecture •
 Landscape Planning & Design • Environmental Planning • Graphic
 Communication • Public Engagement • Development Economics

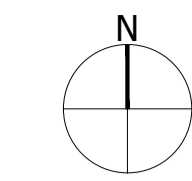
bartonwillmore.co.uk

Reproduced from the Ordnance Survey Map with the permission of the Controller of HMSO. Crown Copyright Reserved. Licence No. 100019279.

J:\28000-28999\28000-28018 - Cromwell Lane\4 - Dwg & Registers\Landscape\28018 L6 Visual Appraisal Plan.dwg - A1

Legend

-  Site Boundary
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Listed Buildings ~
-  Ancient Woodland #
-  Buffer Zone
To lodge farm on eastern boundary formed by open space with additional tree planting
-  Built Form Set Back
Provide adequate space to the rear of new built form to protect visual amenity of adjacent properties; i.e. suitably deep back Gardens, provide additional tree planting
-  Public Rights of Way *
Protect and enhance the public rights of way crossing the site as part of the open space and green infrastructure linkages
-  Southern Boundary Enhancement
Create an enhanced boundary on the southern boundary of the site with native hedgerow and hedgerow tree planting
-  Green Links
Promote Green Infrastructure with associated habitat creation linking the urban area with the wider countryside
-  SUDs
Incorporate habitat creation including wetlands associated with SUDs on low lying north eastern corner of the site
-  Development Area
The body of the site is suitable to accommodate housing whose layout responds to the established settlement pattern which is of high density but with generous linear Gardens
-  Truncated /No Views
Views to the Site (across the land allocated for housing) filtered by the Old Lodge Farm and its associated vegetation



- The Strategy Notes
- Promote Green Infrastructure with associated habitat creation linking the urban area Coventry with the wider countryside as per strategic policy DS5/ Policy NE1 * and Arden National character area SEO
 - Harmonise proposed development with the established character of the locality as per Policy H1 and Policy BE1 layout and design*
 - Relate to topography and Landscape features as per Policy BE1 layout and design/ NE4 Landscape *
 - Ensure no adverse effects on adjacent residences and amenity features as per Policy BE3 Amenity*
 - Contribute positively to Landscape character and enhance key landscape features as per Policy NE4* and NCA Arden objectives
 - Contribute towards Reinforcing well wooded character as per objectives of NCA Arden.

Sources:
 # OS Mapping
 @ Natural England GIS Data Set
 - Historic England National Monument Record GIS Data Set
 * Warwickshire County Council PFIOW GIS Data/OS Explorer 1:25,000 Scale

Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.

FIGURE 6

Project
 Cromwell Lane

Drawing Title
Landscape and Visual Opportunities and Constraints Plan

| | | | |
|---------------------|-------------------------------------|-------------------|----------------|
| Date
20.01.2020 | Scale
1:1,250 @A1
1:2,500 @A3 | Drawn by
MK/MN | Check by
WL |
| Project No
28018 | Drawing No
L5 | Revision
- | |

Planning • Master Planning & Urban Design • Architecture •
 Landscape Planning & Design • Environmental Planning • Graphic
 Communication • Public Engagement • Development Economics

bartonwillmore.co.uk

Offices at Birmingham Bristol Cambridge Cardiff Ebbw Vale Edinburgh
 Glasgow Leeds London Manchester Newcastle Reading Southampton



SITE APPRAISAL PHOTOGRAPH A



SITE APPRAISAL PHOTOGRAPH B



SITE APPRAISAL PHOTOGRAPH C

CRONWELL LANE

**SITE APPRAISAL
PHOTOGRAPHS: A - C**

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018

**BARTON
WILLMORE**



SITE APPRAISAL PHOTOGRAPH D



SITE APPRAISAL PHOTOGRAPH E



SITE APPRAISAL PHOTOGRAPH F

CRONWELL LANE

**SITE APPRAISAL
PHOTOGRAPHS: D - E**

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018



SITE CONTEXT PHOTOGRAPH 1: VIEW EAST FROM CROMWELL LANE

Distance: 12m
Elevation: 107.0m AOD



SITE CONTEXT PHOTOGRAPH 2: VIEW NORTH-WEST FROM PROW W168B AT JUNCTION WITH WESTWOOD HEATH ROAD

Distance: 82m
Elevation: 104.0m AOD



SITE CONTEXT PHOTOGRAPH 3: VIEW NORTH FROM PROW W168

Distance: 29m
Elevation: 113.0m AOD

CRONWELL LANE

**SITE CONTEXT
PHOTOGRAPHS: 1 - 3**

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018

Approximate extent of the Site

Westwood Lodge

Old Lodge Farm

Network Rail Westwood College

PRoW W168



SITE CONTEXT PHOTOGRAPH 4: VIEW NORTH FROM PROW W168

Distance: 90m

Elevation: 110.7m AOD

Approximate extent of the Site

Black Waste Wood

PRoW W168

Lodge Farm House

National Rail Westwood College



SITE CONTEXT PHOTOGRAPH 5: VIEW NORTH FROM PROW W168

Distance: 345m

Elevation: 102.9m AOD

Approximate extent of the Site

Black Waste Wood

Lodge Farm House

National Rail Westwood College



SITE CONTEXT PHOTOGRAPH 6: VIEW NORTH FROM PROW W169

Distance: 0.64km

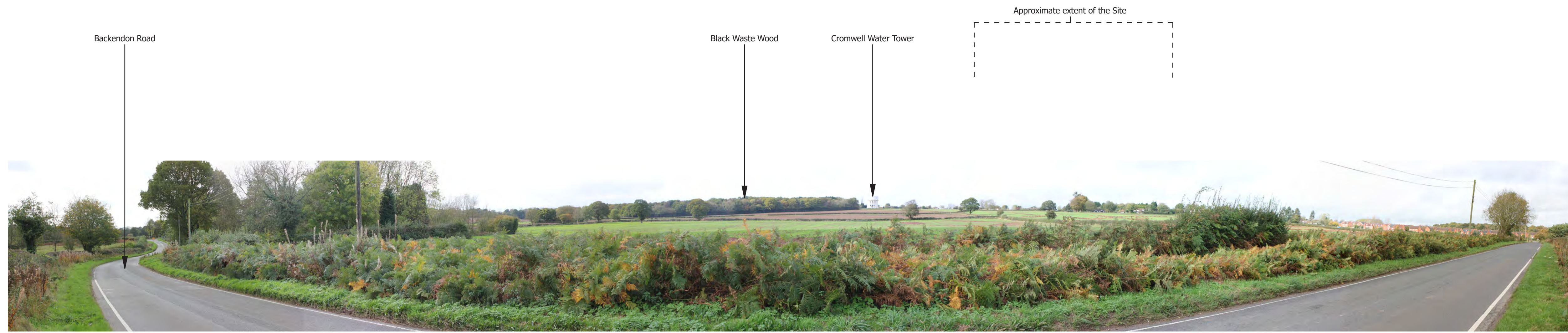
Elevation: 94.1m AOD

CRONWELL LANE

SITE CONTEXT
PHOTOGRAPHS: 4 - 6

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018



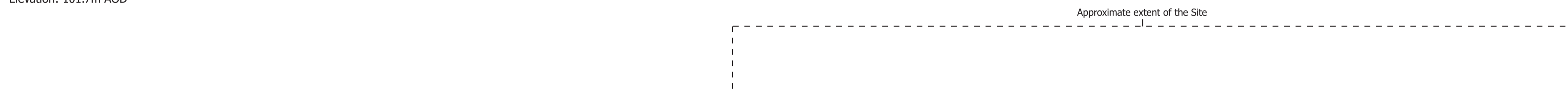
SITE CONTEXT PHOTOGRAPH 7: VIEW WEST FROM BOCKENDON ROAD

Distance: 0.64km
Elevation: 94.7m AOD



SITE CONTEXT PHOTOGRAPH 8: VIEW SOUTH-WEST FROM WESTWOOD HEATH ROAD

Distance: 380m
Elevation: 101.7m AOD



SITE CONTEXT PHOTOGRAPH 9: VIEW SOUTH FROM WESTWOOD HEATH ROAD

Distance: 86m
Elevation: 118.3m AOD

CRONWELL LANE

SITE CONTEXT PHOTOGRAPHS: 7 - 9

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018



GREEN BELT PHOTOGRAPH GB1



GREEN BELT PHOTOGRAPH GB2



GREEN BELT PHOTOGRAPH GB3

CRONWELL LANE

GREEN BELT
PHOTOGRAPHS: GB1 - 3

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018

**BARTON
WILLMORE**



GREEN BELT PHOTOGRAPH GB4



GREEN BELT PHOTOGRAPH GB5



GREEN BELT PHOTOGRAPH GB6

CRONWELL LANE

GREEN BELT
PHOTOGRAPHS: GB4 - 6

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018



GREEN BELT PHOTOGRAPH GB7



GREEN BELT PHOTOGRAPH GB8



GREEN BELT PHOTOGRAPH GB9

CRONWELL LANE

GREEN BELT PHOTOGRAPHS: GB7 - 9

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018



GREEN BELT PHOTOGRAPH GB10



GREEN BELT PHOTOGRAPH GB11

CRONWELL LANE

GREEN BELT
PHOTOGRAPHS: GB10 - 11

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018

**BARTON
WILLMORE**

Cromwell Lane:
Appendix A.1: Extracts from Published
Landscape Character Assessments

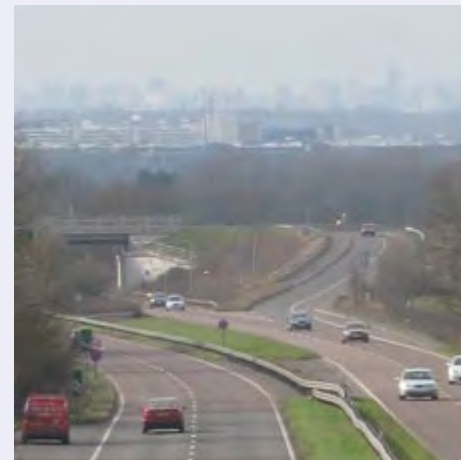
Prepared on behalf of IM Land

January 2020

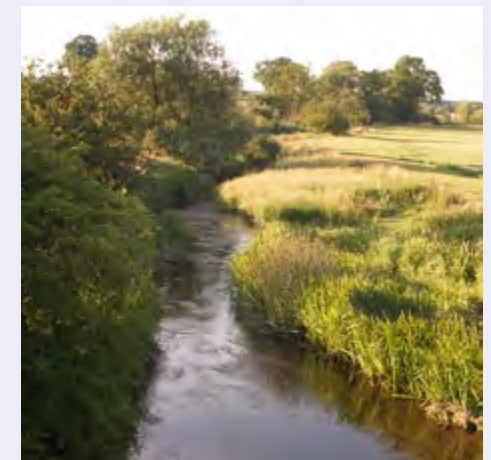


Key characteristics

- 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, such as, 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 while 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 greenspace, for example allotments, gardens, parks, golf courses (rough areas) and public open spaces; playing fields, churchyards, cemeteries and institutional grounds (schools, hospitals).
- 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.

Landscape opportunities

- Conserve, enhance and restore the area's ancient landscape pattern of field boundaries, historic (including farm) buildings, moated sites, parkland and pasture and reinforce its well wooded character.
- Protect and manage woodlands particularly ancient woodlands and wood pasture to maintain the character of Arden.
- Manage and restore hedgerows especially in the north-eastern part of the area (enclosure patterns) and restore parkland, ancient trees and stream side trees plus manage and replace in-field trees and hedgerow trees.
- Maintain and restore areas of heathland particularly in southern Arden, Arden Parklands and Birmingham Hills, lowland meadows and pastures and floodplain grazing marshes.
- Manage arable cultivation to encourage rare arable plants and range-restricted farmland birds and mammals, following appropriate management options under Entry Level Stewardship.
- Restore habitats associated with river valleys particularly the Blythe and Tame.
- Create new green infrastructure with associated habitat creation and new public access on former mining sites and close to urban populations in the West Midlands Green Belt.



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

Photo credits

Front cover: Dandy's Farm across cornfield to colliery among trees, the north eastern industrial landscape can be quite rural in character, with pockets of farmland often surrounded by urban development © Rob Cousins/Natural England

Page 4: © Philip Halling/creativecommons.org/licenses/by-sa/2.0/*

Page 5: (left) © Michael Westley/creativecommons.org/licenses/by-sa/2.0/*, (right) © John Evans/creativecommons.org/licenses/by-sa/2.0/*

Page 6: © Isobel Brooks/Enjoywarwickshire.com

Page 7: © David Stowell/creativecommons.org/licenses/by-sa/2.0/*

Page 8: (top) © Jim Lawrie/Enjoywarwickshire.com, (Bottom) © E Gammie/creativecommons.org/licenses/by-sa/2.0/*

Page 10: © Robin Stott/creativecommons.org/licenses/by-sa/2.0/*

Page 12: © Mick Malpass/creativecommons.org/licenses/by-sa/2.0/*

Page 16: © Geoff Gartside/creativecommons.org/licenses/by-sa/2.0/*

Page 27: © neil at Geograph.org.uk/creativecommons.org/licenses/by-sa/2.0/*

Page 31: © Robin Stott/creativecommons.org/licenses/by-sa/2.0/*

* To view a copy of the licence/s, visit creativecommons.org/licenses/by-sa/2.0/ or send a letter to Creative Commons, 171 Second Street, Suite 300, San Francisco, California, 94105, USA. (if credit requires creative commons acknowledgement)



Natural England is here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

Catalogue Code: NE337

ISBN: 978-1-78367-145-8

Should an alternative format of this publication be required, please contact our enquiries line for more information: 0845 600 3078 or email enquiries@naturalengland.org.uk

www.naturalengland.org.uk

This note/report/publication is published by Natural England under the Open Government Licence for public sector information. You are encouraged to use, and reuse, information subject to certain conditions.

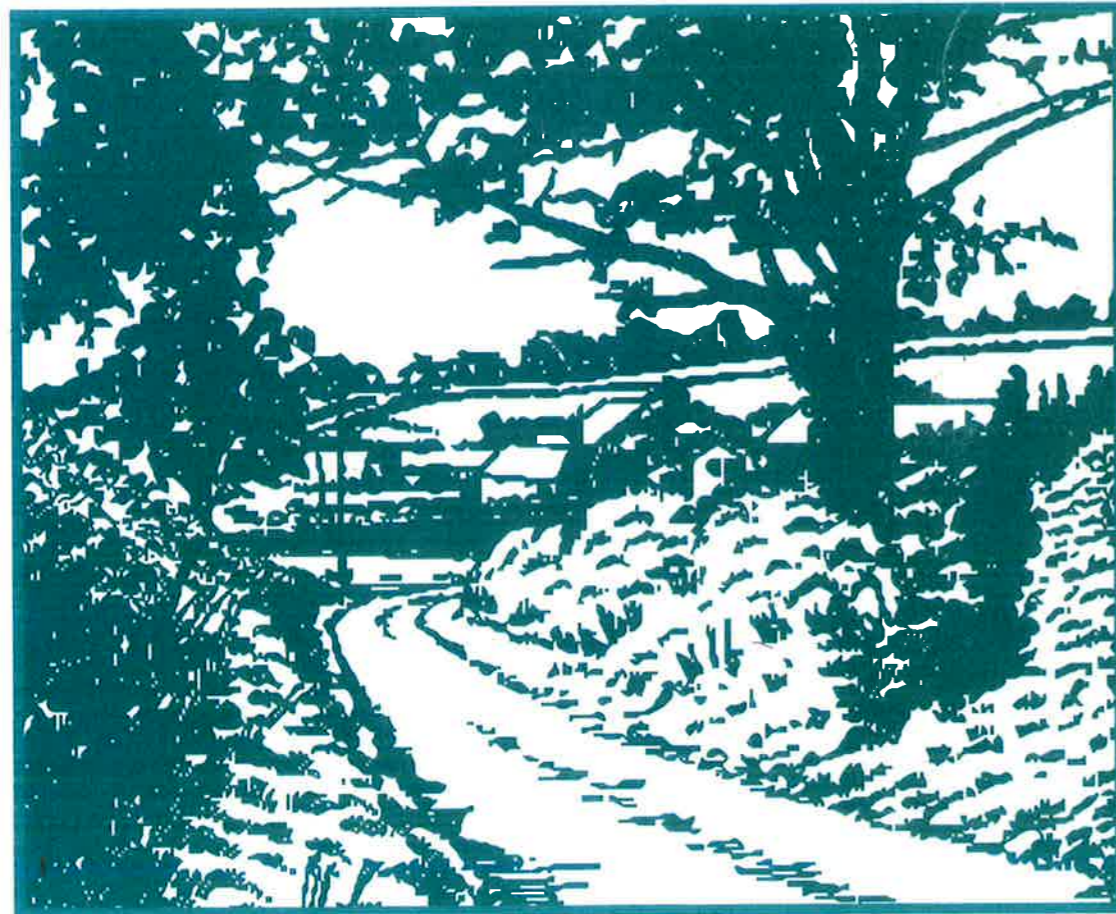
For details of the licence visit www.naturalengland.org.uk/copyright

Natural England images are only available for non commercial purposes. If any other information such as maps or data cannot be used commercially this will be made clear within the note/report/publication.

© Natural England 2014

Warwickshire Landscapes Guidelines

• Arden



Warwickshire Landscapes Guidelines



Published by Warwickshire County Council Planning & Transport Department
P.O. Box 43, Shire Hall, Warwick CV34 4SX Tel: 0926 410410 – November 1993

This booklet is one of a series of three covering the whole of Warwickshire

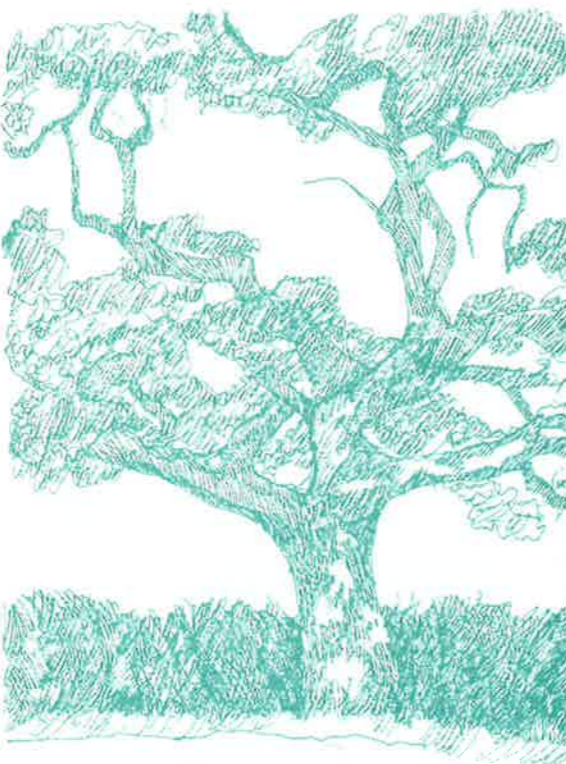
Landscape guidelines are also available for:

Avon Valley – Feldon – Cotswolds Dunsmore – High Cross Plateau – Mease Lowlands

Arden

Arden pastures Arden pastures is a landscape of poor soils and small hedged fields associated with deposits of glacial drift on the southern edge of the Birmingham plateau. Much of this area remained as wood pasture and waste until relatively recent times. This is reflected in the many place names ending in 'Heath' or 'Common'. The village of Balsall Common, for example, takes its name from a large area of former heathland which extended from Berkswell to Shrewley. Today this area is characterised by long straight roads and small geometric fields. Balsall Common itself originated as a group of wayside cottages built on the common, supplemented by later ribbon development. This pattern of late enclosure followed by the development of new settlements has been repeated throughout Arden pastures in places such as Hockley Heath, Earlswood, Wythall and Aspley Heath. Some of these settlements have expanded considerably in the last thirty years or so, with much modern 'infill' development. This has resulted in a landscape often pervaded by suburban influences. These pockets of 'suburbia' in the countryside are superimposed on an older dispersed pattern of farmsteads and wayside cottages.

Despite the densely populated character of this landscape, settlement is not usually a dominant visual element. Instead the gently rolling topography and numerous mature hedgerow trees combine to create a heavily wooded appearance throughout much of the area. It is not uncommon in some areas to find lines of mature oak trees in almost every hedgerow. The effect of so many trees is to create filtered views and a strong sense of enclosure. Where the fields are very small, the feeling is often one of confinement. Throughout the area as a whole the general impression is of a strongly unified landscape where to a large extent the impact of new settlement is visually contained by tree cover.



pollarded oak

The main part of Arden pastures lies in Solihull district, but extends into Warwickshire around Forshaw Heath, Terry's Green and Kingswood. A second smaller area occurs at Balsall Common. The farmed landscape in both areas is characterised by permanent pasture, often grazed by horses or ponies. Field pattern is varied, including geometric semi-regular and irregularly shaped fields. The latter are typically bounded by ancient mixed hedgerows. Elsewhere thorn hedges are more common, while roadside hedgerows are often characterised by holly and bracken.

Arden



Arden pastures

Overall character and qualities

A small scale, enclosed landscape, often pervaded by suburban influences and characterised by small fields, typically bordered by mature hedgerow trees.

Characteristic features

- A gently rolling topography.
- A well defined pattern of small fields and paddocks.
- Numerous mature hedgerow oaks.
- Permanent pasture often grazed by horses.
- A network of minor lanes often with ribbon development.
- Many place names ending in Heath.

Arden

Industrial Arden This is a variable, rather fragmented urban fringe landscape characterised by mining settlements, spoil heaps and pockets of both pastoral and arable farmland. This is a landscape often dominated by the proximity of urban and industrial land, including housing estates, commercial development, factories, coal mines, and quarries. Roads, railways, canals and pylons are also common features, the former typically busy with the sound of traffic. The character of these community urban fringe landscapes varies widely, often with each discrete parcel of land having its own identity. This identity depends on the nature of the adjacent settlement edge, the presence of industrial or mining sites, the local landform and the nature of the open land.

Although farmland makes up a significant proportion of the landscape, much of this land has a run-down character, with gappy, poorly managed hedgerows. This is particularly apparent where fields have been enlarged as a result of arable cropping. Pockets of permanent pasture in small hedged fields survive in many places, however, especially around settlement fringes. Often these fields are bounded by ancient hedgerow of hazel and holly, but thorn hedges or wire fences are also common. Areas of farmland are typically surrounded on two or more sides by urban development, but the urban edge is rarely well defined and often broken by 'fingers of green space'. These are utilised for a variety of purposes including pony paddocks, allotments, playing fields and golf courses.

Coal mining has greatly influenced the character of this landscape, particularly with regard to settlement character and the legacy of spoil heaps. Mining villages, typically on hilltops and comprising rows of red brick, terraced housing are a recurring visual theme throughout the area. Most also include more modern housing estates and small industrial units. Some villages, such as Ansley, Old and New Arley, Baddesley

Ensor and Wood End lie in a semi-rural situation, while others such as Keresley, Galley Common, Ansley Common, Wilencote and Hockley have been incorporated into the expanding conurbations of Coventry, Nuneaton and Tamworth respectively. The undulating nature of the landform throughout the Industrial Arden often allows views from one mining settlement to another, reinforcing the settled community character of the landscape.

Most of the mines in the North Warwickshire coalfield have now closed, but the presence of this former industry is also reflected in the many spoil heaps which remain throughout the area. Some of these have been reclaimed and developed for recreation or as sites for light industrial use. Others have vegetated over naturally with birch woodland and scrub and now provide valuable wildlife habitats. Subsidence associated with mining at Alvecote has produced a complex of wetland habitats along the Anker Valley.

Hard rock quarrying rather than coal mining dominates the landscape in the area around Hartshill. This is associated with a band of very old rocks which form the steeply sloping scarp along the north-eastern edge of the North Warwickshire plateau. The varied undulating topography creates a more unified landscape in this area. This is further strengthened by the many woods which have survived on the poor soils associated with these old rocks. The high proportion of non-agricultural land gives this marginal farming area a strong community character.

Industrial Arden is also characterised by heathy associations reflected in the widespread occurrence of birch, gorse and bracken. Unenclosed commons, supporting remnant heathland vegetation, survive at Baddesley and Bentley. Unfenced roads pass through both commons allowing easy access to these historic landscape features.

Arden



Industrial Arden

Overall character and qualities

A rather variable, often run-down urban fringe landscape characterised by mining settlements, spoil heaps, and pockets of farmland.

Characteristic features

- A varied, often steeply undulating topography.
- Pockets of farmland, often surrounded on two or more sides by urban development.
- A generally poorly defined pattern of small hedged fields.
- Small, closely spaced mining settlements, often on hill tops.
- Rows of terraced houses along roadsides.
- Disused spoil heaps with semi-natural grassland and scrub.
- Golf courses, playing fields and other non-agricultural land.

Landscape change and current trends

pressures for new development Urban expansion has been a major influence affecting the Arden landscape and in places both the ancient settlement pattern and rural character have been eroded. Some hamlets have expanded into larger residential centres, ribbon development has taken place along the Coventry urban fringe and new houses have been built throughout the area, with many conversions of redundant farm buildings. These influences are having a subtle cumulative impact on the landscape by bringing social change and a new appearance of affluence.

Urban influences are especially dominant in central Arden between Birmingham and Coventry and they have imprinted a suburban character on the landscape. To help control their expansion most of Arden was designated as Green Belt after approval of the original County Structure Plan in 1973. In the future however, Arden will continue to be a popular place in which to live and work and if rural integrity is to be retained, it will be important to restrict the spread of suburban influences. This is particularly the case in south Arden following the opening of the M40 motorway.

Locally mineral extraction has also had an impact on the landscape with coal mining on the North Warwickshire plateau and sand and gravel workings in central Arden. Though only having a limited lifespan these workings are often visibly intrusive.

highway improvements Road construction has had a major impact on the Arden landscape. New roads, particularly motorways (M6, M45, M40, A45), cut through existing landscape patterns. In places this has led to field rationalisation along the road corridor resulting in a loss of hedgerows and trees which makes the road more visible and intrusive. Traffic movement and noise has

had a particularly deleterious effect on many formerly peaceful rural landscapes.

Improvements to existing roads can also effect landscape character as road widening and realignment have resulted in the removal of hedgerows, ancient hedgerows and fords.

General development guidelines

One of the key determinants of landscape character is whether built development intrudes on the landscape or integrates with it. With the diverse means available, through planning policy and related planning and highways legislation, a significant influence can be exercised in mitigating any adverse effects of development and in harnessing its many potentially enhancing effects. The general development guidelines set out below are designed to achieve those ends. These guidelines should be regarded as a good practice guide to be applied to all new development wherever it may occur. More specific design guidance to conserve and strengthen local settlement character can be found within the strategy and overall guidelines section.



Due to its ancient landscape character Arden retains a wealth of antiquities and historic buildings. Many of these are scheduled as ancient monuments or listed buildings, but there are many others unprotected by official designations. These features provide strong social and cultural links with the past and add considerably to landscape detail at a local level. They are also part of our heritage and it is important to conserve all sites of archaeological and historical significance.

- **Conserve all sites of archaeological and historical importance**



The suburbanising influences associated with new development are an increasing pressure on the traditional character of settlements, and are having a subtle, cumulative impact. Examples include the external modernisation of buildings, the erection of illuminated and corporate plastic roadside signs, the replacement of roadside hedges with quick growing ornamental screens, the increased use of security fencing, and even standardised landscaping schemes. Standardised planning and highway design criteria also often necessitate the replacement or modernisation of existing features and tend to result in rather bland and characterless developments. Much more discretion is needed when applying design standards in rural landscapes. In particular, original features such as walls, roadside hedges and mature trees should be retained, moved or replaced. Where this is not possible consideration should be given to moving or replacing such features.

- **Conserve the character of rural settlements by retaining existing features and local patterns in all development schemes**



The interface between new development and the surrounding landscape can often appear sharp and stark. Tree planting within and around new development is one of the best ways to soften hard edges. Integration can best be achieved by allowing established trees to run into a development site and designing new planting to break up their densely built appearance. At least 10% of the site should be allocated for tree and woodland planting and resources should be provided for the ongoing management of these features. Opportunities should also be sought, perhaps through planning gain, for offsite woodland planting to help link the development into the wider landscape pattern. The aim should not necessarily be to hide buildings, but rather to integrate them into the landscape, using locally occurring native species. Ornamental species planted as quick growing screens, particularly 'leylandii', should be avoided.

- **Soften hard built edges through increased tree planting within and around new development**

General development guidelines



Traditional farm buildings constructed from local materials often have a distinctive regional identity. This identity is being eroded by the construction of modern farm buildings, which often look out of place and visually intrusive. Many new buildings are necessarily large, particularly the roof areas which can be a dominant feature. Siting and design are therefore very important and no amount of 'landscaping' will conceal a building that is fundamentally badly designed. Big buildings can sit well in an open landscape if they are well sited in relation to other features such as landform and tree cover. Use of shadows, different textures and careful selection of building materials can add interest and break up the mass of a large building. Similarly, the choice of colours should complement those in existing buildings and in the surrounding landscape. Darker, matt colours are generally less obtrusive than light, shiny colours. The surroundings of new buildings are also very important but often given inadequate consideration. Locally occurring trees should be used in a positive way to strengthen the overall farm landscape, rather than as an afterthought in an attempt to hide an ugly building.



The construction of new roads and the widening or re-alignment of existing roads can have a major impact on the character of the landscape. The visual impact can often be considerably reduced through careful route selection and it is important that landscape considerations are thoroughly assessed at the inception of all such schemes. No amount of landscaping will ameliorate the impact of a badly chosen route. A landscape assessment should be undertaken prior to carrying out improvements to existing roads as well as for new ones.



Country roads are an important component of the rural landscape. Improvements to meet modern highway standards can have a detrimental impact on the character of the roadside environment by introducing suburban influences into the rural landscape. Of particular concern are treatments such as concrete kerbing, galvanised railings, new or replacement street lighting and standardised road signs. These features, which are often visually intrusive, are also alien in a rural setting, and should be used only where absolutely necessary. Opportunities should also be sought for using more traditional materials such as stone setts for kerbing, or reverting to the use of locally distinctive road signs.

- **New agricultural buildings should be sited, designed and landscaped to blend with the surrounding farmed landscape**

- **Landscape assessment should be a major consideration at the inception of all road schemes**

- **Conserve rural character by limiting standardised treatments during highway improvement schemes**

General development guidelines



A characteristic feature of Arden is its irregular road network which reflects the ancient landscape pattern. Features are many and varied, including thick roadside hedgerows, narrow sunken lanes and trackways, irregularly shaped verges, hedgebanks, fords and mature roadside oaks. Wherever possible these features should be retained. When improvements need to be made they should reflect the irregular landscape pattern, trying to avoid straight lines and looking to replace historic features. Guidance should be sought to enable a preliminary landscape assessment to identify key features that should be retained, moved or reinstated.



Landscaping along new roads can greatly improve the immediate highway environment, but is often insufficient to maintain the integrity of the adjoining landscape. Greater attention should be given to landscape enhancement within a wide road corridor, perhaps up to a half kilometre either side of the carriageway. Sufficient space should be allowed to enable embankments and cuttings to be shaped to reflect the surrounding landform. Geometric slope profiles should be avoided. Within the wider corridor priority should be given to linking highway landscaping into the surrounding landscape pattern. Local authorities could play an active role here by coordinating and promoting landscape initiatives.



Arden has a variety of mineral deposits which have been worked for many years. These include coal, hard rock aggregate and sand and gravel for the construction industry. Restoration proposals accompanying mineral applications often show little appreciation of how an extraction site relates to the wider landscape, which can result in landscaping schemes that do not reflect this wider context. Detailed landscaping schemes should be based upon an assessment of landscape character. Such an assessment should be submitted with the planning application, to inform a decision as to whether reinstating the original landscape, or creating a new landscape is most appropriate. Consideration must also be given to the long term management of new landscape features.

- **Protect and conserve the irregular pattern and characteristic features of roads and lanes**

- **Highway landscaping should be strongly linked to the surrounding landscape pattern**

- **Restoration proposals for mineral workings should be based upon an assessment of landscape character**

Arden

The overall strategy and guidelines for Arden set out below provide the framework for conserving and enhancing the character and unity of the region. The seven landscape types which make up the region, however, have their own distinctive characteristics and for each of these there is a separate strategy and set of management guidelines. These are specific to the individual landscape types, but should be read in conjunction with the overall strategy and guidelines for the region.

Internationally, Arden is famous for its historical and cultural associations as being 'Shakespeare's Arden'. The wooded character of the landscape also has direct historical links with the ancient Forest of Arden. It is the most densely wooded part of Warwickshire (8%), which is well above the county average (3%). Of particular significance is the high proportion of ancient woodland sites and the association with oak as the dominant tree species. Equally important are the many built and other historic features and antiquities which impart an 'ancient' landscape character. Together, these associations are an important part of our national heritage and they distinguish Arden from the later 'planned' countryside found elsewhere in Warwickshire.



In contrast to the rest of Warwickshire, Arden is characterised by a dispersed settlement pattern of scattered farmsteads and hamlets – the latter often no more than a loose cluster of wayside cottages. Ribbon development and more recent infill development have overwhelmed this historic pattern in many areas while barn conversions are eroding the rural character of undeveloped lanes. Where new housing is necessary in the countryside it should be located in loose clusters to form new hamlets. This would reflect the scale and pattern of existing settlement. Equally, it is important that new development should not be permitted along lanes that are presently undeveloped.



A characteristic feature of the Arden landscape is the wealth of brick built farmsteads and country houses which date from the 16th and 17th centuries. These give the area a strong and coherent building style which should be conserved. A trend in recent years has been the conversion of redundant barns into dwellings. This often results in modifications to the external appearance of a building. If the existing character is to be maintained consideration must be given to retaining traditional style and features. New housing should also harmonise with the vernacular style, with particular attention being given to scale, building materials and the incorporation of traditional features.

Management strategy

- **Conserve the historic, well-wooded character of the region**

Overall guidelines

- **Maintain the historic dispersed settlement pattern of hamlets and scattered farmsteads**
- **Conserve the built character of Arden by ensuring that new development reflects the vernacular style**

Arden



Mature oaks are a characteristic feature of the Arden landscape. Through their size and antiquity individual trees can contribute greatly to landscape character. They are also ecologically important as they support many species of insects and birds. Wherever possible these old trees should be retained as their heritage value far outweighs any economic value. Management agreements could be used to help preserve these trees for future generations.



Ancient woodland sites are those which have had continuous woodland cover since at least 1600. Over 70% of the woodlands in Arden are of ancient origin. These sites represent the final core of woodlands which retain a link with the ancient Forest of Arden. Following losses this century there is now a presumption against further woodland clearance and conservation of all ancient woodlands must be given the highest priority. These sites usually have a very high nature conservation interest with a diverse flora and fauna. Oak is usually the dominant tree species but small leaved lime is also locally important. To maintain species diversity management should favour small scale felling coupes and natural regeneration. Where vigorous regrowth can be obtained through coppice and regeneration this would be a suitable management option.



Plantation ancient woodlands are those which have been replanted often with non-indigenous broadleaves or conifers. Though reduced in their interest these woods are frequently of much higher nature conservation value than recently established woodlands. Much of their ecological interest can be enhanced through sympathetic management. On sites where indigenous species survive, natural regeneration of native broadleaves should be encouraged. Only where species interest is greatly diminished should replanting be undertaken, favouring indigenous broadleaves where possible.



Small woodlands are a feature of many Arden farms. Historically they were managed for timber and firewood. A shift towards intensive agriculture, coupled with reduced farm labour and a demise in management practices such as coppicing, have resulted in many of these woods being left unmanaged. As landscape and wildlife features many are now in decline and in urgent need of management. Government incentives now favour the diversification of farm enterprises including the management of small woods for timber, fuel, game, wildlife, landscape and recreation. These woods would be suited to long rotation coppicing and should be targeted for management grants. Coppice management would be especially sensitive to both the landscape and nature conservation value of these sites.

- **Conserve the high heritage and ecological value of individual ancient oaks**

- **Conserve all ancient woodland sites and restock with locally occurring native species**

- **Restocking of plantation ancient woods should favour native broadleaved species preferably through natural regeneration**

- **Promote long rotation coppicing as a management tool for neglected small woods**



There is considerable scope for enhancing regional character through new woodland planting. The location and scale of all new planting, however, must reflect the character and scale of the different landscapes in Arden. The size and shape of new woodlands should complement the surrounding landscape pattern. Small woods are likely to be most suitable where the field pattern is still intact, while large woods may be more appropriate where the structure of the landscape has become fragmented. All new planting should avoid sites of ecological or historical interest.



The use of appropriate species in well-designed mixes is an important factor to consider in determining how well new planting will fit into the landscape. Selection of species will need to reflect a wide range of considerations, including the balance to be struck between nature conservation, landscape enhancement, recreation and timber production. Most Arden woodlands are of ancient origin and are predominantly broadleaved in character. New planting should reflect this where possible, and where schemes include non-indigenous species, oak should be included in the mix and favoured as the final hardwood crop. Species selection for amenity woodland should favour locally occurring associations of native trees and shrubs, including small-leaved lime as a co-dominant species with oak.



Hedgerows are prominent landscape features and frequently define roads, bridleways, footpaths and parish boundaries. Lanes and trackways are emphasised in many places by double hedgerows. These are historic features in their own right and form important wildlife corridors within the overall field pattern. In open landscapes they are often the only remaining features and are valuable as a basis for rebuilding the structure of the landscape. It is important to avoid further fragmentation of the landscape through hedgerow removal, particularly those along highways and parish boundaries. Hedgerows along woodland edges are often associated with ancient banks and ditches, and even where a woodland has been cleared these features may still survive and should be conserved.



The general condition of hedgerows in Arden is very variable. Roadside hedges are usually well maintained, but many field hedgerows are closely trimmed or gappy, and would benefit from being managed more positively as landscape features. This would include allowing them to grow thicker and taller (up to two metres in height) and replanting those that are gappy. Existing incentives for replanting should be more actively promoted. Where possible management should avoid excessively tidy low cut hedges, and should favour trimming at three yearly intervals to improve wildlife interest. Consideration should be given to traditional hedgelaying, or coppicing where hedges have grown spindly or become gappy at the base.

- **The design of all new woodland planting should complement the shape and scale of the surrounding landscape pattern**

- **New woodland planting should be broadleaved in character and favour oak as the major tree species**

- **Avoid the removal of hedgerows, especially along footpaths, bridleways, parish boundaries and woodland edges**

- **Promote the management of hedgerows and landscape features**



Heathland was once a common feature of the Arden landscape but following losses to agriculture and urban development it is now rare and very restricted. Those sites where heather survives have particularly important nature conservation interest. Elsewhere remnant heathy vegetation remains a characteristic feature with bracken and gorse particularly common along roads and in ancient woods. In all cases open heathland is in decline due to encroachment of trees and lack of management. Priority should be given to removal of trees and the regeneration of heather and other heathland flora. This can be most effectively carried out through the reinstatement of grazing with cattle or sheep.



Heaths are now very restricted and rare, but many of the associated plant species still survive along roadside verges. Species such as bracken and gorse are especially evident and provide historic links with former commons and waste. They also create interest and diversity along the roadside environment. Management of existing verges should seek to maintain and enhance this diversity. In road improvement schemes opportunities may also arise for habitat creation. In such cases the exposed subsoil is ideal for establishing heathy vegetation, but topsoiling must be avoided. This approach would provide a more interesting alternative to amenity tree planting.



Increasing leisure time has resulted in greater demands for sport and recreational facilities in the countryside, especially around the fringes of the larger urban centres. This type of development should be avoided in most rural areas. In some, however, particularly the more wooded estate landscapes such as Arden parklands and Wooded estatelands, such facilities can be more readily assimilated into the landscape. Golf courses, for example, could be designed to take on the appearance of modern day parklands as they mature. The selection of appropriate tree species is an important consideration, and the planting of longer lived trees such as oak, lime and sweet chestnut should be favoured over quick growing or smaller amenity species. There should also be opportunities for creating new wildlife habitats including heathlands, meadowlands and wetlands.

- **Promote the regeneration and management of heathland flora on all remnant heathy areas**

- **Diversify roadside character through the creation and management of heathy vegetation on highway verges**

- **The design of recreational facilities, such as golf courses, should seek to reflect the character of existing landscape features**

Arden parklands

The effect of wooded enclosure in this landscape is created by the presence of large ancient woodlands and belts of trees. These create a sequence of linked wooded spaces which define the scale and character of the landscape. Visually they are the most dominant elements, although parkland also contributes to the effect of wooded enclosure. The many old deer parks have a particularly important historical dimension which adds variety and cultural interest to this landscape. The continuity of tree cover, however, is fragmented in places. The overall management strategy is therefore aimed at creating a more unified landscape by enhancing the wooded character of these areas



It is important to retain the offset and overlapping nature of woodlands and belts of trees as these create a strong sense of enclosure. Any major breaks in continuity would have the effect of opening up distant views which would distort the scale of the landscape. Enclosure and landscape scale can be maintained by choosing a regeneration system which minimises visual change to key sections of a woodland. Such a system might include: well shaped and scaled retentions in front of felling coupes; minimising visual change to key sections of the woodland; staggering fellings over time, including premature and late felling; and retaining drifts of trees on the edge of felling coupes. When managing woodlands these approaches would create interest and diversity in the landscape.



The gently rolling topography of this landscape is such that woodland edges are the most prominent features. As a result a major part of many large woods cannot be seen. These woods are ideally suited for commercial forestry operations. However, where conifers appear along woodland edges, particularly as continuous single species stands, they present an unnatural appearance and disrupt the overall broadleaved character of the landscape. This effect could be softened by the inclusion of well shaped and scaled, irregularly spaced groups of broadleaves to vary species height and diversity.



The wooded character of Arden parklands depends on the continuity of the various tree cover elements to create a sequence of linked wooded spaces. Where tree cover is weak, particularly on the edge of urban areas, the structure of the landscape also tends to be rather fragmented. There is scope for significant new planting in these areas. Mixed woodlands would be acceptable as long as edges and skylines are sensitively handled. Belts of trees should be broadleaved in character. Particular attention should be given to the location and shape of new planting and to the space it encloses.

Management strategy

- Retain and enhance the effect of wooded enclosure

Landscape guidelines

- Felling coupes should be carefully designed to retain the effect of wooded enclosure

- Species selection along woodland edges should favour native trees and shrubs

- Enhance tree cover through the planting of new woodlands and belts of trees

Arden parklands



Parkland was once extensive throughout the region, but despite losses to agriculture and urban development, it remains a characteristic feature in Arden parklands. Good examples survive of both medieval deer parks and 18th and 19th century ornamental parklands. As well as their historical importance, parklands provide diversity and interest in the landscape. True parkland, however, in permanent grass with scattered trees is in decline. Many areas of former park have been taken into intensive agricultural production and old parkland trees frequently stand isolated and dying within arable fields. Wherever possible it is important to retain the peaceful, pastoral character of traditional parkland and to encourage new planting to replace old trees. Planting should respect the original design intentions of individual parks. Where opportunities may arise through Government incentives consideration should also be given to reinstating areas of former park.



Arden parklands is characterised by large arable fields, often poorly defined by low cut and gappy hedgerows. Although field pattern tends to be a subsidiary landscape element, it is important to conserve primary hedgelines, including those along roadsides, bridleways, footpaths and parish boundaries. These form a key structural element in the landscapes, particularly where they contain mature hedgerow trees. Such features should be conserved and managed more positively as landscape features. This would include allowing hedges to grow thicker and taller (up to 2m in height), strengthening individual gappy hedges, and encouraging the natural regeneration of hedgerow oaks. Where primary hedgerows have been removed, consideration should be given to replacement planting.



Heathland was once a common feature on the poorer sandy soils associated with areas of glacial drift in Arden parklands. Where these have been worked for sand and gravel there are positive opportunities for the creation of heathland. With the 1990's agricultural policy offering incentives to reduce arable production there may also be opportunities for creating heathland on farmland where the soils are suitable. By re-establishing pockets of heathy vegetation, or even larger areas of heathland, this distinctive regional characteristic could be considerably strengthened. This would provide visual diversity, enhance nature conservation interest, and restore an important historic feature in the landscape.

- Existing parkland should be retained and enhanced and where opportunities arise, consideration given to restoring areas of former park

- Conserve and strengthen primary hedgelines and manage these more positively as landscape features

- Identify opportunities for re-establishing heathland on suitable sites

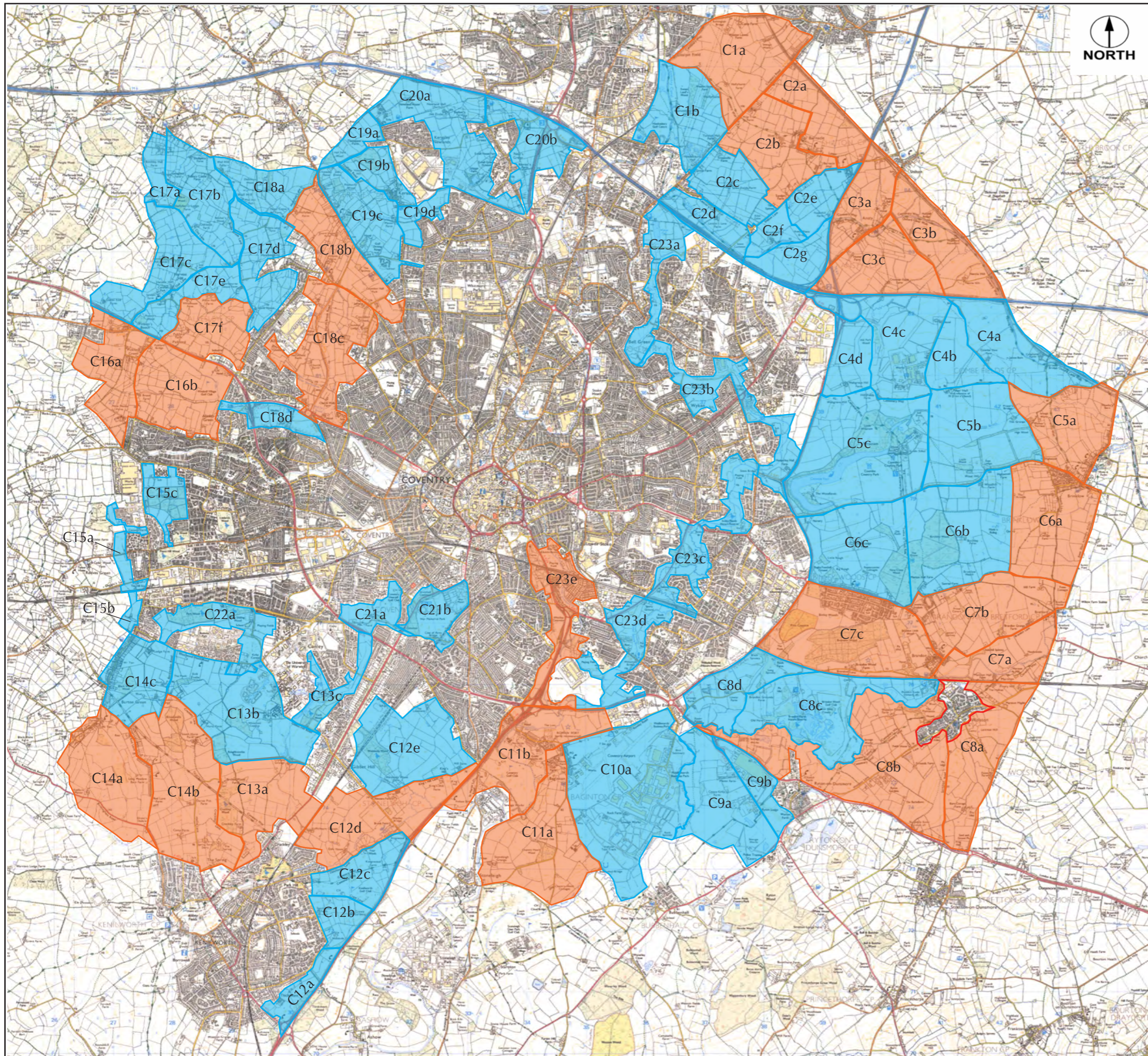
Cromwell Lane:
Appendix A.2: Extracts from Published
Green Belt Reviews

Prepared on behalf of IM Land

January 2020

Appendix 4 – Parcels to be Retained & Parcels to be Taken Forward for Detailed Study

- Figure 3.1: Coventry
- Figure 3.2: Kenilworth
- Figure 3.3: Nuneaton and Bedworth
- Figure 3.4: Warwick and Leamington



COVENTRY

PPG2 Purposes

LEGEND

- Retain in Green Belt
- Consider for Detailed Study

Figure 3.1

Reproduced from the Ordnance Survey map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office, © Crown Copyright. Licence No. 100012747. FOR IDENTIFICATION PURPOSES ONLY.

Appendix 8: Green Belt and Green Field Review

November 2013

- 1.0 This report sets out a partial review of the Green Belt and Green Fields connected to:
 - the district's 10 most sustainable potential growth villages;
 - a very limited portfolio of smaller village locations, and
 - two edge of urban Green Belt housing options.
- 1.1 The report sets out a new methodology for reviewing and analysing Green Belt / Green Field parcels which builds upon good practice nationally in Green Belt studies. The main focus in the methodology is the establishment of a list of detailed assessment criteria / questions, covering the aim, key purposes and use of the Green Belt / Green Field parcels. The methodology is set out in Table 1 and has been applied to both Green belt and non-Green Belt locations.
- 1.2 An independent critical review of this approach and a selected range of assessments have also been undertaken by a specialist Environmental Planning Advisor, which can be found in Appendix 9 of the villages' consultation report. The findings from both these pieces of work have also been summarised and used as part of the evidence base in the detailed site assessment matrix (appendix 6 of the villages report).
- 1.3 The individual Green Belt and Green Field parcels can be found illustrated in the plans which accompany this report.

| TABLE 1: Methodology for the Partial Green Belt and Green Field Review | | | |
|---|--|--|--|
| Green Belt Aim and Character | Aim / Character Expansion | Assessment Criteria / Questions | Definitions / Background |
| To prevent urban sprawl by keeping land permanently open | (Covered in detail through Green Belt characteristics) | | |
| Essential characteristic of Green Belt is its openness. | Open character is a key characteristic of Green Belt. | <p>(Q1)Would development in this area affect the openness of the Green Belt?</p> <p>(Q2)Would development in this area increase the openness of the Green Belt?</p> <p>(Q3)Would development in this area impact negatively on the visual amenity of the Green Belt?</p> | <p>Openness – absence of built development (Planning Inspectorate)</p> <p>Openness of character – non-enclosed, continued, open and exposed (SNH)</p> <p>Any built development has the potential to affect openness whether or not it is visible from public viewpoints (PI2191398)</p> <p>Change in scale of buildings – drop in floorspace would increase the openness of the Green Belt (PI2181904)</p> <p>Reduction in spread of buildings across the site and smaller amount of development would increase openness (PI2168774)</p> <p>Effect on the visual amenity of the GB (PI2178517)</p> |
| Essential characteristic of Green Belt it is permanence. | Green Belt is associated with readily recognisable physical features which are likely to be permanent. | <p>(Q4)Is this area of Green Belt associated with recognisable permanent physical features?</p> <p>(Q5)Are there any threats or areas of erosion which may weaken the ability of the Green Belt to endure beyond the plan period?</p> | |
| Green Belt Purpose | Purpose Expansion | Assessment Criteria / Questions | Definitions / Background |
| To check the unrestricted sprawl of large built-up areas. | Protects countryside from irregular and straggling built forms connected to large built up areas. | <p>(Q6)Would the loss of this Green Belt parcel lead to or constitute ribbon development?</p> <p>(Q7)Would the loss of this Green Belt parcel result in an isolated development site not connected to existing boundaries?</p> <p>(Q8)Would the loss of this Green Belt parcel effectively 'round off' the settlement pattern?</p> <p>(Q9)Is this Green Belt parcel well connected with several boundaries to the built-up area?</p> | <p>Sprawl – be of irregular or straggling form (The Concise Oxford Dictionary).</p> <p>Large built up areas - Warwick, Royal Leamington Spa, Kenilworth, Solihull Rural South and East (integrating Knowle, Dorridge, Bentley Heath, Balsall Common, Dickens Heath, Cheswick Green, Meriden, Hampton-in-Arden, Hockley Heath, Tidbury Green, Catherine-de-Barnes) , Coventry Urban Area and Stratford Upon Avon. Solihull Settlement Study defines Rural South and East settlements as stand alone. However, there appears to be a degree of continuation between settlements (Knowle, Dorridge and Bentley Heath).</p> <p>Coventry Core Strategy 2012 – defines an urban area</p> |

| | | | |
|--|---|--|---|
| | | | including locations such as Finham. |
| | Prevents sprawl where development would not otherwise be restricted by a physical barrier (e.g. roads, railway, large watercourse). | (Q10)Do natural features and other infrastructure provide a good existing barrier between the existing urban area and undeveloped land, which if breached may set a precedent for unrestricted sprawl? | |
| | Prevents development that would result in another settlement being absorbed into a large built up area. | (Q11)Would the loss of this Green Belt parcel result in a small settlement being absorbed into a large built-up area? | |
| | Protects open land contiguous to or with close proximity to the large built up areas. | (Q12)Would the loss of this Green Belt parcel reduce the open land contiguous to or with close proximity to the large built up area? | |
| Prevent neighbouring towns merging into one another. | Prevents the merger of towns. | (Q13)Would the loss of this Green Belt parcel increase the potential joining or blending of towns? | Merging – joining or blending (The Concise Oxford Dictionary)

Towns are defined as: Warwick, Royal Leamington Spa, Kenilworth, Solihull Major Urban Area and Stratford Upon Avon. |
| | Prevents development that would result in a relatively significant reduction in the distance between towns. | (Q14)Would the loss of this Green Belt parcel lead to a relatively significant reduction in the distance between towns? | |
| | Prevents continuous ribbon development along transport routes that link towns. | (Q15)Would the loss of this Green Belt parcel lead to or constitute ribbon development between towns? | |
| Safeguarding the countryside from encroachment | Prevents encroachment through a strong defensible boundary or topography between the existing urban area and open countryside. | (Q16)Would the loss of this Green Belt parcel reduce the defensible boundary between the existing urban area and open countryside? | Countryside is taken to mean open land. For the purpose of this review only very small settlements (under 50 residents) are considered as part of the open countryside.

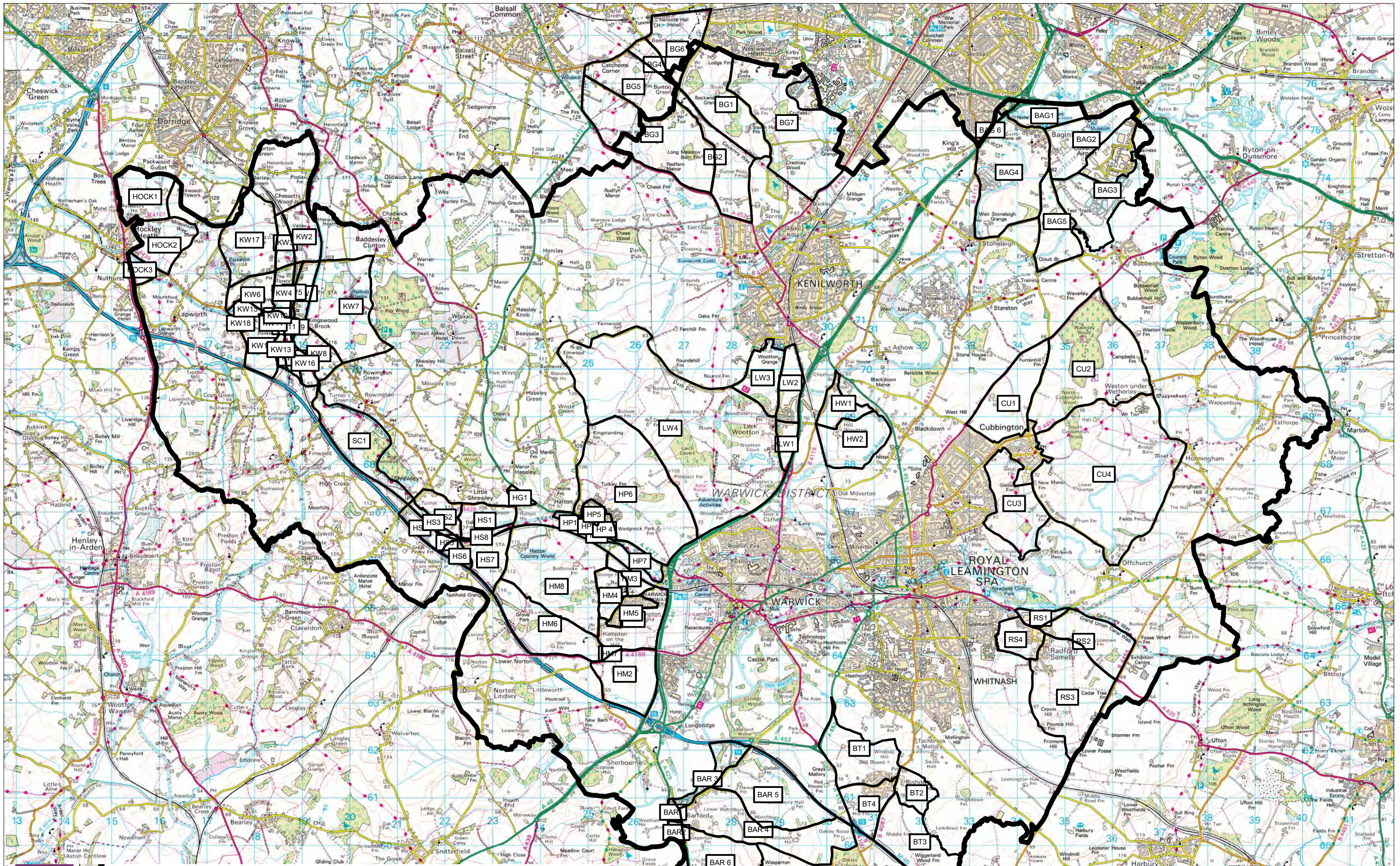
Encroachment – the activity or act of advancing gradually beyond due limits (adapted from The Concise Oxford Dictionary) |

| | | | |
|--|--|--|---|
| | Prevents encroachment on the countryside through existing appropriate uses, including agriculture, forestry, outdoor sport and recreation, cemeteries and local transport infrastructure. | (Q17)Would the loss of this Green Belt parcel lead to encroachment due to a loss of an appropriate use? | Appropriate uses refer to NPPF definition. |
| | Prevents encroachment on the countryside that contains existing uses that would not now constitute appropriate development. | (Q18)Would the loss of this Green Belt parcel lead to further encroachment due to a loss of a peri-urban or inappropriate use? | |
| | Prevents encroachment due to its open character, which is not compromised by development that would now be considered inappropriate, or where there is damaged or derelict land. | (Q19)Does the Green Belt parcel contain buildings that are not in agricultural use and development on part of the site would be classed as brownfield rather than Greenfield development? | |
| | Prevents encroachment due to national and local nature conservation areas? | (Q20)Would the loss of this Green Belt parcel impact negatively on national and local nature conversation areas? | |
| To preserve the special character of historic towns | Green Belt makes a positive contribution to the setting, or better reveals the significance of a scheduled ancient monument, conservation area, listed building(s), registered park or garden, or other features of historic significance. | (Q21)Would the loss of this Green Belt parcel reduce the quality of the landscape setting for this historic town?

(Q22)Would the loss of this Green Belt parcel reduce the significance of a historic building, area or landscape? | 'Historic towns' are defined as Warwick, Royal Leamington Spa, Kenilworth and Stratford Upon Avon for the purposes of this study. |
| To assist in urban regeneration by encouraging the recycling of derelict and other urban land | Greenbelt in Warwick District is considered to play an important role in encouraging the recycling of derelict and other urban land, by restricting the availability of greenfield sites. | (Q23)Would the loss of this Green Belt parcel reduce the use of brownfield land adjoining the Green Belt area?

(Q24)Would the use of this Green Belt parcel reduce the use of urban land in areas experiencing substantial development pressures? | |
| To preserve the individual character, identity and setting of villages and hamlets in the Green Belt (local criteria). | Green Belt preserves the character, identity and setting of individual villages or hamlets. | (Q25)Would the loss of this Green Belt parcel reduce the character, identity or setting of a village or hamlet? | |
| | Green Belt prevents development that would result in a relatively significant reduction in the distance between villages. | (Q26)Would the loss of this Green Belt parcel significantly reduce the distance between villages? | |
| | Green Belt contributes towards protecting the open setting of villages and hamlets. | (Q27)Would the loss of this Green Belt parcel impact on the open setting of a village or hamlet? | |
| Green Belt Use | Use Expansion | Assessment Criteria / Questions | Definitions |

| | | | |
|---|--|--|---------------|
| Plan positively to enhance the beneficial use of Green Belt, such as improved access, outdoor sport and recreation; enhancement and retention of landscape; visual amenity and biodiversity, and improvements to damaged and derelict land. | Green Belt and improving public access. | (Q28)What opportunities exist to improve the Green Belt parcel for public access? | NPPF Para. 81 |
| | Green Belt and outdoor sport and recreation. | (Q29)What opportunities exist to improve outdoor sport and recreation opportunities associated with the Green Belt parcel? | |
| | Green Belt and enhancement and retention of landscape. | (Q30)What opportunities exist to retain and enhance the landscape in this Green Belt parcel area? | |
| | Green Belt and visual amenity. | (Q31)What opportunities exist to enhance the visual amenity of this Green Belt parcel area? | |
| | Green Belt and biodiversity. | (Q32)What opportunities exist to enhance the biodiversity of this Green Belt parcel area? | |
| | Green Belt and damaged and derelict land. | (Q33)What opportunities exist to improve damaged and derelict elements of this Green Belt parcel area? | |

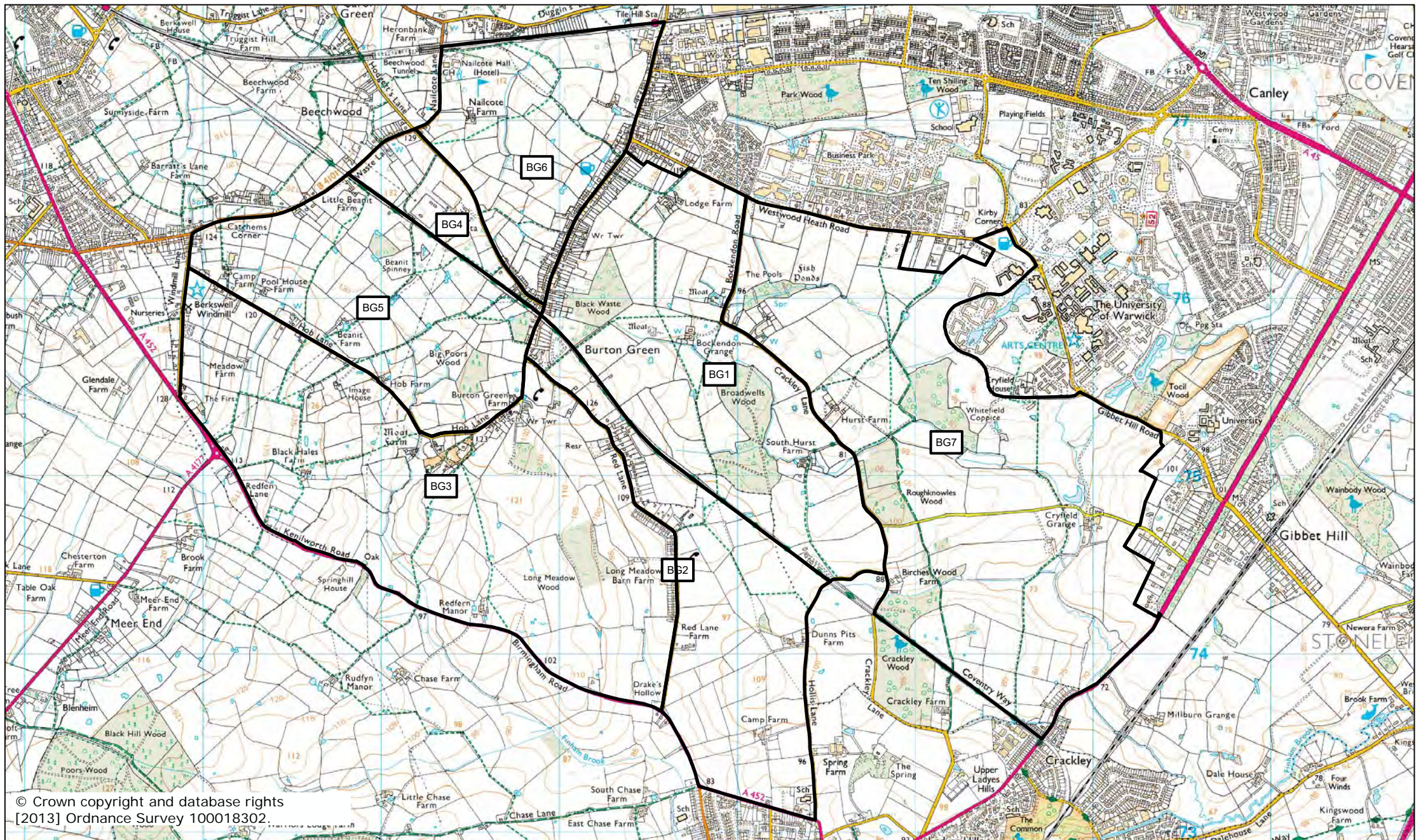


Context Map - Partial Green Belt Review - Parcels

SP1572 | Not to Scale | 22/10/2013 | DSR | Grid Reference: 415748E, 272924N

Policy, Projects and Conservation, Development Services. ldf@warwickdc.gov.uk (01926) 456504

© Crown copyright and database rights [2012] Ordnance Survey 100018302.



© Crown copyright and database rights
 [2013] Ordnance Survey 100018302.

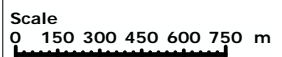
Key

Partial Green Belt Review - Land Parcels

□ All Polygons No Fill Ref Label



Burton Green



SP2775 1:27000 @ A4 22/10/2013 DSR
 Grid Reference: 427848 E, 275296 N

Policy, Projects & Conservation, Development Services
 ldf@warwickdc.gov.uk (01926) 456504

| | |
|--|---|
| Parcel Code | BG1 |
| Area Reference | Land east of Cromwell Lane |
| Parcel Size (ha) | 145.18 |
| Settlement | Burton Green |
| Parcel Description | A parcel defined by Cromwell Lane to the west Westwood Heath Road to the north, Bockendon Road and Crackley Lane to the east and Kenilworth Greenway to the south. The parcel has residential properties along the western edge down Cromwell Lane and although it is primarily Green Field in character, it also contains some well established woodlands. |
| Parcel Justification | The parcel is clearly defined by road infrastructure and the former railway line to the south. It has a mixed use character associated with a village location and in line with other similar Green Belt parcels. |
| Green Belt Openness | |
| Q1. Would development in this area affect the openness of the Green Belt? | Yes – this parcel is slightly elevated in the middle and is highly visible. |
| Q.2 Would development in this area increase the openness of the Green Belt? | Some potential associated with established residential areas. |
| Q.3 Would development in this area impact negatively on the visual amenity of the Green Belt? | Yes – generally an open landscape with assessable views from the northern boundary. |
| Green Belt Permanence | |
| Q.4 Is this area of Green Belt associated with recognisable permanent features? | Yes - The parcel is defined by road infrastructure which is at its weakest towards the east and Kenilworth Greenway to the south. |
| Q.5 Are there any threats or areas of erosion which may weaken the ability of the Green Belt to endure beyond the plan period? | The main threats are associated with the expansion of Burton Green and the potential HS2 project which would broadly follow the line of the Kenilworth Greenway. |
| Checking Unrestricted Sprawl | |
| Q.6 Would the loss of this Green Belt parcel lead to, or constitute, ribbon development? | Yes – some potential for ribbon development along the Westward Heath Road, although development would also be quite deep and extensive in nature. |
| Q.7 Would the loss of this Green Belt parcel result in an isolated development site not connected to existing boundaries? | No – the parcel has good connectivity to development at the north and west. |
| Q.8 Would the loss of this Green Belt parcel effectively ‘round off’ the settlement pattern? | No – it would be a significant development area or village extension. |
| Q.9 Is this Green Belt parcel well connected with several boundaries to the built-up area? | Particularly strong connection along the northern edge of the parcel. |
| Q.10 Do natural features and other infrastructure provide a good existing barrier between the existing urban area and undeveloped land, which if breached may set a precedent for unrestricted sprawl? | The infrastructure barriers are weakest in the east, which are fairly low grade roads / lanes. This area could easily be breached in the future. |
| Q.11 Would the loss of this Green Belt parcel | Strong potential some Burton Green to be |

| | |
|---|--|
| result in a small settlement being absorbed into a large built-up area? | absorbed into southern Coventry extension. |
| Q12 Would the loss of this Green Belt parcel reduce the open land contiguous to or with close proximity to the large built up area? | Yes, this parcel is immediately adjacent to a major urban area. |
| Preventing Neighbouring Towns Merging | |
| Q13 Would the loss of this Green Belt parcel increase the potential joining or blending of towns? | No – although it would blend Coventry with Burton Green village. |
| Q14 Would the loss of this Green Belt parcel lead to a relatively significant reduction in the distance between towns? | No – although it would blend Coventry with Burton Green village. |
| Q15 Would the loss of this Green Belt parcel lead to or constitute ribbon development between towns? | No – although it would blend Coventry with Burton Green village. |
| Safeguarding from Encroachment | |
| Q16 Would the loss of this Green Belt parcel reduce the defensible boundary between the existing urban area and open countryside? | Yes – this would remove the defensible boundary and provide potential for the southern growth of Coventry. |
| Q17 Would the loss of this Green Belt parcel lead to encroachment due to a loss of an appropriate use? | Yes – significant loss of some agricultural land. |
| Q18 Would the loss of this Green Belt parcel lead to further encroachment due to a loss of a peri-urban or inappropriate use? | No – majority of uses are appropriate to a Green Belt and village location. |
| Q19 Does the Green Belt parcel contain buildings that are not in agricultural use and development on part of the site, which would be classed as brownfield rather than Greenfield development? | Yes – Cromwell Lane frontage has a strong residential character. |
| Q20 Would the loss of this Green Belt parcel impact negatively on national and local nature conservation areas? | Yes – Black Waste Wood LWS / SINC, Broadwells Wood LWS / SINC, Kenilworth to Balsall Railway Embankment pLWS / pSINC and Bockendon Grange Pond pLWS / pSINC. |
| Preserve the Special Character of Historic Towns | |
| Q21 Would the loss of this Green Belt parcel reduce the quality of the landscape setting for this historic town? | No – parcel relates to a city and village location. |
| Q22 Would the loss of this Green Belt parcel reduce the significance of a historic building, area or landscape? | No - parcel relates to a city and village location. |
| Encourage Urban Regeneration | |
| Q23 Would the loss of this Green Belt parcel reduce the use of brownfield land adjoining the Green Belt area? | Yes – significant Green Belt site within close proximity to urban area. |
| Q24 Would the use of this Green Belt parcel reduce the use of urban land in areas experiencing substantial development pressures? | Yes – significant Green Belt site within close proximity to urban area. |
| Preserving Villages and Hamlets | |
| Q25 Would the loss of this Green Belt parcel reduce the character, identity or setting of a village or hamlet? | Yes – significant impact on the character, identity and setting of Burton Green. |

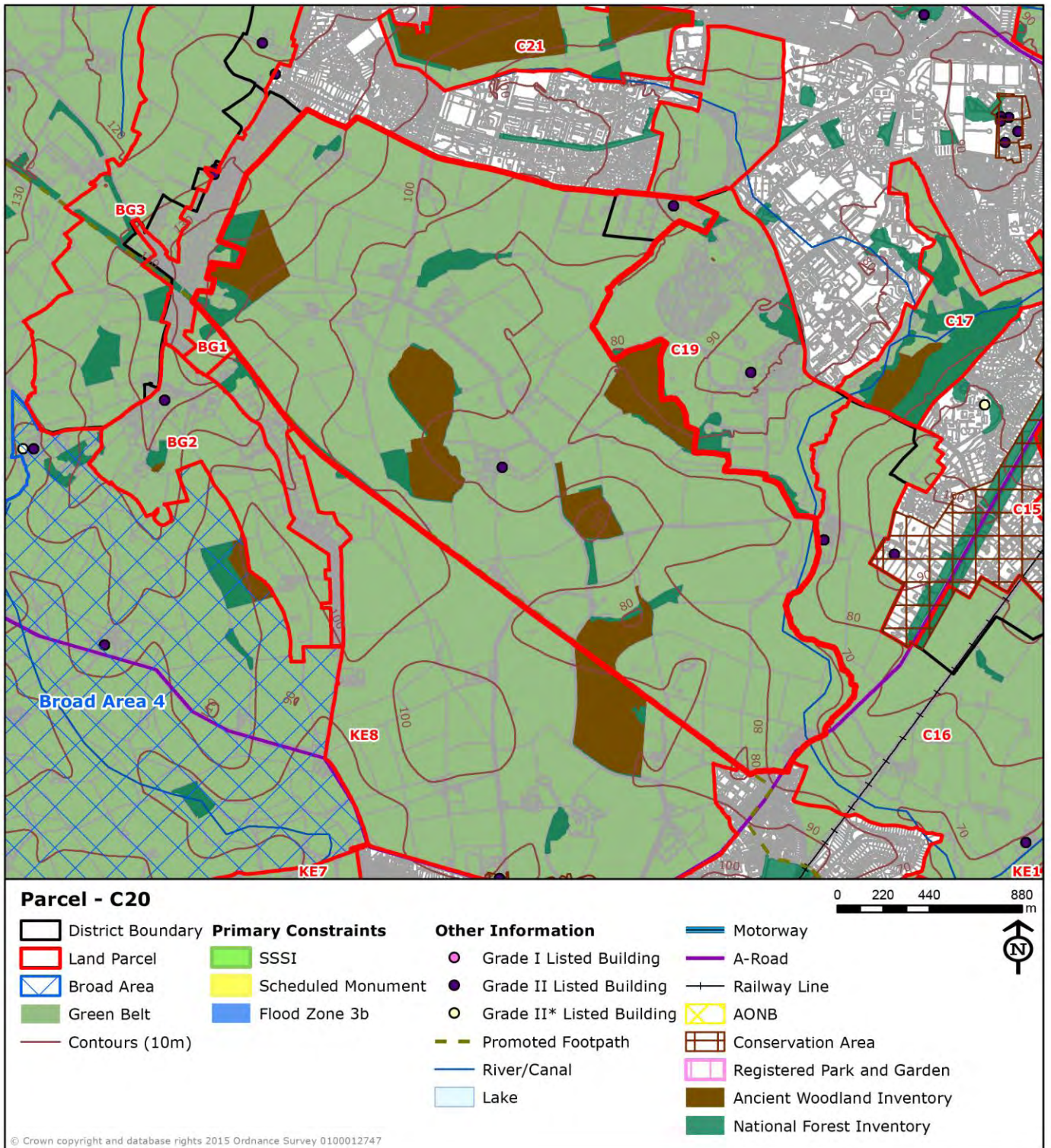
| | |
|---|---|
| Q26 Would the loss of this Green Belt parcel significantly reduce the distance between villages? | No – reduction in distance between village and city.. |
| Q27 Would the loss of this Green Belt parcel impact on the open setting of a village or hamlet? | Yes – major reduction in the open setting of the village from the east in particular. |
| Green Belt Use | |
| Q28 What opportunities exist to improve the Green Belt parcel for public access? | Potential improvements and links through the parcel with links to the Kenilworth Greenway. |
| Q29 What opportunities exist to improve outdoor sport and recreation opportunities associated with the Green Belt parcel? | Informal recreation, such as walking and cycling could be encouraged in parts. The parcel also contains a former sports pitch. |
| Q30 What opportunities exist to retain and enhance the landscape in this Green Belt parcel area? | Opportunities to enhance road frontages and edges. Former sports pitch area could be enhanced. |
| Q31 What opportunities exist to enhance the visual amenity of this Green Belt parcel area? | Opportunities to enhance road frontages and edges. Former sports pitch area could be enhanced. |
| Q32 What opportunities exist to enhance the biodiversity of this Green Belt parcel area? | Links to LWC / SINC management plans. |
| Q33 What opportunities exist to improve damaged and derelict elements of this Green Belt parcel area? | Major opportunities around the former sports pitch facility. |
| Conclusions / Summary | Mixed character Green Belt parcel with a major role to play in maintaining the linear character of Burton Green. Also high potential environmental value. |
| Outline Value Assessment | High |

Warwick Green Belt Assessment Sheets

Land Parcel Ref: C20

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: Coventry City Council

Land Parcel Ref: C20

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

Ribbon development has already occurred along Cromwell Lane (in Burton Green) to the west of the parcel and along Kenilworth Road in the south eastern corner of the parcel. However, the parcel is playing some role in preventing sprawling ribbon development southwards in to the centre of the parcel along both sides of Bockendon Road.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

This parcel primarily contains open farmland and pockets of ancient woodland with a few scattered farmhouses and dwellings which compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: C20

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

Notes:

Measured along the eastern edge of the parcel, Kenilworth is 1.8km to the south of Coventry.

Land Parcel Ref: C20

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

Notes:

This parcel primarily contains open farmland and pockets of ancient woodland with a few scattered farmhouses and isolated dwellings which compromise the openness of the Green Belt within the immediate vicinity. However, none of the development within the parcel constitutes urbanising influences. Therefore, the land within the parcel is considered to retain the characteristics of countryside.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The Kenilworth Greenway (a disused railway line) runs along the southern edge of the parcel. Furthermore, Finham Brook runs close to the western side of the parcel. The Greenway runs close to and parallel with the proposed route of HS2 which is planned to cut through the parcel close to its southern border. However, HS2 has yet to be constructed and neither of the other boundaries are considered to play a significant role in helping to prevent the encroachment of Coventry southwards in to the countryside.

Land Parcel Ref: C20

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C20

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C20

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4


Purpose 4 Score: /4

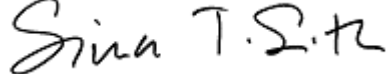
Purpose 5 Score: /4

Total Score: /20

Coventry Joint Green Belt Review *Document Control Sheet*



Prepared by *Lynsey Hillman-Gamble* 

Checked by *Simon Smith* 

SSR Planning, Cottage Farm, Sywell, Northampton NN6 0BJ
Tel: 01604 782712 Fax: 01604 782713
www.ssrplanning.co.uk

© SSR Planning

This document has been prepared in accordance with SSR Planning quality control procedures, and should only be treated as a draft unless it has been signed and approved. The document should not be used for any other purpose than that for which it has been prepared without the written authority of SSR Planning. If the document is used for another purpose without consent, then no responsibility or liability for the consequences arising from such action will be accepted by SSR Planning.

4.0 Methodology

4.1 Overview

4.1.1 The purpose of this section is to outline the methodology used to assess the parcels within the Green Belt study area for further consideration. The methodology has been implemented in four key phases.

- Phase 1: Sub-division of the study area
- Phase 2: Assessment against the purposes of Green Belt
- Phase 3: Further analysis
- Phase 4: Scoring

4.2 Phase 1: Sub-division of the study area

4.2.1 The outer boundaries of the study areas for the assessment were provided by Coventry, Nuneaton and Bedworth, Rugby and Warwick Councils and set out within the initial Project Brief (Appendix 1). The boundaries supplied by the Council's were plotted upon electronic copies of Ordnance Survey maps.

4.2.2 The initial study areas were identified based around the four specific urban areas of the study - Coventry, Kenilworth, Nuneaton and Bedworth and Warwick and Leamington Spa. Therefore, whilst the individual authorities provided the outer boundaries, the subsequent sub-areas created cross administrative boundaries (as detailed below). For example, some parcels that are within the administrative area of Nuneaton and Bedworth also relate to Coventry City and are therefore included within the analysis for both Coventry and Nuneaton and Bedworth. This is also the case for parcels that are within Warwick District which relate both to Kenilworth and Coventry City.

4.2.3 In order for the review to be manageable and to ensure that all the land is assessed in a fair and transparent way, the study area has been sub-divided into smaller parcels of land. The division of the study area was based upon advice contained within PPG2 that boundaries should be clear and based upon strong physical features.

4.2.4 In the first instance, radial lines were identified that emanated from the urban edge of Coventry, Kenilworth, Nuneaton, Bedworth, Warwick and Leamington Spa and progressed into the Green Belt to the edge of the outer boundaries. The radial lines were identified based upon physical features including:

- Roads;
- Railway tracks;
- Watercourses; (Rivers; Canals; Brooks) and
- Main footpaths.

4.2.5 Overall, the process resulted in a number of large sub-areas being created within the study area as detailed in Table 1 below.

Table 1: Number of Sub-Areas Created

| Study Area | Number of Sub-Areas |
|----------------------------|---------------------|
| Coventry | 22 |
| Kenilworth | 9 |
| Nuneaton and Bedworth | 8 |
| Warwick and Leamington Spa | 11 |

4.2.6 It was determined that the sub-areas created at Kenilworth were of a suitable size for the review and that the parcels could be assessed in a fair and transparent manner. In relation to Coventry, Nuneaton and Bedworth, Warwick and Leamington Spa, the sub-areas were considered to be too substantial in size to result in a meaningful analysis. Therefore, each sub-area was further divided internally into smaller parcels, using the criteria included at 4.2.4 above as well as field boundaries and bridleways.

4.2.7 At this point, the Steering Group consisting of representatives from each of the four Authorities were consulted on the parcels that had been identified. The parcels were agreed with Coventry, Rugby and Nuneaton and Bedworth Councils. However, Warwick District Council requested that Parcel WL5 in relation to Warwick and Leamington Spa be sub-divided into two parcels, WL5a and WL5b due to the natural boundaries as a result of the A429. In order to be consistent, parcel WL6 was also split into WL6a and WL6b along the A452.

4.2.8 This resulted in a large quantity of parcels being identified. Table 2 below outlines the number of parcels created and Figures 2.1 to 2.4 in Appendix 2 detail the boundaries of the parcels identified for analysis within the four study areas.

Table 2: Number of Sub-Areas Created

| Study Area | Number of Sub-Areas | Number of Parcels |
|----------------------------|---------------------|-------------------|
| Coventry | 22 | 73 |
| Kenilworth | 9 | 9 |
| Nuneaton and Bedworth | 8 | 22 |
| Warwick and Leamington Spa | 11 | 13 |

4.3 Phase 2: Assessment against the purposes of Green Belt

4.3.1 Having sub-divided the study areas into manageable parcels, an initial sieve of parcels was undertaken. Each parcel was assessed against the five purposes of the Green Belt as detailed within PPG2. This was undertaken in order to

establish the extent to which each individual parcel on its own merits, contributed to achieving the five purposes.

4.3.2 As detailed in 2.3.2 above, the five purposes of the Green Belt are identified as being of equal importance and are considered to be the most important element of the national policy. The five purposes of the Green Belt are:

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

4.3.3 In order to assess the parcels of land within the study area against the five purposes, a view was taken on how the purposes would be applied, particularly in relation to the parcels of land that are disconnected from the urban areas. The following were therefore determined:

- In relation to Purpose 1 “large built up areas” was considered to include any built area, including villages;
- In relation to Purpose 2 “neighbouring towns” was considered to include neighbouring built areas, including villages;
- In relation to Purpose 3 “safeguarding the countryside from encroachment” was considered to mean the wider countryside i.e. unrestricted, not inhibited by built areas or infrastructure;
- In relation to Purpose 4 this sought to reflect the setting and character of the towns and villages. In the case of Coventry the Meriden Gap was acknowledged as part of the character;
- In relation to Purpose 5 it was considered that all parcels of land within the green belt contributed by their nature and designation, to encouraging the recycling of derelict and other urban land.

4.3.4 Each parcel of land was assessed against the five purposes and the outcomes recorded. In order to eliminate from more detailed study those parcels that, based upon their own individual merits, contributed the most to achieving the purposes of the Green Belt, it was determined that for each purpose the individual parcel achieved, a point would be awarded.

4.3.5 Those individual parcels that achieved four or five of the purposes, as identified within National Guidance which determines the inclusion of land within a Green Belt, were considered to contribute the most to the purposes of Green Belt and were therefore identified to be retained within the Green Belt and eliminated from further analysis. It was considered that if the parcel achieved four or five of the criterion on their own merit they were valuable to the Green Belt.

4.3.6 Parcels that based upon their own individual merits achieved three or less of the purposes, were taken forward for more detailed study. It was considered that each of these parcels although contribute to the Green Belt in some way, do not contribute as significantly as those that achieved four or five of the identified purposes.

4.3.7 The extent to which each parcel achieved the five purposes is detailed within schedules 1 to 4 in Appendix 3. Figures 3.1 to 3.4 in Appendix 4 provide a visual representation of those parcels eliminated and those parcels taken forward for more detailed study. Table 3 below identifies the number of parcels identified to be retained in the Green Belt and the number taken forward for more detailed study.

Table 3: Number of Parcels Eliminated and Taken Forward

| Study Area | Total Number of Parcels | Number of Parcels Eliminated | Number of Parcels taken forward |
|----------------------------|-------------------------|------------------------------|---------------------------------|
| Coventry | 73 | 25 | 48 |
| Kenilworth | 9 | 6 | 3 |
| Nuneaton and Bedworth | 22 | 6 | 16 |
| Warwick and Leamington Spa | 13 | 7 | 6 |

4.4 Phase 3: Further analysis

4.4.1 Having identified and eliminating those parcels which contributed the most significantly to the purposes of Green Belt, the third phase of the assessment involved subjecting the remaining seventy three parcels to a more detailed analysis in order to identify those parcels that could be analysed in greater detail and considered by the four Authorities within their Core Strategies for future development.

4.4.2 There are five elements to this phase of the assessment that have been used to assess the parcels:

- Primary Constraints
- Secondary Constraints
- Existing or Proposed Development
- Landscape Assessment
- Connectivity to the urban area

Primary Constraints

4.4.3 Primary constraints were considered to be those aspects that are immovable such physical matters and national designations. The primary constraints that were identified within each of the study areas are visually represented on Figures 4.1 to 4.4 in Appendix 5 and include:

- **Ancient Woodlands**

Planning Policy Statement 9 “Biodiversity and Geological Conservation” states that “Ancient woodland is a valuable biodiversity resource both for its diversity of species and for its longevity as woodland. Once lost it cannot be recreated. They should not grant planning permission for any development that would result in its loss of deterioration unless the need for, and benefits of, the development in that location outweigh the loss of the woodland habitat”.

- **Registered Parks and Gardens**

The National Record of the Historic Parks and Gardens identifies those which are considered to make a rich and varied contribution to our landscape. Although inclusion of a Historic Park or Garden on the Register in itself brings no additional statutory controls, local authorities are required by central government to make provision for the protection of the historic environment in their policies and their allocation of resources. Inclusion on the Register is a material consideration in planning terms.

- **Sites of Special Scientific Interest (SSSI's)**

Sites of Special Scientific Interest are designated by English Nature and are given protection against destruction and activities which are considered to be damaging. They are considered to be the country's very best wildlife and geological sites and are important as they support plants and animals that find it more difficult to survive in the wider countryside. The Natural Environment and Rural Communities Act 2006 (‘the Wildlife and Countryside Act’) gives English Nature the power to ensure SSSI's are protected and managed effectively now and in the future.

- **Scheduled Ancient Monuments (SAM's)**

Scheduled Ancient Monuments are designated with the aim of preserving significant examples of the archaeological resource for the educational and cultural benefit of future generations. Once a site is scheduled, consent must be obtained from the Secretary of State for any works that affect it. It is a criminal offence to carry out unauthorised ‘works’ on a scheduled site. It is also an offence to cause either intentionally or through recklessness, damage to a scheduled monument.

- **Flood Zones**

Planning Policy Statement 25 “Development and Flood Risk” states that flooding threatens life and causes substantial damage to property. It further states that the aims of planning policy on development and flood risk are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. The Flood Zones have been considered taking into account the effects of

climate change in accordance with the four Authorities Joint SFRA and Planning Policy Statement 1: Delivering Sustainable Development.

Secondary Constraints

4.4.4 Secondary constraints were considered to be those aspects that are of local importance and those that are considered to have an impact on development. Whilst they were still identified as constraints, they are generally considered less significant than a primary constraint. The secondary constraints that were identified within each of the study areas are visually represented on Figures 5.1 to 5.4 in Appendix 6 and include:

- **Local Nature Reserves (LNR's)**

Local Nature Reserves are a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 and are places with wildlife or geological features that are of special interest locally. As they support habitats and species that are important at a local (and often national) level.

- **Conservation Areas**

Conservation Areas are locally designated based upon special characteristics and features. They give broader protection than listing individual buildings as all characteristics and features are recognised as part of its character. Within a conservation area the local authority has extra planning controls over any type or size of development and protection against development affecting the setting of a Conservation Area.

- **Green Wedges**

Green Wedges applies only to the Coventry study area as it relates specifically to designations within the Coventry Development Plan (CDP) 2001. The CDP states that Green Wedges are areas of Green Belt which form extensive tracts of open land penetrating the built-up area of Coventry from the countryside beyond and include remnants of the Arden landscape. They are considered to have a particular value in maintaining the openness and environmental quality of urban areas, assisting nature conservation, and providing people with access to the open countryside. Attention is given to the protection, conservation and enhancement of Green Wedges.

- **Sites of Important Nature Conservation (SINC's)**

Sites of Important Nature Conservation are designations applied to important non-statutory designated sites of substantive ecological or geological/geomorphologic value. While identified sites do not receive statutory protection they are offered protection through Development Plans as they are considered to be of substantive nature conservation importance.

- **Regionally Important Geological Sites (RIGS)**

Regionally Important Geological Sites are similar to SINC's in that designations are applied to important non-statutory designated sites of substantive ecological or geological/geomorphologic value. While identified sites do not receive statutory protection they are offered protection through Development Plans as they are considered to be of substantive nature conservation/geological importance.

- **Rail Tracks**

The presence of rail tracks can be a constraint to development by providing a physical boundary and form of separation and also through noise pollution. Planning Policy Guidance 24 "Planning and Noise" states that noise can have a significant effect on the quality of life enjoyed by individuals and communities and that the impact of noise can be a material consideration in the determination of planning applications. It is considered that noise-sensitive developments should be separated from major sources of noise such as rail transport.

- **Main Roads**

The presence of main roads can be a constraint to development by providing a physical boundary and form of separation and also through noise pollution. As stated above, PPG24 considers that noise-sensitive developments should be separated from major sources of noise. Road noise is included within this.

- **Main Footpaths**

Main Footpaths relates to two specific trails within the study areas. Coventry Way was established in the 1970's and now consists of a number of routes through the Warwickshire countryside along areas of landscape, wildlife, historic and architectural interest. Centenary Way was proposed by the County Council to celebrate its centenary in 1989, and was opened in 1991. Running roughly north to south through the county, Centenary Way includes quiet and low-lying countryside, numerous country parks and canals.

- **Canals**

The presence of the canal can be a constraint to development by providing a physical boundary and form of separation. Being 38 miles long with 13 locks, the Coventry Canal forms part of the Warwickshire Ring and the Leicestershire Ring and forms an important link between the northern and southern canal networks.

Existing or proposed developments

- 4.4.5 Existing or proposed developments were identified within the study areas as locations where there are currently existing built developments or developments that have been granted planning permission. As existing or permitted developments can have a significant impact upon a locality, it was

determined that they should be taken into consideration as part of the further detailed analysis.

4.4.6 It was identified however, that some of the parcels contain existing development that was already well established and which in itself, contributed significantly to the landscape and setting within the study areas. Therefore, it was determined that existing or proposed development would not include villages, farms or established farm buildings. Existing or proposed development does therefore include:

- Inter war and post war residential development;
- The Warwick University expansion;
- Existing employment areas;
- Existing employment permissions (e.g. the Ansty Area & Peugeot);
- Major junction improvements; and
- Commercial uses.

Landscape Value

4.4.7 The landscape value element of the assessment has been undertaken by Richard Morrish Associates and David Brown Landscape Design.

4.4.8 Whilst landscape and visual matters are not directly cited in the five purposes of PPG2, they do have a particular bearing on the 'preservation of the setting and special character of historic towns' and 'safeguarding the countryside from encroachment'.

4.4.9 It is considered that all land included within the present Green Belt should contribute to the planning purposes. However, some areas may make a lesser contribution than others and be less essential to Green Belt purposes and objectives. The value of the landscape within each of the parcels was therefore considered in relation to the contribution it makes to the Green Belt.

4.4.10 The methodology for assessing the value of the landscape in relation to the Green Belt was undertaken in line with "Guidelines for Landscape and Visual Impact Assessment" (2nd Edition 2002).

4.4.11 During the assessment of the value of the landscape to the Green Belt reference has been made to previous landscape studies of the area, including:

- Design Guidelines for Coventry's Ancient Arden (1995)
- The Countryside Agency Landscape Character Map of Britain (1999)
- The Warwickshire Landscapes Guidelines (1993)
- The Borough of Rugby Landscape Assessment (2006)
- Coventry Urban Fringe Landscape Assessment (2007)
- Nuneaton and Bedworth Borough Landscape Assessment (2008)

- 4.4.12 Information has also been gained from reviewing information on geology, ecology, archaeology and national planning designations. A topographical analysis has helped to identify some principle viewsheds within the study areas. These are visually represented on Figures 6.1 to 6.3 in Appendix 7.
- 4.4.13 Figure 7.1 in Appendix 8 details the Landscape Character Areas relevant to the Study areas based upon the Countryside Agency's Landscape Classifications. Figure 8.1 to 8.3 in Appendix 9 further identify the Landscape Character Types based upon the Warwickshire Landscape Guidelines.
- 4.4.14 Each parcel within the study areas has been visited on at least two occasions in order to assess its landscape value and visual attributes. Photomontages within Appendix 10 provide visual representation of the views from the study areas. The information gathered has confirmed and refined the outcomes of the desktop study. Important views to historic cores have been noted and the potential for landscape improvements have also been assessed. The results of the landscape value assessment contribute to identifying parcels where there may be potential for the release of land for future development and where further, more detailed examination would be appropriate.
- 4.4.15 Following the desk study and field analysis of the value that the landscape within the parcels contributes to the Green Belt, each parcel was determined as being either of higher, medium or lower landscape value to the Green Belt. The three categories used to determine the higher, medium or lower value are:
- **Higher Value**
The parcel is considered to have high value for Green Belt function and for the objectives of land defined by Green Belt policy. Removing these areas from the Green Belt or allowing major development within them would diminish the setting and character of existing settlement. Minor landscape enhancements such as new hedge and tree planting or improvements to footpath networks might further enhance the value of the landscape to the Green Belt function.
 - **Medium Value**
The parcel is considered to have medium value for Green Belt function due to degraded landscape characteristics (e.g. loss of field pattern, woodland degradation and urban fringe activities). These parcels could benefit from specific enhancement works including the creation of new multi-use corridors for conservation and public recreation.
 - **Lower Value**
These parcels are considered to make a less valuable contribution to the Green Belt in comparison to other parcels. Further studies should be undertaken to examine whether there are opportunities for urban expansion in these areas.

- 4.4.16 Schedules 5 to 8 within Appendix 11 provide summaries of the landscape value assessment for the parcels.

Connectivity to the Urban Area

- 4.4.17 Connectivity of the individual parcels to the urban area was the final element of the further analysis. Whilst the purpose of this study is not to identify specific sites to be removed from the Green Belt for future development, rather to identify more specific parcels of land for the four Local Authorities to consider in greater detail through their Core Strategies, it is considered that in order for a site to come forward for development in the future, it must be in some way connected to the urban area. It would not be considered appropriate for a parcel to be taken forward for detailed site identification if it is not connected to an urban area.
- 4.4.18 Three categories were therefore established and each parcel assessed in relation to these. The three categories are:
- The parcel physically connects to an urban area
 - The parcel is connected to the urban area through another parcel which is directly connected to the urban area
 - The parcel does not connect with the urban area.

4.4 Phase 4: Scoring

- 4.5.1 In order to establish which parcels of lands should be taken forward for site identification for future development, and in order to identify a hierarchy that parcels should be considered and further analysed to identify specific sites for development, a scoring system was established to assess the five elements of the analysis. Table 4 sets out the structure of the scoring system.

Table 4: Scoring System for Detailed Study

| | | |
|---|--|----------------------|
| Primary Constraints | Primary Constraints. | 2 points |
| | Additional Points: | |
| | – Contains Flood Zone 2. | 2 points |
| | – Contains Flood Zone 3a. | 3 points |
| | – Contains Flood Zone 3b | 4 points |
| – Multiple constraints (i.e. 2 or more of the same constraint). | 1 point | |
| – Parcel borders a Primary Constraint. | 1 point | |
| Secondary Constraints | Secondary Constraints. | 1 or 0.5 points each |
| | Additional Points: | |
| | – Parcel borders a secondary constraint. | 0.5 points |
| – Multiple constraints (i.e. 2 or more of the same constraint). | 0.5 points | |
| Existing Developments and Permissions | The parcel contains no development and there are no current permissions. | 3 points |
| | The parcel contains development or there is a current permission. | 2 points |
| | The parcel contains development and there are current permissions. | 1 point |
| Landscape Value Assessment | The landscape of the parcel is considered to be of higher value. | 3 points |
| | The landscape of the parcel is considered to be of medium value. | 2 points |
| | The landscape of the parcel is considered to be of lower value. | 1 points |
| Connectivity | The Parcel is connected to an urban area. | 0 points |
| | The parcel is connected to the urban area through an adjoining parcel. | 1 point |
| | The parcel is not connected to the urban area. | 2 points |

4.5.2 As the primary constraints are those aspects that are immovable such as physical matters and national designations, it was considered that for each constraint identified within a parcel 2 points would be awarded. However, it was also identified that within some parcels there may be instances where additional points should be awarded.

- 4.5.3 Such instances include when there were multiples of the same constraints within an individual parcel in which instance an extra point was added per multiple constraint. For example, if a parcel contained two Ancient Woodlands, it would score 2 points for the constraint and an additional 1 point for a multiple constraint.
- 4.5.4 Additional points were also awarded where a parcel bordered a primary constraint which may impact upon any development that took place within the parcel. In this instance an additional point was also added.
- 4.5.5 Flood Zones were also awarded additional points. PPS25 categorises Flood Zones into four levels.
- Zone 1 – Little or no annual probability of flooding from rivers of <0.1%.
 - Zone 2 – Low to medium annual probability of flooding of 0.1-1.0% from rivers.
 - Zone 3a – High annual probability of flooding of 1% or greater from rivers.
 - Zone 3b – The Functional Flood Plain, annual probability of greater than 5% from rivers.
- 4.5.6 Flood Zones 2, 3a and 3b are those which would have an impact upon the future use of a parcel for development and therefore each level of Flood Zone resulted in additional points being awarded to a parcel. It is recognised however, that these Flood Zones represent varying degrees of constraint and therefore parcels that contained Flood Zone 2 were awarded 2 points, and parcels containing Flood Zones 3a or 3b were awarded 3 and 4 points respectively. In the instance where a parcel contained two Flood Zones, the higher level point was awarded as this would be more restrictive to development. PPS25 identifies that Flood Zone 1 is all the land falling outside Zones 2 and 3. Flood Zone 1 was therefore not a consideration for this study.
- 4.5.7 The scoring for the secondary constraints is similar to that of the primary constraints, but as they are considered less significant than a primary constraint, each constraint was awarded 1 point. Within the secondary constraints however, there are two tiers of constraints to recognise the difference between statutory designations (i.e. Local Nature Reserves (LNR's)) and local designations (i.e. Sites of Important Nature Conservation (SINC's)). Therefore SINC's and Regionally Important Geological Sites (RIGS) were only awarded 0.5 points per constraint.
- 4.5.8 Where multiples of the same secondary constraints were identified within an individual parcel, an additional 0.5 points were added per multiple. For example, if a parcel contained two LNR's, it would score 1 point for the constraint and an additional 0.5 point for the multiple constraint.

- 4.5.9 Additional points were also awarded where a parcel bordered a secondary constraint which may impact upon any development that took place within the parcel. In this instance an additional 0.5 points were also added.
- 4.5.10 In the instance that a parcel contains a statutory secondary constraint and a locally designated secondary constraint for example, a LNR and a SINC, the LNR would be awarded the point as this designation is more restrictive to development.
- 4.5.10 The scoring for existing developments and Permissions was based upon a tiered approach. As existing development or permissions within a parcel may result in the parcel, or an area of land within a parcel, being more acceptable or suitable for development, points were awarded. However, if a parcel contained no development or permissions, it was considered that this was a potential constraint and resulted in the parcel being less suitable for future development.
- 4.5.11 Parcels therefore that contained existing development (as defined at 4.4.5 above) and permissions were only awarded 1 point, whereas parcels that contained no development and no permissions were awarded 3 points. In the instance that a parcel contained either development or a permission, 2 points were awarded.
- 4.5.12 The landscape value assessment was undertaken on the basis of establishing the value that the landscape within each parcel contributed to the Green Belt. Therefore those parcels that were identified to provide higher value to the Green Belt were awarded 3 points.
- 4.5.13 Those parcels that were considered to provide medium value to the Green Belt were awarded 2 points, and those parcels where the landscape was identified as being of lower value to the Green Belt were awarded 1 point.
- 4.5.14 The connectivity element of the assessment was undertaken to eliminate those parcels that are not in some way connected to the urban forms in the study areas. As stated above at 4.4.17, three categories have been established to assess the criteria.
- 4.5.15 Those parcels that are directly connected to an urban area were not awarded any points as if it is connected, it does not constitute a constraint to development. Parcels connected to the urban area through an adjoining parcel which is directly connected to the urban area were awarded 1 point as it was considered that that not being directly connected may be a constraint but the connectivity through a parcel directly connected contributed to alleviating this constraint. Parcels that do not connect to an urban area either directly or indirectly were awarded 2 points as this is considered to be a constraint to future development.

- 4.5.16 Schedules 9 to 12 provide summaries of the further analysis of the parcels and are contained within Appendix 12, whilst Appendix 13 details the scoring matrices for the four study area.
- 4.5.17 The maximum score that the parcels within the Coventry study area could achieve was 33, whilst for Kenilworth, Nuneaton, Bedworth, Warwick and Leamington Spa study areas, the maximum score achievable was 32. The maximum for Coventry was higher due to the inclusion of Green Wedges within the analysis.
- 4.5.18 Having scored all the constraints to future development and identified final scores for each individual parcel, it is possible to identify those parcels which are less constrained in terms of their potential development.
- 4.5.19 For illustrative purposes only, those parcels that achieved 35% or less of their respective maximum score have been separately identified in this report as the least constrained parcels. The 35% requirement was determined by analysing the range of scores achieved and identifying an appropriate level which would potentially provide an adequate number of parcels that could potentially be studied in much greater detail in the first instance and could meet the RSS requirement.
- 4.5.20 However, this does not imply that only the least constrained parcels (35% or less) should be considered further or that those that scored above 35% should not be considered further. The four local authorities may wish to undertake more detailed analysis of the parcels through their individual Core Strategies, taking on board other issues such as localised criteria.
- 4.5.21 In relation to the Coventry study area the 35% achievement equated to scores of 11.5 and below and resulted in twenty eight parcels being identified.
- 4.5.22 In relation to Kenilworth, Nuneaton, Bedworth, Warwick and Leamington Spa study areas, the 35% equated to scores of 11 and below and resulted in fourteen parcels being identified; three parcels at Kenilworth, six parcels at Nuneaton and Bedworth, and five parcels at Warwick and Leamington Spa.

5.0 Report Findings

5.1 Overview

5.1.1 The purpose of this section is to outline the findings of the study and detail the parcels within the study area that have been identified as the least constrained and which the four Local Authorities can analyse further through their individual Core Strategies for the potential provision of future development.

5.2 Coventry

5.2.1 As detailed above in 4.5.21 within the Coventry study area, twenty seven parcels have been established as the least constrained and identified for more detailed analysis by the four Local Authorities. However, one parcel which has been identified, parcel C21b, scored low but is being discounted from further analysis and site identification. The study has not taken into account existing land uses as it is considered that this is a site specific issue that should be considered on a site by site basis by the individual Authorities through their Core Strategies. However, it is clearly indicated within the Coventry Development Plan that the parcel is the Coventry War Memorial Park. It is therefore not considered appropriate to progress with this parcel and it is recommended to be eliminated from future studies and analysis.

5.2.2 The twenty six parcels relating to Coventry that have been identified as the least constrained within the study area are visually represented in Figure 9.1 in Appendix 14. Figure 9.5 shows the Coventry parcels in relation to those identified within the remainder of the study area as well as within a regional context.

5.2.3 The original Project Brief requested that a hierarchy be provided as a result of the study, outlining the order that the identified parcels be brought forward for greater analysis and consideration by the four Authorities. However, upon reflection, the four Authorities have identified that a hierarchy would not be beneficial as it may restrict sites coming forward for development not only within the 35% and below parcels, but also within those sites that scored above 35%.

5.2.4 Table 5 below sets out those parcels relating to Coventry that scored 35% or below.

Table 5: Coventry Parcels 35% or Below

| Parcel Reference | Score |
|-----------------------------------|--------------|
| C9b | 5 |
| C15b | 5.5 |
| C19d | 6 |
| C2d, C2g, C4b, C10a, C12c, C15a, | 7.5 |
| C1b | 8 |
| C4c, C12a, C12b, C14c, C19b, C20a | 8.5 |
| C19a, C19c | 9.5 |
| C2e, C2f, C4d, C12e, C20b | 10.5 |
| C2c, C8d, C13b | 11.5 |

5.3 Nuneaton and Bedworth, Kenilworth and Warwick and Leamington Spa

5.3.1 As detailed above in 4.5.22 within the remainder of the study area, fourteen parcels have been established as the least constrained and identified for more detailed analysis by the four Local Authorities.

5.3.2 The fourteen parcels are visually represented in Figure2 9.2 to 9.4 in Appendix 14. Figure 9.5 also identifies the parcels in relation to those identified in relation to Coventry as well as within a regional context.

5.3.3 Table 6 below sets out those parcels relating to Nuneaton and Bedworth, Kenilworth and Warwick and Leamington Spa that scored 35% or below

Table 6: Ranked Kenilworth Parcels Based upon Scores

| Parcel Reference | Score |
|--|--------------|
| WL6b | 4 |
| WL10 | 6 |
| K3, | 7.5 |
| NB5a | 8 |
| NB1a, NB1b, , NB4c, K4, K5, WL5a, WL6a | 8.5 |
| NB4d, WL2 | 10.5 |
| NB8a | 11 |

5.4 Summary

5.4.1 Of the one hundred and seventeen parcels initially identified within the study areas, forty one have been identified as the least constrained in environmental and physical terms.

5.4.2 Having undergone the detailed analysis, there will be a range of other factors that will need to be considered at the local level, which may contribute to identifying sites within the above parcels for possible allocation within the respective Core Strategies.

5.4.3 In order to provide a finer grained, more detailed analysis of the parcels to identify specific sites for future development factors for consideration should include:

- Provisional Local Wildlife Sites;
- Ecological issues;
- Sustainability Issues;
- Infrastructure availability and constraints;
- Land availability;
- deliverability;
- Relationship with the Green Belt;
- Agricultural land Classification;
- Archaeological Constraints;
- Character & setting; and
- Historic Landscape Character Analysis.

Appendix 3 – LVA Site Appraisal Photos

Cromwell Lane: Landscape and Visual Appraisal (Site Appraisal Photos)

Prepared on behalf of IM Properties

January 2020

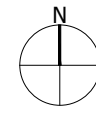


Google Earth Photograph Captured May 2019

The scaling of this drawing cannot be assured
 Revision _____ Date _____ Drn _____ Ckd _____

Legend

-  Site Boundary
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Public Rights of Way *
-  Green Belt ~~, ^^
-  Location of Photographic Viewpoints (Site Appraisal Photographs: A-F)



Sources:
 ^ OS Mapping
 * Warwickshire County Council PRoW GIS Data and OS Explorer 1:25,000 Scale
 ^^ Department for Communities and Local Government GIS Data
 ~~~ Warwick District Council Local Plan Proposals Map Adopted September 2017

Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.

## FIGURE 4

Project  
 Cromwell Lane

Drawing Title  
 Site Appraisal Plan

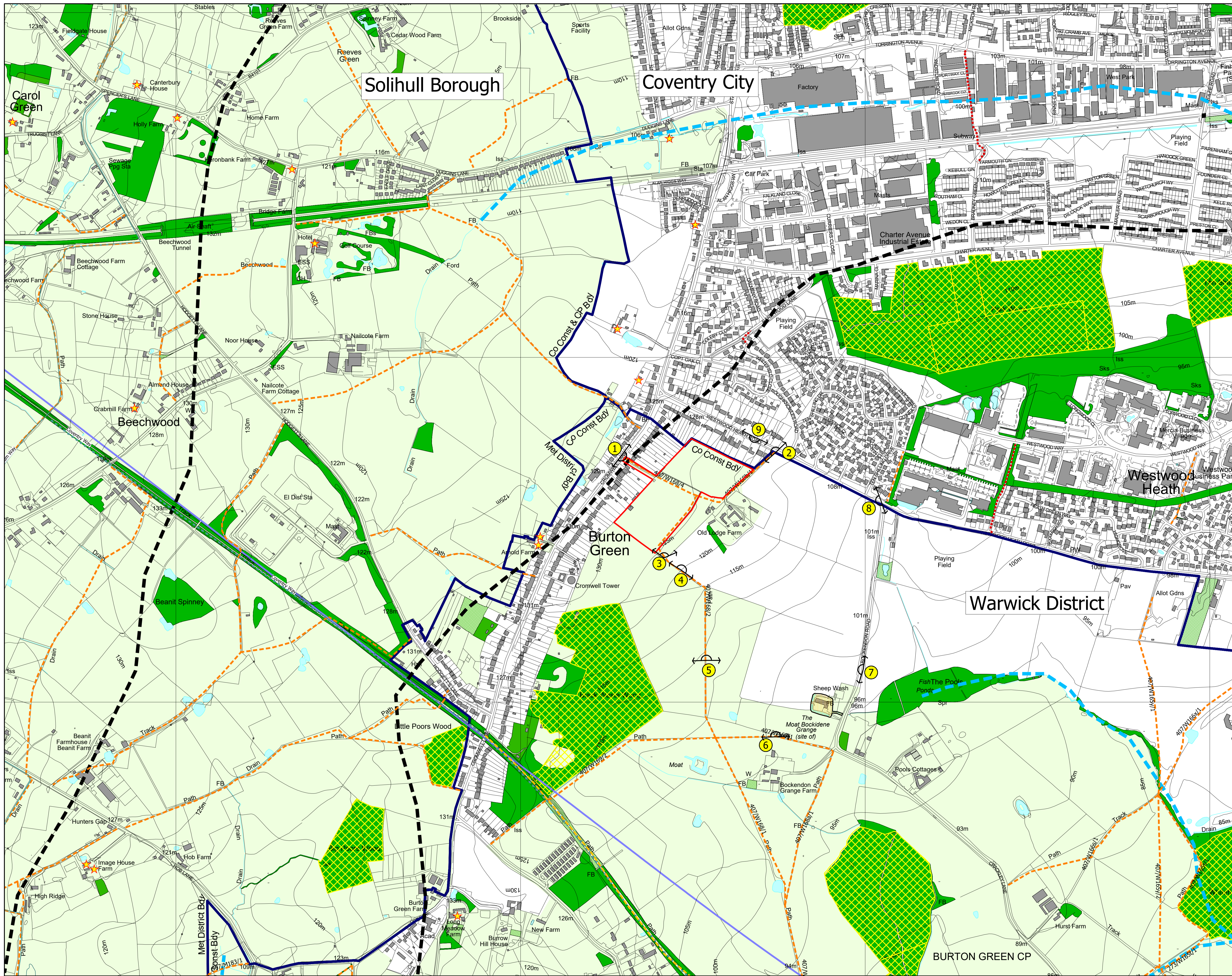
|                     |                      |                |                |
|---------------------|----------------------|----------------|----------------|
| Date<br>20.01.2020  | Scale<br>1:2,000 @A3 | Drawn by<br>MN | Check by<br>WL |
| Project No<br>28018 | Drawing No<br>L4     | Revision<br>-  |                |



Planning • Master Planning & Urban Design • Architecture •  
 Landscape Planning & Design • Environmental Planning • Graphic  
 Communication • Public Engagement • Development Economics

bartonwillmore.co.uk 

Offices at Birmingham Bristol Cambridge Cardiff Ebbsfleet Edinburgh  
 Glasgow Leeds London Manchester Newcastle Reading Southampton



### Legend

- Site Boundary
- Existing Woodlands, Copses and Tree Belts ^
- Existing Scrub ^
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- Ridgelines
- Valleys
- Local Planning Authority Boundary ^
- Public Rights of Way \*
- Cycle Route ++
- ★ Listed Buildings ~
- Ancient Woodland #
- Green Belt ^^ ^^^ @
- HS2 Route \*\*
- 1 Location of Photographic Viewpoints (Site Context Photographs: 1-9)

Sources:  
 # GIS Mapping  
 \* Natural England GIS Data Set  
 \* Historic England National Monument Record GIS Data Set  
 \* Warwickshire County Council Flood GIS Data - Coventry City Council Online Mapping and GIS Explorer 1:25,000 Scale  
 \* Department of Transport (DoT) GIS Cycle Network Data  
 \* Department for Communities and Local Government GIS Data  
 \* Coventry City Council Local Plan and Modifications  
 \* Warwick District Council Local Plan Proposals Map Adopted September 2017  
 \*\* HS2

## FIGURE 5

Project  
**Cromwell Lane**

Drawing Title  
**Visual Appraisal Plan**

|                     |                                      |                |                |
|---------------------|--------------------------------------|----------------|----------------|
| Date<br>20.01.2020  | Scale<br>1:5,000 @A1<br>1:10,000 @A3 | Drawn by<br>MN | Check by<br>WL |
| Project No<br>28018 | Drawing No<br>L6                     | Revision<br>-  |                |

**BARTON WILLMORE**

Planning • Master Planning & Urban Design • Architecture •  
 Landscape Planning & Design • Environmental Planning • Graphic  
 Communication • Public Engagement • Development Economics

bartonwillmore.co.uk

Reproduced from the Ordnance Survey Map with the permission of the Controller of HMSO. Crown Copyright Reserved. Licence No. 100019279.

J:\28000-28999\28000-28018 - Cromwell Road\A4 - Dwg & Registers\Landscape\28018 L6 Visual Appraisal Plan.dwg - A1



**SITE APPRAISAL PHOTOGRAPH A**



**SITE APPRAISAL PHOTOGRAPH B**



**SITE APPRAISAL PHOTOGRAPH C**

**CRONWELL LANE**

**SITE APPRAISAL  
PHOTOGRAPHS: A - C**

**DATE TAKEN: OCT 2017**

**PROJECT NUMBER: 28018**

**BARTON  
WILLMORE**



**SITE APPRAISAL PHOTOGRAPH D**



**SITE APPRAISAL PHOTOGRAPH E**



**SITE APPRAISAL PHOTOGRAPH F**

**CRONWELL LANE**

**SITE APPRAISAL  
PHOTOGRAPHS: D - E**

**DATE TAKEN: OCT 2017**

**PROJECT NUMBER: 28018**

**BARTON  
WILLMORE**



**SITE CONTEXT PHOTOGRAPH 1: VIEW EAST FROM CROMWELL LANE**

Distance: 12m  
Elevation: 107.0m AOD



**SITE CONTEXT PHOTOGRAPH 2: VIEW NORTH-WEST FROM PROW W168B AT JUNCTION WITH WESTWOOD HEATH ROAD**

Distance: 82m  
Elevation: 104.0m AOD



**SITE CONTEXT PHOTOGRAPH 3: VIEW NORTH FROM PROW W168**

Distance: 29m  
Elevation: 113.0m AOD

CROMWELL LANE

SITE CONTEXT  
PHOTOGRAPHS: 1 - 3

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018

**BARTON  
WILLMORE**

Approximate extent of the Site

Westwood Lodge

Old Lodge Farm

Network Rail Westwood College

PRoW W168



**SITE CONTEXT PHOTOGRAPH 4: VIEW NORTH FROM PROW W168**

Distance: 90m

Elevation: 110.7m AOD

Approximate extent of the Site

Black Waste Wood

PRoW W168

Lodge Farm House

National Rail Westwood College



**SITE CONTEXT PHOTOGRAPH 5: VIEW NORTH FROM PROW W168**

Distance: 345m

Elevation: 102.9m AOD

Approximate extent of the Site

Black Waste Wood

Lodge Farm House

National Rail Westwood College



**SITE CONTEXT PHOTOGRAPH 6: VIEW NORTH FROM PROW W169**

Distance: 0.64km

Elevation: 94.1m AOD

CRONWELL LANE

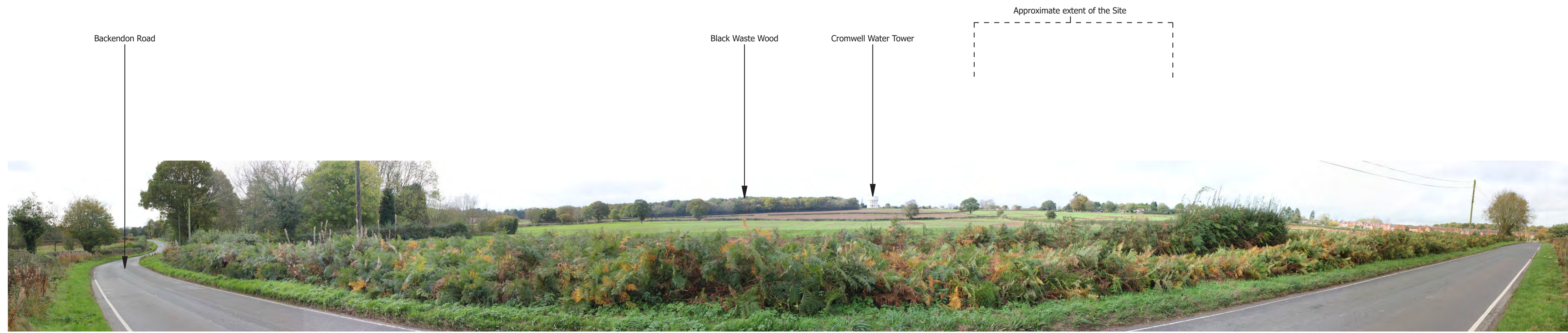
SITE CONTEXT  
PHOTOGRAPHS: 4 - 6

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018

**BARTON  
WILLMORE**





**SITE CONTEXT PHOTOGRAPH 7: VIEW WEST FROM BOCKENDON ROAD**

Distance: 0.64km  
Elevation: 94.7m AOD



**SITE CONTEXT PHOTOGRAPH 8: VIEW SOUTH-WEST FROM WESTWOOD HEATH ROAD**

Distance: 380m  
Elevation: 101.7m AOD



**SITE CONTEXT PHOTOGRAPH 9: VIEW SOUTH FROM WESTWOOD HEATH ROAD**

Distance: 86m  
Elevation: 118.3m AOD

**CRONWELL LANE**

**SITE CONTEXT PHOTOGRAPHS: 7 - 9**

**DATE TAKEN: OCT 2017**

**PROJECT NUMBER: 28018**



GREEN BELT PHOTOGRAPH GB1



GREEN BELT PHOTOGRAPH GB2



GREEN BELT PHOTOGRAPH GB3

CRONWELL LANE

GREEN BELT  
PHOTOGRAPHS: GB1 - 3

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018

**BARTON  
WILLMORE**



GREEN BELT PHOTOGRAPH GB4



GREEN BELT PHOTOGRAPH GB5



GREEN BELT PHOTOGRAPH GB6

CRONWELL LANE

GREEN BELT  
PHOTOGRAPHS: GB4 - 6

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018



GREEN BELT PHOTOGRAPH GB7



GREEN BELT PHOTOGRAPH GB8



GREEN BELT PHOTOGRAPH GB9

CRONWELL LANE

GREEN BELT  
PHOTOGRAPHS: GB7 - 9

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018



GREEN BELT PHOTOGRAPH GB10



GREEN BELT PHOTOGRAPH GB11

CRONWELL LANE

GREEN BELT  
PHOTOGRAPHS: GB10 - 11

DATE TAKEN: OCT 2017

PROJECT NUMBER: 28018

**BARTON  
WILLMORE**