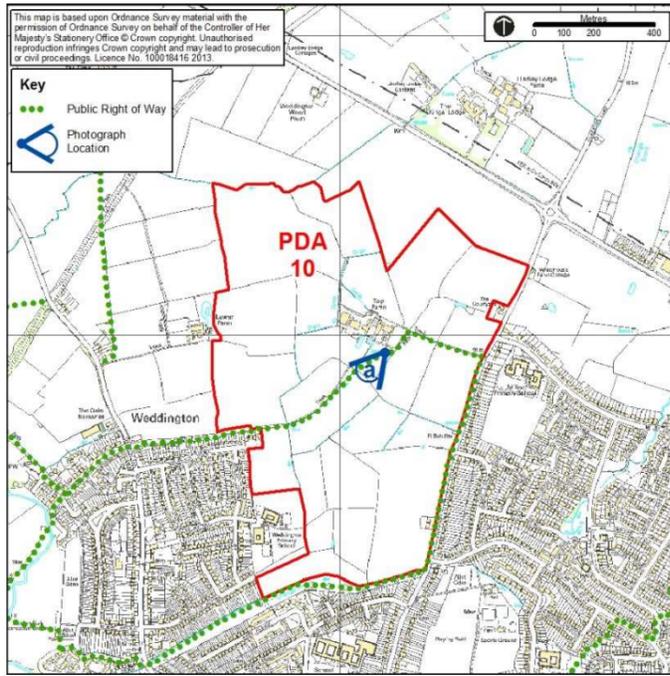

Addendum

Nuneaton and Bedworth Council commissioned TEP to carry out an assessment of PDA 10, north of Weddington, in February 2013 using the same method used to carry out assessments for PDAs 1 to 9. This additional assessment should be read in conjunction with the method provided in the Stage 2 assessment (document reference 2534.028 v3). Figures 1 and 2 which accompanied the report in February 2012 have been updated to include PDA 10.

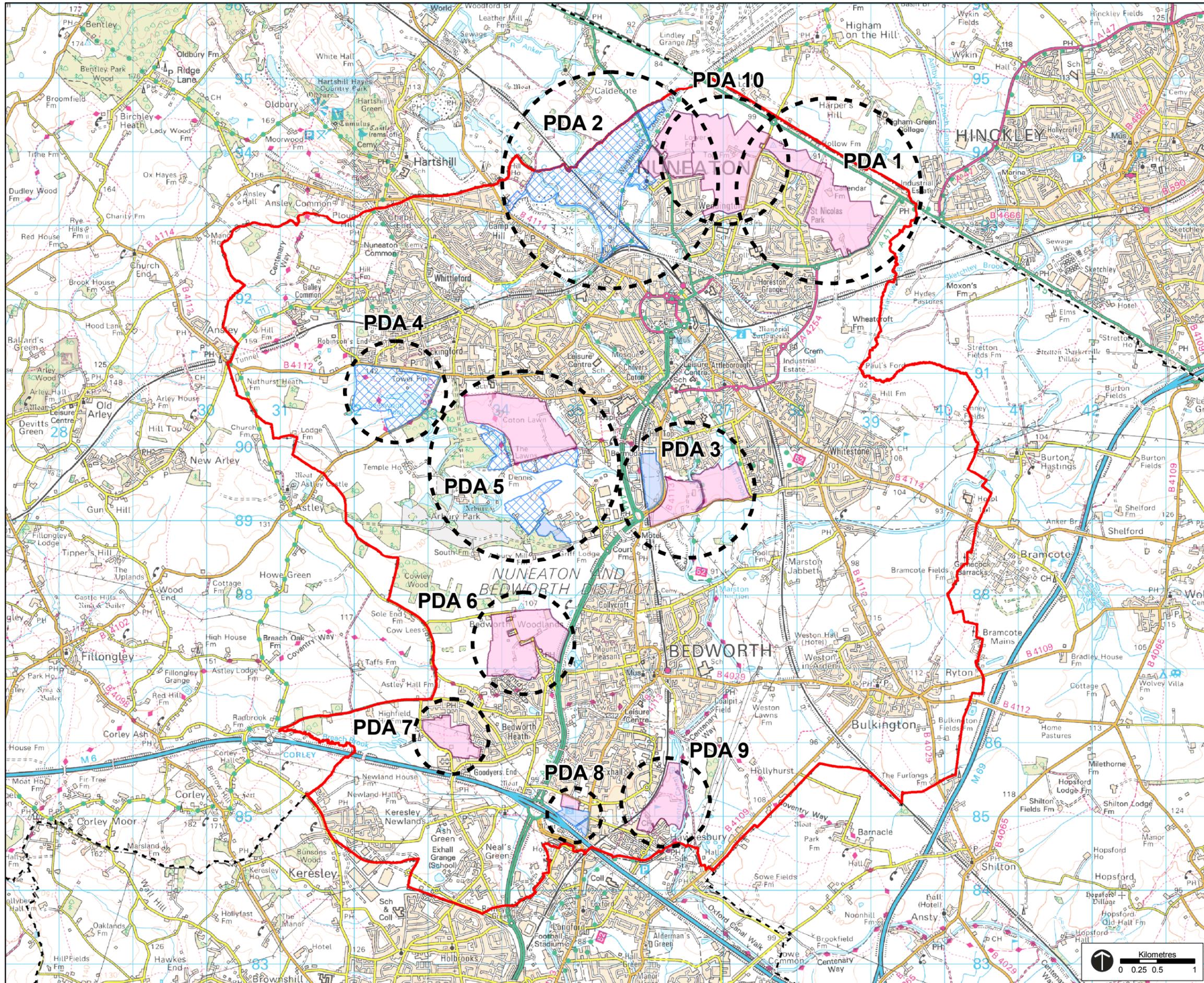


Element	Assessment
Key features of landscape character area	<p>PDA 10 falls within the southern part of Landscape Character Area 2- Anker Valley Estate Farmlands (See Fig 1.0 in drawings section)</p> <p>Key features of relevance to PDA 10 include:</p> <ul style="list-style-type: none"> • Rural fringe 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. • Pasture is concentrated around Weddington where the field pattern is slightly smaller. • Some continuous lines of development visible on 2 or 3 edges of farmland where hedgerows are lower and there are few hedgerow trees • Larger urban edges are on slightly lower ground within Nuneaton which reduces the prominence of built form in the landscape. • Properties are a mixture of modern semi-detached properties. • There is no overriding building style or materials, although properties are a mix of red brick. • Properties generally combine to form a uniform roofline. Rising roofline present along Higham Lane. • From higher ground at the A5 there are long views towards 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.
Site description	<p>PDA 10 lies to the north of Weddington at the northern edge of Nuneaton. The site is to the north of Change Brook and is bordered by Higham Lane to the east, residential development, Weddington Primary School and fields and Lower Farm (which form part of PDA 2C) to the west. To the north the parcel extends to within one field (170m) of the A5. The PDA comprises primarily pasture fields with some arable present in the northern part of the parcel. An isolated large farmstead with associated buildings and barns (Top Farm) is in the northern part of the parcel. A public right of way crosses the central part of the parcel linking Grove Fields to Higham Lane via Top Farm.</p> <p>The landform within the parcel rises northward to a ridgeline at Top Farm before levelling out towards the A5. The parcel comprises medium to large scale fields bounded by generally intact hedgerows (maintained at a low height) and some mature oaks. Smaller-scale fields are present close to the settlement edge to the east of Weddington Primary School and west of Higham Lane. Change Brook is a linear open space to the south of the parcel which is characterised by mature trees, informal grass playing fields and a small play area. The main urban edge of Weddington is well defined, with a range of 20th century two storey houses and some bungalows. This edge surrounds the southern edge of the PDA and extends along Higham Lane towards the A5. Along most of the settlement edge properties back onto the parcel with little planting to screen development. In places garden boundary trees and trees along the brook provide a filtering of views of properties particularly along Brookdale Road to the south of the parcel. Other development visible from the parcel includes a large isolated property and a short row of houses along the A5 to the north of the parcel. Many properties bordering the parcel have upper storey and some lower storey views across the parcel.</p>
Landscape Qualities	
Representativeness/consistency with wider character judgement	Highly consistent / Mostly consistent / Some key characteristics present / Not representative of wider character
Landscape character (attractiveness) judgement	Highly attractive / Attractive / Pleasant / Unremarkable
Remoteness and tranquillity judgement	Remote / Peaceful / Some interruption / Not tranquil

Landscape qualities general description	PDA 10 is mostly consistent with the wider landscape character area it is within, although some key characteristics such as linear woodland blocks are not prominent. PDA 10 contains pleasant features typical of a rural mainly pastoral landscape although the parcel is typical of a landscape in close proximity to the urban edge and busy roads. Attractive features include the pastoral farmland and farmstead on higher ground. Less attractive features include the hard urban edges along the eastern and western boundaries of the PDA due to limited screening. Properties along Higham Lane are particularly prominent in the landscape. These urban influences result in a landscape that cannot be considered to be remote or tranquil, although the level of disturbance varies depending on proximity to the settlement edge. The presence of the A5 provides some interruption although this is generally through noise as hedgerows along the road help to partially filter views of traffic movement along the road. A more remote character is experienced north of Top Farm where the urban edge becomes less prominent in views despite the proximity to the A5.
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Visual Qualities	
Visual prominence judgement	High/Moderate-high/Moderate-low/Low
Nature of the urban edge judgement	No visible urban edge/Soft well vegetated urban edge limited views of principally rooflines/Partially visible urban edge/Hard urban edge with no screening
Settlement setting and views of settlement judgement	Highly attractive features or views/Some attractive features or views/Few attractive features or views/No attractive features or views
Public accessibility within and immediately surrounding the potential development site judgement	Many public views/Some public views/Limited public views/No public views
Visual qualities general description	Views towards this parcel are generally from properties bordering the southern part of the parcel where views are across farmland towards Top Farm (which forms a prominent feature on the skyline) and from the public right of way which extends through the central part of the parcel from Grove Fields to Higham Lane. Other glimpsed views are possible at the ends of residential roads which terminate on the edges of the PDA. In views from the A5 the visual prominence of the parcel, south of Top Farm, is reduced as it is on lower ground than the road increasing the degree of filtering in views provided by intervening hedgerows, hedgerow trees and groups of trees. The urban edge is always visible from this parcel of land and comprises both hard (harsh) edges along the eastern and western boundaries and soft filtered edges as a result of trees in some gardens and along Change Brook which help to filter views of the urban edge to the south of the parcel. Although PDA 10 helps to form a pleasant setting to the edge of Nuneaton with the farmland and intervening hedgerow trees providing a rural edge in views from the A5, views are not particularly distinctive and there is scope to improve views of the settlement through introduction of greater screening to augment filtering of the edge provided by vegetation along Change Brook. Mount Judd is a distinctive conical man-made landform which forms a distinctive feature above Nuneaton in views from the A5 and the northern part of the public right of way.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation:	High/Moderate-high/Moderate-low/Low
The landscape within PDA10 is already influenced by its proximity to neighbouring residential development with many edges appearing harsh due to a lack of boundary vegetation to soften views of development. The resulting landscape and visual qualities mean that the PDA is considered to have capacity for residential development. There is scope to improve the existing urban edge by reinforcing hedgerows and hedgerow tree planting. This type of mitigation would be in keeping with the existing landscape pattern of hedgerows with hedgerow trees and groups of trees close to Change Brook. This landscape could also accommodate the creation of small linear woodlands to aid screening. Farmland within PDA 10 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. It is considered that the parcel has the ability to accommodate development up to its high point at Top Farm. Beyond this the farmland provides a buffer and setting to the edge of development from the A5. Any development would need to include a landscape buffer along its northern edge to help break up views towards the urban edge. Careful siting and design of any development should aim to retain views towards Mount Judd from the A5 and parts of the public right of way.	
Site recommended in landscape terms to be taken forward to LDF: YES	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> Do not extend development onto high ground north of Top Farm Provide a landscape buffer along the northern edge of new development to ensure that new development does not make the urban edge more prominent in the landscape but filters views of the new urban edge, offering glimpses of built form but ensuring new development does not appear as a continuous line of built development. Retain hedgerows and hedgerow trees to help soften development and retain mature features within any new development Reinforce existing hedgerow boundaries along the existing settlement edge through inclusion in new landscape buffers to help break up views towards any new development from existing properties 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 Top Farm 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. Retain views towards Mount Judd through careful placement and design of the layout of any new development. 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 on higher ground around Top Farm. 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. 	



Key

- Nuneaton and Bedworth Borough Boundary
- Other Local Authority Boundary
- Land not recommended to be taken forward to the LDF
- Land recommended in landscape terms to be taken forward to the LDF for employment
- Land recommended in landscape terms to be taken forward to the LDF for housing
- Potential Development Area

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B	Additional PDA area	DH	TS	28-02-13
A	Amendment to land recommendations	DH	CH	15-02-12
Rev	Description	Drawn	Approved	Date

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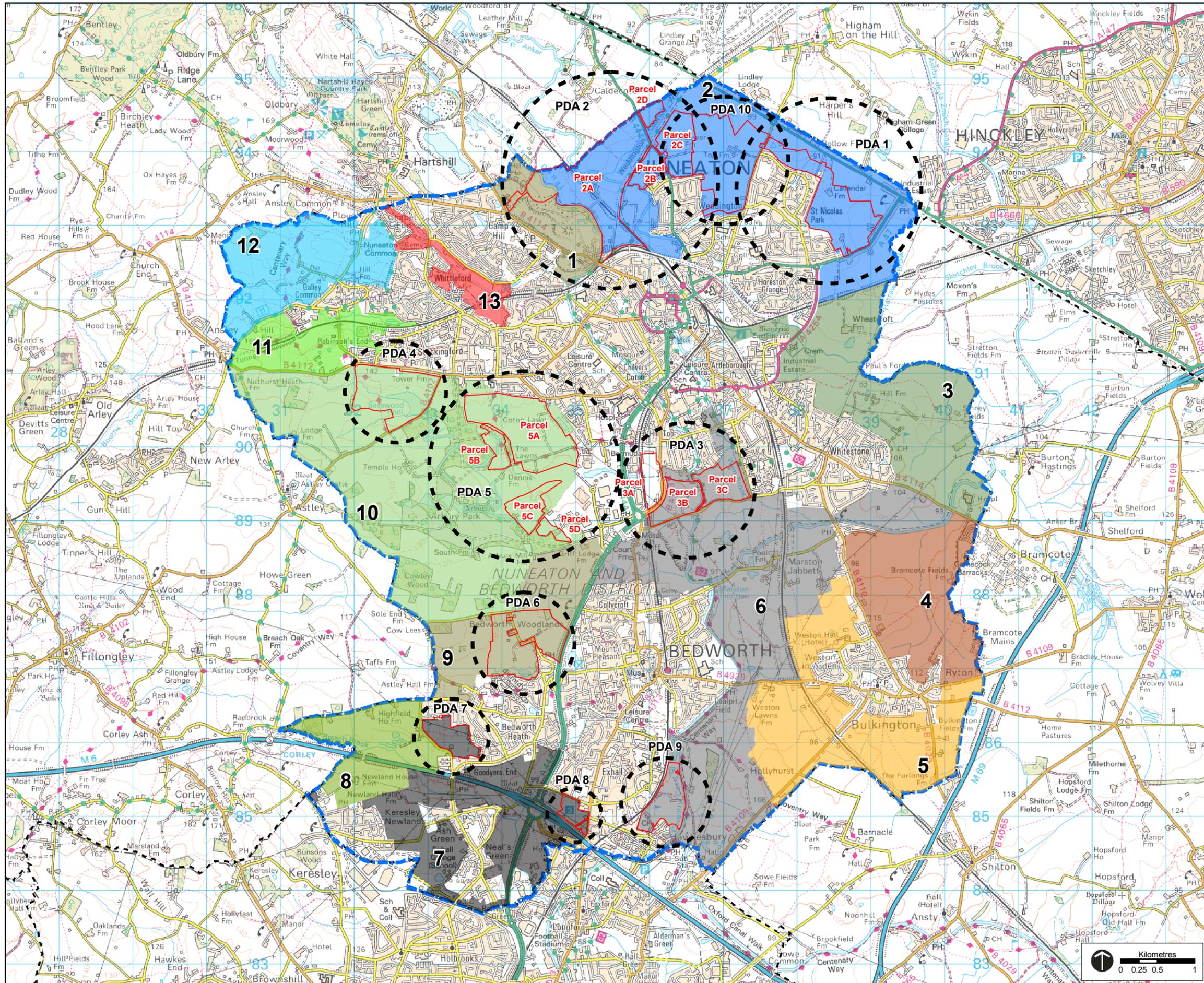
Project: **Nuneaton and Bedworth Land Use Survey**

Title: **Summary of Recommendations arising from landscape and visual assessment**

Drawing No: **Figure 2.0**

Date: **28-02-13** TEP Ref No: **G2534.062b**

Drawn: DH	Checked: TS	Approved: TS
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Key

- Nuneaton and Bedworth Borough Boundary
- Other Local Authority Boundary

Landscape Character Areas

- 1 Hartshill Ridge
- 2 Anker Valley Estate Farmlands
- 3 Nuneaton Estate Parklands
- 4 Bulkington Rolling Farmlands
- 5 Bulkington Village farmlands
- 6 Nuneaton and Bedworth Urban Fringes
- 7 Keresley Urban Fringes
- 8 Keresley Newlands Ancient Arden
- 9 Bedworth Woodlands Rural Fringe
- 10 Arbury Parklands
- 11 Galley Common Hill and Robinson's End Valley
- 12 Galley Common Hills and Valleys
- 13 Whittlefield Park & Barpool River Valley

- Potential Development Area
- Land parcels within Potential Development Areas

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Project: **Nuneaton and Bedworth Land Use Survey**

Title: **Potential Development Areas shown in relation to Landscape Character Areas within Nuneaton and Bedworth Borough**

Drawing No: **Figure 1.0**

Date: **28-02-13** TEP Ref No: **G2534.043b**

Drawn: DH	Checked: CH	Approved: IJG
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