



Explanation of Landscape Recommendations for the Land in the vicinity of Callendar Farm, Nuneaton

March 2015

5043.001

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1 INTRODUCTION

- 1.1 TEP has been asked to provide further explanation to Nuneaton and Bedworth Borough Council (NBBC) on the landscape recommendations made by TEP as part of the Nuneaton and Bedworth Land Use Designations Study, for land in the vicinity of Callendar Farm on the northeast edge of Nuneaton.

Nuneaton and Bedworth Land Use Designations Study

- 1.2 The following outlines the work previously carried out by TEP between 2011 and 2012 for NBBC as part of a Land Use Designations Study.

Stage 1

Volume 1: Nuneaton and Bedworth Landscape Character Assessment (LCA)¹

- 1.3 The LCA of Nuneaton and Bedworth involved a review and update of the borough's existing landscape character assessments to ensure complete up to date coverage. The assessment focused on land outside the urban area on land covered by Green Belt, Area of Restraint or Countryside planning designations. The LCA provides important information to development control officers and developers in helping to assess and develop proposals which make a positive contribution to the local distinctiveness of an area.

Volume 2: Policy Recommendations²

- 1.4 This Volume of the Land Use Designations Study provided recommendations for the application of the Nuneaton and Bedworth Landscape Character Assessment in the emerging Local Development Framework. The study reviewed the integrity of existing designations to assess whether they were still needed and appropriate to be carried forward to the Local Development Framework.

Volume 3: Site Analysis and Selection³

- 1.5 TEP's Site Analysis and Selection report was prepared in conjunction with the LCA and was undertaken to identify the likely constraints to development on land at the settlement edges of Nuneaton and Bedworth which lies outside Green Belt, and included an assessment of the land against the purposes of Green Belt and consideration of the landscape's capacity to accommodate change. Constraints to development including ecological and archaeological designations were also reviewed.

¹ Stage 1, Volume 1: Nuneaton and Bedworth Landscape Character Assessment, August 2012 (TEP doc. ref. 2534.016 Version 4.0)

² Stage 1, Volume 2: Policy Recommendations, June 2011 (TEP doc. ref. 2534.015 Version 3.0)

³ Stage 1, Volume 3: Site Analysis and Selection, May 2011 (TEP doc. ref. 2534.017 Version 2.0)

Stage 2: Individual Site Assessment⁴

- 1.6 NBBC reviewed the findings of the Stage 1 work and identified a number of Potential Development Areas (PDAs) on land at the settlement edges for further consideration by TEP as part of the Stage 2: Individual Site Assessment.
- 1.7 These PDAs included a parcel of farmland adjacent to existing residential development at St Nicholas Park and between the A47 The Long Shoot and Higham Lane on the northeast edge of Nuneaton (PDA 1: St Nicholas Park). This parcel of land includes the farmstead at Callendar Farm.
- 1.8 As part of the Site Analysis and Selection study TEP considered the landscape and visual qualities of the PDAs within the context of the wider landscape. The study also assessed the PDAs' scope to accommodate mitigation, made a judgement in landscape terms of whether the site should be taken forward for development and if so, made landscape recommendations to guide possible future development.

⁴ Stage 2: Individual Site Assessment, February 2012 (TEP doc. ref. 2534.028 Version 3.0)

2 RELEVANT FINDINGS OF NUNEATON AND BEDWORTH LAND USE DESIGNATIONS STUDY

2.1 Stage 1

Volume 1: Nuneaton and Bedworth Landscape Character Assessment (LCA)

2.2 The farmland in the vicinity of Callendar Farm is in the eastern part of Landscape Character Area 2 (LCA 2) – Anker Valley Estate Farmlands. The key characteristics of this character area which are of particular relevance to consideration of the land in the vicinity of Callendar Farm are recorded in the LCA as follows:

Landform and hydrology

- Landform varies between 80m and 100m AOD gradually rising towards the northeast along the A5.
- Streams are frequent often flanked by narrow linear belts of riparian trees.
- *Land Use*
- Rural fringe landscape of arable and pasture fields with frequent glimpses of urban edges.
- Generally a rural landscape although busy roads such as the A5 and Weddington Road in combination with visible urban edges reduce the tranquil character.
- Fields are medium-sized and geometric reflecting later enclosure in the 18th and 19th century although older post-medieval enclosure is also present.
- Arable farming is more common away from settlement edges particularly in the northwest and southeastern parts of the character area.
- Fields are bounded by well-maintained hedgerows of mixed species including hawthorn, blackthorn and in places some hazel and holly where field hedgerows are older and more established.
- Ditches along field boundaries are common although often associated with hedgerows.
- Frequent hedgerow trees often seen as clusters of three or four trees.

Landscape Features (Trees, grassland and woodland)

- Linear woodland along the disused railway is prominent.
- Pockets of woodland along the River Anker and linear woodland along other streams are characteristic features.

Built Development

- Settlement edges and built form are frequent within this landscape however clusters of hedgerow trees and linear woodlands help to soften and break up the scale of built form in views.

- Some continuous lines of development visible are on 2 or 3 edges of farmland where hedgerows are lower and there are few hedgerow trees.
- Larger urban areas are on slightly lower ground within Nuneaton which reduces the prominence of built form in the landscape.
- Frequent isolated farmsteads throughout the landscape are linked by narrow hedged tracks. These are often on slightly higher ground than surrounding farmland.

Views

- Hedgerows are generally neatly managed. They are taller around pasture fields at Weddington elsewhere they are low in height enabling longer views across farmland
- Views across farmland are often interspersed with linear woodlands, the most prominent being along the disused railway.
- From higher ground at the A5 there are long views towards Nuneaton of small clusters of uniform rooflines within Nuneaton. The presence of woodlands and trees breaks up this pattern creating an impression of a series of clusters of settlements rather than one large conurbation.

Other features

- Roads are generally bordered by intact hedgerows and clusters of hedgerow trees.

2.3 The Nuneaton and Bedworth LCA's judgements on the landscape strength, condition and capacity of LCA 2 to accommodate change are set out below:

Landscape Strength

2.4 *This character area has a Moderate strength of character. The features are generally consistent across the landscape and contribute to a sense of place of a gently undulating lowland arable landscape. The character of the landscape extends beyond the borough to the north.*

Landscape Condition

2.5 *The landscape condition is considered to be Moderate. Features are generally well maintained and contribute to a positive visual impression within the landscape.*

Capacity to Accommodate Change

- 2.6 *This is a medium to large scale landscape which is typical of lowland agricultural vales close to settlement fringes. The key characteristics that need to be conserved include farmland contained by intact hedgerows and clusters of hedgerow trees, linear and copse woodlands and wooded streams.*
- 2.7 *Built development is often visible, however the larger conurbation of Nuneaton is on slightly lower ground which, in combination with woodlands, wooded streams and trees helps to break up and soften the settlement edges often making them appear as clustered large villages rather than a wider single conurbation. Any change which made urban development more prominent would have a negative effect on the rural character.*
- 2.8 *There is intervisibility between the settlement edge of Nuneaton around St Nicholas Park and Hinckley. Any new development, if not complemented with advanced and established planting, would be visible in the landscape and could reduce the sense of separation potentially resulting in the coalescence of the two settlements. This separation is already diminished as ribbon development along The Long Shoot extends up to the A5 to the edge of Hinckley. This creates the perception that the development is part of one settlement when travelling along this road and the A5 into Hinckley from the north.*
- 2.9 *The following sets out the landscape guidelines included under LCA 2, which are of relevance to the consideration of land in the vicinity of Callendar Farm:*

Landscape Guidelines

2.10 Landscape Features

- *Enhance the pattern and concentrations of hedgerow trees throughout the landscape particularly close to settlement fringes.*
- *Enhance and restore hedgerows through replanting with locally occurring species and re-laying where hedgerows have become over mature.*
- *Allow some hedgerows to establish to greater heights to improve the wooded structure to the landscape, particularly close to settlement fringes and around pastoral fields.*
- *Conserve existing hedgerows and hedgerow trees to reinforce field pattern within the landscape.*
- *Enhance the wetland character along streams integrating and change with existing wetlands and woodlands.*
- *Conserve and enhance linear and small copse woodland through management to ensure its longevity. Any replanting should use locally occurring species and encourage natural regeneration.*

- *New woodland planting should reflect the scale and form of existing woodland and field pattern and include linear woodland along streams and the disused railway and small copses and coverts.*
- *New woodland planting should use broad-leaved species particularly oak, ash and some birch.*
- *Enhance areas of wetland meadow and wetlands along stream edges through management and planting to reinforce the wetland character of the River Anker.*
- *Enhance the character of wooded streams and rivers through appropriate management and planting of new riparian woodland although this should avoid areas of wetland and riverside meadows.*

2.11 Built Form

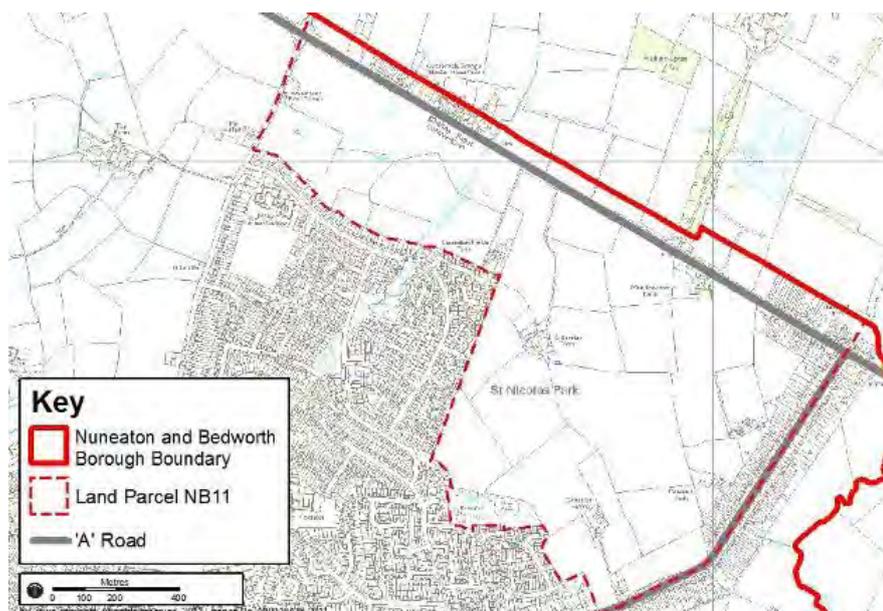
- *Enhance settlement fringes and integrate settlement expansion into the landscape through appropriate planting of small-scale woodlands and trees to reduce their prominence.*
- *Ensure any new development does not make urban edges more prominent within the landscape which would affect rural character.*
- *Ensure that the distinction between Hinckley and Nuneaton is retained through ensuring intervening farmland remains.*
- *Seek to reduce the intervisibility between Hinckley and Nuneaton through reinforcing woodland planting along the River Anker and railway.*
- *Retain rural character of farmsteads through maintaining views of open space and farmland. Any new agricultural buildings should be sited, designed and complemented with landscape proposals to blend new elements into the landscape.*

2.12 Other development/structures in the landscape

- *Ensure any new recreational facilities include hedgerow, hedgerow tree and small woodland copse planting and respect the field pattern to integrate into the landscape and ensure they do not urbanise the landscape.*

Volume 3: Site Analysis and Selection

- 2.13 The land in the vicinity of Callendar Farm was considered in the Stage 1 – Site Analysis and Selection as part of ‘NB11’. Parcel NB11 is defined by the A5 and the borough boundary to the north; ribbon development along the A47 Long Shoot to the east; the urban edge of Nuneaton to the south and Higham Lane to the west (see extracted plan below).



Plan taken from Volume 3: Site Analysis and Selection showing Parcel NB11

Green Belt Purposes

- 2.14 As part of the analysis of the conformance of land parcels with the purposes of Green Belt, parcel NB11 was not considered appropriate for Green Belt designation, but had a moderate conformance with Green Belt criteria by meeting three of the five purposes of Green Belt.
- 2.15 It was recorded that land within Parcel NB11 restricts sprawl from north of Nuneaton around St Nicolas Park and the parcel's designation as Countryside restricts the countryside from encroachment from the northern edge of Nuneaton. Land in all parcels contributes to urban regeneration by encouraging the recycling of derelict and other urban land. Also it was noted that whilst the land in Parcel NB11 does not contribute to the function of preventing neighbouring towns from merging into one another, a perception of Nuneaton and Hinckley being joined may occur if development was along the A5.

Landscape Character Capacity

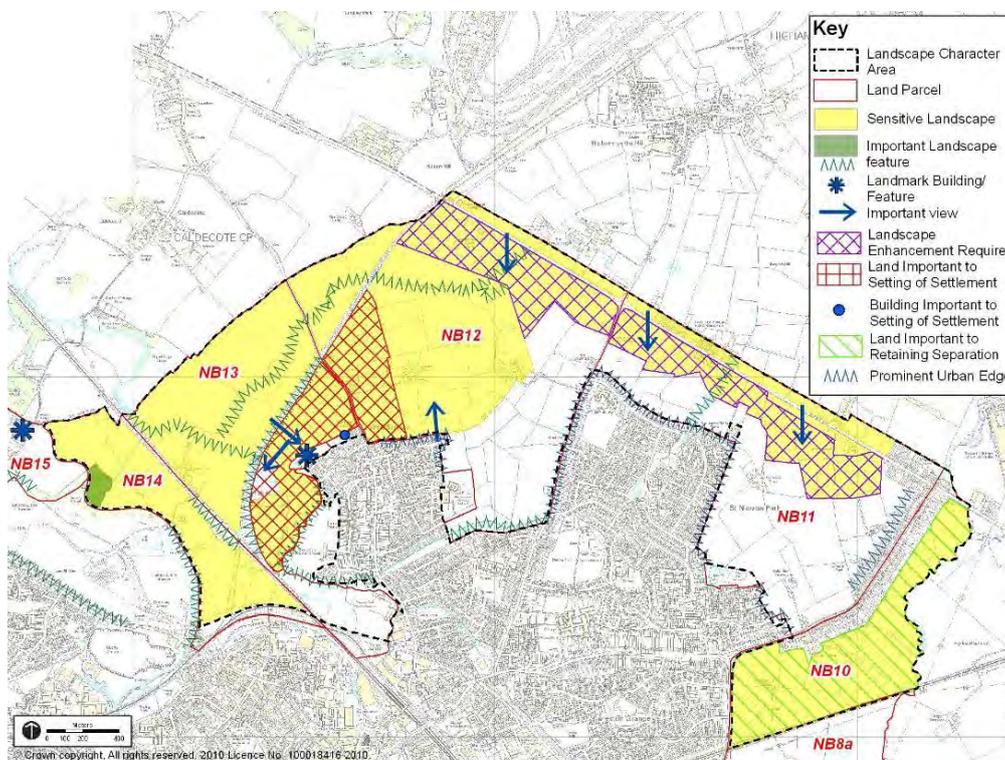
- 2.16 The landscape character capacity aspect of this study assessed Parcel NB11, along with other land parcels which formed part of LCA 2 - Anker Valley Estate Farmlands. Overall LCA 2 was considered to have a 'moderate' strength of character and landscape condition, and the landscape strategy for this character area is to enhance.
- 2.17 The judgement of the landscape capacity to accommodate development was that the *'key characteristics that need to be conserved included farmland contained by intact hedgerows and clusters of hedgerow trees, linear and copse woodlands and wooded streams. It is noted that built development is often visible, however the larger conurbation of Nuneaton is on slightly lower ground which, in combination with woodlands, wooded streams and trees helps to break up and soften the settlement*

edges often making them appear as clustered large villages rather than a wider single conurbation.'

2.18 As part of the judgement of the capacity and scope for development it is acknowledged that *'development would present an opportunity to reduce the prominence of urban edges. It would need to be accompanied by advanced and established landscape structure to retain the appearance of small clustered settlements rather than a large conurbation particularly in views from the A5. Land form partially helps to restrict views of Nuneaton which is on lower ground; care would need to be taken in design to avoid developing on the highest ground closest to the A5. Linear woodland is a characteristic in the landscape and could be used in mitigation proposals as screening to development.'*

2.19 The following diagrammatic plan was presented with the assessment of Landscape Character Capacity and highlights:

- *the importance of views from the A5;*
- *the extent of the landscape within LCA 2 which was considered sensitive;*
- *the area where it was considered that landscape enhancement is required (adjacent to the A5)*
- *the tree-lined Change Brook as an important landscape feature;*
- *and the prominent urban edges around St Nicholas Park and ribbon development along the A47 The Long Shoot.*



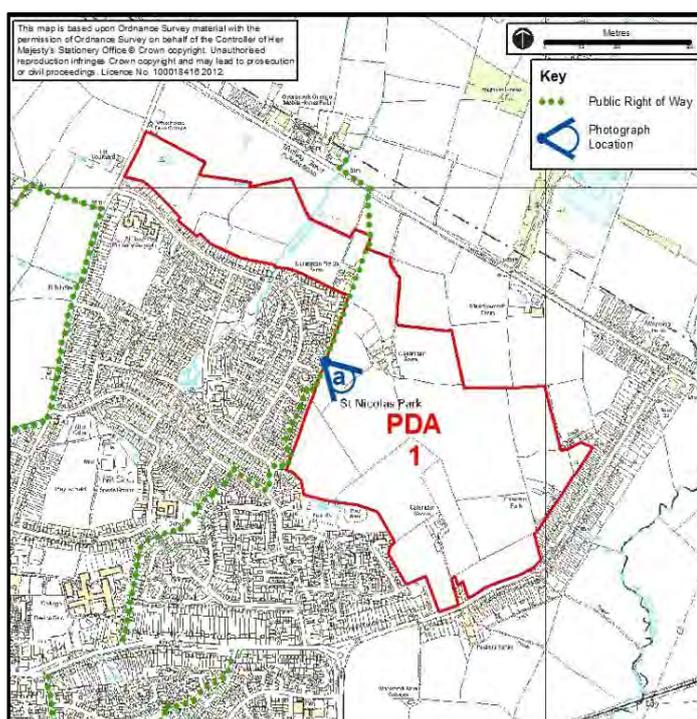
Plan taken from Volume 3: Site Analysis and Selection showing Parcel NB11 (together with other parcels in LCA 2 – Anker Valley Estate Farmlands) and information relating to Landscape Character Capacity

Constraint Analysis

- 2.20 The constraint analysis for NB11 included a section on landscape value and capacity which explains that *‘this area includes gently sloping to flat land with frequent views of urban fringes. Farmland is bordered by development on the eastern, western and southern boundaries which influences the rural character of the land. Land along the A5 is sensitive and would require landscape treatment of mitigation woodland and tree planting to prevent views of any urban edges as it could create the impression in combination with development at the Long Shoot of Hinckley extending further into the landscape than it does.’* This part of the study emphasises that *‘development should avoid the highest ground and be accompanied by an advanced and established landscape framework to ensure that development does not become more prominent in the landscape. Where visible development should appear as a cluster of smaller settlements.’*

Stage 2 : Individual Site Assessment

- 2.21 PDA 1: St Nicholas Park, which was considered in more detail as part of the Individual Site Assessment, included land in the vicinity of Callendar Farm, but did not extend as far as the A5, retaining a buffer of farmland between the A5 and any proposed future development within the PDA. The plan extracted from the Individual Site Assessment below shows the boundaries of the PDA assessed.



Plan showing location and extent of PDA 1 taken from the Individual Site Assessment report

Landscape Qualities

- 2.22 The assessment of the landscape qualities at PDA1 notes the absence of linear woodland blocks from this PDA. Attractive features of the PDA include the farmland

and farmsteads, which are generally in a moderate condition, although it is noted that in places hedgerows are less intact and some boundaries are devoid of hedgerow trees.

Visual Qualities

- 2.23 The description of visual qualities notes that PDA1 is particularly visible from the A5 and that whilst PDA1 does not form an unattractive setting to Nuneaton, there is scope to improve views of the settlement through greater vegetation screening to break-up views of the urban edge.

Landscape Capacity/Scope for Mitigation

- 2.24 The landscape capacity and scope for mitigation was judged to be moderate to high for this PDA. It was acknowledged that PDA 1 is already influenced by proximity to neighbouring residential development and is surrounded by roads and the PDA was assessed as having capacity for residential development. It was considered that there was scope to improve the existing urban edge by reinforcing hedgerows and hedgerow tree planting, which would be in-keeping with the existing landscape pattern. It was also considered that the landscape could accommodate the establishment of small linear woodlands to aid screening. The individual site assessment concluded that the farmland within PDA 1 contributes towards creating a pleasant setting to the northeastern edge of Nuneaton and so the retention of a farmland buffer along the A5 will be important.

Recommendations if the site is taken forward

- 2.25 The individual site assessment recommended that PDA 1 be taken forward to the Local Development Framework (LDF) for residential development and provided some additional guidance if the Council took the site forward. This guidance is set out below:
- *Retain and maximise the width of a 'farmland buffer' between PDA 1 and the A5.*
 - *Reduce the prominence of existing urban edges by retaining and reinforcing existing hedgerows and hedgerow trees to filter views of the new urban edge, offering glimpses of built form.*
 - *Ensure a sensitive treatment of the urban edge, with variation in built form to create an attractive, high quality settlement setting. This could be achieved through variation in building heights, house types and orientation of dwellings, to avoid a monotonous and straight-lined urban edge.*
 - *Retain the visual presence of farmsteads (Callendar Farm in particular) on the new urban edge in order to reflect the rural characteristics of the wider landscape character area.*
 - *Sensitively incorporate the existing public right of way and Change Brook within the open space network associated with the new development.*
 - *Look for opportunities to locate informal public open space at the edge of development, with new housing addressing green space, thus maximising the green buffer between the A5 and new built form.*

- *Consider an average density of 35 dwellings per hectare as appropriate for this PDA, with lower densities concentrated toward the new urban edge.*
- *Ensure buildings of maximum height of 3 storeys are sited toward the existing urban edge, with 1 to 2 storey dwellings at the edge of farmland.*
- *Use varied building materials which make reference to the local vernacular to break-up the mass of development in views. Generally, roof materials should be in recessive colours to help reduce the prominence of urban edges.*

3 FURTHER EXPLANATION OF TEP'S LANDSCAPE RECOMMENDATIONS

- 3.1 The following expands on TEP's previous landscape recommendations for future housing development on land in the vicinity of Callendar Farm.
- 3.2 There are two main purposes of TEP's recommendations. One is to minimise the adverse effect of any proposed development on landscape character. The other is to improve settlement setting through the sensitive design of proposed development, which preserves the valued characteristics of the local landscape found in this part of LCA 2 and incorporates landscape features characteristic of the local area to help new development fit into the landscape.
- 3.3 When considering settlement setting, TEP's recommendations have been influenced by views of the land in the vicinity of Callendar Farm as experienced from the A5. The A5 is the main road which connects with the M6 Toll, Tamworth and the M42 to the northwest and with the M69 and M1 to the southeast, and is an important approach into Nuneaton in these directions.

General nature of views from the A5

- 3.4 Overall the views from the section of the A5 between Atherstone in the west and the A5 junction with the A47 The Long Shoot (at the urban edge of Nuneaton), a distance of approximately 7.5km, are rural in character with very limited views of built form. There is a short section of ribbon development, which is detached from the northeast edge of Nuneaton, on the north side of the A5 between the junction with Higham Lane and Change Brook (see Photograph 1 below). This ribbon development consists of houses, with some industrial units and a car sales business.



Photograph 1: View from Higham Lane looking east toward residential ribbon development on the A5, between Higham Lane and Change Brook (photo taken November 2011)

- 3.5 The A5 meets the urban edge of Nuneaton at its junction with the A47 The Long Shoot. There is some residential ribbon development here either side of the A5 and along the A47 (see Photograph 2 below). The 'A5 Aquatics' business is detached from this urban edge and is approximately 0.2km to the west. Whilst in the past, the ribbon development at this junction was not necessarily clearly perceived as being part of Nuneaton, the approved outline planning applications for residential development on parcels of farmland west of the ribbon development on the A47 The Long Shoot, if implemented, will strengthen this perception.



Photograph 2: Ribbon development on A47 The Long Shoot (photo taken November 2011)

- 3.6 East of the A5 junction with the A47 The Long Shoot, there is development to the north of the A5 which is associated with the urban edge of Hinckley (rather than Nuneaton). Views from the section of the A5 between the junction with the A47 The Long Shoot and the junction with the M69 to the west, a distance of approximately 4.5km, are of open agricultural land to the south, with intermittent views of built development on the urban edge of Hinckley to the north, interspersed with some green space and vegetation screening.
- 3.7 The Land Use Designations Study carried out by TEP for NBBC highlighted the importance of maintaining the remaining and limited separation between Nuneaton and Hinckley. However, TEP considers that the development of land in the vicinity of Callendar Farm would encroach on or affect the perceived relationship between Nuneaton and Hinckley, provided that some farmland is retained between the A5 and Callendar Farm farmstead and the urban edge is sensitively designed to break-up the building mass and allow glimpsed views of clusters of built form.

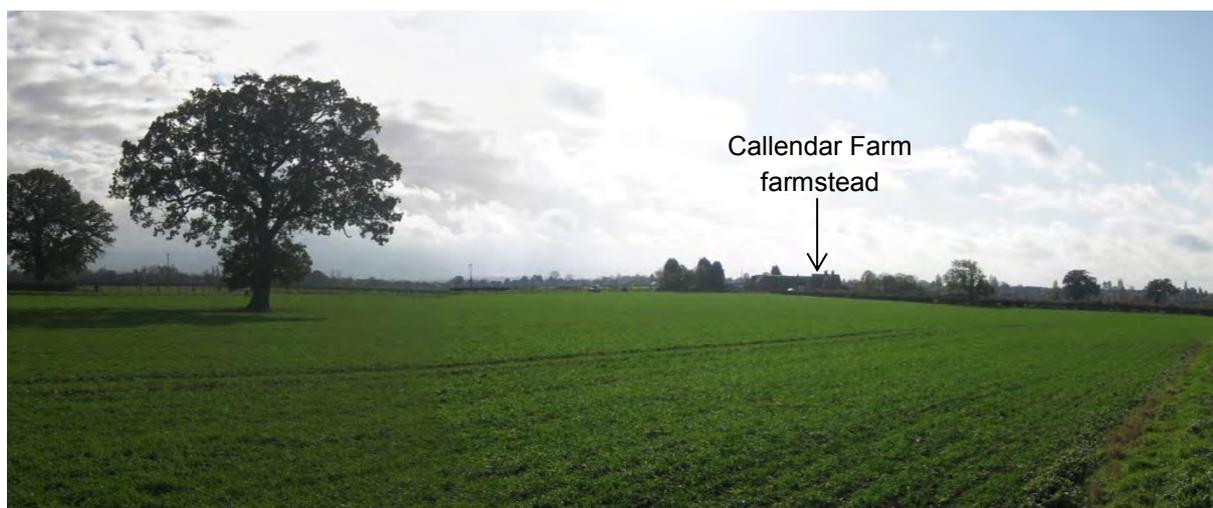
Views from the A5 adjacent to land in the vicinity of Callendar Farm

- 3.8 On the section of the A5 adjacent to the land in the vicinity of Callendar Farm there are pleasant views looking south across agricultural fields toward Callendar Farm farmstead, with the existing urban edge visible beyond (see Photographs 3 and 4 below).



Photographs 3 and 4: Views from lay-by on A5 adjacent to the land in the vicinity of Callendar Farm looking southeast (top) and southwest (bottom) across open agricultural fields toward the existing settlement edge (photos taken November 2011).

- 3.9 Generally well-maintained low hedgerows and occasional hedgerow and field trees in the distance combine with the regularly spaced oaks along the southern edge of the A5 to create the impression of a mature and intact agricultural landscape. The perceived openness of the agricultural landscape in this part of Nuneaton's settlement setting, is an important part of its visual qualities. The presence of Callendar Farm within the agricultural setting reinforces rural character and makes a positive contribution to settlement setting (see Photograph 5 below). On the short section of the A5 east of the 'A5 Aquatics', whilst the road is adjacent to agricultural land, views are less rural in nature and include residential ribbon development extending to the junction with the A47 The Long Shoot and the buildings and advertising hoarding at 'A5 Aquatics'.



Photograph 5: View from the Public Right of Way close to the A5 looking south toward the edge of Nuneaton with Callendar Farm farmstead in the middle distance (photo taken November 2011)

- 3.10 As noted in the previous assessments by TEP, the A5 is on slightly higher ground compared with the Nuneaton's existing northeast settlement edge and this reduces the prominence of the edge of Nuneaton in views, but still allows some views of a continuous built edge in this locality. Hedgerows and hedgerow trees in farmland help to break-up views of the urban edge in places, but during the Stage 2: Individual Site Assessment TEP considered that there was scope to improve the settlement edge by extending built development onto land in the vicinity of Callendar Farm. As noted in the Stage 1 part of the Land Use Designations Study whilst development presents an opportunity to reduce the prominence of urban edges, development should avoid the highest ground closest to the A5.
- 3.11 For the reasons given above, the individual site assessment for PDA1 (carried out as part of Stage 2 of the Land Use Designations Study) supported the extent of the northern development boundary put forward by NBBC, which respected the area of sensitive landscape identified during the Stage 1, Volume 3: Site Analysis and Selection. The Individual Site Assessment made recommendations that the farmland buffer between the A5 and new built development be maximised and that new development be designed to retain Callendar Farm's farmstead on the settlement edge in order to preserve and enhance local landscape character and settlement setting. If development were to extend into the fields adjacent to the A5, there would be a loss of farmland, which is a key characteristic of LCA 2, and the open rural farmland setting of this part of Nuneaton would also be lost.
- 3.12 This would be contrary to NBBC's current Local Plan (2006) and saved policy ENV3: Rural and Urban Countryside, which states that development will only be permitted *'if it would not harm the overall character and quality of the countryside'*. TEP's Stage 1, Volume 2: Policy Recommendations recommended that Policy ENV3 should not be carried forward within the LDF, but be replaced with a landscape character derived policy based on the guidance contained in the Stage 1 Landscape Character Assessment. The landscape guidelines on built form for LCA 2 include ensuring that *'any new development does not make urban edges more prominent within the*

landscape which would affect rural character’ and retaining the ‘rural character of farmsteads through maintaining views of open space and farmland.’

- 3.13 The key characteristics of LCA 2 – Anker Valley Farmlands noted the prominent linear woodland along the disused railway and that pockets of woodland along the River Anker and linear woodland along other streams are a feature of this local LCA. The disused railway and River Anker are further to the northwest and do not influence the local character in this part of LCA 2. There is a continuous line of trees associated with Change Brook which passes beneath the A5 in a north-south direction, to the west of the land in the vicinity of Callendar Farm. There is also some linear woodland and mature woodland blocks associated with the parkland at Higham Grange (currently Hijaz College), which is to the north of the A5 (and beyond NBBC’s boundary). However, the land in the vicinity of Callendar Farm is primarily characterised by open agricultural fields and their boundaries and does not contain any woodland or linear tree belts.
- 3.14 TEP’s recommendations during Stage 1 of the Land Use Designations Study did not preclude the appropriate use of small-scale woodland and tree planting, to reduce the prominence of new built development on the urban edges and create the impression of a cluster of settlements, rather than a continuous settlement edge. However in this particular location, the open nature of existing farmland and lack of linear woodland on land in the vicinity of Callendar Farm meant that during the Individual Site Assessment (at Stage 2) it was considered that the scope for woodland planting was limited. The assessment of PDA1’s landscape capacity and scope for mitigation, as part of the Stage 2: Individual Site Assessment suggests that the landscape could accommodate the establishment of small linear woodlands to aid screening. However, the specific recommendations listed for PDA1 focused on retention of a farmland buffer between PDA1 and the A5 in combination with the retention and strengthening hedgerows and hedgerow tree planting within and on the edge of new development to filter views of built development.

4 SUMMARY AND CONCLUSIONS

- 4.1 The individual site assessments were prepared for PDAs with reference to the preceding landscape character assessment, policy review and site analysis and selection work carried out by TEP. However at this stage the individual PDA's were assessed in greater detail to provide a recommendation as to whether land should be taken forward to the LDF for development and if so the recommendations for proposed development. The purpose of the recommendations was to ensure that adverse effects on landscape character were minimised and to improve settlement setting.
- 4.2 In considering settlement setting TEP took particular account of the views from the A5, as a key approach on the northeast edge of Nuneaton. A key feature of the local landscape character is the open and broadly flat farmland, with medium sized fields bound by hedgerows and with mature hedgerow trees, which surrounds Callendar Farm, and which is a key characteristic of the wider LCA 2. There are pleasant views of this open farmland from the A5.
- 4.3 A complete loss of open farmland between the edge of Nuneaton and the A5, including the loss of Callendar farmstead's connection with the wider agricultural landscape would have a particular adverse effect on local landscape character and would not improve settlement setting.