



LANDSCAPE SENSITIVITY STUDY
August 2016

**FOR BINLEY WOODS; BRINKLOW; LONG
LAWFORD; RYTON-ON-DUNSMORE;
STRETTON-ON-DUNSMORE; WOLSTON &
WOLVEY**

**Produced by WCC Landscape Architects on
behalf of Rugby Borough Council**

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1.0 The Commission

- 1.1 In February 2016 Warwickshire County Council Landscape Architects were appointed by Rugby Borough Council to undertake a landscape sensitivity assessment of the landscape adjoining seven settlements within the borough - Binley Woods; Brinklow; Long Lawford; Ryton-On-Dunsmore; Stretton-On-Dunsmore; Wolston, and Wolvey.
- 1.2 Binley Woods, Brinklow, Ryton-on-Dunsmore, Stretton-on-Dunsmore and Wolston sit within the Dunsmore landscape type - Plateau Farmlands, Plateau Fringe, Parklands and River Meadows. Wolvey sits within the High Cross Plateau landscape type – Open Plateau and Village Farmlands.
- 1.3 The aim of this study was to provide an analysis of landscape character (including historic) for the areas around each settlement, identifying areas of low, moderate and high quality.
- 1.4 The landscape assessment comprises:
 - a. The Landscape Description Units (LDU) that covered the settlement edge;
 - b. Landscape sensitivity analysis – looking at the LDUs for potential areas of change as a desk top exercise;
 - c. Further defining the LDUs at a lower level into a number of appropriate Land Cover Parcels (LCPs). This work was undertaken by landscape consultant Steven Warnock and involved sub-dividing the LDUs utilising: the Land Description Units produced under the Living Landscapes Project in 2003/04; the County Council's Historic Landscape Character; and the Habitat Biodiversity Audit. This was essentially a desk-top exercise based on land directly adjacent to, and within, the settlements;
 - d. A field exercise to gather information on verification of character, condition, function, tranquillity and visual quality;
 - e. Site specific analysis on the above information and
 - f. Recommendations on how to improve, enhance, or restore the landscape.
- 1.5 The Land Cover Parcels are referred to as 'zones' in this report and are shown on the maps preceding the notes for each settlement. It should be noted that there is no public access to BW_04, BR_02 (Binley Woods), and RD_03 (Ryton-onDunsmore) and therefore limited information is available for these zones. Only part of zones WV_12 and LL_04 have been surveyed since the majority of these zones lie beyond the settlement edge.

1.6 Information on each zone has been set out in the Appendix in numerical order. Written notes, a plan showing the zones and a sensitivity plan for each settlement can be found on the following pages:

Binley Woods	pages 9 - 31
Brinklow	32 - 76
Long Lawford	77 - 111
Ryton-On-Dunsmore	112 - 150
Stretton-On-Dunsmore	151 - 179
Wolston	180 - 205
Wolvey	206 - 249

2.0 Methodology

- 2.1 The methodology used for the 'Landscape Sensitivity and Ecological and Geological Study' undertaken for Warwick District Council in 2013 was broadly followed for this assessment. The desk top study has been prepared by landscape consultant Landscape Matters together with an analysis of sensitivity of Land Description Units (LDUs) using a method based on three aspects of inherent sensitivity: ecological, cultural and visual. These LDUs have provided the context to the study and within these broadly defined areas sit the Land Cover Parcels (LCPs). Information on each relevant LCP has been set out in the Appendix in numerical order. (NB – LCPs are referred to as “zones” in this report.)
- 2.2 The first step in this study, therefore, was to use the information that was available to us to extend the initial Land Cover Parcel (LCP) analysis. The 'zones' have then been assessed on site using a standard checklist taking into account physical characteristics, visibility, the settlement edge and potential receptors. Potential landscape enhancement and mitigation advice notes have been indicated where this is applicable. Each 'zone' report includes an overall site description followed by more detailed field notes.
- 2.3 The WDC study assigned a landscape sensitivity rating for each 'zone' for both housing and commercial development. The focus for this landscape sensitivity assessment is on identifying the landscape value as well as potential development opportunities for housing. The areas of study are defined by the character of the landscape and settlement edge, not individual fields, in a similar vein to the Landscape Sensitivity Study for Stratford-on-Avon District conducted in 2011/12.
- 2.4 To clarify, a landscape's sensitivity at the LCP, or 'zone', level is defined as the sensitivity of that landscape to a particular type of change or development. Development in this case would be for housing. Please note that the sensitivity of 'zones' to commercial development will be higher than to housing development because of its larger scale and height, predicted effect within the landscape setting and its potential effect on adjacent residential areas.
- 2.5 Areas of high sensitivity have tended to be those of intrinsically stronger landscape character / condition, those in open countryside not closely associated with a settlement, those acting as a setting to Conservation Areas, listing buildings or Sites of Ancient Monuments, those adjacent to ancient woodlands, on steep or prominent slopes, or those forming green wedges

within or between settlements. There is a need to maintain these tracts of open space that feature on the edge or within settlements to maintain the quality of life for residents.

2.6 Individual LCPs have scored a sensitivity ranging from High, High-medium, Medium, Medium-low to Low. Refer to the following table for explanatory notes.

Table 1 Sensitivity Definition

Sensitivity	Definition
High	Landscape and / or visual characteristics of the zone are very vulnerable to change and / or its intrinsic values are high and the zone is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.
High-medium	Landscape and / or visual characteristics of the zone are vulnerable to change and / or its intrinsic values are medium-high and the zone can accommodate the relevant type of development only in limited situations without significant character change or adverse effects. Thresholds for significant change are low.
Medium	Landscape and / or visual characteristics of the zone are susceptible to change and / or its intrinsic values are moderate but the zone has some potential to accommodate the relevant type of development in some situations without significant character change or adverse effects. Thresholds for significant change are intermediate.
Medium-low	Landscape and / or visual characteristics of the zone are resilient to change and / or its intrinsic values are medium-low and the zone can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.
Low	Landscape and / or visual characteristics of the zone are robust or degraded and / or its intrinsic values are low and the zone can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.

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3.0 Summary of findings and conclusions

3.1 The parishes of Binley Woods; Brinklow; Long Lawford; Ryton-On-Dunsmore; Stretton-On-Dunsmore; and Wolston lie within National Character Area 96 Dunsmore and Feldon and at County level the Dunsmore local landscape types as defined within the Warwickshire Landscapes Guidelines (1993). Wolvey lies within National Character Area 94 Leicestershire Vales, and local landscape type High Cross Plateau.

3.2 Binley Woods

The landscape of the area surveyed is still rural in character comprising, in the main, medium to large scale, framed to enclosed, arable farmland. Significant areas of woodland include New Close Wood, Brandon Wood and Piles Coppice (all ancient woodland and Local Wildlife Sites). Field boundaries are mostly mixed hedgerows, the majority of which are outgrown, redundant and gappy. Hedgerow trees are often scattered to insignificant and of mixed age. Farmland to the north of the settlement edge provides a setting to Coombe Abbey Park. The south-eastern edge of the settlement lies within the former Brandon Hall Gardens.

3.3 Brinklow

The landscape of the area surveyed is very rural in character with a strong surviving small scale pastoral field pattern around the settlement edge that is a special feature of the landscape around Brinklow and often has strong historical associations. For example the small scale field pattern with extensive ridge and furrow connected with Brinklow Castle. The castle is a good example of a motte and bailey construction and a Scheduled Ancient Monument. The surrounding field pattern also includes a medium scale, open to framed farmed landscape on gently undulating ground. There are few wooded areas around the settlement which comprise the Oxford Canal corridor and the trees immediately adjacent to the motte and bailey (both potential Local Wildlife Sites) and the ghost of an ancient woodland block, High Wood (a Local Wildlife Site). Field boundaries are mostly hedgerows which range from intact to trimmed and gappy. Hedgerow trees are often scattered to insignificant and of mixed age.

3.4 Long Lawford

The landscape here is rural in character, although in places views are dominated by the nearby Rugby Cement Works and the skyline of Rugby town centre. An area of unspoilt parkland around the Grade II listed Holbrook Grange contains ridge and furrow and mature trees. The landscape to the south of the settlement forms an important green buffer between Long Lawford and Rugby.

3.5 Ryton-on-Dunsmore

The landscape comprises a mix of small – medium scale pastoral farmland and medium to large scale arable farmland on an undulating topography of low rounded hills and meandering river valleys. This gives rise to wide open views in many places. The small scale pastoral fields around the church are a feature of this landscape type and act as a transition between the settlement and the wider farmed landscape beyond and also as a setting to the church. There is also a Grade II listed Park and Garden associated with the Grade II listed Ryton House, including a walled kitchen garden. There is only one significant area of woodland within the area surveyed – The Coppice – which is ancient woodland and also a potential Local Wildlife Site. This visually links to other woodlands nearby. The area surveyed includes Ryton Organic Gardens – a tourist destination.

3.6 Stretton-on-Dunsmore

The landscape in this area is predominantly rural, medium scale pastoral farmland with pockets of intimate to small scale fields, including ridge and furrow, immediately adjacent to the settlement edge. This contributes to the irregular outline of the settlement, which is characteristic of villages in this area, and acts as an important transition between the village and wider farmed landscape. Tree cover within the area surveyed is insignificant. Extent of views varies from relatively contained by topography and vegetation beyond the zones surveyed, to more open views especially to the south.

3.7 Wolston

The area surveyed is predominantly small to medium scale pasture, with some larger scale arable fields in places. Tree cover is insignificant, other than The Grove and The Plantation (both a potential Local Wildlife Site), tree cover along the railway corridor and mature trees in the gardens to The Priory, a Grade II* listed building. The Grove and The Plantation form part of the former gardens to Wolston Manor, which although not registered are still of local historical significance. Dyers Lane is a leafy, rural lane which is popular with walkers.

3.8 Wolvey

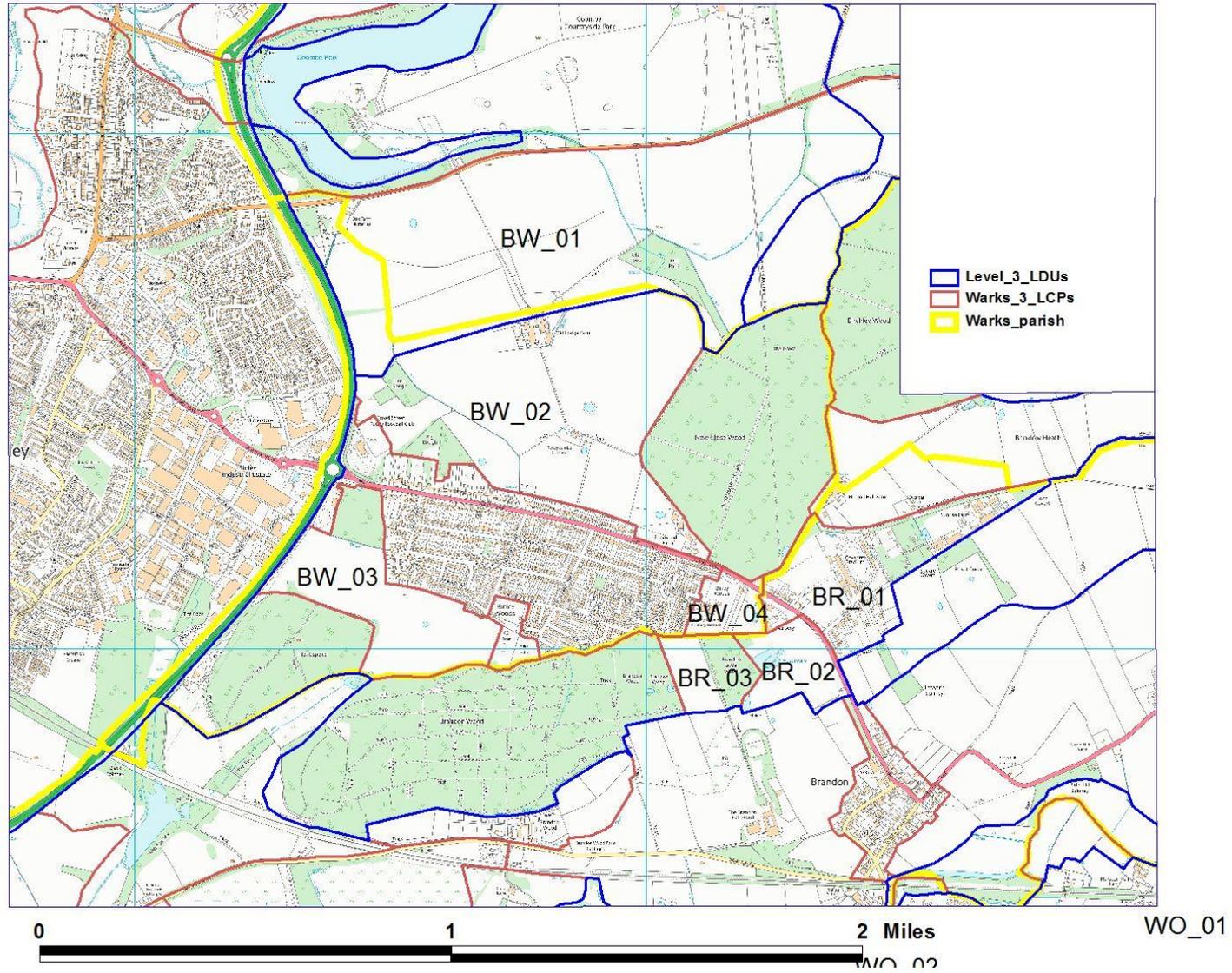
This is predominantly a small to medium scale landscape, with pockets of intimate pasture contrasting with the more open, large scale plateau landscape to the north and south of the settlement. There are wide open views across this landscape. The River Anker runs through the settlement creating a small to intimate scale, rural character. The community have created a wetland reserve (a Local Wildlife Site), which includes rough grassland, reed beds and woodland. Trees around this wetland, and within the churchyard, provide a rural setting to views of the church from the north.

Appendix 1 – Maps and Assessment Sheets

A1.0 Explanation of assessments

- A1.1 The data for each 'zone' is set out on the following pages. Three maps precede the notes; one showing the boundaries of the 'zones', one showing the locations of the photograph viewpoints and the third showing the sensitivity rating of each 'zone'.
- A1.2 The notes for individual zones are written into summaries followed by a supporting desk top and site survey assessment (where public access is available).
- A1.3 Desk top study information, based on landcover, landform, settlement pattern, origin, etc., has been collated as part of the definition of each 'zone'. Planning designations such as Green Belt, Ancient woodland, biodiversity and historic / archaeological interest have also been recorded.
- A1.4 Each 'zone' has then been assessed in the field using a standard checklist taking into account physical characteristics, key views, intervisibility, tranquillity, the settlement edge, potential receptors and other factors such as landscape enhancement / mitigation.
- A1.5 The sensitivity rating for each zone relates to the zone as a whole and generally has not been divided up further, e.g. on a field by field basis. Therefore, if a zone is rated as, for example, medium sensitivity, this does not necessarily mean the whole of the zone is suitable for development, but just that part of it is. However, in some cases we have felt the need to split the zones because, although development may be appropriate in part of the zone, there is an overriding need to protect landscape characteristics, e.g. those with historical associations, the surviving small scale field pattern, proximity to ancient woodland etc., within the remainder of the zone. The notes under the heading 'Potential for housing development' give the necessary detail for each zone.

Binley Woods - base map



Zone: BW_01 Settlement: Binley Woods Parish: Combe Fields / Binley Woods

Site description

This zone comprises a medium to large scale, predominantly arable, open landscape on gently undulating terrain. Hedgerows are a mix of outgrown with scattered to infrequent trees to trimmed hedges with insignificant trees of mixed age. There are also remnant hedge lines of single field trees. Tree cover is variable with a wooded area (Old Pools) extending into the zone from New Close and Birchley Wood (which forms part of a Local Wildlife Site). The wood, roadside trees and streamside trees help to frame the perimeter of the zone however the majority of the zone is open farmland. Two historic avenues, one of which (the Twelve O’Clock Ride) is a PRoW, link the zone to Coombe Abbey Park to the north. The zone provides a setting to Coombe Abbey Park to the north.

Potential for housing development High sensitivity

This zone is unsuitable for development as it forms part of the setting to Coombe Abbey Park and includes two historic rides. The zone also functions as a green buffer between Binley Woods and Coventry, which should be preserved.

Therefore application site S14/040 is unsuitable for development.

Policy suggestions

This zone is characteristic of the wider farmed landscape around Coombe Fields which has become fragmented and is now quite open in nature. Therefore the avenues of trees along the historic rides from Coombe Abbey Park should be reinstated to strengthen and enhance the sequence of linked wooded spaces within the immediate area and to reinforce the historic connection with Coombe Abbey Park.

<u>Landscape characteristics</u>	(DESK TOP)
LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Estate farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Low
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES** Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area **YES** SAMS Historic Parks / Gdns **YES** Listed Blgs **YES** Registered
Battlefield
Other -
Flood **Part**

Characteristics

Landform Fluvio-glacial lowlands
Land use Cropping

Field boundaries (FIELD SURVEY)
Type hedgerows
Species mixed
Condition redundant - relic
Mgmt mixed

Hedge /stream trees
Extent scattered - insignificant
Age structure mixed

Other trees
Extent apparent
Age structure mixed

Patch survival
Extent relic
Mgmt intensive

Ecological corridors
Condition declining - fragmented

Intensity of use
Impact high

Pattern
Settlement pattern -
Other built features -
Presence of water stream course
Scale medium - large
Sense of enclosure open - framed
Diversity simple

Skyline

This is quite prominent in some views from the Twelve O'Clock Ride, looking north-west.

Site description

This zone comprises medium to large scale arable farmland, with a few small scale fields of pasture adjacent to the settlement edge, particularly in the south-eastern corner of the zone. There are two grade II listed buildings associated with Old Lodge Farm. Field boundaries are fenced around the paddocks with hedgerows containing scattered to insignificant hedge trees on the perimeter of the arable fields. The roadside hedge is outgrown and screens views of the fields beyond. There are small woodland blocks (Little Rough and Big Rough) within the western part of the zone but these are only visible as a backdrop to the settlement edge. New Close Wood (ancient woodland and Local Wildlife Site) abuts the eastern edge of the zone and encloses views in this direction.

Potential for housing development

High and Medium sensitivity

The majority of this zone is unsuitable for development as it forms part of the green buffer between Binley Woods and Coventry and the setting to the listed buildings at Old Lodge Farm. Large blocks of ancient woodland are a key feature of this landscape and it is important to recognise their location within the wider farmed landscape, their shape, and the spaces they enclose. Therefore development adjacent to New Close Wood would be inappropriate. The southern part of the zone could accommodate some very limited development as it is less visible, providing that a landscape buffer of minimum width 30m is retained / designed between the ancient woodland and the settlement edge. This could incorporate some of the existing small scale paddocks.

Therefore application sites S14/040, S14/037, S14/038, S16007 and S16077 are inappropriate for development.

Application site S14/036 would be suitable for development provided that the development follows the existing settlement pattern along the roadside and extends no further north or east. The northern boundary of the development should be sensitively designed so as not to create a hard settlement edge. A landscape buffer along this boundary would help to increase connectivity with the ancient woodland.

Policy suggestions

Reinstate hedgerows around the paddocks in the south-east of the zone. Protect the woodland, including Big Rough and Little Rough.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FARMLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded land
Settlement pattern	Dispersed with small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Low

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area SAMS Historic Parks / Gdns Listed Blgs **YES** Registered Battlefield
Other -
Flood -

Characteristics

Landform Periglacial plateau
Land use Cropping

Field boundaries (FIELD SURVEY)

Type hedgerows
Species mixed
Condition redundant
Mgmt mixed

Hedge /stream trees

Extent scattered - insignificant
Age structure overmature

Other trees

Extent apparent
Age structure mature

Patch survival

Extent relic
Mgmt intensive - traditional

Ecological corridors

Condition declining

Intensity of use

Impact high

Pattern

Settlement pattern settlement edge on southern boundary to the zone
Other built features -
Presence of water -
Scale predominantly medium - large

Sense of enclosure enclosed
Diversity simple

Skyline

-

Key views

Views are of a medium to large scale arable landscape, with a few small scale fields of pasture adjacent to the settlement edge, particularly in the south-eastern corner of the zone.

Intervisibility

Site observation Low / medium

There is no public access within this zone and views into it are restricted by the settlement edge to the south, woodland to the east, the A46 corridor to the west and landform to the north.

Tranquillity

Noise sources: Some traffic
Urban views: Edge of settlement; edge of Coventry
Presence of people: -

Tranquillity rating: High (medium to south and west of zone)

Functional relationship

The zone forms part of the farmed landscape to the north and forms part of a green buffer between Binley Woods and Coventry.

Visual relationship

The farmland visually links to that to the north and medium to large scale arable landscape, with a few small scale fields of pasture adjacent to the settlement edge, particularly in the south-eastern corner of the zone.

Settlement edge

The settlement edge abuts the southern edge of the zone.

Key receptors

Urban residents
Rural residents

Sensitivity

High
High

Zone: BW_03

Settlement: Binley Woods

Parish: Binley Woods

Site description

This zone comprises a single medium scale arable field on gently undulating ground. The zone is almost entirely enclosed by adjacent woodland and the settlement edge. Hedgerows are mixed but redundant and outgrown with insignificant overmature hedge trees. There is a block of mature woodland within the northern part of the zone and a cluster of trees around a field pond and recently planted trees along the perimeter of the recreation grounds. Views are enclosed by woodland and the settlement edge, although there are some more distant views towards Coventry city centre skyline in the west.

Potential for housing development

High sensitivity

This zone forms a green buffer between Binley Woods and Coventry and provides an almost continuous green corridor linking ancient woodland and Local Wildlife Sites. Large blocks of ancient woodland are a key feature of this landscape and it is important to recognise their location within the wider farmed landscape, their shape, and the spaces they enclose. Therefore development is not appropriate in this zone.

Application site S14/054 would be inappropriate for development.

Policy suggestions

Maintain the connectivity between the woodland blocks and Local Wildlife Sites.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FARMLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded land
Settlement pattern	Dispersed with small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Low

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **Potential** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Periglacial plateau
Land use Cropping

Field boundaries (FIELD SURVEY)

Type hedgerows
Species mixed
Condition redundant
Mgmt outgrown

Hedge /stream trees

Extent insignificant
Age structure overmature

Other trees

Extent apparent
Age structure mature

Patch survival

Extent localised
Mgmt intensive

Ecological corridors

Condition declining

Intensity of use

Impact moderate

Pattern

Settlement pattern settlement edge on northern boundary to the zone
Other built features -
Presence of water field pond
Scale medium
Sense of enclosure framed - enclosed
Diversity simple

Skyline

-

Key views

Views are of a single arable field, and are almost entirely enclosed by adjacent woodland and the settlement edge. Industrial units and pylons are detractors in views to the west and there are distant views towards Coventry city centre with high-rise flats and church spires (one probably being Coventry Cathedral) on the skyline.

Zone: BW_04

Settlement: Binley Woods

Parish: Binley Woods

Site description

There is no public access within this zone, therefore field survey information is incomplete. The zone is very enclosed and views in are limited. Tree cover appears to comprise garden trees and hedges. There are no roadside hedged boundaries. Numerous conifers and mature broadleaf trees within Brandon Little Wood (ancient woodland and Local Wildlife Site) create a wooded backdrop. New Close Wood (also ancient woodland and a Local Wildlife Site) abuts the northern edge of the zone and Brandon Hall Garden, a registered Park and Garden to the south.

Potential for housing development

High sensitivity

The combination of the school and existing development creates almost continuous ribbon development from Binley Woods to Brandon with only New Close Wood (immediately to the north of the zone) providing any sense of separation between the two settlements. There is very limited scope for further development within the zone without the risk of creating continuous development.

Policy suggestions

Plant native roadside hedgerow to frontage to school grounds, include the planting of occasional hedge trees.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FARMLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded land
Settlement pattern	Dispersed with small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Low

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Periglacial plateau
Land use Urban - other

Field boundaries (FIELD SURVEY)
Type - now fenced with trees

Species -
Condition -
Mgmt -

Hedge /stream trees
Extent -
Age structure -

Other trees
Extent -
Age structure -

Patch survival
Extent -
Mgmt -

Ecological corridors
Condition -

Intensity of use
Impact -

Pattern
Settlement pattern school and individual properties within large gardens with
paddocks
Other built features -
Presence of water -
Scale -
Sense of enclosure enclosed
Diversity -

Skyline

-

Key views

There is no public access into this zone and views are limited to those from the A428. The school and its playing fields are visible and there are several individual properties set in what appears to be large gardens / paddocks.

Intervisibility

Site observation Low

The zone is very enclosed and views in are limited.

Tranquillity

Noise sources: Traffic
Urban views: School; individual properties
Presence of people: N/A

Tranquillity rating: N/A

Functional relationship

The zone forms part of the urban area to the periphery of Binley Woods.

Visual relationship

The zone relates visually to the settlement.

Settlement edge

The settlement edge abuts the western edge of the zone.

Key receptors

Urban residents
Road users
School

Sensitivity

High
Low
Medium

Site description

The zone forms part of the urban area to the periphery of Binley Woods and includes a derelict garden nursery plot to the south of the Rugby Road and a row of roadside properties and Coventry Stadium to the north. Further to the north are a small number of individual properties set in large gardens and a farm accessed from Speedway Lane. Roadside hedgerows adjacent to the derelict garden nursery include ornamental species, otherwise hedgerows are predominantly thorn and outgrown with scattered hedge trees. Other trees are apparent, with a thin mixed tree belt to the frontage of the stadium that continues along the lane, and a wooded backdrop to the stadium. Trees within the adjacent Brandon Hall gardens are visible from this zone, as are nearby blocks of ancient woodland.

Potential for housing development

High-medium and Medium sensitivity

As this zone is already partially developed there is potential for some additional development, but this should extend no further east than the stadium.

Therefore application site S14/051 could be developed provided that the existing roadside vegetation to Speedway Lane and Gossett Lane, and around the perimeter of the stadium, is retained and strengthened. It is essential that a landscape buffer of a minimum of 30m is provided between the edge of the ancient woodland and any new development. The southern end of Twelve O'Clock ride can be accessed from Gossett Lane and this historic route should be respected and remain accessible to the public.

Application site S14/050 could be partially developed provided that the existing trees along Gossett Lane are retained in order to preserve the setting to the ancient woodland and the Twelve O'Clock ride. A landscape buffer of minimum 30m width should be provided adjacent to the ancient woodland. The row of properties on the Rugby Road appears to be a standalone group and read as much a part of Binley Woods as Brandon. In order to retain this separation the mature trees along Rugby Road should be retained and strengthened and any development should be significantly set back from the Rugby Road.

Application site S16037 could be partially developed in the northern-most triangle which lies outside the former Brandon Hall gardens. The remainder of the site is not appropriate for development (see notes for BR_02).

Application site S16023 could accommodate one or two individual properties, but development should not extend any further than the area marked on the plan. Retain mature trees where possible and avoid a hard built edge by providing a landscape buffer to the adjacent small scale field pattern.

Policy suggestions

Reinstate hedgerow boundary to former Brandon Hall gardens. Retain existing trees along Gossett Lane in order to preserve the setting to the ancient woodland and the Twelve O'Clock ride. Retain existing roadside vegetation to Speedway Lane, and around the perimeter of the stadium.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FARMLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded land
Settlement pattern	Dispersed with small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Low

Land Cover Parcel data**Landscape / planning**Green Belt **YES** Parks, Gdns & Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Warks Wildlife Trust Reserves **Historic /archaeology**Cons. Area SAMS Historic Parks / Gdns Listed Blgs Registered Battlefield

Other -

Flood -

Characteristics

Landform Periglacial plateau

Land use Urban - other

Field boundaries

(FIELD SURVEY)

Type	hedgerows
Species	mixed
Condition	redundant
Mgmt	outgrown

Hedge /stream trees

Extent	scattered
Age structure	mixed

Other trees

Extent	apparent
Age structure	mixed

Patch survival

Extent	relic
Mgmt	neglected / traditional

Ecological corridors

Condition	declining
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Intensity of use

Impact moderate

Pattern

Settlement pattern row of roadside properties on the Rugby Road and individual properties within large gardens
Other built features Coventry Stadium, derelict garden nursery
Presence of water -
Scale small
Sense of enclosure enclosed
Diversity simple

Skyline

-

Key views

Views are urban in character, comprising housing, the Coventry stadium, the A428 and a run-down disused plant nursery.

Intervisibility

Site observation Low

Views into the zone are very limited.

Tranquillity

Noise sources: Traffic
Urban views: Housing; stadium; road
Presence of people: N/A
Tranquillity rating: N/A

Functional relationship

The zone forms part of the urban area to the periphery of Binley Woods.

Visual relationship

The zone relates visually to the settlement.

Settlement edge

Part of the settlement lies within the zone, with detached / semi-detached properties along the A428.

Key receptors

<u>Key receptors</u>	<u>Sensitivity</u>
PRoW users	High
Urban residents	High
Rural residents	High
Road users	Low
Users of Coventry Stadium	Low

Zone: BR_02

Settlement: Binley Woods

Parish: Brandon & Bretford

Site description

This zone lies on land which was once part of the pleasure grounds of Brandon Hall (now a hotel). There is no public access within the zone hence the field survey notes are based on what is visible from the Rugby Road. It now comprises small fields of pasture with outgrown roadside hedgerows. Hedgerow trees are scattered to insignificant and other trees are apparent, with a mix of mature broadleaf and conifer species that hint towards the former Brandon Hall gardens. This tree cover encloses views and also presents a rural character along this stretch of the Rugby Road.

Potential for housing development

High sensitivity

This zone is inappropriate for development due to its rural character and its historic associations as part of the grounds to Brandon Hall. It also provides a degree of separation between Binley Woods and Brandon which is important to retain.

Policy suggestions

Reinstate the zone as gardens with public access linking to Brandon Hall Hotel.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FARMLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded land
Settlement pattern	Dispersed with small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Low

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Periglacial plateau

Land use Disturbed

Field boundaries	(FIELD SURVEY)
Type	hedgerows
Species	mixed
Condition	good - poor
Mgmt	outgrown

Hedge /stream trees	
Extent	scattered - insignificant
Age structure	mixed

Other trees	
Extent	apparent
Age structure	mixed

Patch survival	
Extent	relic
Mgmt	neglected

Ecological corridors	
Condition	declining

Intensity of use	
Impact	moderate

Pattern	
Settlement pattern	-
Other built features	-
Presence of water	possible lake
Scale	small
Sense of enclosure	enclosed
Diversity	simple

Skyline

-

Key views

There is no public access into the zone and views are from the A428. Views are small scale and enclosed by trees, comprising an area of rough grassland / pasture. Large mature conifer trees urbanise an otherwise rural landscape.

Intervisibility

Site observation	Low
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Tree cover restricts views into and across the zone.

Tranquillity

Noise sources:	Traffic
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Urban views:	-
--------------	---

Presence of people: N/A

Tranquillity rating: High (but lower towards road)

Functional relationship

The zone forms part of the historic pleasure grounds to Brandon Hall which continue south of the zone.

Visual relationship

The zone forms a visual separation between Binley Woods and Brandon.

Settlement edge

A few individual properties abut the zone along the A428.

Key receptors

Urban residents
Road users

Sensitivity

High
Low

Zone: BR_03

Settlement: Binley Woods

Parish: Brandon & Bretford

Site description

This zone comprises part of a large scale field on relatively flat ground and the ancient woodland block of Brandon Little Wood, which is also a Local Wildlife Site and part of the former grounds to Brandon Hall. The wood contains a Grade II listed ice house. The zone is bordered by Brandon Wood to the west and the two woods together form part of a network of ancient woodlands in this area which give a sense of enclosure to views.

Potential for housing / commercial development

High sensitivity

This zone is inappropriate for development due to its location between two blocks of ancient woodland / Local Wildlife Sites. Any development in this zone would sever the landscape and wildlife connectivity between the two woodlands.

Policy suggestions

N/A

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FARMLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded land
Settlement pattern	Dispersed with small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Low

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Periglacial plateau

Land use Mixed farming

Field boundaries (FIELD SURVEY)

Type -
Species -
Condition -
Mgmt -

Hedge /stream trees

Extent -
Age structure -

Other trees

Extent prominent
Age structure mixed

Patch survival

Extent widespread
Mgmt intensive

Ecological corridors

Condition declining

Intensity of use

Impact moderate

Pattern

Settlement pattern northern edge of zone
Other built features -
Presence of water -
Scale large
Sense of enclosure enclosed
Diversity simple

Skyline

-

Key views

Views comprise part of a large field of grassland and the ancient woodland of Brandon Little Wood. Views are enclosed by the woodlands to east and west and by good tree cover beyond the zone to the south.

Intervisibility

Site observation Low

Tree cover within and beyond the zone restricts views.

Tranquillity

Noise sources: -
Urban views: -
Presence of people: A few (walkers)

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape.

Visual relationship

The woodland block of Brandon Little Wood visually relates to Brandon Wood and tree cover beyond the zone giving a well-wooded, unified appearance to the area.

Settlement edge

N/A

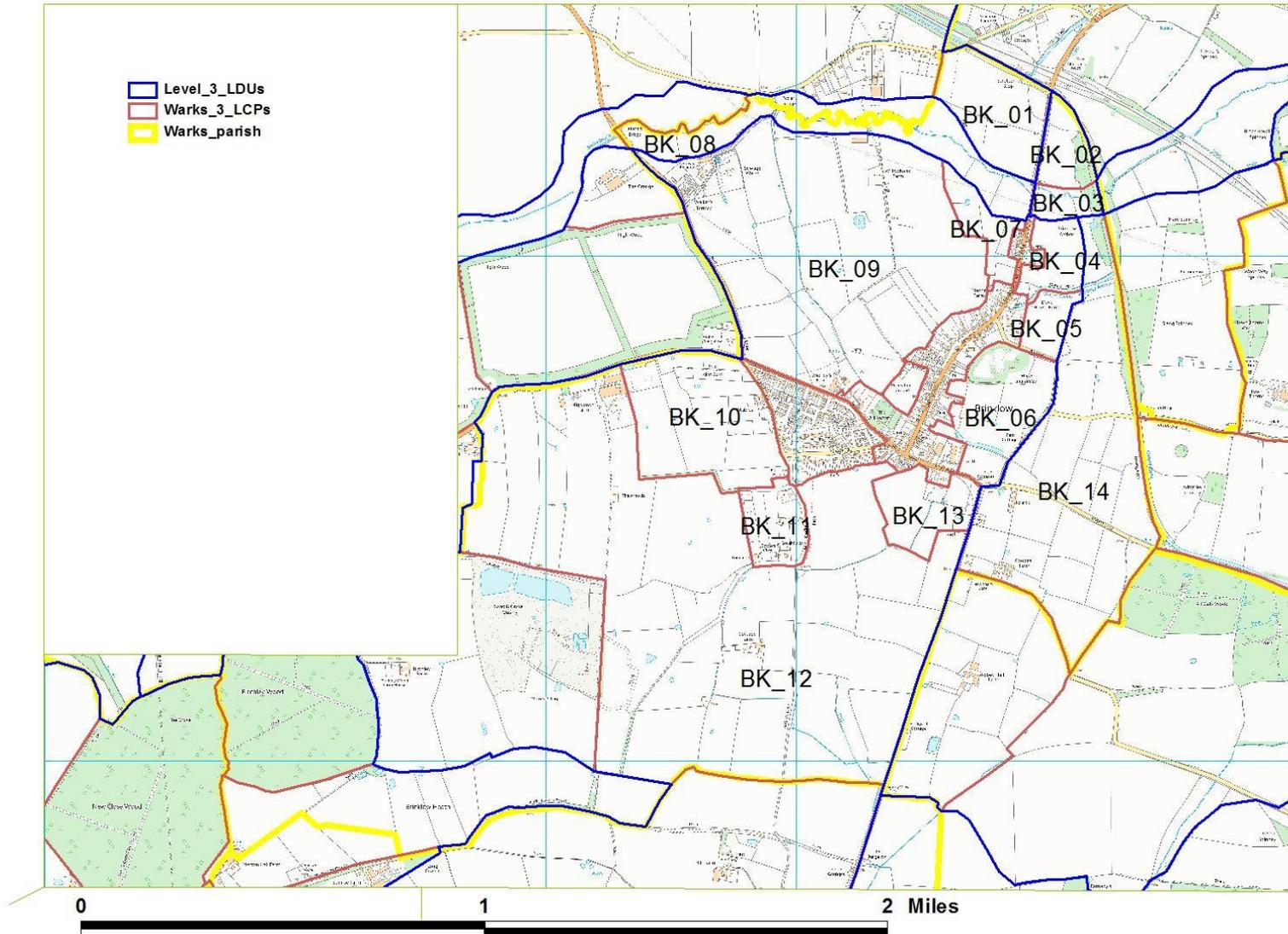
Key receptors

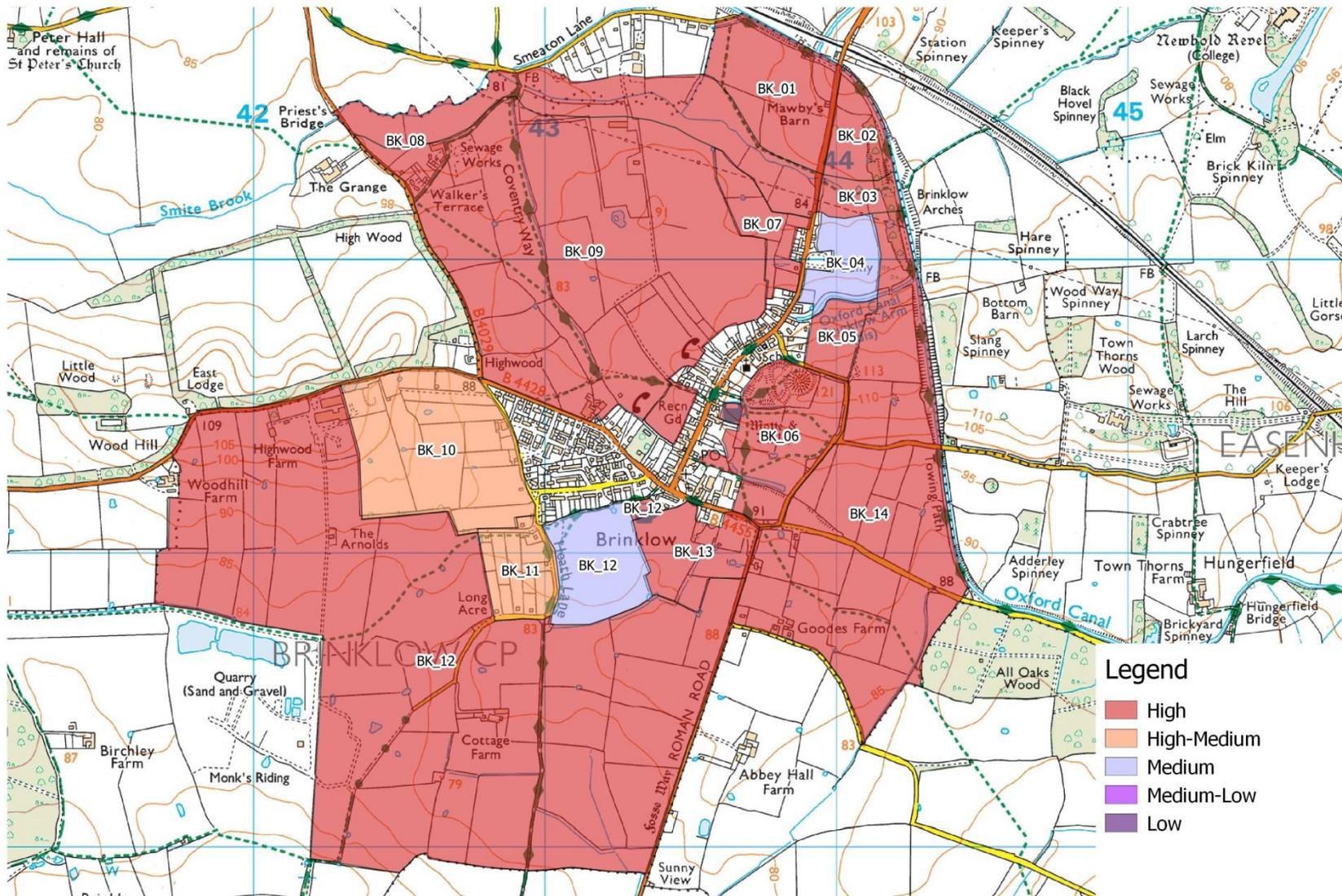
Urban residents
Unofficial footpath

Sensitivity

High
High

Brinklow - base map





Brinklow: Landscape Sensitivity to Housing Development

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Zone: BK_01

Settlement: Brinklow

Parish: Brinklow

Site description

This zone comprises medium scale mixed farmland on gently undulating terrain, south of Smeaton Lane and the Oxford Canal, and west of the Fosse Way. It abuts the garden to the end property of a row of houses on Smeaton Lane. There is a good belt of vegetation adjacent to the lane with dense tree cover that follows the line of a wet ditch up to the first property. This belt of vegetation reads as a continuum of the canal and rail corridors. The canal corridor is a potential wildlife site. Internal field hedgerows are becoming gappy and there is a single line of field trees that demark a former hedgeline. The further you move away from the lane the more degraded the landscape becomes. There has been recent vegetation clearance to one side of the brook course including the removal and /or severe cutting back of mature trees. The cutting back of trees has continued where this follows the brook course in adjacent zone BK_08.

Potential for housing / commercial development

High sensitivity

This zone is rural in character because it sits between the canal corridor to the north and stream corridor of Smite Brook (flood zone) to the south, and is detached from the settlement edge.

Therefore application site S14/115 is inappropriate for development.

Policy suggestions

Retain tree belt adjacent to Smeaton Lane. Gap up internal hedgerows and increase tree cover within roadside hedgerows.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Visual sensitivity	Low

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: **Potential** Warks Wildlife Trust Reserves

Historic /archaeology

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

Flood part, adjacent to brook course

Characteristics

Landform	Glacial lowlands
Land use	Mixed

Field boundaries (FIELD SURVEY)

Type	Hedgerows and wet ditches
Species	Mixed
Condition	Good to Relic
Mgmt	

Hedge /stream trees

Extent	Scattered
Age structure	Mixed age

Other trees

Extent	Apparent
Age structure	Mixed

Patch survival

Extent	Localised
Mgmt	Intensive

Ecological corridors

Condition	Declining
-----------	-----------

Intensity of use

Impact	Moderate
--------	----------

Pattern

Settlement pattern	individual properties off Smeaton Lane
Other built features	-
Presence of water	Smite Brook
Scale	Medium
Sense of enclosure	Framed
Diversity	Simple

Skyline

-

Key views

Views are of a medium scale farmed landscape, with a mix of arable and pasture. Views within the zone are open to framed. There are glimpsed views of the railway (overhead gantry) and barges on the canal to the north. Good tree cover on the embankment to the canal / railway prevents further views to the north. Pylons in the adjacent zone to the south are a detractor. The church tower is a landmark feature.

Intervisibility

Site observation Medium

Views are restricted to those areas immediately adjacent to the zone. Good roadside / canal side / railway vegetation prevent views to the north and east; landform and the settlement prevent views in other directions.

Tranquillity

Noise sources: Intermittent trains; background hum of traffic on M6
Urban views: Pylons
Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. The canal and associated vegetation along the zone's northern boundary provides a recreational link to the wider area, and forms part of a wildlife corridor. A PRoW also provides a link to the wider area.

Visual relationship

The zone visually relates to the surrounding farmland.

Settlement edge

The settlement edge does not abut the zone, but can be seen in views to the south and appears well softened and broken up by trees and vegetation.

Key receptors

PRoW users
Road users
Rural residents

Sensitivity

High
Low
High

Zone: BK_02

Settlement: Brinklow

Parish: Brinklow

Site description

This zone comprises small to medium scale mixed farmland with a wooded backdrop on the eastern edge that follows the canal corridor (a potential Local Wildlife Site) and continues through adjoining zones BK_03 and BK_14. This encloses views to the east. The farmland lies on gently undulating terrain. The roadside hedgerow is becoming gappy and contains few hedge trees. Internal field hedges are relatively intact and hedge trees are scattered reinforcing the small scale field pattern and with the combination of the wooded backdrop create a framed to enclosed landscape. There has been recent clearance of vegetation, including the cutting down of mature trees, to the northern edge of Smite Brook in adjoining zone BK_03.

Potential for housing / commercial development

High sensitivity

This zone is inappropriate for development because of its detachment from the settlement and proximity to a potential Local Wildlife Site and the stream corridor. Therefore application site S14/115 is not suitable for development.

Policy suggestions

Retain roadside hedgerows. Positively manage canal and stream corridors.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Visual sensitivity	Low

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: **Potential** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood Abuts flood zone on southern boundary

Characteristics

Landform	Glacial lowlands
Land use	Mixed

Field boundaries (FIELD SURVEY)

Type	Hedgerows
Species	Mixed
Condition	Good to Relic
Mgmt	

Hedge /stream trees

Extent	Scattered
Age structure	Mixed age

Other trees

Extent	Apparent
Age structure	Mixed

Patch survival

Extent	Localised
Mgmt	Intensive

Ecological corridors

Condition	Declining
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Intensity of use

Impact	Moderate
--------	----------

Pattern

Settlement pattern	-
Other built features	-
Presence of water	canal corridor
Scale	Small - medium
Sense of enclosure	Framed - enclosed
Diversity	Simple

Skyline

-

Key views

Views are of small to medium scale mixed farmland, enclosed by a backdrop of trees.

Intervisibility

Site observation	Low
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Good tree cover around the zone restricts views.

Tranquillity

Noise sources: Traffic; intermittent trains
Urban views: Pylons in adjacent zone.
Presence of people: Infrequent

Tranquillity rating: Medium

Functional relationship

The zone forms part of the wider farmed landscape. The canal and associated vegetation along the zone's eastern boundary provides a recreational link to the wider area, and forms part of a wildlife corridor.

Visual relationship

The zone relates visually to the wider area and the backdrop of trees along the canal provides visual continuity with adjacent zones.

Settlement edge

N/A

Key receptors

PRoW users (adjacent zone)
Road users
Canal users

Sensitivity

High
Low
High

Zone: BK_03

Settlement: Brinklow

Parish: Brinklow

Site description

This zone comprises medium scale mixed farmland on gently undulating terrain and includes part of Smite Brook. It is a very rural landscape with a wooded backdrop on the eastern edge that follows the canal corridor and continues through adjoining zones BK_02 and BK_14. There are rural views into adjoining zone BK_04. Roadside hedgerows are mixed and outgrown and there appears to be an additional hedgeline set in from the roadside hedge which may have some historical significance. There has been recent vegetation clearance to one side of the brook course including the removal and /or severe cutting back of mature trees.

Potential for housing / commercial development

High sensitivity

Vegetation along the stream corridor connects with that of the potential Local Wildlife Site along the canal corridor. This, along with the zone being entirely within the flood zone, makes it inappropriate for development.

Therefore the northern part of application site S14/065B is inappropriate for development.

Policy suggestions

Manage streamside trees / vegetation appropriately and maintain connectivity with the canal corridor.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Estate pastures
Settlement pattern	Meadowland on large estates
Cultural sensitivity	Low
Ecological sensitivity	Moderate
Visual sensitivity	Low

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: **Potential** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood **YES**

Characteristics

Landform	River valleys
Land use	Pastoral

Field boundaries	(FIELD SURVEY)
Type	Hedgerows and wet ditches
Species	Mixed
Condition	Poor
Mgmt	Outgrown

Hedge /stream trees	
Extent	Scattered
Age structure	Mixed age

Other trees	
Extent	Apparent
Age structure	Mixed

Patch survival	
Extent	Localised
Mgmt	Intensive

Ecological corridors	
Condition	Declining

Intensity of use	
Impact	Moderate

Pattern	
Settlement pattern	-
Other built features	-
Presence of water	Smite Brook
Scale	Medium
Sense of enclosure	Enclosed
Diversity	Simple

Skyline

-

Key views

Views are of the stream corridor (Smite Brook) which, despite some clearance, still appears well vegetated. Views are small scale and enclosed. Pylons in the adjacent zone are a detractor.

Intervisibility

Site observation Low

Views are restricted by streamside trees. Views from the zone extend across BK_04 to the south, as far as the higher ground in BK_05.

Tranquillity

Noise sources: Traffic; intermittent trains

Urban views: Pylons

Presence of people: Infrequent

Tranquillity rating: High / medium

Functional relationship

The streamside vegetation links with that along the canal, forming part of a green corridor which continues into the wider area. The stream course and PRow also link to the wider area.

Visual relationship

Trees along the stream and canal provide a strong sense of visual continuity with streamside and canal trees in neighbouring zones.

Settlement edge

N/A

Key receptors

PRow users

Road users

Canal users

Sensitivity

High

Low

High

Zone: BK_04

Settlement: Brinklow

Parish: Brinklow

Site description

This zone comprises medium scale mixed farmland on gently undulating terrain. It is a rural landscape with rural views into BK_03 and BK_05 and of the trees within the village cemetery that lies on the periphery to the village. A disused section of canal, the Brinklow Arm to the Oxford Canal forms the southern boundary, this has a continuous vegetated corridor, including strong tree cover and is a potential Local Wildlife Site. It is only possible to view this arm from the canal towpath and from the public footway adjacent to the Lutterworth Road. The short section of roadside hedgerow is relatively intact but contains insignificant hedge trees.

Potential for housing / commercial development

Medium sensitivity

The zone is enclosed by vegetation and has low visibility. Therefore development would be appropriate within this zone providing that boundary hedgerows and trees, as well as vegetation within the stream and canal corridors, is protected.

Therefore the part of application site S14/065B that falls within this zone would be appropriate for development providing there is an adequate landscape buffer around the perimeter to maintain connectivity with the existing vegetation.

Policy suggestions

Retain and positively manage existing vegetation.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: **Potential** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform	Glacial lowlands
Land use	Mixed

Field boundaries	(FIELD SURVEY)
Type	Hedgerows and wet ditches
Species	Mixed
Condition	Good to Relic
Mgmt	

Hedge /stream trees	
Extent	Scattered
Age structure	Mixed age

Other trees	
Extent	Apparent
Age structure	Mixed

Patch survival	
Extent	Localised
Mgmt	Intensive

Ecological corridors	
Condition	Declining

Intensity of use	
Impact	Moderate

Pattern	
Settlement pattern	-
Other built features	-
Presence of water	dried arm to the Oxford canal
Scale	Medium
Sense of enclosure	Framed
Diversity	Simple

Skyline

-

Key views

Views are of a medium to large scale arable landscape. Trees, tall hedgerows and rising landform in neighbouring BK_05 give a strong sense of enclosure. Pylons and conifer planting around the cemetery are detractors in an otherwise rural landscape. The church tower is a landmark feature.

Intervisibility

Site observation Low

The zone is enclosed by vegetation. There are views to the higher ground in BK_05.

Tranquillity

Noise sources: Traffic
Urban views: Pylons
Presence of people: Infrequent

Tranquillity rating: High / medium

Functional relationship

The zone forms part of the wider farmed landscape.

Visual relationship

Trees along the road and around the cemetery provide a strong sense of visual continuity with the streamside and canal trees in neighbouring zones.

Settlement edge

Individual properties along the road are well softened by trees and garden vegetation.

Key receptors

PRoW users (in adjacent zone)
Road users
Urban residents
Visitors to cemetery

Sensitivity

High
Low
High
High

Zone: BK_05

Settlement: Brinklow

Parish:

Site description

This zone comprises a single large scale arable field on sloping ground with the southern-most part of the zone forming a visually prominent skyline. Hedgerows are relatively intact but are redundant. Roadside hedge trees are scattered and of mixed age. The field abuts the settlement edge on its western edge, the disused canal arm to the north (potential Local Wildlife Site) and Ell Lane to the south. The zone is adjacent to a leafy, rural lane and forms part of the wider setting to Brinklow Castle, a local landmark feature. There are views towards the castle - a Motte and Bailey construction – from Ell Lane. From the higher ground in the south of the zone there are distant views both to the south and to the M6 motorway to the north.

Potential for housing / commercial development

High sensitivity

Due to the prominent skyline and proximity and setting to Brinklow Castle this zone is inappropriate for development.

Therefore application site S14/065C is not appropriate for development.

Policy suggestions

Conserve and enhance the rural qualities of Ell Lane. Protect rural views to Brinklow Castle. Conserve and enhance the vegetation along the disused canal arm and manage more positively.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Visual sensitivity	Low

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: **Potential** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform	Glacial lowlands
Land use	Disturbed

Field boundaries (FIELD SURVEY)

Type	Hedgerows
Species	Mixed
Condition	Redundant
Mgmt	Trimmed

Hedge /stream trees

Extent	Scattered
Age structure	Mixed age

Other trees

Extent	Insignificant
Age structure	N/a

Patch survival

Extent	Localised
Mgmt	Intensive

Ecological corridors

Condition	Declining
-----------	-----------

Intensity of use

Impact	Moderate
--------	----------

Pattern

Settlement pattern	-
Other built features	-
Presence of water	Disused canal arm
Scale	Medium
Sense of enclosure	Framed
Diversity	Simple

Skyline

Sharply rising landform gives rise to a prominent skyline.

Key views

Views are of a single, medium scale arable field on sharply rising ground. Views are framed by hedgerows and trees, but from the higher ground in the south of the zone there are extensive views both to the north (to the M6 motorway) and to the south where vegetation allows. The Motte and Bailey in the adjacent zone BK_06 is a landmark feature in views.

Intervisibility

Site observation High

The rising ground makes the zone widely visible from all directions.

Tranquillity

Noise sources: Background traffic noise (& possible very faint hum of M6)

Urban views: Pylons in adjacent zone

Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape and the setting to the Brinklow Castle.

Visual relationship

Visually the zone connects with the wider farmland and provides a setting to Brinklow Castle.

Settlement edge

The settlement edge abuts the western side of the zone, but is largely screened by vegetation.

Key receptors

PRoW users (in adjacent zones)

Road users

Urban residents

Visitors to Brinklow Castle (adjacent zone)

Sensitivity

High

Medium

High

High

Zone: BK_06

Settlement: Brinklow

Parish: Brinklow

Site description

This is a very rural zone comprising small to medium scale pastoral fields with extensive ridge and furrow connected with Brinklow Castle. Brinklow Castle is a good example of a motte and bailey construction and with adjacent ridge and furrow is a Scheduled Ancient Monument. The ridge and furrow extends to the south, south-east and east of the castle and also extends south of the disused canal arm. These fields provide the setting to the motte and bailey. Smaller hedged fields are a special feature of the landscape around Brinklow (ref. Warwickshire Landscapes Guidelines p.39). The zone abuts a Conservation Area which is noted for its Medieval street pattern, including plots. Hedgerows vary in condition from good to redundant with scattered hedge trees. Hedges are generally trimmed with some internal hedges outgrown. Other trees are apparent and of mixed age and occur around the base of the earthworks of Brinklow Castle, which are a dominant feature in views. Water features include field ponds and a 'canal pool' part of the Brinklow arm to the Oxford Canal (a potential Local Wildlife Site), which formed the original canal. The castle is a dominant feature in all views. There are a number of key, uninterrupted views of the castle, one being from the Fosse Way as you travel north to approach the village. Views to the east and south-east are restricted by roadside trees and the woodland block of All Oaks Wood just beyond the Parish boundary, although the Rugby Cement Plant can be seen on the skyline above the trees. Domed structures of the anaerobic digestion plant at Brinklow Quarry can be seen in some views to the west.

Potential for housing / commercial development

High sensitivity

This zone is inappropriate for development in order to preserve Brinklow Castle, its setting and important views. The disused canal arm and the earthworks to the south feature within this landscape setting.

Therefore application sites S14/090 and S039 are inappropriate for development.

Policy suggestions

Protect important views of the castle and its setting. Manage field ponds and disused canal arm for wildlife benefit. Hedgerow management should be a priority in order to maintain the smaller hedged fields which are a special feature of the landscape around Brinklow.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: **Potential** Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area **YES** SAMS **YES** Historic Parks / Gdns Listed Blgs Registered

Battlefield

Other -

Flood -

Characteristics

Landform Glacial lowlands

Land use Pastoral

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Mixed

Condition Good to redundant

Mgmt Mixed

Hedge /stream trees

Extent Scattered

Age structure Overmature

Other trees

Extent Apparent

Age structure Mixed Age

Patch survival

Extent Localised

Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Low

Pattern

Settlement pattern Abuts a Conservation Area

Other built features Brinklow canal arm

Presence of water Field ponds and a 'canal pool' part of the Brinklow arm to the Oxford Canal

Scale Small to medium

Sense of enclosure Enclosed
Diversity Complex

Skyline

Prominent on higher ground to the north of the zone. Brinklow Castle sits on the skyline.

Key views

Views are of a small to medium scale pastoral landscape, with extensive ridge and furrow, and are very rural in nature. Brinklow Castle is a dominant feature in all views. A key, uninterrupted view of the castle is from the Fosse Way as you travel north to approach the village. Views to the east and south-east are restricted by roadside trees and the woodland block of All Oaks Wood just beyond the Parish boundary, although the Rugby Cement Plant can be seen on the skyline above the trees. Domed structures of the anaerobic digestion plant at Brinklow Quarry can be seen in views to the west.

Intervisibility

Site observation Medium

Views to and from the zone are more open to the south, otherwise vegetation, landform and the settlement edge restrict views. The Motte and Bailey of Brinklow Castle can be seen on the approach to the village from the south and east.

Tranquillity

Noise sources: Some road traffic (in the southern part of the zone)

Urban views: -

Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The pastoral function of the zone relates to the wider farmed landscape and the small scale field pattern adjacent to the village helps to maintain an indented settlement edge. PRoWs also provide a link to the wider area.

Visual relationship

The zone provides a setting to Brinklow Castle and the Conservation Area and acts as a transition between the settlement and wider farmland.

Settlement edge

This is an indented, soft edge, broken up by vegetation.

Key receptors

PRoW users

Visitors to Brinklow Castle

Road users

Urban residents

Rural residents

Sensitivity

High

High

Medium

High

High

Zone: BK_07

Settlement: Brinklow

Parish: Brinklow

Site description

This zone comprises small scale enclosed pastoral farmland on gently undulating ground that lies on the northern edge to the settlement between the last row of residential properties. The zone relates to other small pockets of pasture around the settlement edge and functions as a transition between settlement and wider farmland. These smaller hedged fields are a special feature of the landscape around Brinklow (ref. Warwickshire Landscapes Guidelines for Dunsmore p. 39). The majority of the zone is either a potential Local Wildlife Site or a designated Local Wildlife Site which covers semi-natural grasslands and marsh and overlaps into zone BK_08. Both roadside and internal hedgerows are relatively intact and these define the sense of scale and pattern of this landscape. The internal hedgerow is outgrown, otherwise hedgerows are trimmed with scattered hedge trees. Remnant ridge and furrow is apparent at the edges to fields. Although this zone is enclosed tree cover is limited to within the hedge lines and around a field pond. There are views into adjacent zone BK_09.

Potential for housing / commercial development

High sensitivity

This zone would be inappropriate for development due to its small scale, pastoral qualities which act as a transition between the settlement and wider farmland and connects with the stream corridor of Smite Brook. The majority of the zone also lies within a Local Wildlife or potential Local Wildlife Site. The roadside hedge, with its scattered trees, is a primary hedgeline in good condition and should be safeguarded.

Therefore application site S16075 would not be appropriate for development.

Policy suggestions

Hedgerow management should be a priority in order to maintain the smaller hedged fields which are a special feature of the landscape around Brinklow.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES (& Potential)**, Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood most northern part

Characteristics

Landform Glacial lowlands

Land use Pastoral

Field boundaries	(FIELD SURVEY)
Type	Hedgerows
Species	Thorn
Condition	Good - redundant
Mgmt	Mixed

Hedge /stream trees	
Extent	Scattered
Age structure	Mixed

Other trees	
Extent	-
Age structure	N/A

Patch survival	
Extent	Localised
Mgmt	Traditional

Ecological corridors	
Condition	Declining

Intensity of use	
Impact	Low

Pattern	
Settlement pattern	Settlement abuts part of the eastern and southern boundaries.
Other built features	-
Presence of water	-
Scale	Small
Sense of enclosure	Enclosed
Diversity	Simple

Skyline

-

Key views

Views are of a small scale pastoral landscape and are generally enclosed in nature. Pylons in the adjacent zone are a slight detractor.

Intervisibility

Site observation Low

The zone is generally quite enclosed by trees, vegetation and the settlement, although there are views into adjacent zone BK_09.

Tranquillity

Noise sources: Traffic
Urban views: Settlement edge; pylons
Presence of people: Infrequent

Tranquillity rating: Medium

Functional relationship

The small scale pastoral fields provide a transition from the settlement to the wider farmland and contribute positively to an indented, soft settlement edge.

Visual relationship

The zone visually breaks up the settlement edge and provides a transition between settlement and wider farmland.

Settlement edge

This is a soft, indented edge where it abuts this zone.

Key receptors

Road users
Urban residents

Sensitivity

Low
High

Zone: BK_08

Settlement: Brinklow

Parish: Brinklow

Site description

This zone follows Smite Brook and because of its narrowness heightened by the scattered vegetation along its length the sense of scale is small but field pattern is irrelevant. It is an open to framed rural landscape with the majority of views being within the immediate area of the stream corridor. There are one or two glimpsed distant views towards Coventry. There is a Local Wildlife Site on part of the zone. Recent management includes the severe cutting back / clearance of vegetation as a continuation of BK_01. This has opened views out into the neighbouring zones of BK_01 and BK_09.

Potential for housing / commercial development

High sensitivity

Due to the rural qualities, the stream corridor and Local Wildlife Site and the flood risk zone housing is inappropriate in this zone.

Therefore the northern parts of application sites S14/115 and S14/065A and the southern part of S14/115 (off the Fosse Way) are inappropriate for development.

Policy suggestions

Manage the stream corridor positively.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Wet meadowland
Landcover	Estate pastures
Settlement pattern	Meadowland on large estates
Cultural sensitivity	Low
Ecological sensitivity	Moderate
Visual sensitivity	Low

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood **YES**

Characteristics

Landform River valleys

Land use Pastoral

Field boundaries (FIELD SURVEY)

Type -
Species -
Condition -
Mgmt -

Hedge /stream trees

Extent Scattered
Age structure Overmature

Other trees

Extent None
Age structure n/a

Patch survival

Extent Relic
Mgmt Intensive

Ecological corridors

Condition Declining

Intensity of use

Impact High

Pattern

Settlement pattern n/a
Other built features -
Presence of water Smite Brook
Scale Small
Sense of enclosure Framed to open
Diversity Simple

Skyline

-

Key views

Views within the zone are of farmland bordering the stream course of Smite Brook and are generally small scale. However, vegetation clearance along the brook has opened views out into the neighbouring zones of BK_01 and BK_09. There are one or two glimpsed distant views towards Coventry in the west.

Intervisibility

Site observation Low / medium

The zone is visible from adjacent areas and this has been exacerbated by the vegetation clearance.

Tranquillity

Noise sources: -
Urban views: Pylons in adjacent zone
Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The brook forms part of a wildlife corridor and links to the wider area. PRowS also link to the wider area.

Visual relationship

The remaining tree cover along the stream course links with the trees along the canal, railway and roads, providing visual continuity.

Settlement edge

N/A

Key receptors

PRow users
Rural residents

Sensitivity

High
High

Zone: BK_09

Settlement: Brinklow

Parish: Brinklow

Site description

This zone sits south of the stream corridor of Smite Brook and abuts meadows and marshland which form Local Wildlife Sites in BK_07 and BK_08. It also abuts part of the Conservation Area and the ghost of an ancient woodland block, High Wood, (also a Local Wildlife Site) lies to the west of the zone. This zone generally comprises medium to large scale mixed open farmland. However, there is a surviving small scale field pattern adjacent to the settlement edge in the west of the village, with some ridge and furrow. Here hedgerows are in decline and need to be strengthened since this small scale field pattern is a special feature of the landscape around Brinklow (ref. Warwickshire Landscapes Guidelines p.39). Otherwise hedgerows are in relatively good condition with scattered to insignificant overmature hedge trees. The zone is on rising ground with some prominent skylines, particularly from the Coventry Way PRoW looking west, and has a prominent settlement edge along the Coventry Road. There are wide open views across the zone. Tree cover includes a single line of field trees which appears to be a remnant hedge line, recently planted trees along a farm track and hedge trees. A fenced area is managed as paddocks. The church forms a landmark feature in several views, especially from PRoWs R76a and R76b.

Potential for housing / commercial development

High / medium sensitivity

Because of the zone's high intervisibility with other areas its potential for development is very limited. The small scale field pattern around the settlement edge should be safeguarded as this is a special feature of this landscape. Development should avoid prominent skylines. There should be a landscape buffer between any development and adjacent Local Wildlife Sites. Any development should retain separation between the small clusters of dwellings that lie to the north of the zone and the main settlement of Brinklow.

Application site S14/115 (adjacent to the B4029), including the northern part which lies within BK_08, is inappropriate for development. This is because of prominent skylines and openness of views, and in order to retain the small scale field pattern around the settlement edge.

Application site S16047 would not be appropriate for development due to its visibility from the higher ground to the north-west and because it contributes to the setting of the historic core of the village, including the church.

Application site S14/065A sits on higher ground. There may be scope for limited development within the southern portion of the site, provided that an adequate landscape buffer is designed between any development and the adjacent potential Local Wildlife Site and small scale pastoral fields to the east, and along the northern and western edges to screen views from these directions.

Policy suggestions

Strengthen the small scale field pattern around the settlement edge, including irregularly spaced hedgerow trees.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Potential Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area **YES** SAMS Historic Parks / Gdns Listed Blgs Registered

Battlefield

Other -

Flood **Part**

Characteristics

Landform Glacial lowlands

Land use Mixed farming

Field boundaries (FIELD SURVEY)

Type Hedgerows and wet ditches

Species Mixed

Condition Good

Mgmt Mixed

Hedge /stream trees

Extent Scattered

Age structure Overmature

Other trees

Extent Insignificant

Age structure n/a

Patch survival

Extent Relic

Mgmt Traditional / intensive

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern	prominent settlement edge
Other built features	pylons
Presence of water	stream course / field pond
Scale	medium -large
Sense of enclosure	open
Diversity	simple - diverse

Skyline

Prominent on the higher ground towards the western part of the zone.

Key views

Views are of a medium to large scale farmed landscape with a mixture of arable and pasture with some ridge and furrow. The church tower forms a landmark feature, especially from PRoWs R76a and R76b, whereas pylons across the zone are a detractor. There are some glimpsed distant views to the north, where the M6 motorway and railway line can be seen.

Intervisibility

Site observation High

The rising ground and open views make the zone visible from the surrounding area.

Tranquillity

Noise sources: Distant background hum of M6 motorway (especially in the north of the zone).

Urban views: Pylons; settlement edge

Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. PRoWs and a stream course also link to the wider area.

Visual relationship

The zone relates visually to the surrounding farmland.

Settlement edge

The settlement edge along the Coventry Road is very hard. Elsewhere, around the village core, it is softened more by vegetation, although in places still appears quite hard.

Key receptors

PRoW users
Rural residents
Urban residents
Road users

Sensitivity

High
High
High
Medium

Zone: BK_10

Settlement: Brinklow

Parish: Brinklow

Site description

The zone comprises small to medium scale pastoral farmland with a small area of allotments, which are an important part of the village scene and should be conserved. Roadside hedgerows are a mix of outgrown and severely trimmed. Internal hedgerows are also mixed in condition with outgrown hedges giving an increased sense of enclosure and remnant hedgelines and widespread stock-proof / tape fencing. Green Lane retains its rural characteristics with grass verges and a lack of kerbing and lighting. Water features include wet ditches and a field pond. Views are generally limited to within the zone, but the anaerobic digestion plant at Brinklow Quarry is visible immediately adjacent to the zone.

Potential for housing / commercial development

High - medium sensitivity

Although the zone retains its rural characteristics, including its small scale field pattern, and is still farmed, particularly in the south of the zone, there is scope for some development. This is because of the current degree of enclosure created by the hedged field boundaries, particularly from the Coventry Road and to a lesser extent along Green Lane.

Therefore application sites S16031(a-d), S14/065D and S16074 would be suitable for development, provided the development goes no further north in order to safeguard the allotments and roadside hedgerow and intact small scale field pattern along the Coventry Road. A landscape buffer should be provided along the western edge to minimise views of the nearby quarry workings, and along the southern boundary. The settlement edge along Green Lane should be designed to reflect the indented pattern of the housing on the opposite side of the lane.

Policy suggestions

Hedgerow management should be a priority in order to maintain the smaller hedged fields along the Coventry Road and to the west of the applications sites, as these fields are a special feature of the landscape around Brinklow.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI □ Local Wildlife Sites □, Warks Wildlife Trust Reserves □

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Glacial lowlands

Land use Pastoral

Field boundaries (FIELD SURVEY)

Type Hedgerows; post and rail and tape fencing

Species Thorn

Condition Good - redundant

Mgmt Mixed

Hedge /stream trees

Extent Scattered

Age structure Mature

Other trees

Extent apparent

Age structure mixed

Patch survival

Extent relic

Mgmt traditional

Ecological corridors

Condition intact (but fragmented in middle of zone)

Intensity of use

Impact moderate

Pattern

Settlement pattern Settlement abuts eastern and southern edges of zone.

Other built features -

Presence of water field pond and wet ditches

Scale small to medium

Sense of enclosure enclosed

Diversity simple

Skyline

-

Key views

Views are of a small to medium scale pastoral landscape with a small area of allotments. Views are enclosed by outgrown hedgerows and a belt of trees on higher ground along the Coventry Road. Vegetation clearance along Green Lane has resulted in views of some rather untidy ramshackle stables and paddocks with tape fencing. There are also views of the domed structures of the anaerobic digestion plant and bunding at Brinklow Quarry.

Intervisibility

Site observation Low

Tree cover and vegetation restrict views into and out of the zone. There are very few views beyond the zone and any that do exist are limited to areas immediately adjacent.

Tranquillity

Noise sources: -
Urban views: Adjacent quarry workings / anaerobic digestion plant
Presence of people: Infrequent

Tranquillity rating: Medium / high

Functional relationship

The zone forms part of the wider farmed landscape.

Visual relationship

The small scale pastoral character of the zone has become degraded, but still contrasts with the urban nature of the development on the other side of Green Lane.

Settlement edge

The settlement edge along Green Lane is indented and softened to some extent by trees / vegetation.

Key receptors

Urban residents
Road users
Allotment users

Sensitivity

High
Medium
Medium

Zone: BK_11

Settlement: Brinklow

Parish: Brinklow

Site description

This zone comprises small pockets of pasture, neglected pasture and waste with individual properties set in large grounds on the southern edge of the settlement. There appears to be some remnant ridge and furrow. Tree cover has become more urban in nature with conifers set within hedgerows to garden boundaries. Only the lane with its outgrown hedgerows retains its rural character but this is being eroded by the formal entrances to properties. Views are small scale and enclosed.

Potential for housing / commercial development

High - medium sensitivity

This zone is developed and is neither urban nor rural, but reads as an extension to the village. The zone could accommodate one or two additional individual properties, but no more, in order to preserve its edge of settlement character of individual properties.

Policy suggestions

Retain rural qualities of the lane.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood part

Characteristics

Landform	Glacial lowlands
Land use	Pastoral

Field boundaries (FIELD SURVEY)

Type hedgerows and hedgebanks
Species Thorn to field boundaries
Condition Good to redundant
Mgmt Mixed

Hedge /stream trees

Extent Insignificant
Age structure Mixed age

Other trees

Extent None
Age structure n/a

Patch survival

Extent Relic
Mgmt -

Ecological corridors

Condition Fragmented

Intensity of use

Impact High

Pattern

Settlement pattern individual properties in large grounds
Other built features -
Presence of water wet ditches
Scale n/a
Sense of enclosure enclosed
Diversity simple

Skyline

-

Key views

Views are small scale and enclosed, comprising pockets of pasture, paddocks and individual houses with gardens.

Intervisibility

Site observation Low

Good vegetation cover restricts views into and out of the zone.

Tranquillity

Noise sources: -
Urban views: -

Presence of people: Infrequent
Tranquillity rating: High

Functional relationship

Although development in this zone comprises individual properties set within large gardens / paddocks, the zone still reads as an extension to the village. PRowS provide a link to the wider area.

Visual relationship

-

Settlement edge

N/A

Key receptors

PRow users
Road users
Rural residents

Sensitivity

High
Medium
High

Zone: BK_12

Settlement: Brinklow

Parish: Brinklow

Site description

This zone comprises medium to large scale open arable farmland on very gently undulating ground. The western edge of the zone abuts quarry workings which are a detractor in this landscape and extend into the north-west part of the zone where the domed structures of the anaerobic digestion plant are very visible. The zone also abuts the southern edge of the settlement comprising recent development to the south of the Coventry Road. The church tower forms a landmark feature. The combination of low trimmed hedges with insignificant hedge trees and wide open views across the zone increases the sense of scale. Internal hedges are becoming gappy and appear redundant within this arable landscape. There is one tree belt adjacent to Heath Lane which encloses the lane and prevents views into BK_11. There are some scattered field ponds with vegetation around and within the eastern portion of the zone is a tributary to the River Avon (a Local Wildlife Site).

Potential for housing / commercial development

High and medium sensitivity

There is scope for some development in this zone providing it is sensitively designed so as not to create a hard urban edge or be visually intrusive.

Therefore the western-most field of application site S14/065E would be appropriate for development, but not the two small pastoral fields to the east, one of which lies within BK_13. There should be a strong landscape buffer along the southern boundary of any development.

Policy suggestions

Gap up existing hedgerows, including new hedgerow trees.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -
Flood part

Characteristics

Landform Glacial lowlands
Land use Arable farmlands

Field boundaries (FIELD SURVEY)

Type Hedgerows and wet ditches
Species Mixed
Condition Redundant
Mgmt Mixed

Hedge /stream trees

Extent Insignificant
Age structure Mixed age

Other trees

Extent Insignificant
Age structure Mixed

Patch survival

Extent Relic
Mgmt Intensive

Ecological corridors

Condition Fragmented

Intensity of use

Impact High

Pattern

Settlement pattern southern edge of settlement
Other built features -
Presence of water River Avon corridor, field ponds
Scale medium -large
Sense of enclosure open
Diversity simple

Skyline

This is prominent in several places especially on rising ground in the north of the zone where trees along the Coventry Road and the settlement edge along Heath Lane sit on the skyline. It is also locally prominent in other areas e.g. to the south of zone BK_11.

Key views

Views are of a medium to large scale arable landscape and are very open. Quarry workings to the west of the zone are a detractor and extend into the north-west part of the zone where the domed structures of the anaerobic digestion plant are very visible. The church tower forms a landmark feature, but this is set within views of a modern settlement edge. A mast at Hill Farm is visible on the skyline to the south.

Intervisibility

Site observation High

Due to the large scale, open nature of the zone it is very visible. Views from the zone to the north are restricted by tree cover on the higher ground along the Coventry Road and by the settlement edge; views to the south-west are restricted by Birchley Wood / New Close Wood and views to the east by All Oaks Wood. There are some distant views to the south.

Tranquillity

Noise sources: Lorries at the quarry workings
Urban views: Quarry workings; edge of settlement
Presence of people: Infrequent

Tranquillity rating: High / medium

Functional relationship

The zone forms part of the wider farmed landscape. PRoWs and the tributary to the River Avon also provide a link to the wider area.

Visual relationship

The zone relates visually to the wider farmland.

Settlement edge

This is a prominent, modern edge, but is broken up by garden trees / vegetation.

Key receptors

PRoW users
Urban residents
Rural residents

Sensitivity

High
High
High

Zone: BK_13

Settlement: Brinklow

Parish: Brinklow

Site description

This zone comprises small to medium scale pastoral farmland with ridge and furrow. The zone relates to other small pockets of pasture around the settlement edge and functions as a transition between settlement and wider farmland. These smaller hedged fields are a special feature of the landscape around Brinklow (ref. Warwickshire Landscapes Guidelines for Dunsmore p. 39). Hedgerows are gappy with some fenced field boundaries. The degree of enclosure varies across the zone as dense hedge trees contrast with very gappy hedges with insignificant hedge trees and sections of stock proof fencing. There are also dense mature roadside trees that screen fields of neglected pasture with emerging scrub. Vegetation within garden boundaries helps to screen views towards the settlement edge. Water features include field ponds and wet ditches. A key, uninterrupted view of Brinklow Castle is from the Fosse Way as you travel north to approach the village.

Potential for housing / commercial development

High sensitivity

Due to the small scale fields of pasture and important views to Brinklow Castle this zone is inappropriate for development. Therefore applications site S16043 and the eastern part of S14/065E are inappropriate for housing development.

Policy suggestions

Conserve and enhance roadside hedgerow. Reinststate hedgerow along Brays Close and internal field boundaries. Safeguard views to Brinklow Castle.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves

Historic /archaeology

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

Characteristics

Landform Glacial lowlands
Land use Pastoral

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Thorn
Condition Redundant
Mgmt Mixed

Hedge /stream trees

Extent Dense along roadside to north
Age structure Mixed

Other trees

Extent Within garden boundaries
Age structure Mixed

Patch survival

Extent Relic
Mgmt Traditional

Ecological corridors

Condition Declining - fragmented

Intensity of use

Impact Moderate

Pattern

Settlement pattern Individual properties along northern boundary
Other built features -
Presence of water Stream and field pond
Scale Small to medium
Sense of enclosure Open
Diversity Simple

Skyline

-

Key views

Views are of a small to medium scale pastoral landscape with ridge and furrow. Views in the north-eastern corner of the zone are very enclosed by vegetation, but elsewhere are open. A key, uninterrupted view of Brinklow Castle is from the Fosse Way as you travel north to approach the village.

Intervisibility

Site observation Medium

Whilst vegetation around the properties off the Coventry Road prevents some views across the zone, there are some more distant views towards the higher ground around Bretford to the south, and to the domed structures of the anaerobic digestion plant at Brinklow Quarry to the north-west.

Tranquillity

Noise sources: Traffic
Urban views: Settlement edge
Presence of people: Infrequent

Tranquillity rating: Medium

Functional relationship

The zone forms part of the wider farmland. A stream course also provides a link to the wider area.

Visual relationship

The small scale fields of pasture act as a transition between the settlement and the wider farmed landscape.

Settlement edge

The properties on Brays Close are visually prominent and create a hard edge due to the lack of a hedgerow field boundary.

Key receptors

Urban residents
Road users

Sensitivity

High
Low

Zone: BK_14

Settlement: Brinklow

Parish: Brinklow

Site description

This is a medium scale, predominantly pastoral landscape. Views across the zone are quite open, often with a wooded backdrop provided by All Oaks Wood (ancient woodland), Slang Spinney and the wooded canal corridor (a potential Local Wildlife Site). A further potential Local Wildlife Site is the disused canal arm in the northern part of the zone, and a tributary of the River Avon is a Local Wildlife Site along the south-eastern boundary. There are some distant views from the zone towards the south-west. Field boundaries are low trimmed hedgerows which are becoming gappy in places. Hedge trees are insignificant, with other trees mainly occurring along the canal corridor. Barges on the Oxford Canal are visible from nearby roads.

Potential for housing / commercial development

High sensitivity

This zone is inappropriate for development due to its rural character, detachment from the existing settlement, openness of views, the canal corridor and views to Brinklow Castle.

Policy suggestions

Gap up hedgerows and reintroduce irregularly spaced hedgerow trees. Safeguard views to Brinklow Castle.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PARKLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Low

Land Cover Parcel data

Landscape / planning

Green Belt **Yes** Parks, Gdns & Amenity Green Spaces Ancient woodland: **Adjacent**
TPO

Biodiversity

SSSI Local Wildlife Sites: **YES & Potential** Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area SAMS Historic Parks / Gdns Listed Blds **YES**, Registered Battlefield

Other -

Flood -

Characteristics

Landform	Glacial lowlands
Land use	Mixed farmland

Field boundaries	(FIELD SURVEY)
Type	Hedgerows
Species	Thorn
Condition	Good - poor
Mgmt	Trimmed

Hedge /stream trees	
Extent	Insignificant
Age structure	Mixed

Other trees	
Extent	-
Age structure	-

Patch survival	
Extent	Localised
Mgmt	Intensive / traditional

Ecological corridors	
Condition	Declining

Intensity of use	
Impact	Moderate

Pattern	
Settlement pattern	N/A
Other built features	Canal and disused canal arm, individual farms
Presence of water	Canal
Scale	Small to medium
Sense of enclosure	Open
Diversity	Simple

Skyline

Locally prominent on higher ground to the north of Brinklow Road.

Key views

Views are of a medium scale, predominantly pastoral landscape. Views across are quite open, with All Oaks Wood, Slang Spinney and the wooded canal corridor forming a backdrop. Barges on the Oxford Canal are visible.

Intervisibility

Site observation High

A lack of tree cover within the zone makes it quite open and visible. All Oaks Wood prevents views from the south-east, but there are some distant views to the south-west.

Tranquillity

Noise sources: Some traffic noise

Urban views: -

Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. The canal, roads and a PRoW all provide links to the wider area.

Visual relationship

The zone relates visually to the surrounding farmland.

Settlement edge

N/A

Key receptors

PRoW users

Rural residents

Canal users

Road users

Sensitivity

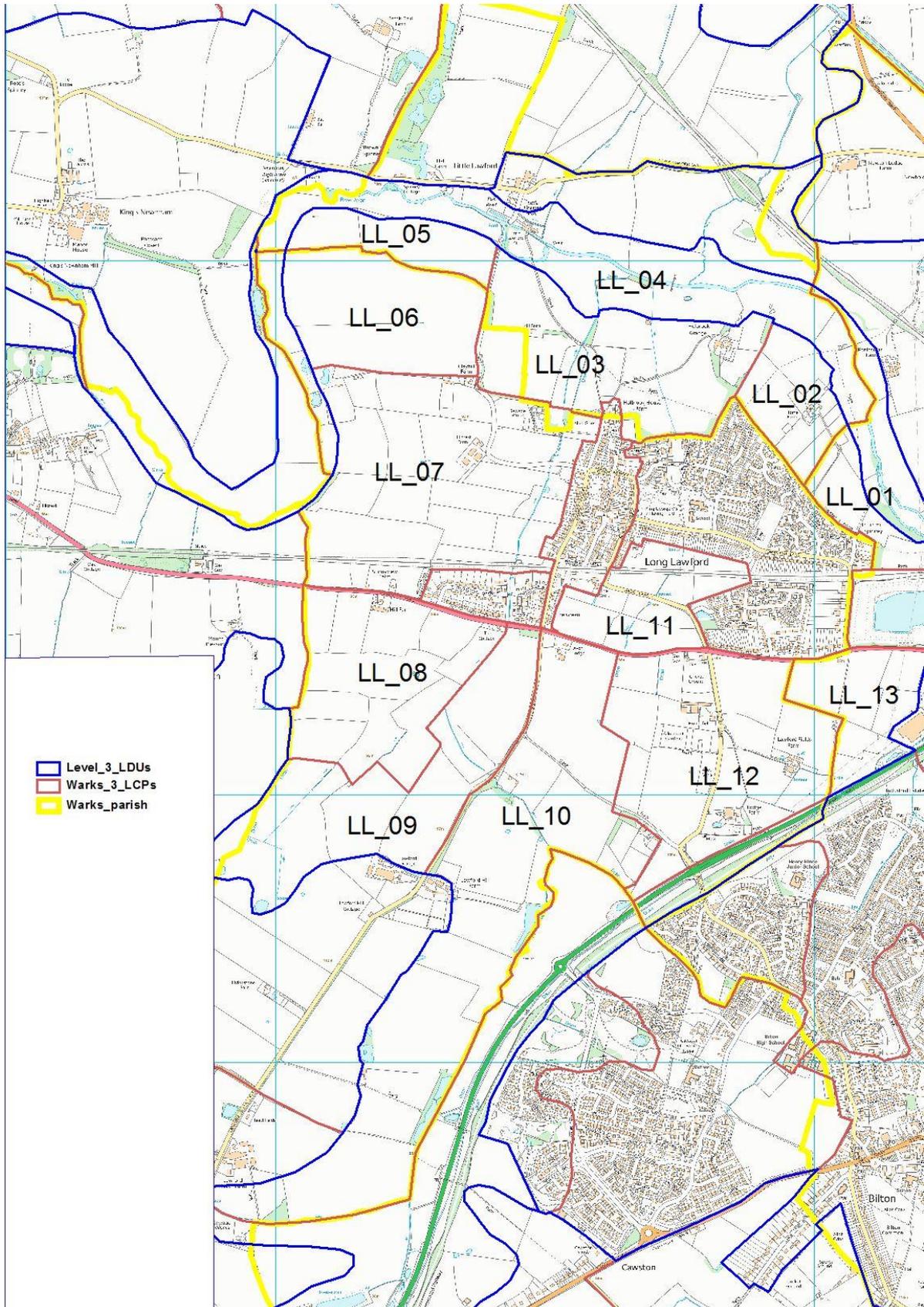
High

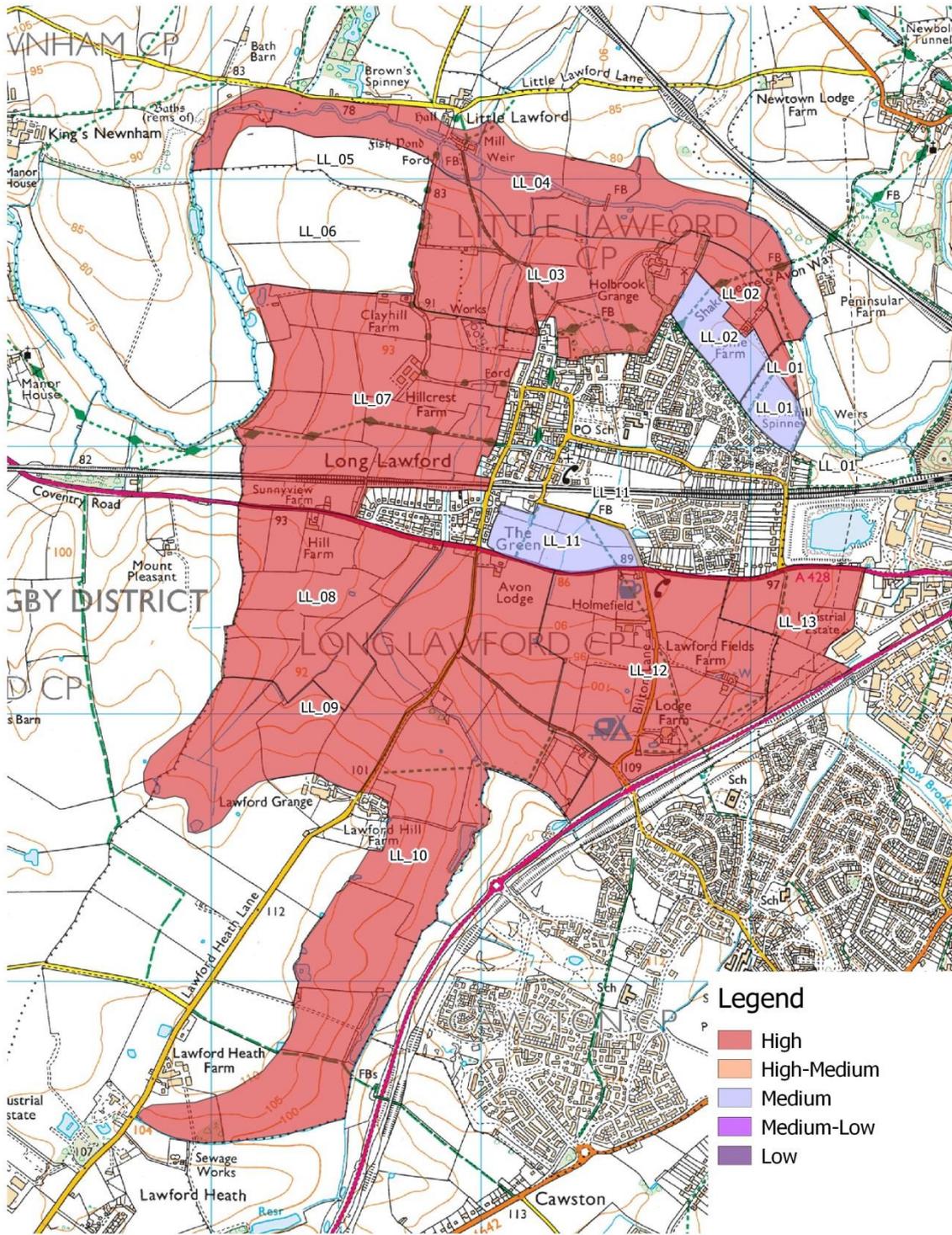
High

High

Medium

Long Lawford – base map





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Ordnance Survey 100019520.

Long Lawford: Landscape Sensitivity to Housing Development

Zone: LL_01

Settlement: Long Lawford

Parish: Rugby un-parished area

Site description

This zone lies to the north-east of the village and is bordered by the River Avon corridor to the north and the settlement edge and railway line to the south. It is a small to medium scale pastoral landscape, heavily grazed by ponies and sub-divided with tape fencing into paddocks. This tape fencing, together with several corrugated metal 'sheds', give the zone a slightly degraded feel. This is heightened by close views of the Rugby Cement Works and blocks of high-rise flats in Rugby town centre on the skyline. The spire of St. Andrew's Church in Rugby town centre is a landmark feature on the skyline. Hedgerows are starting to become gappy in places and some have become outgrown, whereas others are trimmed. PRowS RB4a and RB35 run through the zone.

Potential for housing development

Medium sensitivity

This zone could accommodate some development provided that it has an indented built edge, softened by a landscape buffer between the new development and the wider open countryside.

Therefore application site S033 could be partially developed along the existing settlement edge, but should extend no further than the hedgerow running parallel to the length of the development. Enhance tree cover within and around new development with native species appropriate to the Dunsmore landscape type.

Policy suggestions

Conserve and restore primary hedgelines and manage them more positively as landscape features.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Key views

A small to medium scale pastoral landscape, divided into pony paddocks by tape fencing. This fencing, together with several corrugated metal 'sheds', give the zone a slightly degraded appearance. Close views of Rugby Cement Works as well as more distant views of high-rise blocks of flats in Rugby town centre on the skyline are detractors. The spire of St. Andrew's Church, also on the skyline, is a landmark feature. Views are generally framed by vegetation, with some more open views towards the north where traffic can be glimpsed on the M6 motorway.

Intervisibility

Site observation Medium

Views out of the zone are restricted by the settlement edge, Rugby Cement Works and tree cover within adjacent zones. However, there are more distant views to the north, towards the M6 motorway.

Tranquillity

Noise sources: Traffic
Urban views: Rugby Cement Works; industrial units / warehouses; high-rise flats in Rugby town centre; railway line with gantries and galvanised palisade fencing; pylons.
Presence of people: A few (walkers)

Tranquillity rating: Medium

Functional relationship

The zone forms part of the wider pastoral landscape. PRoWs also link to the wider area.

Visual relationship

The zone visually relates to the surrounding pastoral landscape.

Settlement edge

This is a modern edge, but is very well softened by a hedgerow and garden trees and only roofs are visible.

Key receptors

PRoW users
Urban residents

Sensitivity

High
High

Zone: LL_02

Settlement: Long Lawford

Parish: Little Lawford

Site description

This zone lies to the north-east of the village and comprises pasture which is being intensively grazed by horses. Several PRow's run through or around the zone, including the Shakespeare's Avon Way. Hedgerows vary in condition from good to gappy, with some sections of post and rail / wire fencing. There are few trees, meaning that views to the north and east are quite open, with the skyline of Rugby very visible. Pylons and galvanised palisade fencing along the railway line to the north are visual detractors.

Potential for housing / commercial development

Medium sensitivity

There is potential to extend the existing settlement edge in a north-easterly direction, but great care must be taken to ensure that views from listed building, Holbrook Grange, and its setting are not detrimentally affected.

Therefore application site S033 could be partially developed along the existing settlement edge, but should extend no further than the hedgerow running parallel to the length of the development. Enhance tree cover within and around new development with native species appropriate to the Dunsmore landscape type.

Policy suggestions

Conserve and restore primary hedgelines and manage them more positively as landscape features.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Characteristics

Landform	Glacial lowlands
Land use	Pastoral

Field boundaries	(FIELD SURVEY)
Type	Hedgerows
Species	Thorn
Condition	Good - Poor
Mgmt	Trimmed

Hedge /stream trees

Extent	Insignificant
Age structure	Mature

Other trees

Extent	Insignificant
Age structure	Mature

Patch survival

Extent	Relic
Mgmt	Traditional

Ecological corridors

Condition	Fragmented
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Intensity of use

Impact	High
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Pattern

Settlement pattern	-
Other built features	Farm buildings
Presence of water	-
Scale	Medium

Sense of enclosure	Open
Diversity	Simple

Skyline

This is more prominent from the north-eastern boundary, looking south-west, as the ground rises.

Key views

Views are of a medium scale pastoral landscape, heavily grazed by horses, and have a slightly degraded feel. Views to the south and west are enclosed by the settlement edge and tree cover, whereas views to the north and east are more open. Rugby Cement Works,

high-rise flats and an office building in Rugby town centre, industrial units and the railway with its gantries and galvanised palisade fencing are all detractors. The spire of St. Andrew's Church in Rugby town centre is a landmark feature on the skyline.

Intervisibility

Site observation Medium

Views to the south and west are restricted by the settlement edge and tree cover. Views to the north and east are more distant, with houses in Newbold on Avon and high-rise buildings in Rugby town centre visible.

Tranquillity

Noise sources: Trains; background traffic
Urban views: Rugby Cement Works; industrial units; railway line with gantries and galvanised palisade fencing; pylons; high-rise flats and office block in Rugby town centre; houses in Newbold on Avon.
Presence of people: A few (walkers)
Tranquillity rating: Medium

Functional relationship

The zone forms part of the wider pastoral landscape. The PRoW also provides a link to the wider area.

Visual relationship

The zone visually relates to the wider pastoral landscape.

Settlement edge

This is a modern edge which is apparent, but softened to a large extent by hedgerow and trees.

Key receptors

PRoW users
Urban residents
Rural residents

Sensitivity

High
High
High

Zone: LL_03

Settlement: Long Lawford

Parish: Little Lawford

Site description

This zone lies to the north of the settlement and comprises parkland which forms the grounds to the grade II listed Holbrook Grange. Views are pastoral and very rural in nature, with ridge and furrow and mature parkland trees. Many field boundaries are post and wire fencing and this lack of hedgerows gives rise to open views within the zone. The settlement edge is visible, but softened to some extent by trees and garden vegetation. Rugby Cement Works is a detractor in views to the south-east. Several PRoWs run through the site and a stream, which is a tributary of the River Avon and a Local Wildlife Site, runs through the middle of the zone.

Potential for housing development

High sensitivity

This zone is an unspoilt parkland landscape that forms the setting to Holbrook Grange, a Grade II listed building. The parkland trees fringe the southern edge of the zone forming a strong landscape buffer between the settlement edge and parkland. This, combined with the distinctive pattern of ridge and furrow, would make any development in this zone inappropriate.

Therefore application site S059 would be inappropriate for development.

Policy suggestions

Extend parkland fringe along the eastern boundary of the zone, where it abuts the existing settlement edge. Plant new parkland trees, selectively positioned to retain views of the Grange, to ensure longevity of the parkland.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area SAMS Historic Parks / Gdns Listed Blds **YES** Registered Battlefield

Other -
Flood **Part**

Characteristics

Landform Glacial lowlands
Land use Pastoral

Field boundaries (FIELD SURVEY)
Type Hedgreows
Species Thorn
Condition Redundant
Mgmt Trimmed

Hedge /stream trees
Extent Dense
Age structure Mixed age

Other trees
Extent Prominent
Age structure Mature

Patch survival
Extent Localised
Mgmt Traditional

Ecological corridors
Condition Fragmented

Intensity of use
Impact Low

Pattern
Settlement pattern -
Other built features Country house, converted barn
Presence of water Streams
Scale Large

Sense of enclosure Open
Diversity Simple - diverse

Skyline

-

Key views

Views are of a pastoral parkland landscape, with ridge and furrow and individual parkland trees, and are very rural in nature. Views are large scale and often framed by trees, with

Zone: LL_04

Settlement: Long Lawford

Parish: Little Lawford

Site description

NB only the very eastern-most part of this zone has been assessed.

This zone forms the corridor of the River Avon, a Local Wildlife Site, to the north of Long Lawford. It is a small to medium scale pastoral landscape with some ridge and furrow. Hedgerows, although trimmed, are generally in poor condition and gappy. Trees are insignificant, both within hedgerows and along the river. Rugby Cement Works, pylons and the railway line with associated galvanised palisade fencing detract from the otherwise rural views. These views, together with the noise from the railway line and background traffic, lower the tranquillity in this eastern end of the zone.

Potential for housing development

High sensitivity

This zone is a small scale, pastoral landscape which is detached from the settlement. Part of the zone also falls within the parkland landscape attached to Holbrook Grange. The river corridor lies largely in the flood zone where housing should not be permitted. Therefore development is inappropriate.

Therefore application sites S059 and S033, where they fall within LL_04, are inappropriate for development.

Policy suggestions

Manage river corridor more positively for nature conservation. Gap up / reinstate hedgerows.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE RIVER MEADOWS
Physiographic	
Ground type	Wet meadowland
Landcover	Pastoral farmlands
Settlement pattern	Meadowland on small farms
Cultural sensitivity	Moderate
Ecological sensitivity	High
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -
Flood **YES**

Characteristics

Landform River valleys
Land use Pastoral

Field boundaries (FIELD SURVEY)
Type Hedgerows
Species Thorn
Condition Poor
Mgmt Trimmed

Hedge /stream trees
Extent Insignificant
Age structure Immature

Other trees
Extent None
Age structure -

Patch survival
Extent Localised
Mgmt Traditional

Ecological corridors
Condition Fragmented hedgerows, Intact river corridor

Intensity of use
Impact High

Pattern
Settlement pattern -
Other built features Farm buildings/ mill
Presence of water River, mill leat, ponds
Scale Small - medium

Sense of enclosure Framed
Diversity Diverse

Skyline

-

Key views

Views are of a pastoral landscape along the River Avon corridor, with some ridge and furrow. Rugby Cement Works, the railway line with its gantries and galvanised palisade fence and pylons are all detractors in an otherwise rural landscape.

Intervisibility

Site observation Low / medium

Due to the lower lying ground form the zone is not widely visible, but it can be seen from adjacent areas.

Tranquillity

Noise sources:	Trains; background traffic
Urban views:	Rugby Cement Works; railway line with gantries and galvanised palisade fencing; pylons
Presence of people:	A few (walkers)
Tranquillity rating:	Medium

Functional relationship

Pastoral fields link to pasture in adjacent zones. The river corridor and floodplain link to the wider area and provide a wildlife corridor. PRowS also provide links to the wider area.

Visual relationship

The zone is part of the overall river corridor landscape.

Settlement edge

N/A

Key receptors

PRow users
Rural residents

Sensitivity

High
High

Site description

This zone lies to the west of the settlement and comprises medium scale mixed farmland on undulating terrain with some smaller pockets of pasture, including surviving ridge and furrow, which is characteristic of the Dunsmore Plateau Fringe landscape type. There is a small allotment area on the north eastern boundary. Views are rural in nature and are often framed by trees, although views from the higher ground are more open and distant especially to the west / north-west where the church tower and a few houses in Church Lawford are visible. Many field boundaries are still defined by trimmed hedgerows but these are becoming gappy and have been reinforced and / or replaced with post and wire fencing. There are an insignificant number of hedge trees and very occasional individual mature field trees. The settlement edge is visible, but softened to some extent by trees and garden vegetation. A stream, which is a tributary of the River Avon and a Local Wildlife Site, runs through the east of the zone. Sections of this stream course have little or no vegetation cover and tree cover is strongest adjacent to Clayhill Lane. Clayhill Lane is a winding narrow rural lane, the majority of which is flanked by hedgerows with scattered to insignificant hedge trees and grass verges and is popular with walkers. Rugby Cement Works is a detractor in views to the south-east. PRoW R117a runs through the southern part of the zone and there is only permissive access to the lane. Tree cover is almost continuous along the River Avon corridor (a Local Wildlife Site) providing only a glimpsed view of the railway line. There are three lime kiln pools (also a Local Wildlife Site) on the north western edge to the zone.

Potential for housing development

High sensitivity

It is important to retain the fringe of smaller fields and trees around the settlement edge to conserve the Plateau Fringe landscape character. Additionally, the ground rises to the west of the settlement creating a prominent local ridgeline. Therefore development in this zone is inappropriate.

Policy suggestions

Encourage natural regeneration of vegetation along the stream course to enhance connectivity and wildlife corridors. Maintain field margins adjacent to River Avon. Gap up hedgerows and include replacement hedgerow trees.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood **part**

Characteristics

Landform Glacial lowlands

Land use Pastoral

Field boundaries

(FIELD SURVEY)

Type Hedgerows and a wet ditch

Species Mixed

Condition Good - poor

Mgmt Trimmed

Hedge /stream trees

Extent Scattered - insignificant

Age structure Mature / over-mature

Other trees

Extent Apparent (railway corridor)

Age structure Mixed

Patch survival

Extent Relic

Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern edge of settlement softened by vegetation

Other built features -

Presence of water River Avon and tributary, lime kiln ponds

Scale Medium – large with some smaller pockets of pasture

Sense of enclosure Framed - open
Diversity Simple

Skyline

A ridgeline running north-south through the middle of the zone (though Clayhill Farm) gives rise to a prominent skyline.

Key views

Views are of a medium to large scale rural landscape of mixed farmland. There is some remnant ridge and furrow. Views are often framed by trees, although views from the higher ground are more open and distant especially to the west / north-west where the church tower and a few houses in Church Lawford are visible. Rugby Cement Works is a detractor in some views to the east, as are overhead gantries on the railway line in the south of the zone.

Intervisibility

Site observation High

Landform generally prevents long distance views, although there are some more distant views from the higher ground.

Tranquillity

Noise sources: Trains, background traffic
Urban views: Rugby Cement Work, railway gantries, settlement edge
Presence of people: Infrequent (walkers)

Tranquillity rating: High

Functional relationship

The zone functions as part of the wider farmed landscape. PRow R117a, the stream and the railway corridor all provide links to the wider area. Some smaller fields of pasture adjacent to the settlement edge act as a transition between the settlement and larger scale farmland.

Visual relationship

The zone relates visually to the surrounding farmland. Small fields of pasture adjacent to the settlement edge act as a visual transition between settlement and larger scale farmland beyond.

Settlement edge

This is a modern edge, softened by vegetation.

Key receptors

PRow users
Urban residents
Rural residents
Railway users

Sensitivity

High
High
High
Low

Zone: LL_08

Settlement: Long Lawford

Parish: Long Lawford

Site description

This zone lies to the south west of the settlement edge and comprises small to medium scale mixed farmland on gently rising ground. It includes meadowland (which forms part of a potential Local Wildlife Site and overlaps into LL_09), surviving ridge and furrow and a tributary of the River Avon, a Local Wildlife Site. Many field boundaries are still defined by trimmed hedgerows but these are becoming gappy and vary in tree cover from scattered to insignificant hedge trees. Some hedgerow boundaries have been reinforced with post and wire fencing. The insignificant number of roadside hedge trees gives rise to open views within the zone. A wooded stream corridor, which is a tributary of the River Avon and a Local Wildlife Site, runs along the eastern edge of the zone and visually separates the zone from LL_09. There are no PRoWs therefore it is only possible to view the zone from Lawford Heath Lane and the Coventry Road.

Potential for housing development

High sensitivity

Development is inappropriate in this zone due to its detachment from the settlement edge, rising ground, rural nature and connectivity with the wider farmed landscape.

Policy suggestions

Gap up hedgerows and increase hedgerow trees, but maintain the degree of openness. Continue to manage the stream corridor positively.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES and potential** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood part

Characteristics

Landform	Glacial lowlands
Land use	Pastoral

Field boundaries	(FIELD SURVEY)
Type	Hedgerows
Species	Mixed
Condition	Good - poor
Mgmt	Trimmed

Hedge /stream trees

Extent	Scattered - insignificant
Age structure	Mature

Other trees

Extent	Apparent
Age structure	Mixed age

Patch survival

Extent	Localised
Mgmt	Traditional

Ecological corridors

Condition	Declining
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Intensity of use

Impact	Moderate
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Pattern

Settlement pattern	Settlement edge softened by vegetation
Other built features	-
Presence of water	River Avon and tributary
Scale	Small - Medium

Sense of enclosure	Open
Diversity	Simple

Skyline

Rising ground gives rise to a prominent skyline, especially from the Coventry Road.

Key views

Views are of a medium scale mixed farmland and are rural, and generally quite open, in nature. There is some remnant ridge and furrow. Rugby Cement Works is visible in some views, but is not dominant.

Intervisibility

Site observation Medium

The zone is fairly open and visible from adjacent zones.

Tranquillity

Noise sources: Traffic (especially near the Coventry Road)
Urban views: Settlement edge and Rugby Cement Works, though neither are prominent
Presence of people: Infrequent

Tranquillity rating: High (slightly lower near Coventry Road)

Functional relationship

The zone forms part of the wider farmed landscape. The stream course also provides a link to the surrounding area.

Visual relationship

Visually the zone relates to the surrounding farmland.

Settlement edge

A small part of the settlement edge lies on the opposite side of the Coventry Road to the zone. It is a modern edge, comprising bungalows softened by a hedgerow and garden vegetation and, as such, does not form a hard edge.

Key receptors

Urban residents
Rural residents
Road users

Sensitivity

High
High
Medium

Zone: LL_09

Settlement: Long Lawford

Parish: Long Lawford

Site description

This zone lies to the south of the settlement and comprises medium to large scale mixed farmland on undulating terrain. It includes meadowland (which forms part of a potential Local Wildlife Site and overlaps into LL_08), and a tributary of the River Avon, a Local Wildlife Site. Many field boundaries are still defined by trimmed hedgerows but these are becoming gappy and vary in tree cover from scattered to insignificant hedge trees. Some hedgerow boundaries have been reinforced with post and wire fencing. The insignificant number of roadside hedge trees gives rise to open views within the zone. A wooded stream corridor, which is a tributary of the River Avon and a Local Wildlife Site, runs along the eastern edge of the zone and visually separates the zone from LL_08. There are no PRowS therefore it is only possible to view the zone from Lawford Heath Lane and, to a lesser extent, from the Coventry Road.

Potential for housing development

High sensitivity

Development is inappropriate in this zone due to its detachment from the settlement edge, rising ground, rural nature and connectivity with the wider farmed landscape.

Policy suggestions

Gap up hedgerows and increase hedgerow trees, but maintain the degree of openness. Continue to manage the stream corridor positively.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES and potential** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood part

Characteristics

Landform	Glacial lowlands
Land use	Mixed farming

Field boundaries	(FIELD SURVEY)
Type	Hedgerows
Species	Mixed
Condition	Good - poor
Mgmt	Trimmed

Hedge /stream trees	
Extent	Scattered - insignificant
Age structure	Mixed

Other trees	
Extent	Insignificant
Age structure	N/A

Patch survival	
Extent	Relic
Mgmt	Traditional

Ecological corridors	
Condition	Declining

Intensity of use	
Impact	Moderate

Pattern	
Settlement pattern	Individual property screened by boundary vegetation
Other built features	-
Presence of water	Tributary to River Avon
Scale	Medium to large
Sense of enclosure	Open
Diversity	Simple

Skyline

Higher ground Lawford Grange gives rise to a locally prominent skyline.

Key views

Views are of a medium to large scale landscape of mixed farming. Views are rural and generally quite open in nature. Rugby Cement Works is visible, but is dominant in views.

Intervisibility

Site observation High / medium

Rising ground and a lack of significant tree cover make the zone visible from surrounding areas.

Tranquillity

Noise sources: Some traffic (especially near the Coventry Road)

Urban views: Rugby Cement Works (but not prominent)

Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. The stream course provides a link to the surrounding area.

Visual relationship

The zone relates visually to the surrounding farmland.

Settlement edge

The settlement is visible from higher ground along Lawford Heath Lane, but is well softened by trees and vegetation.

Key receptors

Rural residents

Road users

Sensitivity

High

Medium

Zone: LL_10

Settlement: Long Lawford

Parish: Long Lawford

Site description

Only the northern part of this zone (north of Lawford Hill Farm) was surveyed.

The zone lies to the south of the settlement and comprises large scale farmland managed for cropping on undulating terrain. It includes some smaller enclosed pockets of grassland adjacent to a tributary of the River Avon, a Local Wildlife Site. Many field boundaries are still defined by a mix of trimmed and outgrown hedgerows but these are becoming gappy and vary in tree cover from scattered to insignificant hedge trees. Some hedgerow boundaries have been reinforced with post and wire fencing. Initially along Lawford Heath Lane there are an insignificant number of roadside hedge trees which gives rise to some open views within the zone. This contrasts with the narrow linear spinney adjacent to Lawford Heath Lane (between Lawford Hill Farm and The Acre), which is a potential Local Wildlife Site, that effectively encloses this stretch of farmland. A wooded stream corridor, which is a tributary of the River Avon and a Local Wildlife Site, runs along the eastern edge of the zone. Rising ground on either side of the stream course (around Lawford Hill Farm and PRow R128) gives rise to locally prominent skylines.

Potential for housing development

High sensitivity

Development is inappropriate in this zone due to its detachment from the settlement edge, higher ground and prominent skylines, rural nature and connectivity with the wider farmed landscape.

Policy suggestions

Continue to manage Lawford Heath Lane hedge (potential local wildlife site) positively and increase its connectivity to other hedgerows. Improve access to PRow R128a from the lane.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES & potential** Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area SAMS Historic Parks / Gdns Listed Blgs **YES** Registered Battlefield
Other -
Flood **part**

Characteristics

Landform Glacial lowlands
Land use Cropping

Field boundaries

(FIELD SURVEY)
Type Hedgerows and wet ditches
Species Mixed
Condition Good - poor
Mgmt Mixed

Hedge /stream trees

Extent Scattered - insignificant
Age structure Overmature

Other trees

Extent Insignificant
Age structure N/A

Patch survival

Extent Relic
Mgmt Intensive

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern N/A
Other built features Rugby Cement works and lighting / signage associated with the Bilton Lane junction with the Rugby Western Relief Road
Presence of water Tributary to the River Avon
Scale Large with some smaller pockets of pasture

Sense of enclosure Framed
Diversity Simple

Skyline

Rising ground on either side of the stream course (around Lawford Hill Farm and PRoW R128) gives rise to locally prominent skylines.

Key views

Views are of large scale mixed farmland with some smaller pockets of pasture. Views are rural in nature, in places framed by trees, but elsewhere are more open. Lighting columns and noise fencing are visible along the A4071 and Rugby Cement Works is a detractor.

Intervisibility

Site observation High / medium

Higher ground within the zone makes it visible from all surrounding areas. There are some distant views, especially from the higher ground along PRow R128 looking north / north-east.

Tranquillity

Noise sources: Some road traffic especially near the Coventry Road
Urban views: Rugby Cement Works, noise fence and lighting along A 4071, settlement
Presence of people: Infrequent (a few walkers)

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. The stream course and PRowS also provide links to the surrounding area.

Visual relationship

The zone relates visually to the surrounding farmland.

Settlement edge

N/A

Key receptors

PRow users
Rural residents
Road users

Sensitivity

High
High
Medium

Zone: LL_11

Settlement: Long Lawford

Parish: Long Lawford

Site description

The northern part of this zone has now been developed and falls within the urban area, therefore only the part to the south of Back Lane has been assessed. However, planning permission has also been granted for housing on the northern part of this assessed area of the zone, immediately to the south of Back Lane.

This zone lies to the south of Long Lawford and is surrounded by the settlement on three sides and the A428 Coventry Road on its southern boundary. It is a small scale pastoral landscape with some remnant ridge and furrow. Outgrown hedgerows and dense hedge / stream trees enclose views. The roadside hedgerow along the A428 is trimmed and allows views out of the zone to the south, but only as far as the first field as rising landform prevents any further views. Two PRoWs cross the zone, but there also appears to be several other well-used informal paths crossing the zone. The majority of the zone is either a designated or potential Local Wildlife Site.

Potential for housing development

Medium sensitivity

The area is well used by local residents as it is easily accessible from the southern end of the village and comprises a small scale pastoral landscape surviving on the edge of the settlement. The southern part of the zone is a potential Local Wildlife Site. However, due to planning permission having already been granted for the northern part of the zone, the small scale field pattern becomes eroded and its function as a transition zone and buffer to the edge of the settlement becomes weakened. Therefore the zone could accommodate some development.

Application site S16034 could accommodate some development providing a landscape buffer is included along the Coventry Road.

Policy suggestions

Gap up and manage hedgerows.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES (& Potential)** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Glacial lowlands

Land use Pastoral

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Good - poor

Mgmt Trimmed - outgrown

Hedge /stream trees

Extent Dense - scattered

Age structure

Other trees

Extent Insignificant - none

Age structure -

Patch survival

Extent Localised

Mgmt Traditional

Ecological corridors

Condition Intact - Declining

Intensity of use

Impact Low

Pattern

Settlement pattern -

Other built features -

Presence of water Pond

Scale Small - medium

Sense of enclosure Enclosed

Diversity Simple

Skyline

-

Key views

Views are of a small scale pastoral landscape and are generally enclosed by tall hedgerows / tree cover. There is some remnant ridge and furrow.

Intervisibility

Site observation Low

Good vegetation cover restricts views in and out of the zone. There are views into zones LL_10 and LL_12 to the south, but only as far as a ridgeline.

Tranquillity

Noise sources: Traffic; trains

Urban views: Settlement edge

Presence of people: A few (walkers)

Tranquillity rating: Medium

Functional relationship

This is a self-contained zone of pasture which forms a transition between the settlement and wider farmland to the south. PRowS also provide links to the wider area.

Visual relationship

The zone is an important green 'wedge' between the settlement and the Coventry Road.

Settlement edge

This is a modern edge, softened by hedgerows and trees.

Key receptors

PRow users

Urban residents

Road users

Sensitivity

High

High

Low

Zone: LL_12

Settlement: Long Lawford

Parish: Long Lawford

Site description

This is a large zone south of Long Lawford, lying between the A428 to the north and the A4071 Rugby Western Relief Road to the south. Bilton Lane cuts through the middle of the zone from north to south and several PRowS run through the zone. It is a medium to large scale pastoral landscape with trimmed hedgerows in generally good condition. These trimmed hedgerows and scattered hedgerow trees give rise to quite open views across the zone. Landform rises by just over 20 metres from north to south within the zone.

Potential for housing development

High sensitivity

This zone forms an important green buffer between Long Lawford and Rugby. It has open views and some prominent skylines. Therefore the zone is inappropriate for development.

Therefore application site S14/016 is not appropriate for development.

Policy suggestions

Conserve and restore all primary hedgelines and manage them more positively as landscape features.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform	Glacial lowlands
Land use	Pastoral

Field boundaries (FIELD SURVEY)

Type	Hedgerows
Species	Thorn
Condition	Good
Mgmt	Trimmed

Hedge /stream trees

Extent	Scattered
Age structure	Mature

Other trees

Extent	Insignificant
Age structure	Mixed age

Patch survival

Extent	-
Mgmt	Traditional

Ecological corridors

Condition	Intact
-----------	--------

Intensity of use

Impact	High - moderate
--------	-----------------

Pattern

Settlement pattern	-
Other built features	Farm buildings
Presence of water	-
Scale	Medium - large
Sense of enclosure	Framed
Diversity	Simple

Skyline

Higher ground towards the south and east of the zone gives rise to some prominent skylines.

Key views

Views are of a medium to large scale pastoral landscape, framed by hedgerows, trees and landform. Rugby Cement Works and the A428 are detractors in an otherwise rural landscape.

Intervisibility

Site observation	Medium
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Views across the zone are quite open and there are views into adjacent zones. Distant views towards the south are restricted by landform.

Tranquillity

Noise sources: Traffic; some noise from Rugby Cement / nearby industrial units
Urban views: Rugby Cement Works; road; settlement edge
Presence of people: Infrequent
Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape and acts as a green buffer between Long Lawford and Rugby. PRoWs and roads also provide a link to the wider area.

Visual relationship

The zone relates visually to the wider farmland south of the village and provides visual separation between Long Lawford and Rugby.

Settlement edge

The settlement edge abuts the zone along the A428 and is a modern edge, but softened by trees and garden vegetation.

Key receptors

PRoW users
Rural residents
Urban residents
Road users

Sensitivity

High
High
High
Medium

Zone: LL_13

Settlement: Long Lawford

Parish: Rugby un-parished area

Site description

This zone lies to the south-east of Long Lawford and comprises a medium scale pastoral landscape, which functions as a separation between the village and the town of Rugby. Trimmed hedgerows and rising landform give rise to open views, with extensive views of the Rugby townscape to the east. The neighbouring Rugby Cement Works dominates views and is a detractor, along with industrial units, pylons and blocks of flats on the skyline. Hedgerow trees are scattered and over-mature.

Potential for housing / commercial development

High sensitivity

This zone forms an important green buffer between Long Lawford and Rugby. It has open views and some prominent skylines. Therefore the zone is inappropriate for development.

Therefore application site S14/016 is not appropriate for development.

Policy suggestions

Plant additional native hedgerow trees to soften views of Rugby Cement Works and Rugby town centre.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform	Glacial lowlands
Land use	Mixed farming

Field boundaries	(FIELD SURVEY)
Type	Hedgerows
Species	Thorn
Condition	Good
Mgmt	Trimmed

Hedge /stream trees	
Extent	Scattered
Age structure	Over-mature

Other trees	
Extent	None
Age structure	-

Patch survival	
Extent	Relic
Mgmt	Intensive

Ecological corridors	
Condition	Intact

Intensity of use	
Impact	High

Pattern	
Settlement pattern	Villages and small farms
Other built features	Farm buildings
Presence of water	-
Scale	Medium
Sense of enclosure	Open
Diversity	Simple

Skyline

Higher ground in the western-most field creates a prominent skyline.

Key views

Views are of a medium scale pastoral landscape and are quite open in nature, especially to the east where there are extensive views of Rugby town. Rugby Cement Works, industrial units, pylons, and the townscape of Rugby, with its blocks of flats and offices on the skyline, are all detractors.

Intervisibility

Site observation	Medium / high
------------------	---------------

The zone is visible from all surrounding areas, especially the west. The zone is less visible from the south and east due to vegetation and the built up area of Rugby.

Tranquillity

Noise sources:	Traffic; Cement Works / industrial units
Urban views:	Rugby Cement Works; Rugby town; industrial units; pylons; roads
Presence of people:	Very infrequent
Tranquillity rating:	Medium / low

Functional relationship

The zone forms part of the wider farmed landscape and acts as a green buffer between Long Lawford and Rugby town.

Visual relationship

The zone relates visually to the wider farmland south of the village and provides visual separation between Long Lawford and Rugby.

Settlement edge

The settlement edge is apparent along the A428, but is not a hard edge as houses are detached, set back from the road and softened by trees and garden vegetation.

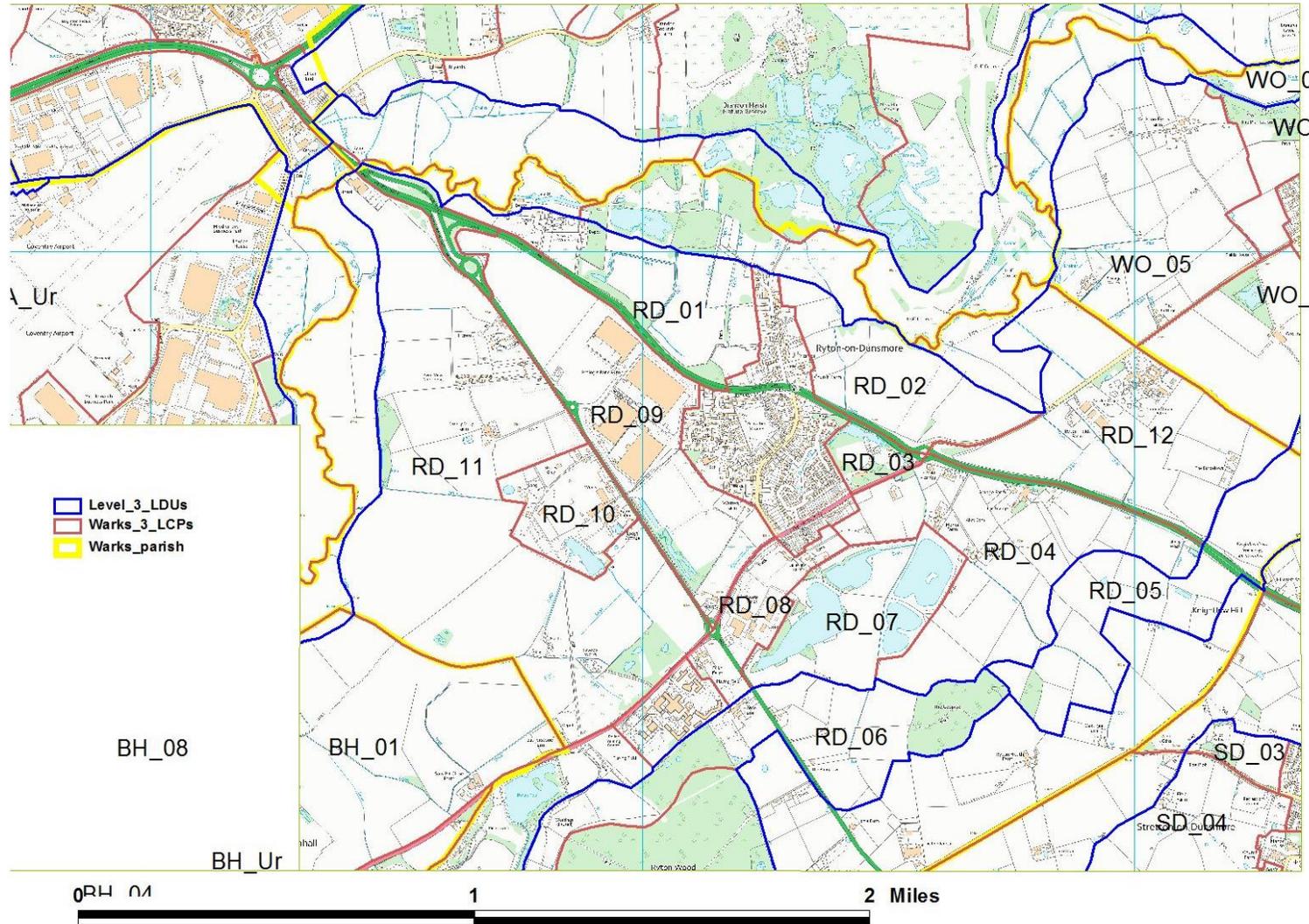
Key receptors

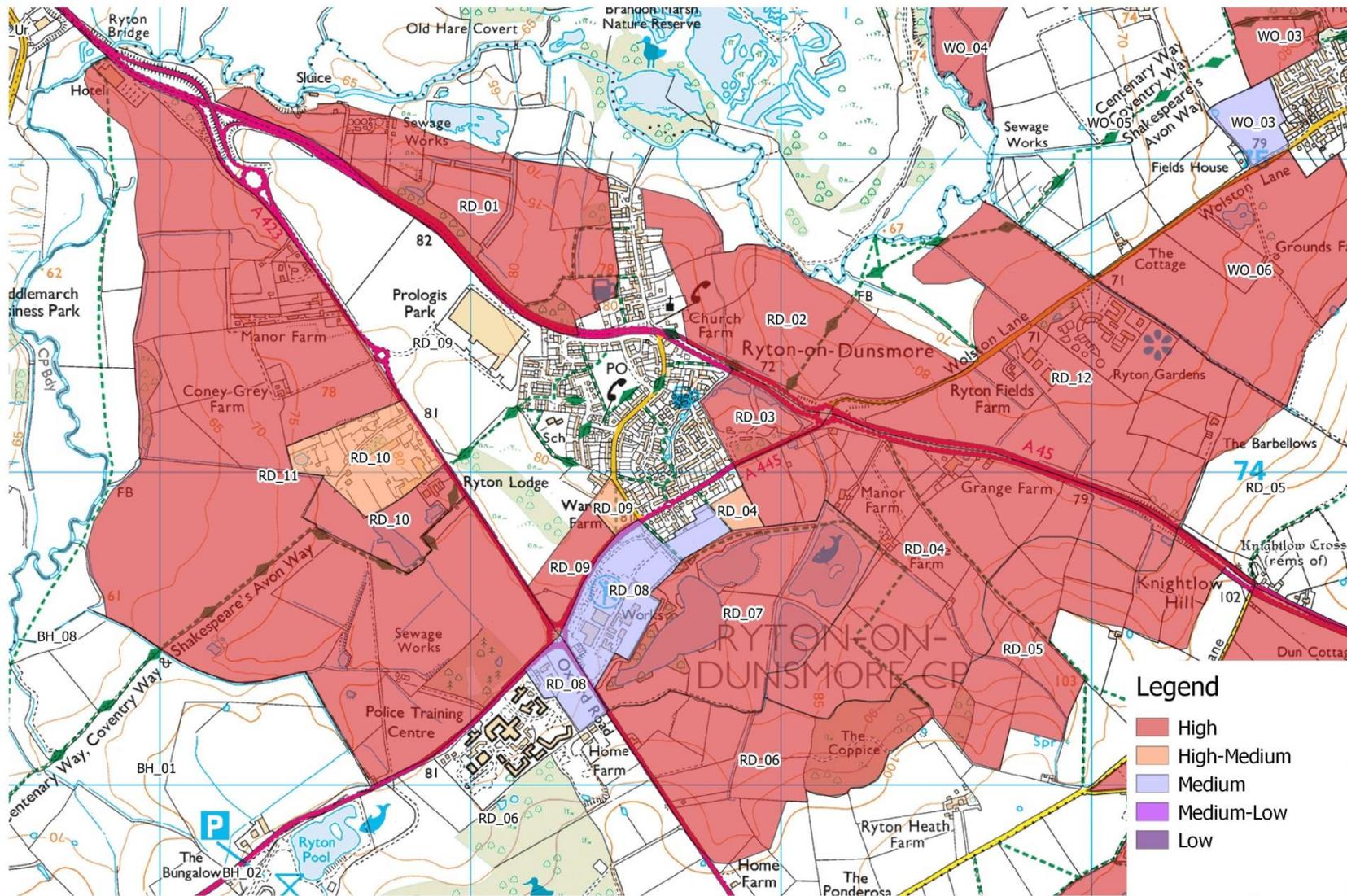
PRoW users
Urban residents
Road users

Sensitivity

High
High
Low

Ryton-on-Dunsmore – base map





Ryton-on-Dunsmore: Landscape Sensitivity to Housing Development

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Ordnance Survey 100019520.

Zone: RD_01

Settlement: Ryton-on-Dunsmore

Parish: Ryton-on-Dunsmore

Site description

This zone comprises small to medium scale pastoral farmland on an undulating topography of low rounded hills and meandering river valleys. This zone contains the small scale field pattern around the settlement edge which is a feature of this landscape type and acts as a rural setting to the settlement. There are scattered trees along stream courses and around a fenced pond adjacent to the A45 London Road which forms part of a SSSI. Thin belts of trees along the London Road corridor and to the west of the village create a framed to an enclosed landscape helping to screen a scrap merchants, sewage works and depot within the zone. The commercial units of Prologis Park in the adjacent zone RD_09 are highly visible as you move away from the settlement edge. Roadside hedgerows are variable ranging from redundant to relic. The condition of internal hedgerows is also poor with infrequent hedgerow trees.

Potential for housing development

High sensitivity

This zone is not appropriate for development because it is important to retain the intact small scale field pattern around the edge of the settlement, which is a feature of this landscape type. The remainder of the zone is not appropriate for development due to the presence of a SSSI and the need to retain vegetated corridors and connectivity between this and the wider landscape.

Therefore application site S14/089 is not appropriate for development.

Application site S14/022 is already within the settlement edge and could therefore be developed.

Policy suggestions

Retain hedgerows, tree belts, stream courses and other water features to maintain wildlife connectivity between the SSSI and Brandon Marsh Nature Reserve. Gap up and positively manage hedgerows.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Key views

Views are of a small to medium scale landscape comprising predominantly pasture. Views are mainly contained within the zone by trees, the settlement edge and commercial units.

Intervisibility

Site observation Low / medium

The majority of views are contained within the zone. There are some longer distance views towards Coventry to the north-west, where a waste incinerator chimney and Church spire are visible on the skyline.

Tranquillity

Noise sources: Traffic
Urban views: Commercial units (Prologis Park)
Presence of people: Infrequent

Tranquillity rating: Medium

Functional relationship

The pastoral farmland relates to that to the north, but the zone is generally surrounded by the existing settlement, the A45 corridor with commercial units to the south, and sewage works / scrap metal merchants / depot to the west. PRoWs link to the wider area.

Visual relationship

Views are quite contained, however tree cover within the zone, especially along the A45, provides a visual link to tree cover beyond the zone, e.g. around Coventry and along the River Avon corridor. The zone functions as a gap between Coventry and Ryton as you travel along the A45.

Settlement edge

The edge of the settlement is apparent, though softened by vegetation in places. Some properties on the higher ground along Church Road are more prominent against the skyline, along with garden fencing and ornamental garden tree species.

Key receptors

PRoWs
Urban residents
Road users

Sensitivity

High
High
Low

Site description

This zone comprises predominantly medium to large scale arable farmland on an undulating topography of low rounded hills and meandering river valleys. There are some small scale pastoral fields around the church which are a feature of this landscape type and act as a transition between the settlement and the wider farmed landscape beyond and also as a setting to the church. These fields form part of a Local Wildlife Site which connects with the River Avon corridor and Brandon Marsh Nature Reserve beyond. The eastern-most field of the zone is currently being quarried. There are scattered to infrequent trees along stream courses but elsewhere tree cover is infrequent creating an open landscape. Roadside hedgerows are generally in a poor condition and are outgrown, functioning only as a partial screen to the junction of the A45 and Wolston Lane, particularly where the remnant hedgeline ties in with a small copse which is on higher ground. However, a new hedgerow has been planted along Wolston Lane as part of the mitigation works to the quarry workings and needs time to establish. Views of the eastern field are possible travelling south along Wolston Lane and from PRow R144 within the zone. The condition of internal hedgerows is also poor, hedgerow trees are infrequent and hedgelines peter out before the River Avon corridor. There are views of the Church of St. Leonard, conifer planting around the graveyard and the large storage units that form Prologis Park.

Potential for housing development

High sensitivity

This zone is not appropriate for development because it is important to retain the small scale field pattern around the edge of the settlement. The remainder of the zone is on higher ground and is very open and visible.

Policy suggestions

Strengthen the small scale field pattern around the settlement edge by replacing hedgerows. Reinstate hedgerows within the wider zone.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data**Landscape / planning**

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

Biodiversity

SSSI Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Glacial lowlands

Land use predominantly arable

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Mixed

Condition Relic

Mgmt

Hedge /stream trees

Extent Scattered - insignificant

Age structure Mixed

Other trees

Extent Insignificant

Age structure N/a

Patch survival

Extent Relic

Mgmt Intensive

Ecological corridors

Condition Fragmented

Intensity of use

Impact High

Pattern

Settlement pattern Western edge, a single row of houses to east of Church Road

Other built features -

Presence of water New pools created through quarry workings

Scale Medium to large

Sense of enclosure Open

Diversity Simple

Skyline

Prominent as ground rises towards the centre of the zone.

Key views

Medium to large scale, open arable farmland. St. Leonard's Church tower forms a landmark feature. Detractors are the very large commercial units of Prologis Park (in zone RD_09) and quarry workings within this zone. Brandon Wood golf course can be seen to the north.

Intervisibility

Site observation High

There are views out of the zone to the north, east and west.

Tranquillity

Noise sources: Traffic
Urban views: Settlement edge, commercial units in adjacent zone; mineral extraction works within the zone (temporary)
Presence of people: Infrequent
Tranquillity rating: Medium

Functional relationship

There is some relationship between the farmland within the zone and that to the north, but this is very limited due to the mineral extraction site, golf course, Brandon Marsh Nature Reserve, A45 corridor and settlement edge that all surround the zone. PRoW R144 provides a link to the wider area.

Visual relationship

The zone relates visually to the wider countryside to the north.

Settlement edge

This is apparent, though softened by trees.

Key receptors

PRoW
Road users
Urban residents

Sensitivity

High
Medium / Low
High

Zone: RD_03 Settlement: Ryton-on-Dunsmore Parish: Ryton-on-Dunsmore

Site description

This zone comprises a grade II listed park and garden associated with the grade II listed Ryton House that sits within it. It includes pools on a tributary of the River Avon, a Local Wildlife Site. There is no public access within the zone, and good tree cover prevents views in, therefore visual character has not been assessed.

Potential for housing development

High sensitivity

This zone is a registered Historic Park & Garden and is therefore inappropriate for development.

Policy suggestions

N/A

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Glacial lowlands

Land use Park & garden

Field boundaries

(FIELD SURVEY)

Type N/A

Species N/A

Condition N/A
Mgmt N/A

Hedge /stream trees

Extent -
Age structure -

Other trees

Extent Prominent
Age structure Not known

Patch survival

Extent N/A
Mgmt N/A

Ecological corridors

Condition Not known

Intensity of use

Impact Not known

Pattern

Settlement pattern Western edge, a single row of houses to east of Church Road
Other built features -
Presence of water Possible pools
Scale N/A
Sense of enclosure Enclosed
Diversity Not known

Skyline

-

Key views

N/A

Intervisibility

Site observation Low

Tranquillity

Noise sources: Traffic
Urban views: N/A
Presence of people: N/A

Tranquillity rating: N/A

Functional relationship

The zone is a self-contained area on the settlement edge.

Visual relationship

N/A

Settlement edge

The zone abuts the eastern edge of the settlement.

Key receptors

N/A

Sensitivity

Site description

This zone comprises framed to open, small to medium scale pastoral farmland, some of which is managed as paddocks. It is rural in character with tributaries from the River Avon (a local Wildlife Site) within the central part and edges of the zone and forms part of the farmed landscape that physically separates Ryton from Stretton-on-Dunsmore. The listed Historical Park & Garden in zone RD_03 extends into a small part of this zone and was a walled kitchen garden dating from the mid to late 19th century. The roadside and SW and NW walls survive with their curved corners and a small gated access into the garden from the southern end of the roadside section of wall. Although the land is grazed there may be remnant vegetation from the time it was in use as a kitchen garden. The kitchen garden and mature trees within the grounds of Ryton House can be viewed from PRow R153.

The zone's terrain is relatively low lying with a mix of trimmed field hedgerows and fenced boundaries. Tree cover is limited to around the farm buildings and where hedgerows survive hedge trees are insignificant. The zone abuts The Coppice, an area of ancient woodland and a potential Local Wildlife Site. A marquee / tent hire premises is visible and commercial units in nearby zones are a detractor. Views are often framed by trees beyond the zone and there are more distant views towards the Coventry skyline.

Potential for housing development high / high-medium sensitivity

A small part of the zone lies within the listed Historical Park and Garden to Ryton House and is inappropriate for development. Therefore application site S14/017 is inappropriate for development.

The majority of the zone forms part of the wider farmed landscape that physically separates Ryton from Stretton-on-Dunsmore. Its more open nature, visibility, separation from Ryton and proximity to ancient woodland makes it unsuitable for development. Therefore application site S14/120 is not appropriate for development.

Application site S16008, within adjacent zone RD_08, is appropriate for development as this zone is quite enclosed and already has a semi-urban character. This would lead to development on two sides of application site S16009, which would make the site more vulnerable to change. A sympathetically shaped small-scale development would provide opportunities to positively enhance the settlement edge and through planting strengthen its relationship with the wider landscape. Ribbon development along the Leamington Road has already impacted on the small scale field pattern, however application site S16009 still reads as farmed land on the edge of the settlement. Therefore it could only accommodate a very small number of dwellings and a landscape buffer should be included within the scheme, along the southern and eastern boundaries, in order that a rural corridor adjacent to the PRow is maintained and views towards the historic kitchen garden are not compromised.

Policy suggestions

Conserve boundary walls to former kitchen garden and consider a more positive land use, e.g. allotments and / or a community garden. This could be a potential heritage / countryside stewardship project with input from Ryton Organic Gardens.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Glacial lowlands

Land use Pastoral

Field boundaries

(FIELD SURVEY)

Type Hedgerows and wet ditches

Species Thorn

Condition Good to redundant

Mgmt Trimmed

Hedge /stream trees

Extent Scattered - insignificant

Age structure Mixed

Other trees

Extent Insignificant

Age structure n/a

Patch survival

Extent Localised

Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern	North-western edge
Other built features	Farm units
Presence of water	Stream course, wet ditches and field ponds
Scale	Small to medium
Sense of enclosure	Framed to open
Diversity	Simple

Skyline

Locally prominent on higher ground.

Key views

Views are of a small to medium scale pastoral landscape. Views become more open as you move away from the settlement. A marquee / tent hire premises are a detractor, as are commercial units in nearby zones (particularly RD_08). Views are often framed by trees beyond the zone, e.g. around the fishing lakes in RD_07 and woodland blocks in RD_05 and RD_06. The skyline of Coventry can be seen in the distance to the north-west, with its waste incinerator chimney, high rise flats and church steeple.

Intervisibility

Site observation Medium

There are views into the zone from adjacent zones. From the higher ground in the south of the zone there are more distant views towards Coventry city centre to the north-west.

Tranquillity

Noise sources:	Some traffic noise near the A45, but away from this quiet.
Urban views:	Settlement edge; traffic on A45; marquee hire; commercial units in RD_08
Presence of people:	Infrequent
Tranquillity rating:	High / medium

Functional relationship

The zone relates to the surrounding farmed landscape. PRowS also provide a link to the wider area.

Visual relationship

The zone relates visually to the surrounding farmland.

Settlement edge

The backs of properties along the A445 are visible and create a hard edge, together with ornamental tree species and a mixture of garden fences.

Key receptors

PRoWs

Urban residents

Rural residents

Road users

Sensitivity

High

High

High

Medium / low

Zone: RD_05

Settlement: Ryton-on-Dunsmore

Parish: Ryton-on-Dunsmore

Site description

This zone comprises medium to large scale mixed farmland on steeply rising ground with a low hill top / ridgeline. It is a framed to open, rural landscape with a small block of woodland trees, a potential Local Wildlife Site, on the western edge of the zone. There are several PROWs, one of which stops at the edge of The Coppice (ancient woodland and also a potential Local Wildlife Site). Field hedgerows are predominantly thorn and in good to poor condition with scattered to insignificant hedge trees of mixed age. A gappy hedgerow is visible on the skyline and a single field tree. The openness of the zone and its position on sharply rising ground makes it widely visible.

Potential for housing development

High sensitivity

The zone's rural character, openness and prominent ground make it inappropriate for development. Any development in this zone would erode the gap between Ryton-on-Dunsmore and Stretton-on-Dunsmore.

Therefore application site S14/120 is inappropriate for development.

Policy suggestions

Gap up hedgerows, including planting of occasional hedgerow trees.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES & potential** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Periglacial uplands

Land use Mixed farmland

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Good - poor

Mgmt Mixed

Hedge /stream trees

Extent Scattered - insignificant

Age structure Mixed

Other trees

Extent Apparent

Age structure Mature

Patch survival

Extent Relic

Mgmt Intensive

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern -

Other built features -

Presence of water -

Scale Medium to large

Sense of enclosure Framed to open

Diversity Simple

Skyline

This zone lies on steeply rising ground, giving rise to a prominent skyline.

Key views

Views are of a medium to large scale farmed landscape with a mixture of arable and pasture. Views are quite open, but framed by a small woodland block on the western edge of the zone. The church tower in Ryton is a landmark feature and the large commercial units of Prologis Park and Middlemarch Business Park are a detractor.

Intervisibility

Site observation High

As the zone is on higher ground it is widely visible, especially from the north-west. From the zone there are distant views towards Coventry city centre and hills beyond. Views in the opposite direction towards Stretton-on-Dunsmore are more restricted by landform.

Tranquillity

Noise sources: Some traffic noise

Urban views: Commercial / retail units in neighbouring areas; Ryton village.

Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The farmland within the zone relates to the wider farmed landscape. PRowS provide a link to the surrounding area.

Visual relationship

The farmland relates visually to the surrounding farmland and the small block of trees provides a visual link to The Coppice, trees around the fishing lakes in RD_07 and woodland blocks further afield.

Settlement edge

N/A

Key receptors

PRowS

Road users

Sensitivity

High

Low

Zone: RD_06

Settlement: Ryton-on-Dunsmore

Parish: Ryton-on-Dunsmore

Site description

This zone comprises small to medium scale pastoral farmland that has been disturbed by previous workings. There is one significant block of ancient woodland, The Coppice, which is also a potential Local Wildlife Site. This is visible from the Oxford Road and visually connects with a smaller block of woodland within adjacent zone RD_05. Roadside boundaries are a mix of trimmed and outgrown hedgerows reinforced by fencing where they lie immediately adjacent to scattered individual properties. Internal hedgerows are becoming gappy and contain insignificant hedge trees creating a framed to open landscape.

Potential for housing development

High sensitivity

The zone's rural character, with some open views, and association with ancient woodland make it inappropriate for development. Any development in this zone would erode the gap between Ryton-on-Dunsmore and Stretton-on-Dunsmore.

Policy suggestions

Gap up hedgerows including planting of occasional hedgerow trees.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FARMLANDS
Physiographic	
Ground type	Loamy gleys
Landcover	Ancient wooded land
Settlement pattern	Dispersed with small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	Low

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES & potential** Warks Wildlife Trust Reserves

Historic /archaeology

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

Characteristics

Landform Periglacial plateau
Land use Pastoral

Field boundaries	(FIELD SURVEY)
Type	Hedgerows
Species	Mixed
Condition	Good - poor
Mgmt	Mixed
Hedge /stream trees	
Extent	Scattered to insignificant
Age structure	Overmature
Other trees	
Extent	Apparent
Age structure	Mixed
Patch survival	
Extent	Localised
Mgmt	Traditional
Ecological corridors	
Condition	Declining
Intensity of use	
Impact	Moderate
Pattern	
Settlement pattern	roadside development of individual scattered properties
Other built features	farm units
Presence of water	ditch
Scale	small -medium
Sense of enclosure	framed
Diversity	simple

Skyline

-

Key views

Views are of a small to medium scale pastoral landscape with The Coppice often providing a wooded backdrop. Views are very rural in character. The factory in adjacent zone RD_08, with its conifer screen, is a detractor.

Intervisibility

Site observation Medium

There are views into the zone from adjacent areas.

Tranquillity

Noise sources: Some traffic (near the Oxford Road)
Urban views: Factory in adjacent zone
Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. The woodland block of The Coppice forms part of a network of ancient woodlands in this area.

Visual relationship

The zone visually relates to the surrounding farmland. The Coppice visually links with smaller blocks of trees nearby, and with larger blocks of ancient woodland in the area, to give the area a unified appearance.

Settlement edge

N/A

Key receptors

Rural residents
Road users

Sensitivity

High
Medium / low

Zone: RD_07

Settlement: Ryton-on-Dunsmore

Parish: Ryton-on-Dunsmore

Site description

This zone comprises four fishing lakes on a former sand and gravel extraction site (Meadowlands Fishery and Jubilee Pools), surrounded by pasture. Generally there is an absence of field boundaries and where hedgerows have been established they are still intact but do not appear to be managed. Tree cover around the lakes and the small planted woodland blocks help to create a framed landscape. Tree species are predominantly native and the zone has high tranquillity because of its rural character.

Potential for housing development

High sensitivity

As the majority of this zone comprises water features and their associated vegetation development would be inappropriate.

Policy suggestions

N/A

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Sandy Brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Glacial lowlands

Land use Pastoral / open water

Field boundaries	(FIELD SURVEY)
Type	Hedgerows
Species	Mixed
Condition	Good
Mgmt	-

Hedge /stream trees	
Extent	Dense
Age structure	Mixed

Other trees	
Extent	Apparent
Age structure	Mixed

Patch survival	
Extent	Relic
Mgmt	-

Ecological corridors	
Condition	Fragmented

Intensity of use	
Impact	Low

Pattern	
Settlement pattern	-
Other built features	-
Presence of water	Man-made lakes
Scale	Medium
Sense of enclosure	Framed
Diversity	Simple

Skyline
-

Key views

Views are of fishing lakes surrounded by pastoral farmland, with The Coppice woodland block in zone RD_06 acting as a backdrop. Small planted woodland blocks within the zone help to frame views.

Intervisibility

Site observation	Medium
------------------	--------

Views are generally into adjacent zones, with some more distant views to the south / south-west.

Tranquillity

Noise sources: -
Urban views: -
Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

Although the majority of the zone comprises fishing lakes, the fields of pasture form part of the wider farmed landscape. PRowS and streams also provide links to the surrounding area.

Visual relationship

Small groups of trees within the zone provide a visual link with the coppices and larger blocks of woodland nearby.

Settlement edge

N/A

Key receptors

PRow users
Fishermen

Sensitivity

High
High

Zone: RD_08

Settlement: Ryton-on-Dunsmore

Parish: Ryton-on-Dunsmore

Site description

This zone is a mixture of development comprising; a football training ground, Leisure Centre, industrial / commercial buildings and some small fields of rough grass / pasture (one of which was formerly a sports field). Roadside hedgerows are outgrown with scattered to dense tree planting which softens the impact of development and helps to enclose the zone. The zone has semi-urban character and relates more to the settlement than the surrounding countryside.

Potential for housing development

Medium

As this zone is quite enclosed and already has a semi-urban character it could accommodate some development.

Therefore application sites S16008 and S14/062 would be appropriate for development provided that there is a continuous landscape buffer in order that a rural corridor adjacent to the PRow is maintained.

Application site S16010 could be developed provided that the roadside hedgerows are retained.

Policy suggestions

Positively manage roadside hedgerows.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Glacial lowlands
Land use Former sports field

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Mixed
Condition Redundant
Mgmt Outgrown

Hedge /stream trees

Extent Scattered
Age structure Mixed

Other trees

Extent Apparent
Age structure Mixed

Patch survival

Extent n/a
Mgmt n/a

Ecological corridors

Condition n/a

Intensity of use

Impact n/a

Pattern

Settlement pattern Almost all of the zone is developed
Other built features Leisure Centre, industrial / commercial buildings
Presence of water -
Scale n/a
Sense of enclosure enclosed
Diversity simple

Skyline

-

Key views

Views within this zone are semi-urban, comprising a football training ground, Leisure Centre, industrial / commercial buildings and one small field of rough grass (formerly sports field).

Site description

This zone is a mixture of development comprising large warehouse buildings within the Prologis Park and thick scrub vegetation surrounding a former Peugeot depot, with palisade security fencing a detractor. The extreme south-eastern part of the zone is a small scale landscape of pastoral fields, which is a feature of this landscape type, and provides an edge to the settlement. The large warehouse buildings are visible from both the London and Oxford roads and from a narrow enclosed inhospitable public right of way that passes between the new development and the former Peugeot depot. A large expanse of hardstanding on the former Peugeot site remains and this includes an extensive area of woodland along its southern boundary. It is not clear if this was planted or is naturally regenerating but it helps to screen the Prologis Park from the south. This vegetation around the former Peugeot site, together with the small fields of pasture, is a potential Local Wildlife Site. The vegetation is being allowed to mature and already provides a substantial tree belt on the southern approach to the settlement along both Leamington Road and Oxford Road. Although there is a recently planted landscape setting to the new warehouses of Prologis Park it will be several years before this becomes established.

Potential for housing development

High and High-medium sensitivity

The majority of this zone has either current or potential commercial use and has therefore been unclassified on the sensitivity map. The remainder of the zone comprises woodland and small fields of pasture which are a potential Local Wildlife Site and provide an edge to the settlement. However, there are views of the existing settlement edge, particularly new development at Warren Farm, and the Prologis site.

Therefore application site S061 is appropriate for development. Although this field is a surviving small scale pastoral field, with some hedged boundaries, it no longer connects to the wider landscape as it is surrounded by residential and commercial development to the north, east and west, and sports pitches to the south. The woodland to the south-west of the site must be retained to provide a landscape buffer between residential and commercial development and to provide a gateway to the village. A landscape buffer should also be provided along the Leamington Road to help retain a gap between the Leamington Road / Oxford Road junction and the edge of the settlement.

Policy suggestions

Enhance PRoWs R147 and R147a, e.g. by redirecting, to make them more inviting and visually attractive. Manage remaining area identified as a potential LWS positively to increase its landscape and wildlife value.

Landscape characteristics

(DESK TOP)

LDU Level

DUNSMORE PLATEAU FRINGE

Physiographic

Ground type

Sandy brown soils

Landcover

Pastoral farmlands

Settlement pattern	Urban - commercial
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **Potential** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Glacial lowlands

Land use Predominantly urban / commercial adjacent to some small scale pasture

Field boundaries

(FIELD SURVEY)

Type Hedgerows

Species Mixed

Condition Redundant

Mgmt Outgrown

Hedge /stream trees

Extent Scattered

Age structure Overmature

Other trees

Extent Apparent

Age structure Mixed

Patch survival

Extent Relic

Mgmt Traditional

Ecological corridors

Condition Fragmented

Intensity of use

Impact Moderate

Pattern

Settlement pattern 'Urban / commercial development dominates zone

Other built features	Farm unit
Presence of water	Balancing ponds
Scale	Small
Sense of enclosure	Enclosed
Diversity	Simple

Skyline

-

Key views

Views are dominated by the large warehouse buildings of Prologis Park. In the southern part of the zone views are restricted by thick scrub vegetation surrounding a former Peugeot depot, with palisade security fencing a detractor. The extreme southern part of the zone is a small scale landscape of pastoral fields.

Intervisibility

Site observation Low

The large industrial units and vegetation restrict views.

Tranquillity

Noise sources:	Traffic
Urban views:	Warehouses; palisade security fencing; large expanse of hardstanding on former Peugeot site.
Presence of people:	Infrequent
Tranquillity rating:	Low

Functional relationship

The zone is contained by main roads and relates neither to the settlement or the surrounding farmland. A PRoW provides a link to the surrounding area.

Visual relationship

The zone does not relate visually to its immediate surroundings.

Settlement edge

The settlement edge is modern, but indented and softened by vegetation.

Key receptors

PRoW users
 Urban residents
 Employees of industrial park

Sensitivity

Medium
 Low
 Low

Zone: RD_10 Settlement: Ryton-on-Dunsmore Parish: Ryton-on-Dunsmore

Site description

This zone comprises industrial / commercial premises and some small scale pasture. A PRow provides a link to the wider area. Roadside hedgerows are limited to the frontages to the farm and remaining pastoral farmland and contain scattered to insignificant hedge trees. There are some internal field hedges along the lane which forms the zone's northern boundary, and to field / garden boundaries with scattered to insignificant hedge trees. Tree cover is on and around an area of made up ground that screens two pools and along the zone's perimeter, one of which is a potential Local Wildlife Site.

Potential for housing development

High sensitivity (southern part of zone) /
high-medium for remainder

The remaining small fields and the farmhouse / garden relate more to zone RD_11 than RD_10 due to their function. Therefore this part of the zone is inappropriate for development.

Policy suggestions

Strengthen existing hedgerow boundaries.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **Potential** Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area SAMS Historic Parks / Gdns Listed Blds Registered Battlefield
Other -
Flood -

Characteristics

Landform Glacial lowlands

Land use Urban – services

Field boundaries (FIELD SURVEY)

Type	Hedgerows
Species	Mixed
Condition	Redundant
Mgmt	Mixed

Hedge /stream trees

Extent	Scattered - insignificant
Age structure	Mixed

Other trees

Extent	Apparent
Age structure	Mixed

Patch survival

Extent	Relic
Mgmt	Traditional

Ecological corridors

Condition	Fragmented
-----------	------------

Intensity of use

Impact	Moderate
--------	----------

Pattern

Settlement pattern	Urban / services and a single row of houses
Other built features	Farm
Presence of water	Pools
Scale	Small
Sense of enclosure	Enclosed
Diversity	Simple

Skyline

-

Key views

Views are very enclosed and are predominantly of small scale pasture and industrial / commercial premises.

Intervisibility

Site observation	Low
------------------	-----

Vegetation and the commercial units restrict views.

Tranquillity

Noise sources: Traffic
Urban views: Commercial premises
Presence of people: Infrequent

Tranquillity rating: Low

Functional relationship

The zone relates more to the industrial units in Prologis business park on the opposite side of the Oxford Road. A PRoW provides a link to the wider area.

Visual relationship

The more urban nature of the zone relates to the industrial units on the opposite side of the Oxford Road.

Settlement edge

N/A

Key receptors

PRoW users
Employees of commercial units
Road users

Sensitivity

Medium
Low
Low

Zone: RD_11 Settlement: Ryton-on-Dunsmore Parish: Ryton-on-Dunsmore

Site description

This zone comprises an open to framed, medium to large scale, mixed farmland on gently rolling terrain and reads as a continuation of the surviving small scale field pattern within zone RD_10. It is predominantly managed as farmland but includes some development within the northern part of the zone: a hotel, a small number of residential properties adjacent to the road and a park homes site. Roadside hedgerows vary in condition from good trimmed hedges to redundant outgrown. Internal hedges are becoming gappy and are being replaced with fencing. Hedge trees are insignificant within both roadside and internal hedgerow boundaries. There are also two small wooded areas which help to frame views, one of which forms part of a potential Local Wildlife Site.

Potential for housing development

High sensitivity

This zone is detached from the settlement edge and connects with the river corridor to the west and the wider countryside between Ryton and Bubbenhall. Therefore it is inappropriate for development.

Therefore application site S16011 is not appropriate for development due to the above reasons, and that part of the site falls within a potential Local Wildlife Site.

Policy suggestions

Gap up and reinstate hedgerows.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES & potential** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood Part

Characteristics

Landform Glacial lowlands
Land use Mixed farmland

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Mixed
Condition Redundant
Mgmt Mixed

Hedge /stream trees

Extent Scattered to insignificant
Age structure Mixed

Other trees

Extent Apparent
Age structure Mixed age

Patch survival

Extent Relic
Mgmt Intensive

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern scattered blocks of development which include a hotel, a small number of residential properties and a park homes site.
Other built features farm unit
Presence of water field ponds
Scale medium to large
Sense of enclosure open to framed
Diversity simple

Skyline

-

Key views

Views are of a medium to large scale farmed landscape, with a mixture of arable and pasture. Large commercial and retail units in the surrounding areas are a detractor in views and conifer screen planting appears incongruous in a farmland landscape. In views to the

south the church in the nearby village of Bubbenhall acts as a landmark feature. Ryton Wood forms a backdrop of trees in views to the south.

Intervisibility

Site observation High

Although vegetation restricts some views the zone is visible from all surrounding areas and there are some distant views from the zone towards the north.

Tranquillity

Noise sources: Traffic near the Oxford Road but quiet away from it.

Urban views: Commercial / retail units in neighbouring areas

Presence of people: Infrequent

Tranquillity rating: High / medium

Functional relationship

The farmland within the zone relates to the wider farmed landscape to the south-west. PRoWs provide a link to the surrounding area.

Visual relationship

The farmland views relate to the views to the south-west and small copses / clumps of trees within the zone provide a visual link to trees beyond the zone, e.g. Ryton Wood and trees along the River Avon corridor.

Settlement edge

N/A

Key receptors

PRoW users

Rural residents

Road users

Sensitivity

High

High

Medium

Zone: RD_12

Settlement: Ryton-on-Dunsmore

Parish: Ryton-on-Dunsmore

Site description

This zone comprises open, medium to large scale mixed farmland on gently rolling terrain. It lies to the north of the A45 London Road and includes Ryton Organic Gardens, an adjoining community farm and farm / commercial units. Roadside hedgerows are trimmed, with an outgrown section near the entrances to farms and / or commercial units on Wolston Lane. Internal field boundaries are also trimmed and becoming gappy. Insignificant hedgerow trees create wide views across the zone from Wolston Lane to the A45, with a locally prominent skyline. The zone relates to the wider farmed landscape and is completely detached from the settlement edge.

Potential for housing development

High sensitivity

This zone is very open with high visibility. It is detached from both Ryton and Wolston and relates to the wider farmed landscape, therefore is unsuitable for development.

Therefore application site S16025 is unsuitable for development.

Policy suggestions

Gap up hedgerows.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES** Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area SAMS **YES** Historic Parks / Gdns Listed Blds Registered Battlefield

Other -

Flood -

Characteristics

Landform Glacial lowlands

Land use Mixed

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Mixed
Condition Redundant
Mgmt Mixed

Hedge /stream trees

Extent Scattered - insignificant
Age structure Overmature

Other trees

Extent None
Age structure n/a

Patch survival

Extent Relic
Mgmt Intensive

Ecological corridors

Condition Declining - fragmented

Intensity of use

Impact High

Pattern

Settlement pattern -
Other built features -
Presence of water -
Scale Medium -large
Sense of enclosure Open
Diversity Simple

Skyline

Prominent skylines on higher ground (e.g. from Wolston Lane looking towards the A45).

Key views

Views are of a medium to large scale farmed landscape with a mixture of arable and pasture and are very open in nature. Large storage units of a reclaimed materials depot are a detractor.

Intervisibility

Site observation High

Lack of tree cover makes the zone very visible.

Tranquillity

Noise sources:	Traffic on A45 and Wolston Lane (including lorries and road-sweeper associated with the quarry workings off Wolston Lane.)
Urban views:	Storage units of reclaimed materials depot; buildings and car park of Ryton Gardens
Presence of people:	Many at Ryton Gardens; infrequent elsewhere in zone
Tranquillity rating:	Medium / low

Functional relationship

The zone forms part of the wider farmed landscape. Wolston Lane provides a link to the wider area.

Visual relationship

The farmland relates visually to the surrounding farmland.

Settlement edge

N/A

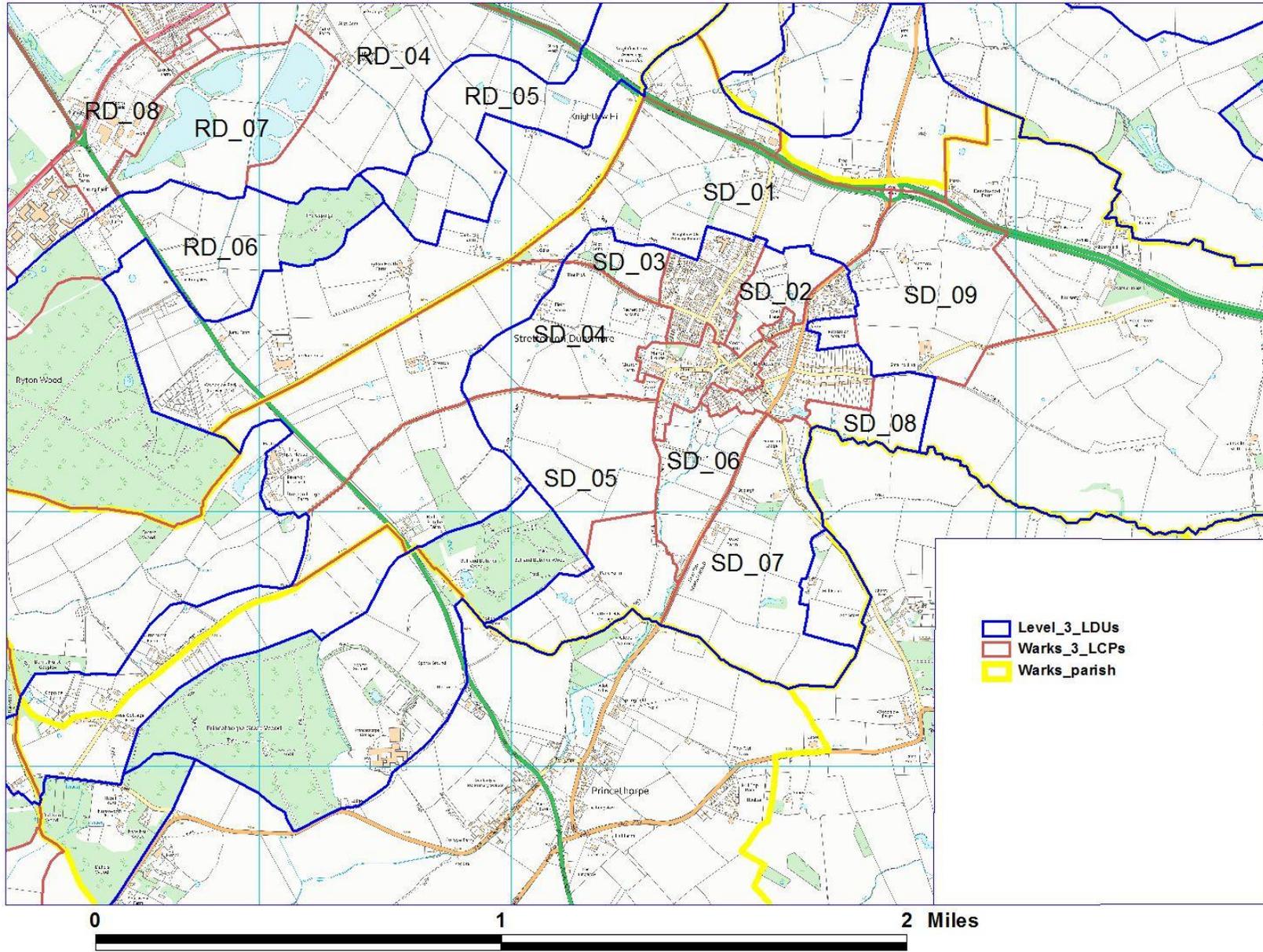
Key receptors

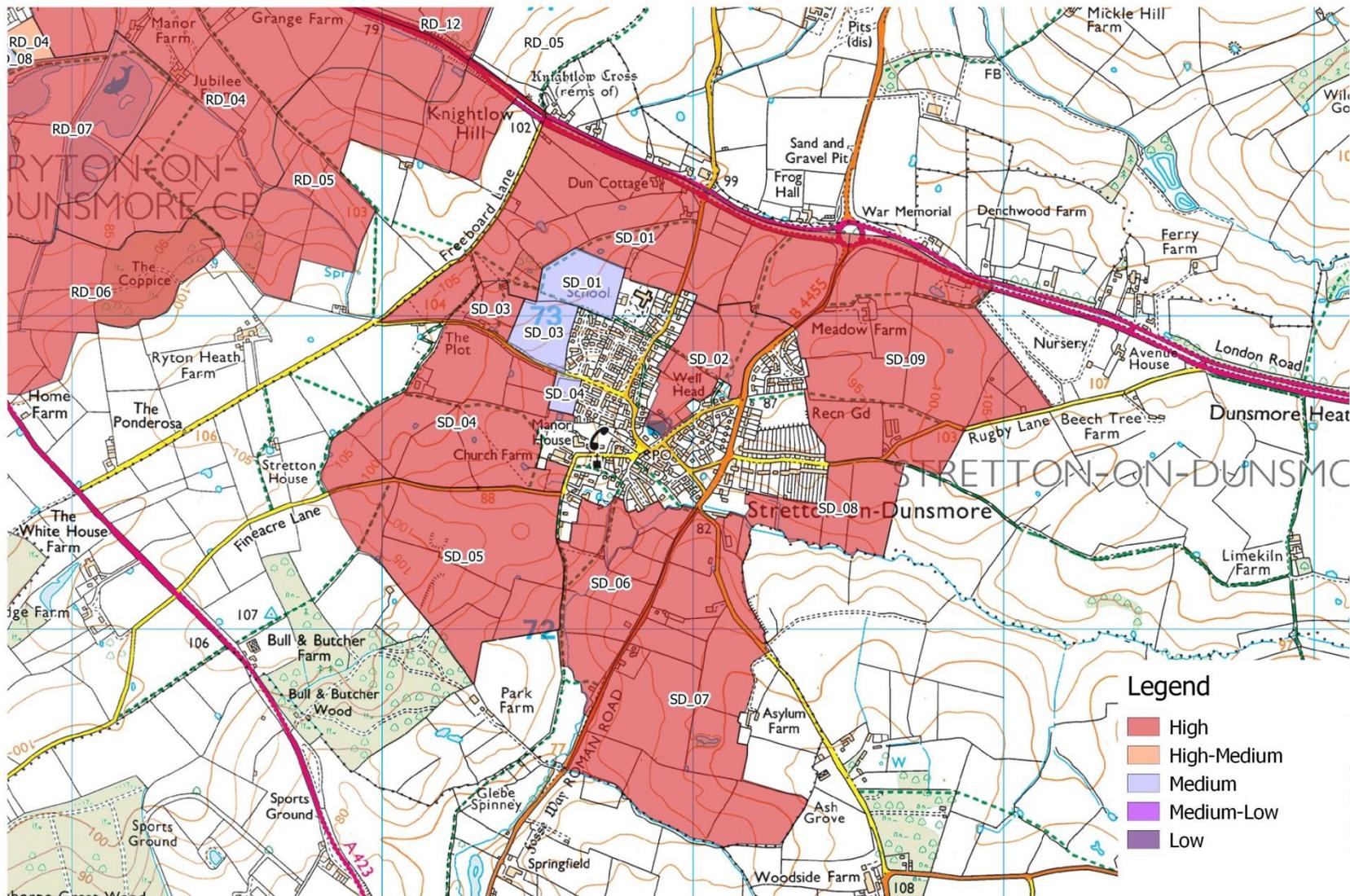
Rural residents
Road users
Visitors to Ryton Gardens

Sensitivity

High
Medium
Low

Stretton on Dunsmore - base map





Stretton-on-Dunsmore: Landscape Sensitivity to Housing Development

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Site description

This zone comprises medium scale mixed farmland on very gently undulating terrain bounded by the A45 London Road, the Fosse Way, Plott Lane and Freeboard Lane, part of the northern edge of the settlement along School Lane, which includes the village school, and farmland within SD_02 and SD_03. Generally it is a framed to open landscape however the small copse together with tree / scrub vegetation around field ponds and along water courses within the western part of the zone creates a more enclosed, smaller scale character. The mix of trimmed and outgrown relatively intact roadside hedgerows with infrequent to scattered overmature hedge trees adds to this sense of enclosure. There are signs of positive hedgerow management i.e. hedge laying, in the western part of the zone.

Potential for housing development

High and medium sensitivity

The eastern part of the zone is more open and visible and is completely detached from the settlement. The western part of the zone has a more enclosed, smaller scale field pattern and is therefore more rural in character. The zone could only accommodate a very small number of new houses and these should be sited so as to avoid ribbon development along School Lane.

Therefore application site S129 would be inappropriate for development as this part of the zone is very open and is highly visible. If this site is developed the transition provided by zone SD_02, between the settlement and wider countryside would be lost.

Application sites S14/122 and S16065 would be appropriate for development providing a substantial landscape buffer of native trees and shrubs is planted along the western and northern edges and that the settlement edges are indented. This buffer should physically link with existing copses. The rural character of PRoW R154 should be enhanced by native hedgerow planting with hedge trees. This is to avoid an abrupt settlement edge against the adjoining countryside and to protect the small scale field pattern to the west. The development should not be visible from Freeboard Lane.

Policy suggestions

Preserve the smaller scale field pattern and rural character of the western part of the zone. Replace laurel screen planting with native tree and shrub planting and enhance PRoW R154 by native hedgerow planting with hedge trees and retain copses.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU
Physiographic	
Ground type	Sandy brown soils
Landcover	Arable farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Characteristics

Landform Periglacial plateau
Land use Mixed

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Thorn
Condition Good - poor
Mgmt Mixed

Hedge /stream trees

Extent Infrequent - scattered
Age structure Overmature

Other trees

Extent Apparent
Age structure Mixed

Patch survival

Extent Relic
Mgmt Intensive

Ecological corridors

Condition Declining - fragmented

Intensity of use

Impact High

Pattern

Settlement pattern Visible but overall softened by vegetation
Other built features Derelict farm building
Presence of water Stream / wet ditches
Scale Medium
Sense of enclosure Varies from open - framed to framed - enclosed
Diversity Simple

Skyline

Skyline is locally prominent in certain views in the western part of the zone where the land rises (between the school and Freeboard Lane).

Key views

Views are of a medium scale landscape of both arable and pasture and a small copse. In the majority of the zone the views are quite open, but in the western part the views are framed to enclosed by boundary vegetation and the copse, with a smaller scale character. The tower of All Saints Church is a landmark feature in views, as is the war memorial on the roundabout at the A45 London Road / B4455 Fosse Way junction. The eastern part of the zone is highly visible from nearby roads.

Intervisibility

Site observation Medium

Whilst views within much of the zone are quite open, views out of the zone are restricted to immediately adjacent areas by a combination of trees / vegetation, landform and settlement edge.

Tranquillity

Noise sources: Traffic
Urban views: Settlement edge; A45
Presence of people: Infrequent

Tranquillity rating: Medium, increasing to high in the western part of the zone.

Functional relationship

The zone forms part of the wider farmed landscape. PRowS and roads also provide a link to the wider area.

Visual relationship

The zone relates visually to the wider farmland.

Settlement edge

The settlement edge is visible in several places but is mostly softened by vegetation. Properties near the school are generally more visible, however their visual impact is low.

Key receptors

PRow users
Urban residents
Road users

Sensitivity

High
High
Medium

Site description

This zone comprises small to intimate scale pastoral farmland on very gently undulating terrain bounded by the settlement edge to the east of School Lane, the A45 London Road, the Fosse Way and Brookside road and reads as a continuum of farmland within SD_01. It is a framed or enclosed rural landscape managed for pasture, with some wetter areas of tussock grass. The southern-most field of the zone abuts the Conservation Area and although currently neglected is referenced as being potentially part of the old Medieval settlement (see historic landscape character data and Conservation Area Appraisal). The adjacent field contains some ridge and furrow and its strong hedgelines to the north and south are also of historic interest and should be conserved. The zone contributes to the irregular outline of the settlement, which is characteristic of villages in this area, and acts as an important transition between the village and wider farmed landscape. Roadside hedgerows are relatively intact but outgrown with scattered overmature hedge trees. This is of particular note along Brookside, where the roadside vegetation gives the stream a more rural character as it flows through this part of the village. Some internal hedgerows are in poor condition and are being replaced by post and wire and taped fencing.

Potential for housing development

High sensitivity

Applications sites S14/049, S14/154, S14/157, S16018 and S16055 are all inappropriate for development in order to preserve the historic landscape character, irregular outline of the settlement, the setting to the Conservation Area and the transition zone between the settlement and wider countryside. Irregular settlement outlines should be protected and enhanced because they help to tie the village into the wider farmed landscape. Excessive infill development will disrupt this pattern and result in a hard built edge against open farmland. (See General Development Guidelines within the Warwickshire Landscapes Guidelines for Dunsmore, p.29).

Application site S16002 reads as a separate parcel and could accommodate some development, provided that the required visibility splay doesn't destroy the roadside hedgerow.

Policy suggestions

Preserve the small scale, rural characteristics of the zone. Gap up and replace hedgerows, including hedgerow trees within new planting.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Soft rock uplands

Land use Pasture

Field boundaries

(FIELD SURVEY)

Type

Hedgerows

Species

Thorn

Condition

Redundant - relic

Mgmt

Mixed

Hedge /stream trees

Extent

Insignificant

Age structure

n/a

Other trees

Extent

-

Age structure

n/a

Patch survival

Extent

Relic

Mgmt

Traditional

Ecological corridors

Condition

Fragmented

Intensity of use

Impact

Moderate

Pattern

Settlement pattern

Ribbon

Other built features

-

Presence of water

stream course / drainage ditch

Scale	intimate- small
Sense of enclosure	Framed - enclosed
Diversity	Simple

Skyline

Higher ground in the extreme southern part of the zone creates a locally prominent skyline.

Key views

Views are of a small to intimate scale pastoral landscape, with some wetter areas of tussock grass, and are very rural in character. Views are generally enclosed by vegetation, landform and the settlement edge. The tower of All Saints Church is a landmark feature.

Intervisibility

Site observation Low

Views are mainly confined to the zone itself, though SD_01 is visible from the northern part of the zone.

Tranquillity

Noise sources: Some traffic noise

Urban views: Settlement edge

Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone contributes to the irregular outline of the settlement, which is characteristic of villages in this area, and acts as a transition between the village and wider farmed landscape. PRoWs provide a link to the wider area.

Visual relationship

The zone provides a rural setting to the settlement, especially where it abuts the Conservation Area.

Settlement edge

The settlement edge is visible, but for the most part has an irregular outline and is softened by good tree and vegetation cover.

Key receptors

PRoW users

Urban residents

Road users

Sensitivity

High

High

Medium

Zone: SD_03 Settlement: Stretton-on-Dunsmore Parish: Stretton-on-Dunsmore

Site description

This zone comprises a framed medium scale mixed farmland on gently undulating terrain to the north of Plott Lane. Tree cover is strong along the perimeter of this zone with scattered hedge trees within outgrown roadside hedgerows and as wooded backdrops to individual properties. There are surviving trees within the internal hedgerows but these are insignificant. The settlement edge is a hard modern edge, which is visible from PRoW R154 but less so from Plott Lane.

Potential for housing development

High and Medium sensitivity

Application site S16065 would be appropriate for development providing a substantial landscape buffer of native trees and shrubs is planted along the western and northern edges and that the settlement edges are indented. This buffer should physically link with existing copses. The rural character of PRoW R154 should be enhanced by native hedgerow planting with hedge trees. This is to avoid an abrupt settlement edge against the adjoining countryside and to protect the small scale field pattern to the west. The development should not be visible from Freeboard Lane.

Policy suggestions

Preserve the smaller scale field pattern and rural character of the western part of the zone. Enhance PRoW R154 by native hedgerow planting with hedge trees and retain existing copses.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Soft rock uplands
Land use Mixed farmland

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Thorn
Condition Redundant
Mgmt Outgrown

Hedge /stream trees

Extent Scattered - insignificant
Age structure Mixed

Other trees

Extent Apparent
Age structure Mixed

Patch survival

Extent Relic
Mgmt Intensive

Ecological corridors

Condition Fragmented

Intensity of use

Impact High

Pattern

Settlement pattern western edge of settlement abuts zone
Other built features individual properties
Presence of water -
Scale medium
Sense of enclosure framed
Diversity simple

Skyline

Prominent from Plott Lane, but good tree cover means there are only occasional glimpsed views.

Key views

Views are of a medium scale landscape of both pasture and arable farmland, which is framed by trees and boundary vegetation. All Saints Church is a landmark feature.

Intervisibility

Site observation Medium

The zone is visible from the adjacent areas, although strong tree cover around the perimeter of the zone restricts views.

Tranquillity

Noise sources: Some background traffic noise on A45

Urban views: Settlement edge

Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. PROWs provide links to the wider area.

Visual relationship

The zone relates visually to the wider farmland. Strong tree cover around the boundaries provide a visual link to the small copses both within and close to the zone.

Settlement edge

This is a hard, prominent, modern edge.

Key receptors

PROW users

Urban residents

Rural residents

Road users

Sensitivity

High

High

High

Medium / low

Site description

This zone comprises medium scale predominantly pastoral farmland on gently undulating terrain to the south of Plott Lane. It is bounded by lanes to the north and south, a stream course to the west and the settlement edge to the east. Generally tree cover is limited to within hedgelines and along the edges of the stream course with scattered to insignificant hedge trees within outgrown and trimmed roadside hedgerows. Other trees are apparent around field ponds, the community open space and within areas of emerging scrub. There are surviving trees within internal hedgerows and these also vary from scattered to insignificant. The zone abuts the western edge of the Conservation Area and the small scale fields in the south-east corner of the zone provide a setting to the church and Conservation Area.

Potential for housing development

High and medium sensitivity

Application site S14/004 would be appropriate for development provided that development does not extend any further to the west into the wider countryside. There should be a landscape buffer of native tree and shrub planting on the western and southern edges to integrate the development with the wider countryside. Development must respect the setting of the church and Conservation Area therefore application site S057 would not be appropriate for further development. Irregular settlement outlines should be protected and enhanced because they help to tie the village into the wider farmed landscape. Excessive infill development will disrupt this pattern and result in a hard built edge against open farmland. (See General Development Guidelines within the Warwickshire Landscapes Guidelines for Dunsmore, p.29).

Policy suggestions

The small scale fields in the south-east corner of the zone provide an important setting to the adjacent Conservation Area and should be retained. Gap up and replace internal field boundary hedgerows with native species.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Soft rock uplands

Land use Mixed farmland

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Redundant

Mgmt Outgrown

Hedge /stream trees

Extent Scattered

Age structure Overmature

Other trees

Extent Apparent

Age structure Mixed

Patch survival

Extent Relic

Mgmt traditional

Ecological corridors

Condition Fragmented

Intensity of use

Impact Moderate

Pattern

Settlement pattern western edge of settlement abuts zone

Other built features farm buildings / individual properties

Presence of water -

Scale medium

Sense of enclosure framed

Diversity simple

Zone: SD_05 Settlement: Stretton-on-Dunsmore Parish: Stretton-on-Dunsmore

Site description

This zone comprises large scale predominantly arable farmland with some smaller scale fields of pasture on gently undulating terrain to the south of Fine Acre Lane. It is bounded by lanes to the north and east and abuts very recent ribbon development that forms the southern-most edge to the settlement. Bull & Butcher Wood, which is ancient woodland, abuts the south-western boundary of the zone. The field pattern is very fragmented through the loss of internal field boundaries creating an open landscape. Generally tree cover is limited to the remnant hedgelines with insignificant hedge trees within trimmed roadside hedgerows. There are surviving trees within internal hedge lines and these are also insignificant in number. Views are very open and the rising ground creates a very prominent skyline.

Potential for housing development

High sensitivity

This zone is inappropriate for further development due to its openness, visibility and to avoid ribbon development extending into the countryside along Church Hill.

Policy suggestions

Gap up hedgerows and replace hedgerow trees.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Soft rock uplands
Land use Cropping

Field boundaries (FIELD SURVEY)
Type Hedgerows
Species Thorn
Condition Redundant - relic
Mgmt Mixed

Hedge /stream trees
Extent Insignificant
Age structure Overmature

Other trees
Extent -
Age structure N/a

Patch survival
Extent Relic
Mgmt intensive

Ecological corridors
Condition Fragmented

Intensity of use
Impact High

Pattern
Settlement pattern western edge of settlement abuts zone
Other built features farm buildings / individual properties
Presence of water -
Scale medium
Sense of enclosure framed
Diversity simple

Skyline

Very prominent and open.

Key views

Views are of a medium to large scale landscape with a mixture of arable and pasture. Views are open across the zone, with a backdrop of trees in the adjacent Bull & Butcher Wood and in zone SD_04. The church tower forms a landmark feature.

Intervisibility

Site observation high / Medium

There are views into adjacent zones and glimpsed distant views to the south.

Tranquillity

Noise sources: Traffic
Urban views: Settlement edge
Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. PRoWs provide a link to the wider area.

Visual relationship

The zone relates visually to the wider farmland.

Settlement edge

A few individual properties along Church Hill, in the extreme north-east corner of the zone, are prominent.

Key receptors

PRoW users
Urban residents
Road users

Sensitivity

High
High
Medium

Zone: SD_06 Settlement: Stretton-on-Dunsmore Parish: Stretton-on-Dunsmore

Site description

This zone comprises medium scale pastoral farmland on gently undulating terrain to the south of the settlement edge. The majority of the zone is a potential Local Wildlife Site. It is bounded to the west initially by Church Hill lane and then follows a stream course and by the Fosse Way to the east. The field pattern is still relatively intact and there is a sense of a smaller scale pattern through the subdivision of fields with fencing and tape. There are signs of remnant ridge and furrow within some of the fields. Tree cover is limited to scattered groups of trees along the stream corridors and outgrown roadside vegetation along the Fosse Way.

Potential for housing development

High sensitivity

The small scale field pattern forms an indented settlement edge and this, together with its rural character and ridge and furrow, functions as an important transition between the settlement and wider countryside. This, together with the undulating landform and flood zone along the stream corridor, make this zone inappropriate for development.

Policy suggestions

Reinstate hedgerows, with hedgerow trees, to form a more intimate scale landscape.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: **Potential**, Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood **YES**

Characteristics

Landform Soft rock uplands
Land use Pastoral

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Thorn
Condition Redundant
Mgmt Mixed

Hedge /stream trees

Extent Scattered - Insignificant
Age structure Overmature

Other trees

Extent -
Age structure N/a

Patch survival

Extent Relic
Mgmt Traditional

Ecological corridors

Condition Fragmented

Intensity of use

Impact Moderate

Pattern

Settlement pattern southern edge of settlement abuts zone
Other built features farm buildings
Presence of water -
Scale medium
Sense of enclosure framed
Diversity simple

Skyline

-

Key views

Views are of a small to medium scale pastoral landscape with some surviving ridge and furrow. A sewage pumping station, horse boxes and other paraphernalia and a mixture of rather untidy fencing, including tape fences, detract slightly from the otherwise rural character of views in the northern part of the zone. Views are framed to enclosed by trees and surrounding landform. The church tower is a landmark feature.

Intervisibility

Site observation Low

There are some views into SD_05, but trees, vegetation and landform restrict any further views. The Fosse Way along the eastern boundary of the zone is on higher ground and prevents any views in this direction.

Tranquillity

Noise sources:	Traffic on Fosse Way
Urban views:	Settlement edge; horse boxes, stables etc.; sewage pumping station
Presence of people:	Infrequent
Tranquillity rating:	Medium

Functional relationship

The zone forms part of the wider farmland. The small scale field pattern contributes to the irregular outline of the settlement, which is characteristic of villages in this area, and acts as an important transition between the village and wider farmed landscape. PRowS and the stream course provide a link to the wider area.

Visual relationship

The small scale field pattern contributes to the setting of the southern edge of the village, which abuts a small part of the Conservation Area.

Settlement edge

This is apparent, but indented and largely screened by trees and garden vegetation.

Key receptors

PRow users
Urban residents
Road users

Sensitivity

High
High
Low

Zone: SD_07 Settlement: Stretton-on-Dunsmore Parish: Stretton-on-Dunsmore

Site description

This zone comprises sub-regular small to medium scale framed to enclosed pastoral farmland on gently rising ground to the south of the settlement edge. It is bounded by the Fosse Way to the west and in part follows a stream course to the south. To the east is Frankton Lane, a rural leafy lane with outgrown hedgerows and mature hedge trees that almost completely obscure views of the adjacent fields. The field pattern appears to be relatively intact with the sense of a smaller scale pattern through the subdivision of fields with fencing and tape. Overall tree cover is limited to within the hedgelines and along the stream corridor but there are small clusters of trees around possible field ponds and adjacent to farm buildings. There is a single mature field tree and what appears to be an additional hedgeline set back from the lane. There are views to the east of a grade II listed farmhouse and associated farm buildings that lie within an adjoining zone and include meadow lands that overlap into this zone and form a potential Local Wildlife Site.

Potential for housing development

high sensitivity

This zone is inappropriate for further development due to its almost complete detachment from the settlement edge and its function as an important transition between the settlement and wider countryside.

Policy suggestions

Gap up hedgerow along lane to maintain its rural qualities.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: **Potential** Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area SAMS Historic Parks / Gdns Listed Blds **YES** Registered Battlefield
Other -
Flood

Characteristics

Landform Soft rock uplands
Land use Pastoral

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Mixed
Condition Good
Mgmt Outgrown

Hedge /stream trees

Extent Dense along the lane and Fosse Way
Age structure Mixed

Other trees

Extent Apparent
Age structure n/a

Patch survival

Extent Localised
Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern Individual properties set back from the lane.
Other built features Garage with informal off road vehicular parking
Presence of water Possible stream course and field ponds
Scale Small-medium
Sense of enclosure Framed to enclosed
Diversity Simple

Skyline

Locally prominent as the ground rises away from the B4455.

Key views

Views are of a small to medium scale pastoral landscape and are framed by trees and landform.

Intervisibility

Site observation Low

Trees and landform limit views into and across the site.

Tranquillity

Noise sources: Traffic near the B4455 Fosse Way

Urban views: -

Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. The stream along the southern edge provides a link to the surrounding area.

Visual relationship

The zone relates visually to the surrounding farmland.

Settlement edge

N/A

Key receptors

Rural residents

Road users

Sensitivity

High

Medium

Zone: SD_08 Settlement: Stretton-on-Dunsmore Parish: Stretton-on-Dunsmore

Site description

This zone comprises sub-regular, small to medium scale, mixed farmland on undulating terrain to the southeast of the settlement edge. It is bounded to the west by the settlement edge, with a stream corridor to the south and Rugby Lane, a rural lane, to the north. The zone is very rural in nature and relates to the wider farmed landscape. Rugby Lane is flanked by almost continuous trimmed field hedges, but there is an absence of hedge trees creating open views. The properties on Rugby Lane have long narrow gardens and these obscure views of the western-most fields within the zone. The internal field pattern is still relatively intact with insignificant hedge trees surviving. Tree cover is limited to scattered groups of trees along the stream corridor.

Potential for housing development

High sensitivity

Views are of a rural landscape, partly on rising ground, and are open in nature extending beyond the zone to neighbouring parcels. The zone relates to the wider farmed landscape, therefore development would be inappropriate.

Policy suggestions

Replace hedgerow trees.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Loamy brown soils
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood **Part**

Characteristics

Landform Soft rock uplands
Land use Mixed farmland

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Mixed
Condition Good
Mgmt Trimmed

Hedge /stream trees

Extent Insignificant
Age structure n/a

Other trees

Extent Apparent
Age structure Mixed

Patch survival

Extent Localised
Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern settlement edge off Rugby Lane
Other built features -
Presence of water stream corridor
Scale medium
Sense of enclosure open
Diversity simple

Skyline

Locally prominent on higher ground in the north-east corner of the zone.

Key views

Views are of a medium scale arable landscape and are fairly open across the zone.

Intervisibility

Site observation High / medium

There are views beyond the zone in most directions, towards a treed skyline to the south / south-east / south-west.

Tranquillity

Noise sources: -
Urban views: Edge of settlement
Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. The stream along the southern boundary provides a link to the wider area.

Visual relationship

The zone links visually with the surrounding farmland.

Settlement edge

This is apparent, but is not a hard edge, with only garden boundaries actually abutting the zone itself.

Key receptors

Urban residents
Road users

Sensitivity

High
Medium

Zone: SD_09 Settlement: Stretton-on-Dunsmore Parish: Stretton-on-Dunsmore

Site description

This zone comprises sub-regular, medium to large scale, framed to open mixed farmland on undulating terrain to the east of the settlement edge. It is bounded by the A45 London Road to the north, the settlement edge and the B4455 to the west, and part of Rugby Lane, a rural lane, to the south. The settlement edge includes an area of amenity open space comprising play equipment, benches and a playing field. Views towards the settlement edge are softened by mature garden vegetation and vegetation on the perimeter of the playing field. The internal field pattern is still relatively intact with insignificant hedge trees surviving and smaller pockets of pasture including a field of remnant ridge and furrow. There is evidence of recent hedge planting to one field edge, however overall hedgerows are becoming gappy. Tree cover is scattered to insignificant within hedge lines, individual field trees and small clusters of trees around possible field pond(s).

Potential for housing development

High sensitivity

The playing field acts as a transition between the settlement and wider countryside. The zone is rural and relates to the wider farmed landscape, and is therefore unsuitable for development.

Policy suggestions

Gap up hedgerows, including new hedgerow trees, and protect new planting.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU
Physiographic	
Ground type	Sandy brown soils
Landcover	Arable farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood

Characteristics

Landform Periglacial plateau
Land use Mixed farmland

Field boundaries (FIELD SURVEY)

Type hedgerows
Species mixed
Condition good to poor
Mgmt mixed

Hedge /stream trees

Extent scattered to insignificant
Age structure mixed

Other trees

Extent apparent
Age structure n/a

Patch survival

Extent localised
Mgmt intensive / neglected

Ecological corridors

Condition declining

Intensity of use

Impact moderate

Pattern

Settlement pattern settlement edge softened with vegetation
Other built features thatched structure within north of zone
Presence of water field pond(s)
Scale medium
Sense of enclosure open to framed
Diversity simple

Skyline

-

Key views

Views are of a medium to large scale arable landscape with some smaller fields of pasture. Views are often framed by field boundaries or trees beyond the zone. There are glimpsed views of buildings along the A45. Tall conifer hedgerows around Meadow Farm have a slightly 'urbanising' effect on views.

Intervisibility

Site observation Medium / low

Whilst views across the zone are fairly open, views beyond are limited by tree cover.

Tranquillity

Noise sources: background traffic on A45
Urban views: Settlement edge, softened by vegetation
Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. PRoWs and Rugby Lane also link to the surrounding area.

Visual relationship

The zone visually relates to the surrounding farmland.

Settlement edge

The settlement edge is apparent on the western edge of the zone, but is not a hard edge and is softened by trees and garden vegetation.

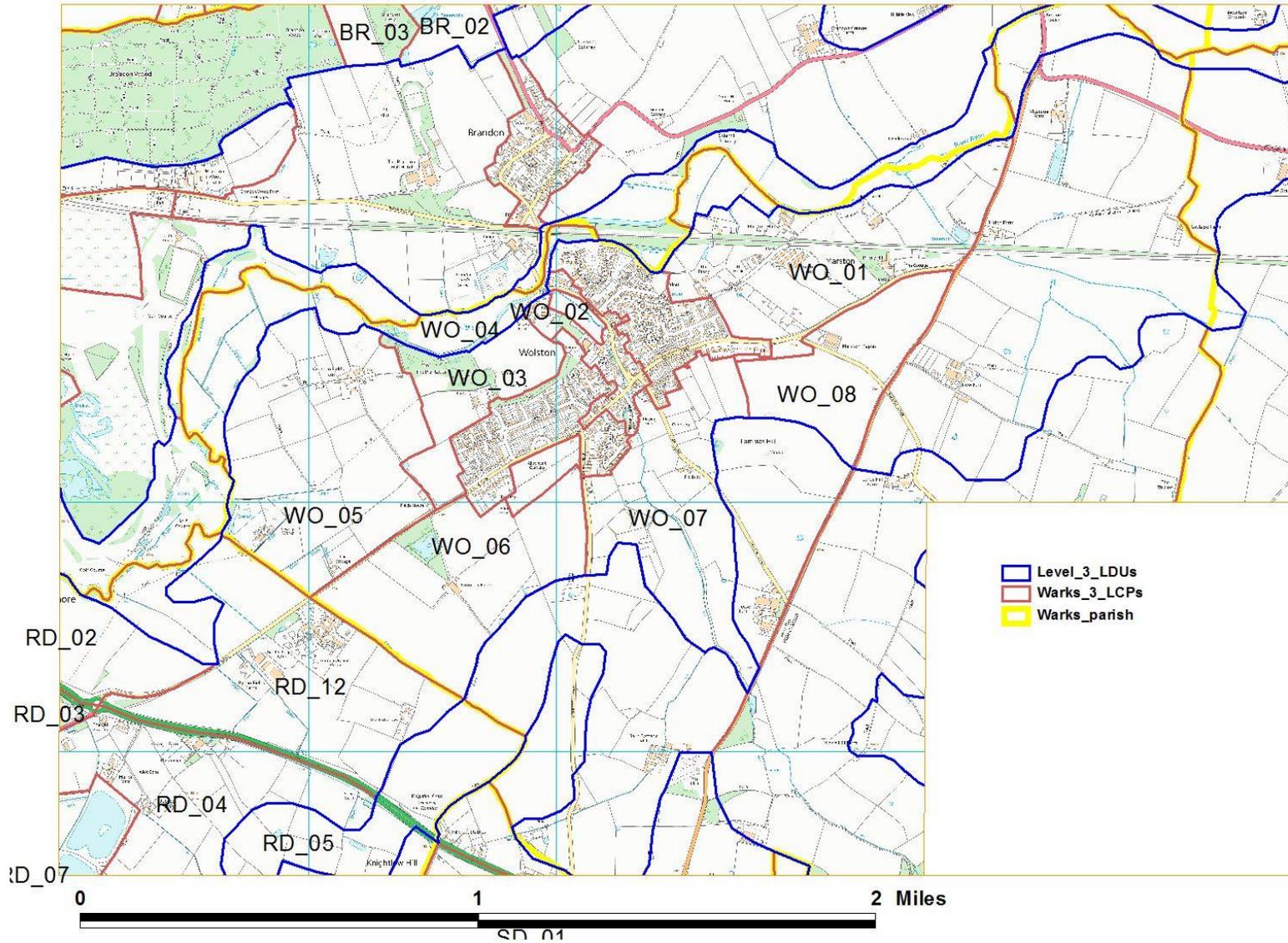
Key receptors

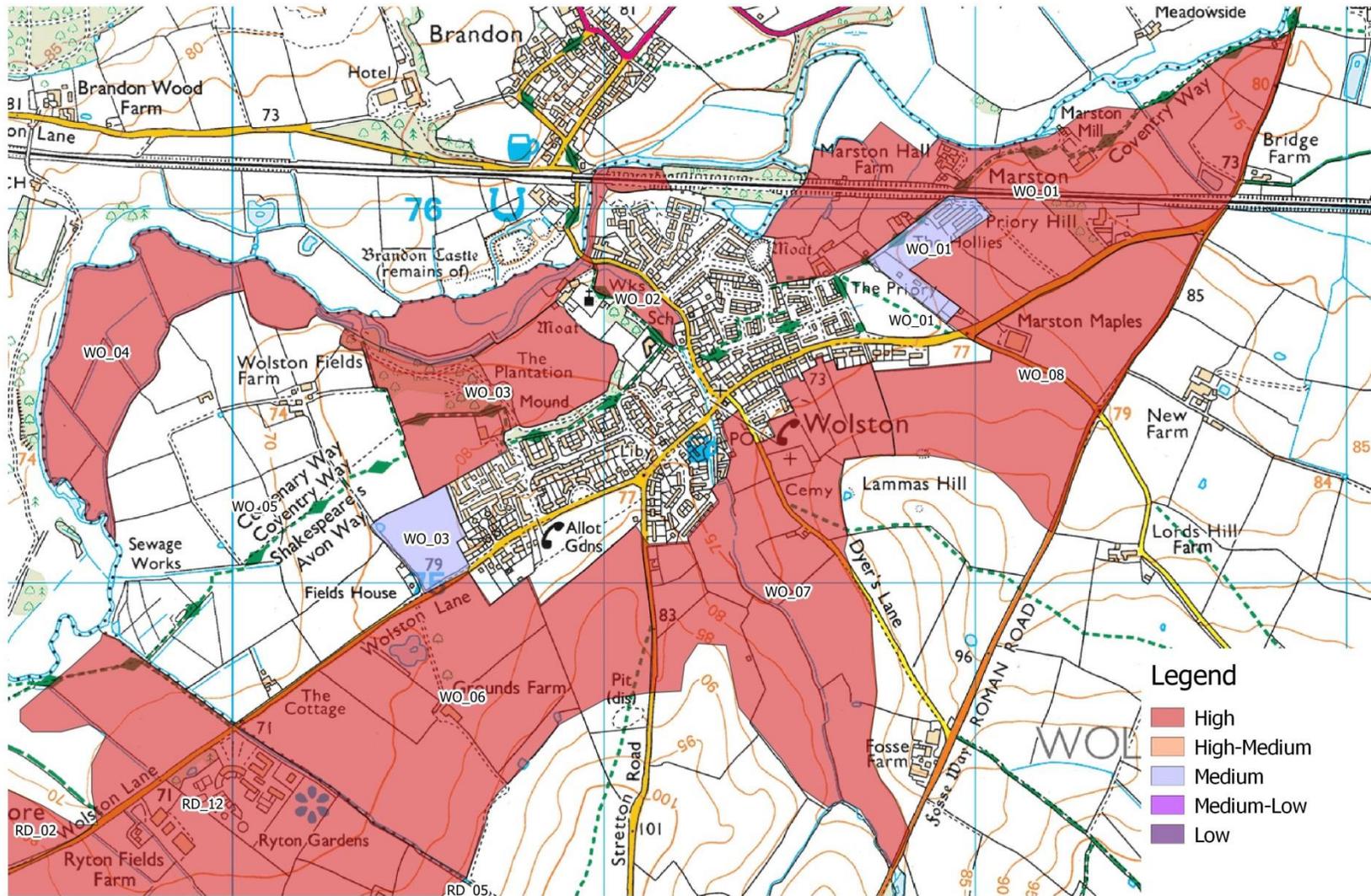
PRoW users
Urban residents
Rural residents
Road users

Sensitivity

High
High
High
Medium

Wolston - base map





Wolston: Landscape Sensitivity to Housing Development

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Site description

This zone lies to the north-eastern edge of Wolston and extends to the River Avon on its northern boundary. The railway line cuts through the zone in an east – west direction. The zone includes the grade II* listed building of The Priory, a poultry farm, several individual properties and a new housing development off Priory Road / Rugby Road. The zone comprises a small to medium scale pastoral landscape. It also includes a small orchard at Two Acres (by the junction of Coalpit Lane and Rugby Road). Views along Priory Road, between The Priory and the poultry farm, are generally enclosed by trees and landform. There are some longer distance views towards Birchley / New Close Wood to the north-west and to the Fosse Way on higher ground to the east.

Priory Road becomes a rural lane as it passes the frontage of The Priory, a grade II* listed building. From this point travelling eastwards development comprises scattered individual properties set within gardens and small scale pastoral fields. The hedgerows along the lane contain trees that are predominantly Horse Chestnuts, which help to create a sense of enclosure and reinforce the small scale field pattern. To the north of the railway line the landscape becomes more open and undulating, with views towards the Fosse Way on higher ground to the east. The rural character of Priory Road is being eroded by new development on the edge of the village, which lacks any landscape buffer, and by accesses / car parking to the individual properties along the lane.

Potential for housing development

High and medium sensitivity

Any development within this zone would need to be adjacent to the existing settlement edge. There should be no development north of the railway line and no further east than Two Acres.

Therefore application site S14/030 (extended adjacent to new development edge and property 'Two Acres') would be appropriate for development, provided that the roadside hedgerows and trees along Priory Road and Rugby Road are retained. The small orchard at Two Acres should be retained to provide a landscape buffer from the Rugby Road. There should be no development to the east of this orchard due to rising ground and general openness of the landscape. The new development is to be sensitively designed so as to avoid a hard edge, and a landscape buffer of native trees and shrubs is to be provided between the development and adjacent farmland. The existing trees along the railway line must be safeguarded.

Policy suggestions

The setting to The Priory, including the moated site, should be recognised and enhanced, e.g. reinstate hedgerows along field boundaries.

Landscape characteristics

(DESK TOP)

LDU Level

DUNSMORE PLATEAU FRINGE

Physiographic

Ground type

Sandy brown soils

Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: **YES** Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood **part**

Characteristics

Landform Glacial lowlands

Land use Mixed farming

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Poor - redundant

Mgmt Trimmed

Hedge /stream trees

Extent Scattered - insignificant

Age structure Mixed

Other trees

Extent Apparent

Age structure Mixed

Patch survival

Extent Localised

Mgmt Intensive - traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Settlement edge

New development is now in the western most field of the zone and creates a hard, abrupt edge.

Key receptors

PRow users
Rural residents
Urban residents
Road users
Rail users

Sensitivity

High
High
High
Medium
Low

Zone: WO_02

Settlement: Wolston

Parish: Wolston

Site description

This zone comprises a single pastoral field on uneven ground (site of deserted Medieval settlement, refer to Warwickshire's Historic Landscape Character study) within the Conservation Area of the village and is part of the historic Wolston Manor Garden. A tributary from the River Avon (a Local Wildlife Site) cuts through the centre which is only vegetated adjacent to the northern and southern boundaries of the zone. The zone contains a sandstone bridge that is associated with the Manor Garden. Scattered mature field trees and, to a lesser degree, roadside tree planting on Main Street frame views of the grade I listed Church of St. Margaret and Churchyard, the adjacent farm, which, although it is not listed is historically important, and the wooded backdrop of Wolston Manor Spinney. The perimeter of the zone is fenced but where private property abuts the zone this is softened by garden vegetation and tree cover. Public right of way, PROW R141 follows the western edge of the zone via a bridge crossing and skirts the southern edge of the zone along an un-named lane that leads to the church, spinney and local school.

Potential for housing development

High Sensitivity

There should be no development within this zone in order to preserve the setting to the church and adjacent Conservation Area, and because of the Local Wildlife Site and its historical importance as part of Wolston Manor Garden.

Policy suggestions

Positively manage existing scattered mature field trees and replant where necessary to ensure continuity. There is a need for interpretation of this landscape, which could be sited in the bus shelter on Main Street.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms

Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: **YES** Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area **YES** SAMS Historic Parks / Gdns Listed Blgs Registered
Battlefield
Other -
Flood **YES**

Characteristics

Landform Glacial lowlands
Land use Pastoral

Field boundaries

(FIELD SURVEY)

Type Fenced
Species n/a
Condition n/a
Mgmt n/a

Hedge /stream trees

Extent Scattered to insignificant
Age structure Mature

Other trees

Extent Apparent
Age structure Mature

Patch survival

Extent Localised
Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Low

Pattern

Settlement pattern Settlement edge on main Street
Other built features Bridge(s)
Presence of water Tributary to river Avon
Scale Small /medium
Sense of enclosure Framed - enclosed
Diversity Simple

Skyline

-

Key views

Views are of a single, small to medium scale pastoral field with some mature field trees. St. Margaret's Church, immediately adjacent to the zone, is a landmark feature in views and the zone forms an important part of its setting.

Intervisibility

Site observation Low

Views across the zone itself are open, but views into the zone from the surrounding area are very limited due to tree cover along the south-western edge and the settlement edge.

Tranquillity

Noise sources: Traffic; intermittent trains

Urban views: Settlement edge

Presence of people: Frequent

Tranquillity rating: Medium

Functional relationship

The zone falls within the Conservation Area of the village and forms an important part of the setting to the church. The zone also forms part of the stream corridor of a tributary of the River Avon, which also links to the wider area.

Visual relationship

The zone forms part of the setting to the church and Conservation Area.

Settlement edge

This is visible along Main Street and comprises a mixture of old and new properties. It forms a hard edge in places, particularly where there are newer properties with a lack of garden vegetation.

Key receptors

PRoW users

Urban residents

Road users

Sensitivity

High

High

Medium

Site description

The zone is a medium scale landscape comprising mixed farmland, woodland and playing fields around a Community Centre on the eastern edge of the settlement. It is on gently undulating ground with open views into the zone from Wolston Lane. There is no roadside hedgerow and garden boundaries immediately about the southern-most field. However, the wide grassed verge with its single line of street trees helps to frame the western approach to the settlement. Tree cover is prominent within this zone and comprises The Plantation which links into The Grove (both a potential Local Wildlife Site) and can be viewed from PRoW 144. Both these wooded areas are part of the former gardens to Wolston Manor, which although not registered are still of local historical significance. Field hedgerows containing scattered mature hedge trees, including over mature oaks, have been retained alongside the track to Wolston Fields Farm and along the eastern edge to the field that abuts a Conservation Area. Otherwise hedge trees are insignificant. There are views of St. Margaret's Church (a grade I listed building) and churchyard from PRoW R144 through gaps in the tree belt along The Grove. The settlement edge and galvanised metal fencing around the playing fields are detractors.

Potential for housing development

High and medium sensitivity

There should be no development in the northern part of this zone in order to preserve the setting to the church and adjacent Conservation Area, and because of the proximity to a potential Local Wildlife Site. The current development edge is quite abrupt and the field pattern in the south-west of the zone is weakened by the lack of roadside hedgerow. Therefore only this part of the zone could accommodate some development.

Application site S16067 could be developed provided that the existing trees and other vegetation adjacent to the farm track to the west of the site, and the roadside trees, are protected and the roadside hedgerow is reinstated. There should also be a landscape buffer along the northern boundary of the zone. The density of the development should be designed to reflect the edge of settlement location.

Policy suggestions

Reinstate roadside hedgerow. Protect vegetation along existing farm track. Consider interpretation (both historical and natural) of The Grove and The Plantation. Positively manage existing mature field trees and replant where necessary to ensure continuity.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate

Key receptors

PRoW users
Community / Leisure Centre users
Urban residents
Rural residents
Road users

Sensitivity

High
Low
High
High
Low

Zone: WO_04

Settlement: Wolston

Parish: Wolston

Site description

This is a long, narrow zone comprising the corridor of the River Avon to the north-west of the village. It comprises wet meadowland managed as pasture adjacent to the river and its tributaries (Local Wildlife Sites), which is a primary landscape feature. Field boundaries are fenced / taped with only short sections of hedgerows alongside the public footway north of the river. In the main vegetation follows the River Avon corridor and tributaries and together with the wooded backdrop of The Plantation and Wolston Manor Garden to the south create a strong sense of enclosure. A wooded area on the north eastern edge of the zone is a Local Wildlife Site. The railway viaduct and Wolston Bridge are listed structures. Grade I listed St. Margaret's Church and its churchyard lie to the south of the zone, the earthwork remains of Brandon Castle and the railway viaduct to the north, are landmark features in views.

Potential for housing development

High Sensitivity

There should be no development within this zone in order to preserve the setting to the Brandon Castle and adjacent Conservation Area and because of the proximity to Local Wildlife Sites and flood zone.

Policy suggestions

Improve access to footway adjacent to Wolston Bridge.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE RIVER MEADOWS
Physiographic	
Ground type	Wet meadowland
Landcover	Pastoral farmlands
Settlement pattern	Meadowland on small farms

Cultural sensitivity	Low
Ecological sensitivity	High
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: **YES** Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area **Part** SAMS Historic Parks / Gdns Listed Blds **YES** Registered Battlefield

Other -
Flood **YES**

Characteristics

Landform River valleys
Land use Mixed farming

Field boundaries (FIELD SURVEY)
Type Hedgerows / fences
Species Thorn
Condition Redundant
Mgmt Outgrown

Hedge /stream trees
Extent Scattered
Age structure Mixed

Other trees
Extent Apparent (around farm buildings)
Age structure Mixed

Patch survival
Extent Localised
Mgmt Traditional

Ecological corridors
Condition Declining

Intensity of use
Impact Low

Pattern
Settlement pattern
Other built features Wolston Bridge and London to Birmingham railway viaduct
Presence of water River Avon and tributaries
Scale Small-medium
Sense of enclosure **Framed to enclosed**
Diversity Simple

Skyline

-

Key views

Views are of the River Avon bordered by a small scale pastoral landscape. St. Margaret's Church to the south of the zone, and the earthwork remains of Brandon Castle to the north, are landmark features in views. Gantries on the nearby railway are a detractor.

Intervisibility

Site observation Low

Landform and vegetation generally restrict views into the zone.

Tranquillity

Noise sources: Traffic; intermittent trains

Urban views: Road; some settlement edge

Presence of people: Infrequent

Tranquillity rating: Medium, moving to high away from road

Functional relationship

The zone forms part of the River Avon corridor. A pedestrian footbridge over the river links to the wider PRow network.

Visual relationship

The zone visually relates to the rural character of the area and tree cover along the river links to The Plantation and The Grove to the south, and to tree cover along the railway to the north.

Settlement edge

Only a very small part of the settlement edge abuts the zone.

Key receptors

Footbridge / PRow users

Urban residents

Road users

Sensitivity

High

High

Low

Zone: WO_05

Settlement: Wolston

Parish: Wolston

This zone has not been assessed due to detachment from the existing settlement edge.

Zone: WO_06

Settlement: Wolston

Parish: Wolston

Site description

This zone lies to the south-west of the settlement and comprises a predominantly large scale, open, pastoral landscape on rolling terrain. The extent of tree cover across the zone is insignificant and only occurs within hedgerows, although there is an area of formal tree planting within the garden area to Grounds Farm. Roadside hedgerows are in good condition with some recent replanting. An allotment area in the north-east of the zone sits within a surviving small scale field pattern typically found at the edge of a settlement. Allotments are an important part of the village scene and should be conserved.

Potential for housing development

High sensitivity

The majority of this zone is not appropriate for development due its openness, prominent skylines and visibility. The allotment area should not be developed in order to preserve the historic small scale field pattern.

Therefore application sites S041 and S16049_S16066 are inappropriate for development. Application site S14/064 lies within a remaining part of a small scale field which has now been partially developed along the road. The site is also completely enclosed by mature garden vegetation, therefore could accommodate some development providing this vegetation is retained.

Policy suggestions

Retain hedgerow boundaries to allotment site and roadside hedgerow along Wolston Lane and include the replanting of occasional hedgerow trees.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI **immediately adjacent to southern boundary of zone** Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -
Flood -

Characteristics

Landform Glacial lowlands
Land use Cropping

Field boundaries (FIELD SURVEY)
Type hedgerows
Species mixed
Condition good
Mgmt mixed

Hedge /stream trees
Extent insignificant
Age structure mature

Other trees
Extent none
Age structure n/a

Patch survival
Extent relic
Mgmt traditional

Ecological corridors
Condition declining

Intensity of use
Impact moderate

Pattern
Settlement pattern Individual house set in large grounds and a row of houses along Stretton Road and on the southern side of Wolston Lane.
Other built features -
Presence of water -
Scale large
Sense of enclosure open
Diversity simple

Skyline

Very prominent, especially from Stretton Road.

Key views

Views are of a large scale, mainly pastoral landscape. They are very open and quite featureless in nature.

Intervisibility

Site observation High

Rising ground makes the zone visible from the surrounding area, although this landform blocks views of the western part of the zone from Stretton Road.

Tranquillity

Noise sources: Traffic (near Wolston Lane)
Urban views: Allotments and some settlement edge
Presence of people: Infrequent

Tranquillity rating: High (medium nearer to Wolston Lane)

Functional relationship

The zone forms part of the wider farmland. PROWs and roads also provide links to the wider area.

Visual relationship

The zone relates visually to the wider farmland.

Settlement edge

Properties along Stretton Road are visible and form a relatively hard edge. Properties on the southern side of Wolston Lane have good tree / vegetation cover which softens them.

Key receptors

PROW users
Urban residents
Allotment users

Sensitivity

High
High
Medium

Zone: WO_07

Settlement: Wolston

Parish: Wolston

Site description

This zone varies from predominantly small scale pastoral farmland with some small pony paddocks, playing fields and cemetery near the settlement edge, to medium scale in the remainder of the zone. This zone contains the small scale field pattern around the settlement edge which is a feature of this landscape type and acts as a transition between the settlement and the wider farmed landscape beyond. Dyer's Lane is a rural lane which runs through the zone and is popular with walkers. The condition and management of hedgerows range from good to relic with some dense outgrown hedges along rural lanes Dyer's Lane and Stretton Road. The hedgerows along Dyer's Lane discontinue beyond the property Fieldside with the roadside boundaries then defined by stock proof fencing which permit open views of medium scale mixed farmland and an almost continuous vegetated river course that is a Local Wildlife Site.

Potential for housing development

High sensitivity

This zone is not appropriate for development because it is important to retain the small scale field pattern around the edge of the settlement. The remainder of the zone is completely detached from the settlement and is more open and visible, therefore is inappropriate for development.

Policy suggestions

Reinstate hedgerows to create a more intact field pattern around the settlement edge. Hedgerows should include occasional native hedge trees.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES** Warks Wildlife Trust Reserves

Historic /archaeology

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

Flood Part

Characteristics

Landform	Glacial lowlands
Land use	Pastoral

Field boundaries	(FIELD SURVEY)
Type	Hedgerows
Species	Thorn
Condition	Good to relic
Mgmt	Mixed

Hedge /stream trees

Extent	Insignificant
Age structure	Mixed

Other trees

Extent	insignificant
Age structure	mixed

Patch survival

Extent	relic
Mgmt	traditional

Ecological corridors

Condition	declining
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Intensity of use

Impact	high
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Pattern

Settlement pattern	northern edge of the zone
Other built features	-
Presence of water	stream course
Scale	predominantly small scale, with some medium sized fields in remainder of zone
Sense of enclosure	enclosed - open
Diversity	simple

Skyline

A ridge line just to the east of Stretton Lane forms a very prominent skyline, as does higher ground to the south of the cemetery on Dyer's Lane.

Key views

Views vary from small scale around the settlement edge and cemetery, to medium scale in the majority of the zone. Views are predominantly of pastoral farmland, with some small

pony paddocks, playing fields and cemetery near the settlement edge. Tape fencing and the settlement edge act as a detractor in this area. Beyond the cemetery views from Dyer's Lane become very rural in nature.

Intervisibility

Site observation Medium

Small pony paddocks between the settlement edge and cemetery are very enclosed by tall hedgerows, however the rest of the zone is more visible due to the rising ground. There are views from Dyer's Lane into zone WO_06.

Tranquillity

Noise sources: -
Urban views: Settlement edge
Presence of people: Some

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmland. PRoWs, roads and a stream course all provide links to the wider area.

Visual relationship

The zone links visually with the surrounding farmland. The small scale paddocks form a transition between the settlement and wider farmland.

Settlement edge

Although there is some garden vegetation, the majority of the settlement edge is relatively hard, especially to the north of the cemetery.

Key receptors

PRoW users (including Dyer's Lane –
now a no through road, but popular with walkers)
Road users
Urban residents
Rural residents

Sensitivity

High
Medium
High
High

Zone: WO_08

Settlement: Wolston

Parish: Wolston

Site description

This zone comprises a large scale arable landscape to the east of the village, between the Rugby Road and the Fosse Way. The zone is bisected by Coalpit Lane, and rising ground on either side gives rise to prominent skylines. Generally roadside hedgerows are in good condition but contain an insignificant number of hedge trees. There is a small cluster of trees within one of the fields, which may surround a small depression or field pond, otherwise trees are limited to hedgelines. A lack of tree cover means that views are very open. A poultry farm on the junction of Rugby Road and Coalpit Lane is well screened by trees, although many are non-native species and are slightly incongruous in this landscape.

Potential for housing development

High sensitivity

This zone is not appropriate for development due to its large scale, rolling, open character and high visibility. It is also detached from the settlement edge.

Therefore application site S14/029 is not appropriate for development.

Policy suggestions

Retain primary hedgerows along roads.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE PLATEAU FRINGE
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Glacial lowlands
Land use Cropping

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Mixed
Condition Good to poor
Mgmt Trimmed

Hedge /stream trees

Extent Scattered - insignificant
Age structure Mixed

Other trees

Extent Insignificant
Age structure Mixed

Patch survival

Extent Relic
Mgmt Intensive

Ecological corridors

Condition Declining

Intensity of use

Impact High

Pattern

Settlement pattern N/A
Other built features Poultry farm
Presence of water -
Scale Large
Sense of enclosure Open
Diversity Simple

Skyline

Prominent skylines on higher ground on both sides of Coalpit Lane.

Key views

Views are of a large scale, open, arable landscape (currently oilseed rape). Rugby Cement Works is apparent on the skyline to the east and telegraph poles / wires run across the zone, but views are generally rural in character. A poultry farm is well screened by trees, although many are non-native species and are slightly incongruous in this landscape.

Intervisibility

Site observation High

The high ground and lack of tree cover make this zone widely visible.

Tranquillity

Noise sources: Traffic (near Rugby Road)
Urban views: Edge of new development off Priory Road
Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. Roads also provide a link to the wider area.

Visual relationship

The zone visually relates to surrounding farmland.

Settlement edge

N/A

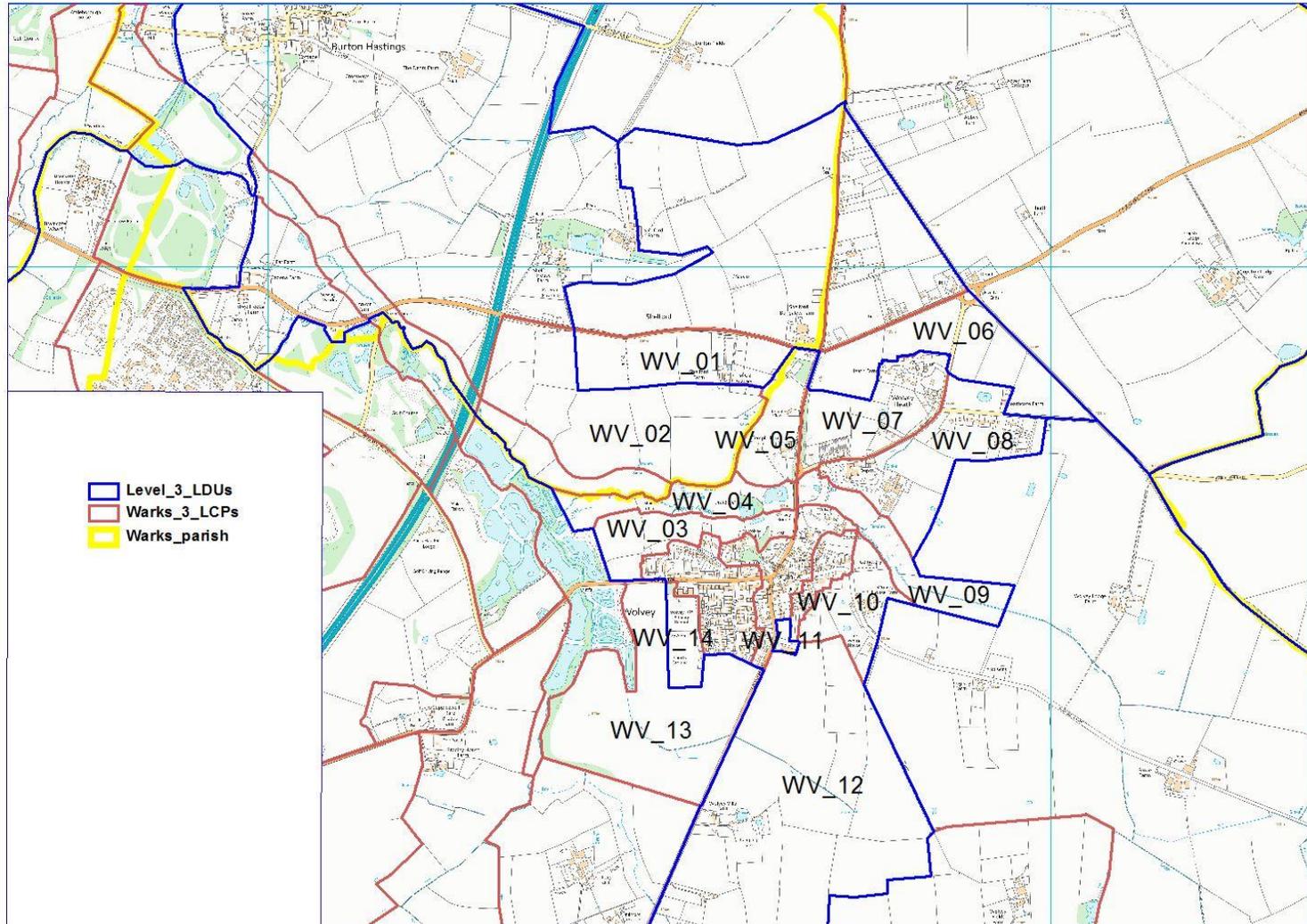
Key receptors

Road users

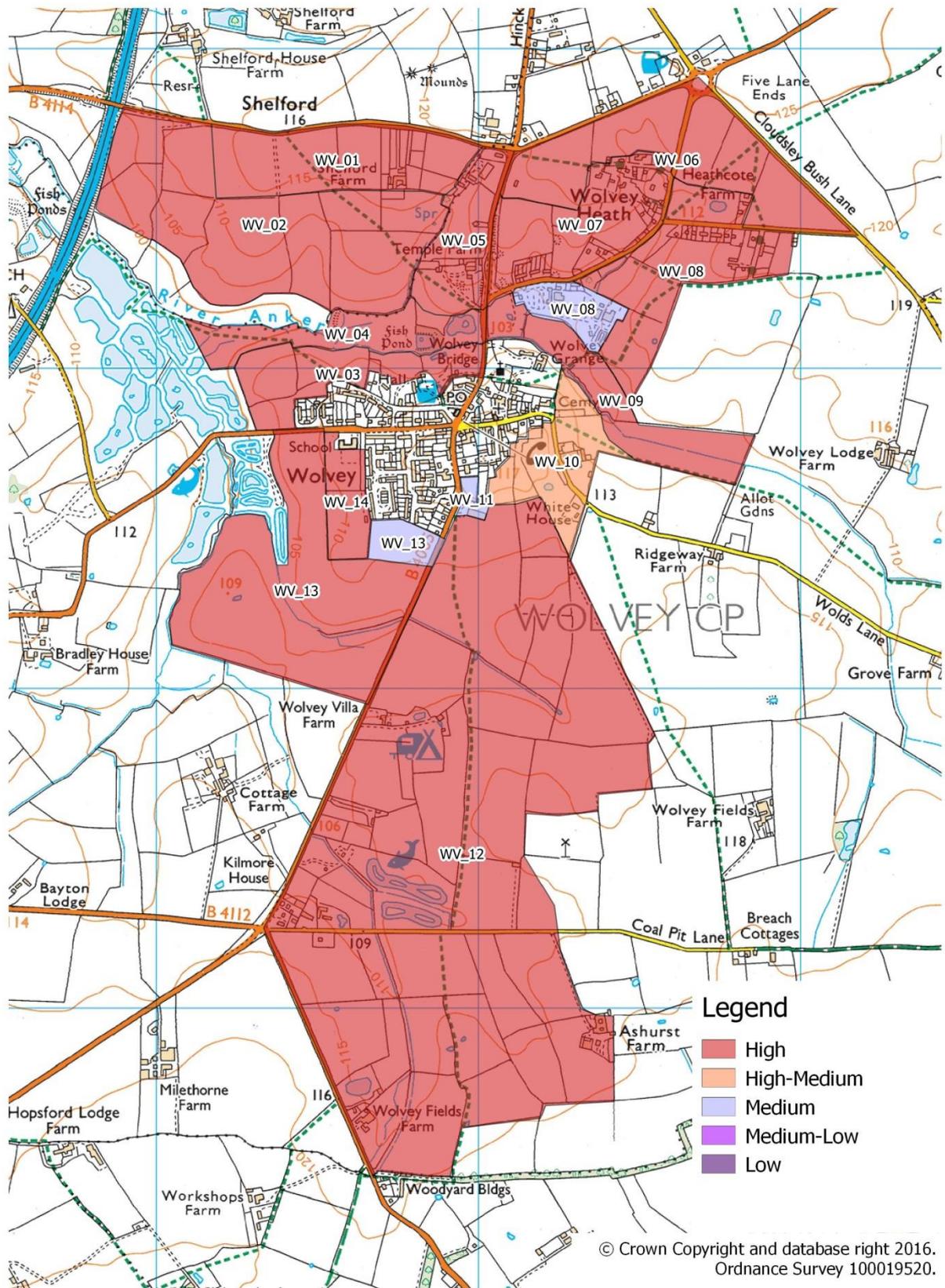
Sensitivity

Medium

Wolvey - base map



0 1 2 Miles



Wolvey: Landscape Sensitivity to Housing Development

Zone: WV_01

Settlement: Wolvey

Parish: Burton Hastings

Site description

This zone comprises medium to large scale mixed farmland on a wide rolling ridge to the north of the settlement. It is an open and exposed landscape with scattered to infrequent tree cover limited to hedgerow lines and a planted avenue alongside the access road to a farm. Roadside hedgerows are generally intact but are becoming gappy where over mature trees have been lost. The condition of internal hedgerows varies from sections now replaced by fencing, to good hedgerows with infrequent hedgerow trees. The zone is bordered by the B4114 Lutterworth Road to the north and the parish boundary to the east.

Potential for housing development

High sensitivity

The zone comprises high ground with wide open views, which is characteristic of the Open Plateau landscape type. Development in this zone would be highly visible. The zone is also completely detached from the settlement.

Therefore application site S14/012 would be inappropriate for development.

Policy suggestions

Replace / reinstate former hedgerows.

Landscape characteristics

(DESK TOP)

LDU Level	High Cross Plateau – OPEN PLATEAU
Physiographic	
Ground type	Wet claylands
Landcover	Arable farmlands
Settlement pattern	Villages and tenant farms
Cultural sensitivity	Low
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Rolling ridge

Land use Predominantly arable

Field boundaries	(FIELD SURVEY)
Type	Hedgerows
Species	Thorn
Condition	Good - redundant
Mgmt	Trimmed

Hedge /stream trees	
Extent	Scattered - insignificant
Age structure	Over mature

Other trees	
Extent	None
Age structure	N/A

Patch survival	
Extent	Relic
Mgmt	Intensive

Ecological corridors	
Condition	Declining

Intensity of use	
Impact	High

Pattern	
Settlement pattern	-
Other built features	Farm buildings
Presence of water	-
Scale	Medium - large
Sense of enclosure	Open
Diversity	Simple

Skyline

The zone is on high ground and the skyline is very prominent.

Key views

Views are of a medium to large scale landscape of mixed farming and are very open in nature.

Intervisibility

Site observation	High
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The zone is widely visible due to the high ground and its open nature. There are some distant views towards Nuneaton to the west.

Tranquillity

Noise sources: Traffic on the M69
Urban views: Traffic on the M69; pylons (both outside the zone itself)
Presence of people: Infrequent

Tranquillity rating: Medium

Functional relationship

The zone forms part of the wider farmed landscape. The PRoW also links to the wider area.

Visual relationship

Views relate to the areas immediately adjacent, although tend to be slightly more open and extensive.

Settlement edge

N/A

Key receptors

PRoW users
Road users
Rural residents

Sensitivity

High
Medium
High

Zone: WV_02

Settlement: Wolvey

Parish: Burton Hastings

Site description

This zone functions as a transition zone between the higher rolling terrain in zone WV_01 and the river corridor to the south and comprises medium scale mixed farmland to the north of the settlement. It is an open and exposed landscape with scattered to infrequent over mature tree cover limited to hedgerow lines and the river corridor. The condition of internal hedgerows varies from sections now replaced by fencing, to good hedgerows with infrequent hedgerow trees. The zone borders the M69 to the west, the River Anker corridor to the south and the parish boundary / stream course to the east. From the PRow there are rural views of the village church set amongst trees.

Potential for housing development

High sensitivity

The combination of higher ground and openness to the north of the zone, and sensitivity of the river corridor to the south, create a high landscape sensitivity for this zone and therefore development would be inappropriate. The zone is also completely detached from the settlement.

Therefore application site S14/012 is inappropriate for development.

Policy suggestions

Replace / reinstate former hedgerows.

Landscape characteristics

(DESK TOP)

LDU Level	High Cross Plateau – VILLAGE FARMLANDS
Physiographic	
Ground type	Wet claylands
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Rolling terrain
Land use Predominantly arable

Field boundaries (FIELD SURVEY)
Type Hedgerows
Species Thorn
Condition Good - redundant
Mgmt Trimmed

Hedge /stream trees
Extent Scattered -insignificant
Age structure Over mature

Other trees
Extent None
Age structure N/A

Patch survival
Extent Relic
Mgmt Intensive

Ecological corridors
Condition Declining

Intensity of use
Impact High

Pattern
Settlement pattern -
Other built features Farm buildings
Presence of water -
Scale Medium with some small pockets of pasture

Sense of enclosure Open
Diversity Simple

Skyline

Prominent on the higher ground to the north of the zone.

Key views

Views are of a medium to large scale landscape of mixed farming and are very open in nature. The tower of St. John the Baptist's Church forms a landmark feature. Traffic on the M69 is a detractor.

Intervisibility

Site observation High

Tranquillity

Noise sources: Traffic on M69

Urban views: M69

Presence of people: Infrequent

Tranquillity rating: High / medium (medium nearer M69)

Functional relationship

The zone forms part of the wider farmed landscape. The PRoW and stream course link to the wider area.

Visual relationship

Views relate to the adjacent areas, but tend to be slightly less open as the ground drops towards the river corridor.

Settlement edge

N/A

Key receptors

PRoW users

Road users

Sensitivity

High

Medium

Zone: WV_03

Settlement: Wolvey

Parish: Wolvey

Site description

This zone is a small scale, framed, pastoral landscape which rises up from the river corridor to the north. Rising ground towards the settlement edge forms a locally prominent skyline when viewed from the river corridor. Hedge lines are generally good, but becoming gappy in places. Tree cover is insignificant and of mixed age and is restricted to hedgerows only. Hedgerow management is mixed. There is one abrupt edge to the settlement, but the overall impression is of entering into a rural landscape which connects with the wider countryside.

Potential for housing development

High sensitivity

Development is inappropriate in this zone because of the strong rural character, locally prominent skyline and connectivity to the wider farmland. The small scale, pastoral setting is closely associated with village settlements within and around the edge of the open plateau landscape. It also abuts a potential Local Wildlife Site to the west.

Therefore application site S16050 is inappropriate for development.

Policy suggestions

Gap up existing hedgerows with native species and include hedge trees.

Landscape characteristics

(DESK TOP)

LDU Level	High Cross Plateau – VILLAGE FARMLANDS
Physiographic	
Ground type	Wet claylands
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood **YES**

Characteristics

Landform River corridor
Land use Pastoral

Field boundaries (FIELD SURVEY)
Type Hedgerows
Species Thorn
Condition Good - redundant
Mgmt traditional

Hedge /stream trees
Extent Scattered
Age structure Over mature

Other trees
Extent Apparent
Age structure Mixed

Patch survival
Extent Relic
Mgmt Traditional

Ecological corridors
Condition Declining

Intensity of use
Impact Moderate

Pattern
Settlement pattern -
Other built features -
Presence of water River Anker / possible field pond
Scale Small

Sense of enclosure Enclosed
Diversity Diverse

Skyline

Rising ground towards the settlement edge forms a locally prominent skyline when viewed from the river corridor.

Key views

Views are of a small scale, predominantly pastoral landscape, often framed by landform and trees outside the zone itself. The lack of hedgerow trees increases the sense of scale.

Intervisibility

Site observation Medium / high

Tranquillity

Noise sources: Some traffic noise from M69
Urban views: Glimpsed views of M69 and pylons beyond the zone
Presence of people: Infrequent
Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. The PRoW also links to the wider area.

Visual relationship

A rural landscape which connects with the wider countryside.

Settlement edge

This is a modern, hard edge.

Key receptors

PRoW users
Urban residents
Road users

Sensitivity

High
High
Low

Zone: WV_04

Settlement: Wolvey

Parish: Wolvey

Site description

This zone comprises small scale pastoral farmland that lies within the floodplain to the River Anker and includes two trout fishing pools with a small informal area for parking. It is an enclosed landscape with scattered trees along the river corridor. The condition of internal hedgerows varies from relatively intact internal hedgerows to very gappy permitting glimpsed views into adjacent fields. Views across the length of the zone are not possible; a small block of woodland separates the pools and there is linear tree / scrub along the road frontage.

Potential for housing development

High sensitivity

The small scale, rural character of the zone, and the river corridor with its associated flood zone, make this zone inappropriate for development.

Therefore S14/019 would be inappropriate for development.

Policy suggestions

Reinstate hedgerows.

Landscape characteristics

(DESK TOP)

LDU Level	High Cross Plateau – VILLAGE FARMLANDS
Physiographic	
Ground type	Wet claylands
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: **Potential**, Warks Wildlife Trust Reserves

Historic /archaeology

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

Other **Medieval / post-medieval dam**

Flood **YES**

Characteristics

Landform River corridor

Land use Pastoral

Field boundaries	(FIELD SURVEY)
Type	Hedgerows
Species	Thorn
Condition	Relic
Mgmt	N/A

Hedge /stream trees	
Extent	Scattered
Age structure	Over mature

Other trees	
Extent	Apparent
Age structure	Mixed

Patch survival	
Extent	Relic
Mgmt	Traditional

Ecological corridors	
Condition	Declining

Intensity of use	
Impact	Moderate

Pattern	
Settlement pattern	-
Other built features	-
Presence of water	River Anker
Scale	Small
Sense of enclosure	Enclosed
Diversity	Diverse

Skyline

-

Key views

Views are of a small scale pastoral landscape along the River Anker corridor and are very rural in character. Views are contained by trees, both within and beyond the zone, and rising landform to the north in zone WV_02.

Intervisibility

Site observation	Low
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Tranquillity

Noise sources: Background noise of traffic on M69

Urban views: -

Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The fields of pasture relate to the wider farmed landscape although they are different in scale. The River Anker and PRow also link to the wider area.

Visual relationship

The small scale pastoral character of the zone contrasts with the wider, more open views of adjacent zones.

Settlement edge

N/A

Key receptors

PRow

Sensitivity

High

Zone: WV_05

Settlement: Wolvey

Parish: Wolvey

Site description

This zone comprises small to medium scale mixed farmland on undulating ground, with a small block of mixed woodland in the northern part of the zone. It includes a farm and a small number of properties set within large grounds. It is a framed landscape with outgrown hedges along the high hedge banks adjacent to the B4019 Temple Hill road, which provides a degree of enclosure. North of the hedge banks the roadside hedgerow is trimmed but with infrequent hedge trees. The condition of internal hedgerows varies from relatively intact field hedgerows bordering onto ornamental shrub or conifer hedges to very gappy permitting views into adjacent fields. The tower of St. John the Baptist's Church (a grade II* listed building) is a landmark feature in views from the public right of way.

Potential for housing development

High sensitivity

This zone has high sensitivity due to views of the church in a rural setting and a locally prominent skyline. It is on higher ground and is very visible. It also functions as a green corridor along the River Anker which forms part of the setting to the village. The zone is also detached from the settlement edge. Therefore development is inappropriate in this zone.

Policy suggestions

Increase number of roadside trees especially in the northern part of the zone.

Landscape characteristics

(DESK TOP)

LDU Level	High Cross Plateau – VILLAGE FARMLANDS
Physiographic	
Ground type	Wet claylands
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Other Possible settlement earthworks

Flood **YES**

Intervisibility

Site observation Medium

Views are often contained by vegetation, but there are views into adjacent zones.

Tranquillity

Noise sources: Traffic near the B4065, but quiet away from it.

Urban views: Filtered views of settlement edge; some traffic

Presence of people: Infrequent

Tranquillity rating: Medium

Functional relationship

The zone relates to the wider farmed landscape. The PRoW links to the wider area.

Visual relationship

The pastoral character of the zone relates to the surrounding area and forms part of a green corridor along the river which provides a setting to the village.

Settlement edge

N/A

Key receptors

PRoW users

Rural residents

Road users

Sensitivity

High

High

Low

Zone: WV_06

Settlement: Wolvey

Parish: Wolvey

Site description

This zone comprises medium scale pastoral farmland on rolling landform. It is a framed landscape with trimmed hedges containing dense to scattered hedge trees, which provides a degree of enclosure. Roadside hedgerows are in good condition, but with fewer trees, whereas some of the internal hedgerows are more gappy, but contain more trees. Bracken is common within the roadside verge and indicates former heathland. There are some distant views from the higher ground in the north of the zone.

Potential for housing development

High sensitivity

This zone lies on higher ground which connects with the wider farmed landscape and is detached from the settlement, therefore development is inappropriate.

Policy suggestions

Gap up hedgerows and include new hedgerow trees to ensure continuity of tree cover within the zone, whilst respecting the long distance views.

Landscape characteristics

(DESK TOP)

LDU Level	High Cross Plateau – OPEN PLATEAU
Physiographic	
Ground type	Wet claylands
Landcover	Pastoral farmlands
Settlement pattern	Villages and tenant farms
Cultural sensitivity	Low
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other

Flood -

Characteristics

Landform Glacial lowlands

Land use Mixed farming

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Thorn
Condition Good - poor
Mgmt Trimmed

Hedge /stream trees

Extent Dense - scattered
Age structure Over mature

Other trees

Extent Insignificant
Age structure N/A

Patch survival

Extent Localised
Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern N/A
Other built features N/A
Presence of water -
Scale Medium

Sense of enclosure Framed
Diversity Simple

Skyline

Locally prominent looking towards Cloudesley Bush Lane as the ground rises.

Key views

Views are of a medium scale pastoral landscape and are broken up by hedgerow and roadside trees, which means they are not as open as other areas of the Open Plateau landscape type.

Intervisibility

Site observation High / medium

The zone lies on higher ground and is therefore quite visible. There are some distant views towards the south from Cloudesley Bush Lane.

Tranquillity

Noise sources: Some traffic
Urban views: Scattered properties in Wolvey Heath
Presence of people: Infrequent

Tranquillity rating: High

Functional relationship

The zone functions as part of the wider farmed landscape. PRowS and roads also link to the wider area.

Visual relationship

Visually the zone relates to the surrounding farmland, although is not as large scale or open as the area beyond the zone to the north-east.

Settlement edge

Individual properties within Wolvey Heath are visible, but do not constitute a hard urban edge.

Key receptors

PRow users
Road users

Sensitivity

High
Medium

Zone: WV_07

Settlement: Wolvey

Parish: Wolvey

Site description

This zone comprises small to medium scale pastoral farmland on undulating ground. It includes a number of roadside residential properties off the main Leicester Road and the hamlet of Wolvey Heath. It is a framed to open landscape with a clear separation between the village of Wolvey and the hamlet of Wolvey Heath. Management of roadside hedgerows is mixed with dense tree cover along the hedgebank to Temple Hill, but infrequent over mature hedgerow trees surviving along the Leicester Road. Roadside hedgerows along Leicester Road range from relic, with fenced sections, to outgrown to trimmed garden boundaries. Internally hedgerows are becoming gappy and at least one hedgeline has been lost.

Potential for housing development

High sensitivity

In order to retain the separate identity of Wolvey Heath no further development should take place within this zone.

Policy suggestions

Gap up and reinstate lost hedgerows.

Landscape characteristics

(DESK TOP)

LDU Level	High Cross Plateau – VILLAGE FARMLANDS
Physiographic	
Ground type	Wet claylands
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Glacial lowlands

Land use Pastoral

Field boundaries	(FIELD SURVEY)
Type	Hedgerows
Species	Thorn
Condition	Poor - redundant
Mgmt	Mixed

Hedge /stream trees	
Extent	Scattered - infrequent
Age structure	Over mature

Other trees	
Extent	-
Age structure	-

Patch survival	
Extent	Relic
Mgmt	Traditional

Ecological corridors	
Condition	Declining

Intensity of use	
Impact	Moderate

Pattern	
Settlement pattern	Linear / clustered residential development
Other built features	-
Presence of water	Pond
Scale	Small – medium
Sense of enclosure	Framed - open
Diversity	Simple

Skyline

Rising ground gives rise to a prominent skyline in the western part of the zone.

Key views

Views are of a small scale pastoral farmland and are framed to open in nature.

Intervisibility

Site observation high / medium

The western part of the zone is on higher ground and is therefore more visible. There are distant views from here to the south and east.

Tranquillity

Noise sources: Some traffic noise
Urban views: Properties along Leicester Road and within Wolvey Heath
Presence of people: Infrequent

Tranquillity rating: High - medium

Functional relationship

The zone forms part of the wider farmed landscape. Roads also provide links to the wider area.

Visual relationship

The zone relates visually to the wider farmland.

Settlement edge

A row of houses on the Leicester Road and individual properties in Wolvey Heath are visible but do not constitute a continuous settlement edge.

Key receptors

Rural residents
Road users

Sensitivity

High
Medium

Zone: WV_08

Settlement: Wolvey

Parish: Wolvey

Site description

This zone comprises small to medium scale mixed farmland on undulating ground although a significant portion is already developed for commercial use (Galliford Try) and includes formal landscaped grounds to the road frontage with a number of mature trees. The zone also contains a row of listed cottages with an intimate pocket of pasture that contributes to part of their setting. This pasture is also a potential wildlife site. It is a framed landscape with a mix of trimmed and outgrown roadside hedgerows and infrequent over-mature hedgerow trees. The condition of internal hedgerows declines the further you move away from the main road with fenced or open boundaries replacing hedges. However, there is some evidence of hedgerow reinstatement. The existing field pattern separates the village of Wolvey from the hamlet of Wolvey Heath and this should be safeguarded.

Potential for housing development

High and medium sensitivity

Application site S16039 could be developed for housing providing this is limited to the existing developed site currently occupied by Galliford Try. Great care must be taken to ensure that views from the listed cottages and their setting are not detrimentally affected by the development. Development should not extend any further north than the application site to maintain the physical separation between Wolvey village and Wolvey Heath. The remainder of the zone has high sensitivity to development due to high ground, prominent skyline and proximity to the river corridor in WV_09.

Policy suggestions

Reinstate / gap up hedgerows.

Landscape characteristics

(DESK TOP)

LDU Level	High Cross Plateau – VILLAGE FARMLANDS
Physiographic	
Ground type	Wet claylands
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites: **Potential**, Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area SAMS Historic Parks / Gdns Listed Blds **YES** Registered Battlefield

Other -
Flood -

Characteristics

Landform Glacial lowlands
Land use Mixed farmland

Field boundaries (FIELD SURVEY)
Type Hedgerows
Species Thorn
Condition Good - redundant
Mgmt Mixed

Hedge /stream trees
Extent Scattered - infrequent
Age structure Over mature

Other trees
Extent -
Age structure -

Patch survival
Extent Relic
Mgmt Traditional

Ecological corridors
Condition Declining

Intensity of use
Impact Moderate

Pattern
Settlement pattern Linear / clustered residential development
Other built features Commercial premises of Galliford Try
Presence of water Stream
Scale Small – medium (including one pocket of intimate)

Sense of enclosure Framed - open
Diversity Simple

Skyline

Rising ground in the eastern part of the zone gives rise to locally prominent skylines.

Key views

Views are of a medium scale mixed farming landscape. The commercial premises of Galliford Try, with its office buildings, car park, ornamental planting and manicured grounds

is an urbanising influence on an otherwise rural area. The tower of St. John the Baptist Church is a landmark feature in views.

Intervisibility

Site observation Medium / high

Distant views are often restricted by landform.

Tranquillity

Noise sources: Some traffic
Urban views: Commercial premises, car park etc.
Presence of people: Infrequent

Tranquillity rating: Medium

Functional relationship

The farmland within the zone relates to the wider farmed landscape. PRowS and the road also link to the wider area.

Visual relationship

The farmland relates visually to the adjacent farmed areas, whereas the commercial premises relate more to the settlement.

Settlement edge

Properties along Mill Lane are visible but do not constitute an urban edge.

Key receptors

PRow users
Road users
Rural residents
Workers at Galliford Try

Sensitivity

High
Medium
High
Low

Zone: WV_09

Settlement: Wolvey

Parish: Wolvey

Site description

This zone comprises a very rural, small scale, pastoral landscape within the River Anker corridor. It includes rough grassland, reed beds and a recently created community wetland reserve which is a Local Wildlife Site. This part of the zone forms a setting to the village, with views of the church (a grade II* listed building) on higher ground to the south. Views are mainly framed to enclosed, but open out towards the eastern end of the zone. Roadside hedgerows are very gappy, but trimmed, with infrequent over mature hedgerow trees. The condition of internal hedgerows declines the further you move away from the main road with fenced or open boundaries replacing hedges. Tree cover within the western part of the zone is in scattered groups, but decreases to insignificant at the eastern end.

Potential for housing development

High sensitivity

This zone would be inappropriate for development due to its small scale, rural character, the river corridor with its associated flood zone, important views of the church in a rural setting, Local Wildlife Site and its landscape diversity.

Policy suggestions

Reinstate / gap up hedgerows and increase tree cover within the eastern portion of the zone.

Landscape characteristics

(DESK TOP)

LDU Level	High Cross Plateau – VILLAGE FARMLANDS
Physiographic	
Ground type	Wet claylands
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood **YES**

Characteristics

Landform Glacial lowlands
Land use Pastoral

Field boundaries (FIELD SURVEY)
Type Hedgerows
Species Thorn
Condition Poor - redundant
Mgmt Mixed

Hedge /stream trees
Extent Scattered - infrequent
Age structure Over mature

Other trees
Extent Apparent
Age structure Mixed age

Patch survival
Extent Relic
Mgmt Traditional

Ecological corridors
Condition Declining

Intensity of use
Impact Moderate

Pattern
Settlement pattern -
Other built features Linear / clustered residential development
Presence of water Stream
Scale Small

Sense of enclosure Enclosed / framed / open
Diversity Diverse

Skyline

-

Key views

Views are of a small scale pastoral landscape, including reed beds, rough grass and a community wetland reserve. The tower of St. John the Baptist Church forms a landmark feature. The commercial premises of Galliford Try, with its associated car park and non-native planting, are a detractor in views into WV_08. Views are enclosed by trees and rising landform on either side of the zone.

Intervisibility

Site observation Low

Views are limited to the areas immediately adjacent, although views open out towards the eastern end of the zone.

Tranquillity

Noise sources: Traffic

Urban views: Commercial premises, car park etc.; row of houses on
Leicester Road

Presence of people: Infrequent (more frequent in community wetland area)

Tranquillity rating: Medium at western end, high towards eastern end

Functional relationship

The zone comprises the river corridor and relates to the river corridor in zone WV_04 and beyond. PRoWs also link to the wider area.

Visual relationship

Settlement edge

N/A

Key receptors

PRoW users

Users of the community wetland (boardwalks & paths)

Road users

Sensitivity

High

High

Medium

Zone: WV_10

Settlement: Wolvey

Parish: Wolvey

Site description

This zone comprises small to medium scale pastoral farmland on undulating ground on the south eastern edge of the settlement. It contains small pockets of farmland nestled between new and refurbished development of clustered residential properties that include barn conversions along a narrow winding rural lane. The farm and its barn conversions still read as a separate unit from the settlement however this is only achieved by the retention of the remaining field which lies adjacent to the village cemetery. While some fields are still managed as farmland others simply read as part of the grounds to these properties. Ornamental garden hedges, trees and fencing abut remaining field boundaries and where field hedges survive their condition is very variable ranging from good to relic. It is an open to framed landscape with trimmed roadside hedgerows and grass verges flanking each side of the lane. Hedge trees are scattered along the river corridor but infrequent elsewhere.

Potential for housing development

High- medium sensitivity

The zone could accommodate a very small amount of development to the west of Wolds Lane. The remainder of the zone is high sensitivity because of the higher ground and its openness and prominent skyline. Wolvey House Farm and the White House should retain their detachment from the settlement.

Therefore application site S14/033 could be developed within the existing field boundaries, which should be retained. However, development is not appropriate in application site S16005 as this will help to create a continuous line of development along Wolds Lane.

Policy suggestions

Conserve and protect the rural qualities of Wolds Lane.

Landscape characteristics

(DESK TOP)

LDU Level	High Cross Plateau – VILLAGE FARMLANDS
Physiographic	
Ground type	Wet claylands
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Characteristics

Landform Glacial lowlands
Land use Pastoral

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Thorn
Condition Good - relic
Mgmt Trimmed

Hedge /stream trees

Extent Scattered - infrequent
Age structure Over mature

Other trees

Extent -
Age structure -

Patch survival

Extent Relic
Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern Ribbon development
Other built features Farmsteads
Presence of water River corridor
Scale Small – medium

Sense of enclosure Framed - open
Diversity Simple

Skyline

The ground rises in this zone, giving rise to locally prominent skylines around the cemetery and settlement edge to the west of the zone.

Zone: WV_11

Settlement: Wolvey

Parish: Wolvey

Site description

This zone comprises a small pocket of pastoral farmland to the south of the settlement. It is relatively enclosed by a roadside hedgerow which is in a good condition although there are no hedge trees. From the roadside it is possible to see a backdrop of mature scattered trees within the hedgerow boundary on the eastern boundary of the zone. Ornamental garden trees are also visible just beyond this hedgeline. The zone also includes the adjacent farm building and the immediate land around it. The farm still reads as a separate unit from the settlement however this is only achieved by the retention of the remaining field of pasture.

Potential for housing development

Medium sensitivity

This is a single enclosed field that currently sits on the edge of the village and to a degree is already detached from the wider farmland. Therefore application site S14/011 could be developed. In accordance with the Warwickshire Landscapes Guidelines the roadside hedge and field hedge with mature trees should be retained.

Policy suggestions

N/A

Landscape characteristics

(DESK TOP)

LDU Level	High Cross Plateau – VILLAGE FARMLANDS
Physiographic	
Ground type	Wet claylands
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Glacial lowlands

Land use Pastoral

Field boundaries	(FIELD SURVEY)
Type	Hedgerows
Species	Thorn
Condition	Good
Mgmt	Trimmed

Hedge /stream trees	
Extent	Scattered - infrequent
Age structure	Over mature

Other trees	
Extent	-
Age structure	-

Patch survival	
Extent	Relic
Mgmt	Traditional

Ecological corridors	
Condition	Declining

Intensity of use	
Impact	Low

Pattern	
Settlement pattern	-
Other built features	Farm building
Presence of water	-
Scale	Small
Sense of enclosure	Enclosed
Diversity	Simple

Skyline

-

Key views

Views are of a single small field of pasture and farm buildings.

Intervisibility

Site observation	Low
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Tranquillity

Noise sources:	Traffic
Urban views:	Settlement edge
Presence of people:	Infrequent
Tranquillity rating:	Medium

Functional relationship

The zone already has a degree of detachment from the wider farmland.

Visual relationship

The zone is almost completely enclosed and self-contained.

Settlement edge

The settlement edge, including gardens, is on three sides of this zone, with the fourth side being adjacent to a large farm building.

Key receptors

Urban residents

Road users

Sensitivity

High

Low

Zone: WV_12

Settlement: Wolvey

Parish: Wolvey

Site description

This zone comprises medium to large scale open arable farmland on gently rolling terrain to the south of the settlement. While roadside hedgerows are relatively intact with scattered mature hedge trees the internal field pattern has been severely weakened with the loss of vegetation along the stream course and lost sections of hedgerow identifiable through surviving field trees. Further to the south is a camping and caravan park but this area was not surveyed as it lies a distance from the settlement edge.

Potential for housing development

High sensitivity

This zone forms part of the Dunsmore Open Plateau and, as such, sits on higher ground and is very open with wide views. Therefore this zone is inappropriate for development as it would be highly visible.

Policy suggestions

Increase hedgerow trees and reinstate a vegetated corridor along the water course.

Landscape characteristics

(DESK TOP)

LDU Level	High Cross Plateau – OPEN PLATEAU
Physiographic	
Ground type	Wet claylands
Landcover	Arable farmlands
Settlement pattern	Villages and tenant farms
Cultural sensitivity	Low
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Glacial lowlands

Land use Mixed

Field boundaries	(FIELD SURVEY)
Type	Hedgerows
Species	Thorn
Condition	Good - relic
Mgmt	Trimmed

Hedge /stream trees	
Extent	Scattered - infrequent
Age structure	Over mature

Other trees	
Extent	-
Age structure	-

Patch survival	
Extent	Relic
Mgmt	Intensive

Ecological corridors	
Condition	Declining - fragmented

Intensity of use	
Impact	High

Pattern	
Settlement pattern	-
Other built features	Camping / caravan park
Presence of water	Wet ditches
Scale	Medium - large
Sense of enclosure	Open
Diversity	Simple

Skyline

The higher ground gives rise to a prominent skyline in places.

Key views

Views are of a large scale arable landscape and are very open in nature.

Intervisibility

Site observation	High
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The zone is widely visible from nearby areas and there are distant views to the north-east / east.

Tranquillity

Noise sources:	Traffic (near road)
Urban views:	Hard settlement edge
Presence of people:	Infrequent
Tranquillity rating:	High / medium

Functional relationship

The zone forms part of the wider farmed landscape. A PRow and stream course provide links to the wider area.

Visual relationship

The zone relates visually to the surrounding farmland.

Settlement edge

This is a modern, hard edge.

Key receptors

PRow users
Road users
Camping / caravan site

Sensitivity

High
Medium
High

Zone: WV_13

Settlement: Wolvey

Parish: Wolvey

Site description

This zone comprises large scale open arable farmland on rolling terrain to the south of the settlement between a fishery and school playing fields and is characterised by wide views. Roadside hedgerows vary in their condition from relatively intact along the Coventry Road with some scattered hedge trees to outgrown along the Bulkington Road. Tree cover tends to be restricted to occasional field trees, within the hedge lines and as screen planting to the fishery and its associated car park, creating an open landscape. There is a hard, modern settlement edge that is visible from the Coventry Road, along with the fencing and flood lights on the eastern edge of the sports ground.

Potential for housing development

High and medium sensitivity

The zone could accommodate some development in the north-eastern part, between the sports ground and the Coventry Road. Development should be designed sensitively, with a landscape buffer, to ensure it improves the existing hard settlement edge off the Coventry Road and strengthens and enhances the southern approach to the village. Development is inappropriate in the remainder of the zone due to the openness of views, its visibility and the need to retain a green buffer between the settlement edge and fishery (potential Local Wildlife Site).

Therefore application site S16064 could be partially developed in accordance with the above constraints. Development should not extend further than the southern end of the sports ground.

Application site S16013 is not suitable for development due to its openness, high visibility and detachment from the existing settlement.

Policy suggestions

Any new development should be set within a landscape framework that includes tree cover to soften its impact in views from the south.

Landscape characteristics

(DESK TOP)

LDU Level	High Cross Plateau – OPEN PLATEAU
Physiographic	
Ground type	Wet claylands
Landcover	Arable farmlands
Settlement pattern	Villages and tenant farms
Cultural sensitivity	Low
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Glacial lowlands

Land use Arable

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Good - relic

Mgmt Trimmed

Hedge /stream trees

Extent Scattered - infrequent

Age structure Over mature

Other trees

Extent Tree screen to fishery, occasional field tree

Age structure Mixed / overmature

Patch survival

Extent Relic

Mgmt Intensive

Ecological corridors

Condition Declining - fragmented

Intensity of use

Impact High

Pattern

Settlement pattern -

Other built features -

Presence of water Stream course

Scale Large

Sense of enclosure Open

Diversity Simple

Skyline

-

Key views

Views are of a large scale arable landscape and are very open in nature. Glimpsed views of traffic on the M69 can be seen in the distance. The hard settlement edge abuts the zone and detracts from the otherwise rural nature of views.

Intervisibility

Site observation High

The zone is widely visible from nearby areas and there are more distant views to the south.

Tranquillity

Noise sources:	Traffic (near road)
Urban views:	Hard settlement edge
Presence of people:	Infrequent
Tranquillity rating:	High / Medium

Functional relationship

The zone forms part of the wider farmed landscape. A stream course provides a link to the wider area.

Visual relationship

The zone relates visually to the surrounding farmland.

Settlement edge

This is a modern, hard edge.

Key receptors

Road users
Urban residents

Sensitivity

Medium
High

Zone: WV_14

Settlement: Wolvey

Parish: Wolvey

Site description

This zone comprises a playing field, pavilion and children's play area and was dedicated under the Fields of Trust project. The zone is not managed as farmland and falls within an urban / amenity area. Its boundaries comprise outgrown hedge lines that help to screen the site, and a line of mature trees that provides a visual separation between the school boundary and the playing fields. Field pattern in this case is not applicable.

Potential for housing development

High sensitivity

This zone is not appropriate for development due to its function as a sports ground / community asset.

Policy suggestions

Maintain vegetated boundaries as these help to soften the fenced boundaries in views from the east.

Landscape characteristics

(DESK TOP)

LDU Level	High Cross Plateau – VILLAGE FARMLANDS
Physiographic	
Ground type	Wet claylands
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

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

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Glacial lowlands

Land use Open space

Field boundaries	(FIELD SURVEY)
Type	Outgrown hedge lines / trees
Species	Mixed
Condition	-
Mgmt	-

Hedge /stream trees	
Extent	-
Age structure	-

Other trees	
Extent	-
Age structure	-

Patch survival	
Extent	Relic
Mgmt	-

Ecological corridors	
Condition	-

Intensity of use	
Impact	-

Pattern	
Settlement pattern	School grounds
Other built features	Pavilion
Presence of water	-
Scale	n/a
Sense of enclosure	Framed
Diversity	Simple

Skyline

-

Key views

Views are small scale and comprise the playing field, pavilion and children’s play area. Trees surround most of the zone, allowing filtered views out.

Intervisibility

Site observation Medium / Low

The zone is visible from adjacent areas, but views are filtered by trees. There are some filtered views from the zone towards higher ground to the west.

Tranquillity

Noise sources: -
Urban views: Hard settlement edge
Presence of people: Frequent

Tranquillity rating: Medium / low

Functional relationship

The zone forms an important recreational facility for the adjacent settlement.

Visual relationship

Trees around the perimeter of the zone visually relate to the trees around the nearby fishing lakes.

Settlement edge

This is a modern, hard edge. A mixture of rear garden fences abuts the zone, giving an untidy appearance.

Key receptors

Urban residents
Users of recreation ground

Sensitivity

High
High