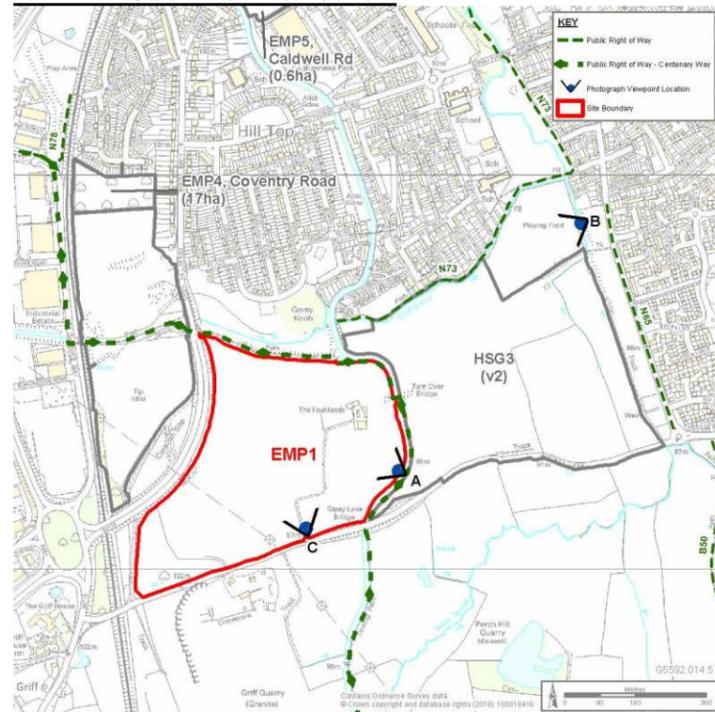


**Nuneaton and Bedworth
Landscape Capacity Study**
January 2017

A3 size pro-forma assessments

Sites from Stage 2: Individual Site Assessment (2012)

EMP1 – South of Nuneaton



Viewpoint A - View north west from Centenary Way (Long Distance Footpath) looking towards the site

Element	Assessment
Key features of landscape character area	<p>EMP1 is situated in the LCA6: Nuneaton and Bedworth Urban Fringes Landscape Character Area.</p> <p>Key features of relevance to these sites include:</p> <ul style="list-style-type: none"> • Coventry Canal, Oxford Canal and Ashby de la Zouch Canal are key unifying features throughout the landscape often providing an edge to development. • Wooded narrow valleys close to the settlement edges include Griff Brook. • The land use is varied and typical of urban fringe landscapes including: recreational areas and pasture farming. Pasture is present close to farmsteads. • Large farmhouses and private residences often have extensive courtyard areas with many agricultural buildings. In places the edges appear untidy through variable condition of fencing and various materials and old machinery stored along their edges. • Low closely clipped hedges are frequent, these are of variable condition including fragmented sections of relic hedge and isolated trees in fields close to the edge of Nuneaton. • Frequent areas of restored land and active quarries reflect the industrial heritage of the landscape. • Buildings within Griff Quarry are visible and prominent above woodland. • Overhead lines are prominent and always visible within the landscape. • Rapid transition from the urban to rural landscape is often experienced along the canals which typically retain a peaceful and tranquil character.
Site description	<p>EMP1 is (to be referred to as the site) on the southern edge of Nuneaton, south of the residential area known as 'Hill Top' and approximately 1km from the northern edge of Bedworth. It covers 26.36 ha. The site comprises a largely elevated area of pastoral land, compared to land to the east and contains remnants of hedgerow and hedgerow trees. The high point is in the southwestern corner (105m AOD) of the site with land outside the site to the east at approximately 90-95m AOD. The Faultlands Farmstead sits on the eastern side of the parcel and has materials and machinery stored around its periphery. To the immediate north of the site is a stream (Griff Brook) which flows in an east-west direction and is set within a wooded small valley which is also a local wildlife site as designated in the Local Plan. The Centenary Way footpath (Long Distance Route) runs under the B4113 Coventry Road and along the bottom of this valley until it reaches the Coventry Canal from which point it runs southward along the towpath. North of the valley on higher ground is a linear open space which is fronted by red brick and pebble dash two storey semi-detached houses on Dorlecote Road and Poyser Road. There are footpath connections from this open space down to Centenary Way in the valley below.</p> <p>The site's northern boundary is defined by the edge of pastoral land on higher ground where it meets the southern edge of Griff Brook valley. The site's eastern boundary extends as far as the Coventry Canal, where occasional thorn trees are found along the canal's edge. The site's western boundary is largely defined by Coventry Road. The B4113 is flanked by a belt of predominantly thorn trees and sits in a cutting along part of the boundary. Although not visible from the majority of the parcel, vehicles on the road are audible (as is the A444 further west). Part of the western boundary is removed from Coventry Road and continues south next to a railway line towards Gypsy Lane. Gypsy Lane, which runs in an east-west direction, forms the southern boundary of the site and is well used. The majority of the road is flanked by hedgerows and mature hedgerow trees (mainly oak trees). As a result the Gypsy Lane boundary forms an attractive and significant buffer between the urban fringe to the north and countryside to the south.</p> <p>From within the site and from Gypsy Lane views of the urban edge to the north and northwest are partly obscured by woodland along the Griff Brook Valley and tall hedgerows and scrub along the B4113 – Coventry Road. There are some views from the parcel of the urban edge to the northeast where there is no screening vegetation. Although the Griff Quarry site, south of the parcel, is well-screened, there are views from the site of infrastructure and machinery above the tree line. An overhead electricity line also crosses the western part of the parcel, adding a further urban element to the landscape.</p>
Landscape Qualities	Highly consistent/ Mostly consistent/ Some key characteristics present/ Not representative of wider character
Representativeness/ consistency with wider character judgement	Highly consistent/ Mostly consistent/ Some key characteristics present/ Not representative of wider character

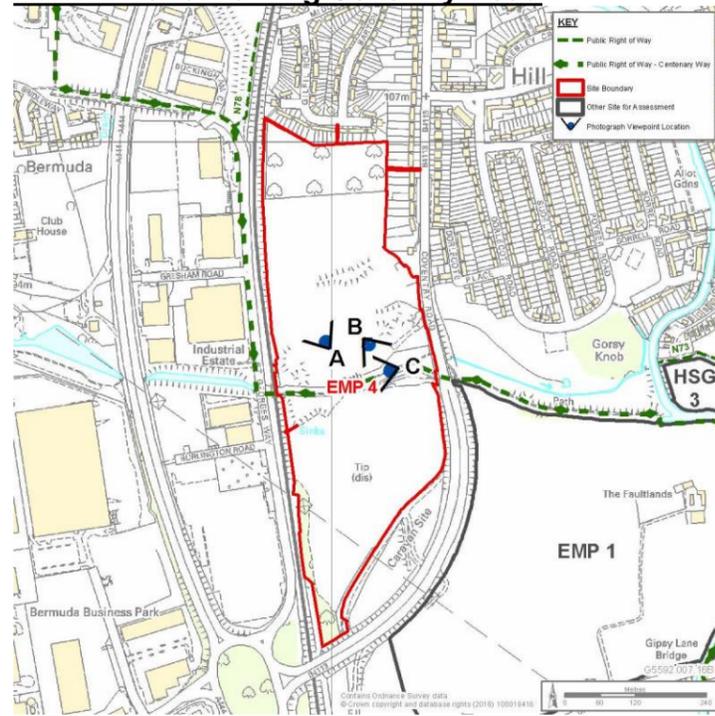
Landscape character (attractiveness) judgement	Highly attractive/Attractive/Pleasant/Unremarkable
Remoteness and tranquillity judgement	Remote/Peaceful/Some interruption/Not tranquil
Landscape qualities general description	The site contains some of the key characteristics present in the wider landscape character area. However, there is an absence of characteristics such as regular geometric fields, low closely clipped hedges and large and small blocks of irregular shaped woodland. Although still farmland, the landscape within the site is in a poor condition with remnants of hedgerows and the storage around Faultlands farmstead forming detractors in the landscape. These factors combined with the presence of the overhead power line and views of Griff Quarry result in a less attractive landscape character. The proximity of roads and a railway line on the western and southern peripheries of the parcel result in some interruption. Nevertheless, the open nature of the site and landscape features to the boundaries provide a transition from the southern edge of Nuneaton and contribute to the rural area separating Nuneaton and Bedworth.

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	Although the views of the nearest urban edge are obscured, there are views from the majority of the site of the partially visible urban edge to the northeast of the parcel. Generally the poorer condition of the farmland means the site contributes few attractive features to the settlement setting or views of the settlement. Public visual receptors of this site are limited to Gipsy Lane, Centenary Way footpath and more distant views from the local wildlife sites at Griff Brook and Wem Brook to the east.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: Low/Moderate-low/Moderate-high/High	
<p>The site is to be assessed in terms of its landscape capacity to accommodate mostly B8 employment use. Given the elevated ground of the site, the typical footprint, height and massing of B8 units (ranging from 80m length x 70m breadth x height 15m to 210m length x 120m breadth x 15m height, based on the units at the adjacent Bermuda Park, Nuneaton) would impinge on the open countryside between Gipsy and Marston Lanes, the canal corridor and the large agricultural field to the east. Typically the scale and massing of the B8 units would dominate the surroundings and provide an abrupt settlement edge to the wider rural area to the south. The scope for mitigation would be very limited due to the potential height and massing of the B8 development compared with the typical height of a fully mature tree (approx. 15-25 metres) and the other landscape guidelines that would contribute to landscape character. A dense screen of tree planting along the site boundary is not considered appropriate and would not be in keeping with the recommendations of the Nuneaton and Bedworth Landscape Character Assessment (2011).</p> <p>The site is considered to have a low capacity to accommodate change for B8 employment use.</p> <p>Subsequent to the above assessment, Nuneaton and Bedworth Borough Council asked whether the smaller scale building form associated with B1 and B2 employment use would be acceptable on this site. Applying the same criteria to the assessment, it was considered that the site would have a moderate-low landscape capacity for B1 and B2 employment use and development would be acceptable subject to the recommendations below.</p>	
Site recommended in landscape terms to be taken forward: YES, for B1 and B2 employment use	
Recommendations if site is taken forward the Local Plan	
<p>In the event that the site is taken forward to the Local Plan see below the following recommendations for site planning, building form and landscape mitigation:</p> <p>Site planning and building form</p> <ul style="list-style-type: none"> • Smaller scale (and height) development fronting onto Coventry Canal corridor; • Shorter side or 'gable end' of building form to front onto Coventry Canal corridor to reduce perceived effects of scale and massing of any proposed development on the canal corridor; • Use of varied textures, colours and profiles on building elevations to provide more visual interest and to reduce perceived effects of scale and massing of proposed development; • Use of colour graduation on elevations from darker colours to base and lighter colours nearer to rooflines to better integrate any proposed development into the landscape; • Propose access to site from Coventry Road (B4113) to enable retention of landscape features on Gipsy Lane boundary; and • Provision of overall site masterplan and design guidance to ensure overall coherence of development proposals across the site to reduce adverse effects on wider landscape character and views. <p>Landscape</p> <ul style="list-style-type: none"> • Establish a landscape framework to help mitigate effects of the development with retention of open land around development footprints, planted with a range treatments in keeping with landscape character including specimen trees, groups of trees, hedgerows and hedgerow trees and screening to provide visual interest and to reduce effects of building scale and massing; • Maintain an open corridor next to the Coventry Canal with appropriate tree and shrub planting to limit effects on distinctive canalside views along Centenary Way; • Retain and reinforce existing hedgerows and hedgerow trees along Gipsy Lane; • Set back development appropriately from Gipsy Lane boundary; and • Maintain landscape buffer beyond western site boundary near to railway. 	



EMP4 – Land fronting Coventry Road



Viewpoint A - View north west from site towards adjacent Bermuda Industrial Estate

Element	Assessment
Key features of landscape character area	<p>EMP4 sits adjacent to the northern part of Landscape Character Area 6: Nuneaton and Bedworth Urban Fringes Landscape Character Area. Although not within the Landscape Character Area itself, key features of relevance to EMP4 include:</p> <ul style="list-style-type: none"> • Man-made mounding and restored land are frequent reminders of the area’s industrial mining and quarrying heritage. • Urban edges are prominent and frequent within this landscape. • From high ground there are long views across expansive urban areas including residential development. • Warehouses and buildings within Griff Quarry are visible and prominent above woodland. • Built development is often visible as a continuous line of buildings, although in places landform and planting are successful in softening edges. • Overhead lines are prominent and always visible within the landscape. • Traffic movement is an audible and constant reminder of the proximity to the urban edge.
Site description	<p>EMP4 (to be referred to as the site) is on the southern edge of Nuneaton and less than 1km from the northern edge of Bedworth. The site covers 17 hectares and is surrounded by urban influences. The B4113 Coventry Road forms its eastern and southern boundary flanked by a belt of trees that provide landscape screening. The B4113 Coventry Road, where it emerges from a junction with the A444 dual carriageway, is initially set on an embankment to the south before entering a cutting along the parcel’s eastern boundary. To the north is the residential area of Hill Top and residential properties back onto the site. A wooden fence and some isolated trees form the northern boundary. A small number of residential properties (mainly semi-detached bungalows) on Coventry Road back onto the site in the northeast corner and have views into the parcel from rear windows which are partly screened by garden vegetation. The site’s western boundary is defined by the railway line running within a cutting southward from Nuneaton. The southern part of the parcel is well screened from the railway by a belt of scrubby trees. Beyond the railway line is St George’s Way, a road which serves the Bermuda Industrial Estate, which sits between the railway line and the A444 dual carriageway.</p> <p>The site comprises two areas of rough grass and woody scrub on higher ground (which appear to be man-made mounds), one in the northern part of the site and one to the south. These mounds are divided by the Centenary Way long distance footpath route, which runs across the parcel in an east-west direction in a cutting flanked by patches of scrubby woodland. Scrubby woodland is generally located around the periphery of the areas of high ground to the north and south. Within the northern area there is a small rocky outcrop with scrub and a narrow belt of trees near to the northern boundary of the site. At the southern edge (but outside the site) is the Griff Gypsy and Traveller Site, which occupies a flat area of land buffered from Coventry Road by a belt of trees. An overhead electricity line crosses the southern part of the parcel adding to the urban character of the site. The whole of the site appears to be accessed for informal recreation.</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	The site contains some of the key characteristics present in the wider landscape character area, however all these characteristics relate to its proximity to the urban edge. The urban influences which impinge on the site and the neglected nature of the land result in a less attractive landscape compared with the other sites being assessed to the east. Proximity to the A444 dual carriageway and B4113 – Coventry Road means that the site experiences constant disturbance and has limited rural qualities.

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	The majority of this parcel is on high ground, meaning that the trees (landscape screening) along the site boundary have some prominence from the west and it is considered likely that any proposed larger scale development on the site would appear in these views above Bermuda Industrial Estate and Bermuda Business Park. The site would be less prominent from the south and east due to intervening high ground (referred to as site EMP1) and vegetation screening. Within the site, views of the urban edge to the west (Bermuda Industrial Estate) dominate views. Due to the scale of adjacent industrial units these views have limited screening from intervening vegetation and form a hard urban edge. Housing at the northern edge of the parcel is partially visible, softened by some vegetation. Public views in and immediately surrounding the site are limited to Centenary Way public footpath, the railway line and some occasional glimpsed views from the B4113 - Coventry Road. Views of the western boundary of the site are possible from St George's Way within Bermuda Industrial Estate but views further into the site are prevented by the vegetated embankment next to the railway.

Landscape Capacity/Scope for mitigation

Landscape Capacity/Scope for mitigation: Low/Moderate-low/Moderate-high/High

The site has been assessed in terms of its landscape capacity to accommodate mostly B8 employment use. Given the height of the ground level on the site, the typical footprint, height and massing of B8 units (ranging from 80m length x 70m breadth x height 15m to 210m length x 120m breadth x 15m height, based on the units at the adjacent Bermuda Business Park, Nuneaton) would impinge on the residential edge to the north and east*, the traveller site to the south, the large agricultural fields also to the east (also known as sites EMP1 and HSG3) and the wider rural area to the south east and Centenary Way running in a cutting through the site. Typically the scale and massing of the B8 units would dominate the surroundings and provide an abrupt settlement edge when viewed from the wider rural area to the south east. The scope for mitigation would be limited due to the potential height and massing of the B8 development compared with the typical height of a fully mature tree (approx. 15-25 metres) and the other landscape guidelines that would contribute to landscape character. Although there is existing landscape screening to the eastern and western edge of the site and retention of this would provide some screening to the lower parts of any building development.

The site is considered to have a **moderate-low** capacity to accommodate change for B8 employment use but there would be limited scope for mitigation.

Subsequent to the above assessment, Nuneaton and Bedworth Borough Council asked whether the smaller scale building form associated with B1 and B2 employment use would be acceptable on this site. Applying the same criteria to the assessment, it was considered that the site would also have a **moderate-low** landscape capacity for B1 and B2 employment use and development would be acceptable subject to the recommendations below.

** Note – the impact of potential development on the residential development to the north and east and the traveller site to the south is strictly speaking not within the scope of this landscape capacity study. Nevertheless this element has been included to assist the Council in its decision making process.*

Site recommended in landscape terms to be taken forward: YES, for B1 and B2 employment use

Recommendations if site is taken forward the Local Plan

In the event that the site is taken forward to the Local Plan, see below the following recommendations for site planning, building form and landscape mitigation:

- Site planning and building form
- Smaller scale (and height) development (similar scale to the adjacent Bermuda Industrial Estate) nearer to the residential edge to the north and east and adjacent to the Griff Gypsy and Traveller Site;
 - Shorter side or 'gable end' of building form to front onto the cutting accommodating the Centenary Way to reduce perceived effects of scale and massing of any proposed development on any retained public open space (see Landscape section below);
 - Use of varied textures, colours and profiles on building elevations to provide more visual interest and to reduce perceived effects of scale and massing of proposed development;
 - Use of colour gradation on elevations from darker colours to base and lighter colours nearer to rooflines to better integrate any proposed development into the landscape;
 - Propose access to site from Coventry Road (B4113) but minimise any disturbance to any vegetated embankments; and
 - Provision of overall site masterplan and design guidance to ensure overall coherence of development proposals across the site to reduce adverse effects on wider landscape character and views.

- Landscape
- Establish a landscape framework to help mitigate effects of the development with retention of open land around development footprints, planted with a range of appropriate treatments including specimen trees, groups of trees, hedgerows and hedgerow trees and screen planting to provide visual interest and to reduce effects of building scale and massing;
 - Maintain an open corridor through the site accommodating the Centenary Way with appropriate tree and shrub planting to limit effects on views along this PRoW;
 - Retain and reinforce existing landscape screening along site boundaries particularly the wooded area south of properties on Coventry Road in the northern part of the site; and
 - Provide landscape screening along site boundaries where no planting currently exists.

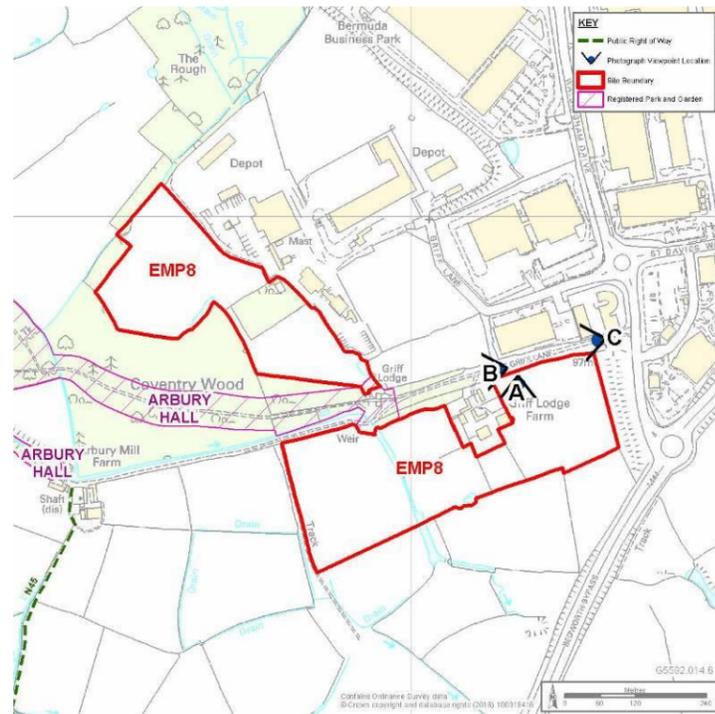


Viewpoint B – View south east within site towards Centenary Way (foreground – in cutting) and tree screen to eastern boundary



Viewpoint C – View west within site along Centenary Way

EMP 8



Viewpoint A - View south from Griff Lane towards the southern part of EMP8

Element	Assessment
<p>Key features of landscape character area</p>	<p>EMP 8 is divided into two physically discreet parts. The northern part is in Landscape Character Area (LCA) 10: Arbury Parklands and the southern part is in LCA 9: Bedworth Woodlands Rural Fringe.</p> <p>Key features of relevance from LCA 10 include:</p> <ul style="list-style-type: none"> Rural and remote character of wooded farmland is generally experienced throughout the landscape due to limited built form. However this character changes towards the north and east of the area; Mix of pasture and arable farming throughout the landscape; High degree of enclosure and strong wooded character; Frequent large irregular ancient woodlands are prominent and distinctive features; Warehouse development is a large-scale and prominent feature of the eastern edge of the character area around Bermuda Industrial estate weakening the remote and rural character; and Views are generally enclosed by woodland and typically extend across one or two fields. <p>Key features of relevance from LCA 9 include:</p> <ul style="list-style-type: none"> Primarily a pastoral landscape frequently used as horse paddocks close to the edge of Bedworth Heath; Woodland is relatively infrequent within this landscape. Other woodlands are small copses integrating with the surrounding field pattern; Trees occur frequently in each hedgerow which reinforces a sense of enclosure within the landscape; Views are generally restricted and enclosed by the small-scale field pattern bounded by mature hedgerows and trees; Built form generally appears as small clusters or groups set within mature trees, although close to the settlement edge development appears as continuous urban edges filtered by trees and hedgerows; Properties are generally two storeys and display a range of styles with no style overriding. Materials used tend to comprise red brick and painted render with a mix of both red and grey roof tiles; Area is characterised by small-scale fields bordered by thick hedgerows and lines of mature trees. The land is similar to the adjacent Arbury Parklands although the parkland character is less pronounced; The land closest to the urban edge is often sub-divided for horse paddocks. The combination of stables and fencing of varying condition creates an urban fringe character to parts of this landscape; Fields are small, regular and geometric contained by thick mature hedgerows with a high concentration of mature hedgerow trees. Fields become slightly larger to the north and south; and The high proportion of wooded hedgerows around small fields creates an enclosed and wooded character to the landscape. Woodland is generally dominated by oak.
<p>Site description</p>	<p>The overall site covers a total of 16ha but the northern and southern parts are described separately below.</p> <p><u>Northern part of EMP8 *</u> The northern part of the site (now referred to as 'the site') lies to the southwestern edge of Nuneaton, east of Arbury Hall farmland associated with Arbury Park. It is a very small parcel of land, covering 7ha which lies adjacent to large industrial units at Bermuda Business Park. The southern extent also sits close (within 100 metres at one point) to the southeastern extent of the part of Arbury Park designated as a registered park and garden. This site's southern, western and northern boundaries are formed by mature broadleaved woodland belts and blocks. Its eastern boundary extends to the</p>

	<p>edge of Bermuda Business Park and is defined by a hedgerow, which is overgrown and fragmented in places.</p> <p>The site comprises a northern field and a southern field, separated by a small block of broadleaved woodland (which forms an extension of Coventry Wood to the west). There is an area of newly planted woodland trees in the southwestern part of the northern field. There is no public access to or within this site. It is assumed that there would be views towards the two fields from the edge of the existing development at Bermuda Business Park. It is also assumed there would also be views from Griff Lane (a private road/drive) to the south which extends into Arbury Park and Griff Lodge, a private residence, adjacent to the parcel's southern boundary.</p> <p>* Due to the lack of public access to the site it was not feasible to take representative photographs.</p> <p><u>Southern part EMP8</u></p> <p>The southern part of the site is also at the southwestern edge of Nuneaton on the southern side of Griff Lane (referred above). It is a small parcel of land covering 9ha currently in use for sheep grazing. There are three fields with Griff Lodge Farm adjacent to the site and Griff Lane. The northern boundary is next to Griff Lane and is defined by a belt of mature trees. The eastern boundary is next to a wooded bund, which provides screening from Walsingham Drive and the wider Bermuda Business Park. The southern boundary is partly defined by a low maintained hedgerow with occasional hedgerow trees. The southern site boundary continues across the larger western field with no boundary definition. The western boundary is defined by a wide mature hedgerow.</p> <p>The northern and southern parts are assessed separately below.</p>
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Northern Part EMP8	
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	The site has some key characteristics in common with the wider landscape character area. Key features not represented include large areas of formal interconnected lakes and ponds, wooded streams and field ponds. The landscape around the site contains some less attractive features associated with proximity to the industrial urban edge and is therefore considered unremarkable and the activity in the Bermuda Business Park means the site is not tranquil.

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	The site is surrounded by woodland and is bound by large industrial units to the east and is therefore not visually prominent from the surrounding landscape. From the site it is assumed that there are views of industrial units, which due to their size in relation to the intervening hedgeline appear as a hard urban edge with no screening. The visual enclosure of the site means that the parcel contributes no attractive features and views to the settlement setting or views of the settlement. Arbury Park is buffered from the site by woodland. The registered park and garden does come in close proximity to the parcel near the southern part of the site (near Griff Lodge). However, views from the registered park and garden would be heavily filtered by intervening woodland belts. There are no public visual receptors in the site. It is assume that there are glimpses of the site from public roads in Bermuda Business Park.

Landscape Capacity/Scope for mitigation – Northern part	
Landscape Capacity/Scope for mitigation: Low/Moderate-low/Moderate-high/High Given the proximity to the Bermuda Business Park and its particularly low visual prominence, the site is considered to have high capacity to accommodate B2 and B8 employment use.	
Site recommended in landscape terms to be taken forward to Local Plan: YES	
Recommendations if site is taken forward	
<ul style="list-style-type: none"> Retain the central block of woodland dividing the site. This would limit the size of the building footprint and the subsequent scale and massing of any proposed development; Retain the central block of woodland would help screen and integrate any new employment into the landscape; Retain and strengthen where necessary the woodland belts surrounding the site such that new development is not visible from parkland beyond; Remove newly planted woodland trees in the northern field as they are establishing poorly and should not be a constraint to development; and Resist the use of Griff Lane as the access to the site (see landscape capacity/scope for mitigation for southern part of site below) and instead promote access from St. David's Way. 	

Southern Part EMP8 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	The site is highly consistent with the wider landscape character although the land is currently being used for sheep grazing rather than for horse grazing. Although near to the urban edge the site retains a rural character and in terms of attractiveness (or 'level of intactness') the site is typified by a pattern of medium sized fields with established hedgerows and occasional hedgerow trees. Some of the buildings at Griff Lodge Farm are distinctive and overall the landscape character of the site is judged as pleasant. The wooded bund next to Walsingham Drive and screen planting next to the A444 are partly effective at mitigating traffic noise however the traffic does cause some interruption to the site.

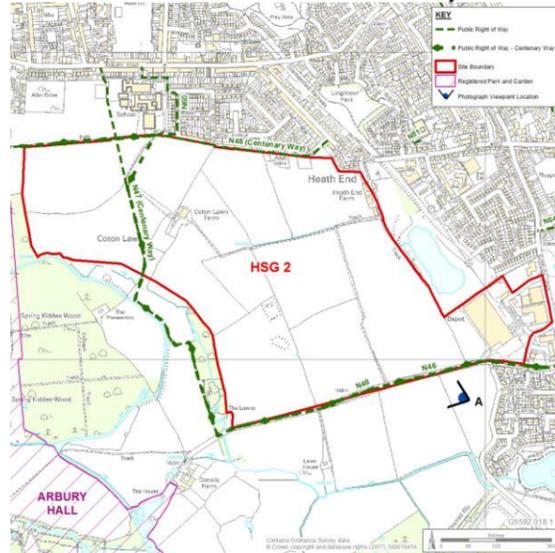
Visual Qualities	
Visual prominence judgement	High / Moderate-high / Moderate-low / Low
Nature of the urban edge judgement	No visible urban edge / Soft well vegetated urban edge limited views of principally rooflines / Partially visible urban edge / Hard urban edge with no screening
Settlement setting 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	The site has few visual connections with the wider landscape partly due to the wooded boundaries to the north and east. There are more visual connections to the south and west as the site boundary is more permeable but there are other mature field boundaries in close proximity and this reduces the visual prominence of the site. The urban edge is partially visible from the eastern part of the site given the location of the warehouses next to Griff Lane. Views towards these warehouses would not be considered attractive. With the exception of the eastern section of Griff Lane there are no other views towards the site from the public highway or any public rights of way.

Landscape Capacity/Scope for mitigation – Southern part	
Landscape Capacity/Scope for mitigation: Low / Moderate-low / Moderate-high / High	
The site is highly representative of the wider character area and although it has low visual prominence and limited public visibility, the site is on land that contributes to the separation between Nuneaton and Bedworth. Furthermore the wooded character of Griff Lane to the north and the wooded bund to the east form effective screening from the Bermuda Business Park. Any proposed B2 and B8 employment use in the southern part of EMP8 would reduce the separation between the two settlements and undermine the containment provided by Griff Lane and the landscape bund. The site therefore has a low capacity to accommodate change.	
Site recommended in landscape terms to be taken forward to Local Plan: NO	
Recommendations if site is taken forward	
<ul style="list-style-type: none"> Not applicable 	



HSG2 Arbury

Note: When HSG2 was assessed Arbury Park was not open to the public (open on Sunday and Monday bank holiday weekends between April and August) and so best use was made of the publicly accessible viewpoints available.



Element	Assessment
<p>Key features of landscape character area</p>	<p>HSG2 falls within the northwestern part of Landscape Character Area 10 – Arbury Parkland</p> <p>Key features of relevance to HSG2 include:</p> <ul style="list-style-type: none"> • Wooded streams throughout the landscape contribute to the gently undulating valleys. • Rural and remote character of wooded farmland is generally experienced throughout the landscape due to limited built form. However this character changes towards the north and east of the area where urban edges are visible. • Mix of pasture and arable farming throughout the landscape. • Fields are bordered by hedgerows and frequent hedgerow trees (predominantly Oak). Hedgerows are generally maintained to a low height. Hedgerow trees within fields reinforce the parkland character. • High degree of enclosure and a strong wooded character created by large geometric and irregular shaped woodlands and wooded streams. • Frequent large irregular ancient woodlands are prominent and distinctive features. • Individual estate farmhouses are typically set within mature gardens and comprise a single large farmhouse and clusters of red brick farm buildings enclosing the main property. In places, such as Coton Lawn Farm, new metal agricultural buildings are present which have an influence over the parkland character. • Towards the northern fringes of the character area, built development is more prominent in views where edges of settlements are visible above hedgerows and trees and weaken the remote character of the landscape. • Built form on the northern and eastern fringes is seen as continuous lines of properties with limited tree or hedgerows to filter views. • Properties on the fringes of the character are modern post-war style comprising a range of brick and roof materials. There is no overriding or distinctive building style to the properties. • Warehouse development is a large-scale and prominent feature of the eastern edge of the character area around Bermuda Industrial Estate weakening the remote and rural character. • Views are generally enclosed by woodland and typically extend across one or two fields. Views become more extensive around Coton Lawn Farm towards the urban edge where there is slightly less woodland.
<p>Site description</p>	<p>HSG2 lies to the southwestern edge of Nuneaton, east of Arbury Hall within farmland associated with Arbury Park. It also includes the site of a small industrial estate accessed by Hazell Way and Bermuda Road. This is to the south east of the farmland. It is located directly southwest of the Heath End residential area and west of Bermuda residential and industrial area. HSG2 also sits close (within 100 metres at one point) to the eastern extent of the part of Arbury Park, designated as a registered park and garden. The site's boundary to the north comprises of a school and playing fields and post-war red brick detached houses at Heath End which overlook the site. The eastern boundary is comprised of Heath End Farmstead, Ensor's Pool Nature Reserve (which has a wooded boundary), Bermuda Road and new two to three storey mixed housing, south of Harefield Lane. This housing is screened from the farmland to the west by a substantial grassed mound with young tree planting. HSG2 southern boundary extends beyond Harefield Lane (a hedged and tree lined track along which the Centenary Way long distance route runs) partway across agricultural fields stopping short of a wooded watercourse in a shallow valley. The site's western boundary follows the line of arable field boundaries which run up to the edge of woodland belts and woodland blocks in Arbury Park (part of the registered park and garden). These woodland blocks create a wooded horizon to the west and south of the parcel.</p> <p>With the exception of the small industrial estate at Hazell Way, the site comprises a series of medium sized, largely geometric arable fields, bounded by intact hedgerows with mature hedgerow trees and some isolated field trees. The land is gently undulating with small valley depressions created by streams and ditches flowing eastward. Coton Lawn farmstead sits within the northwestern part of the parcel. In addition to the farmstead, there is a single other dwelling 'Lawn House', within the parcel at its southern boundary. Other properties, 'The Lawns' and 'Dennis Farm' also lie close to the southwestern boundary of the parcel within the Arbury estate. There are some allotment gardens within the site south of houses at Atholl Crescent on the northern boundary. Centenary Way (long distance footpath route) runs along Harefield Lane to the southern boundary of HSG2 and then across the northwestern corner of the site.</p>

	Views from the site of Nuneaton's urban edge are softened and broken up in places by trees and scrub, but rooflines are visible on higher ground beyond the edge and the roofs of units at Bermuda Business are visible in places. There are also distant views of overhead powerlines above roofs.
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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	HSG2 is mostly consistent with the wider landscape character area that it falls within. Some key characteristics, such as large areas of formal interconnected lakes and ponds are missing. HSG2 is an intact parkland agricultural landscape, which in combination with the high woodland cover surrounding the site results in an attractive landscape. The landscape within this site sits adjacent to a visible urban edge which does detract from the site's rural qualities. The site is buffered from the main roads by housing and so is considered peaceful.

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	The site is not prominent in the wider landscape as it is surrounded by woodland blocks and the existing urban edge. There are local views of the site from visual receptors on the urban edge. The views of Nuneaton from the site consist of a partially visible urban edge, with some views of the roofs of large industrial units at Bermuda and overhead powerlines. The visual enclosure of the site and the surrounding landscape means that the settlement setting is of limited importance in this location, however locally the landscape can be seen to contribute some attractive views of the settlement. There are some public visual receptors of this site, which includes Centenary Way (long distance footpath route). There are also views from Charnwood Avenue and Atholl Crescent residential roads and the school playing fields adjacent, all adjacent to the northern boundary.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High/Moderate-high/Moderate-low/Low	
Although this is an attractive landscape, given the low visual prominence of the site and its separation from the Arbury Park registered park and garden by mature woodland blocks it is considered that 5A has moderate-high capacity for residential development. New residential development could also improve local views of the urban edge. The use of woodland blocks and belts to mitigate would be appropriate given the wooded character of the existing parkland landscape.	
Site recommended in landscape terms to be taken forward to Local Plan: YES	
Recommendations if site is taken forward to Local Plan (see accompanying Landscape Recommendation plan (ref. D5592.002))	
<ul style="list-style-type: none"> • Create a buffer between North Drive (within the Arbury Park registered park and garden) and the northwest boundary of HSG2 by carrying out additional woodland planting to ensure that development is not visible from Arbury Park. • Improve the existing residential urban edge at Bermuda. If possible, consideration should be given to the removal or re-grading of the mound and use of a woodland planting belt to screen the urban edge (which unlike the mound would be more in keeping with the wider landscape character). New woodland should be buffered on its eastern side by open space, which the existing houses should face. • Retain and reinforce existing hedgerows and mature vegetation within any new development. • Incorporate Centenary Way and watercourses within the open space framework associated within new residential development. • Utilise woodland planting elsewhere within the new development, with particular consideration given to views from Centenary Way and the existing residential urban edge. • Consider an average density of 35 dwellings per hectare as appropriate within this site. Higher density housing should be concentrated toward the current urban edge. • Set a maximum building height of two storeys with the aim of screening views of the urban edge entirely behind woodland. • Site built form sensitively to create varied built form and rooflines and use variation in materials to further break-up the massing of the development. 	



NUNEATON

- Key
-  Site Boundary
 -  Retain Woodland Blocks
 -  Retain Trees and Hedgerows
 -  Retain Allotments
 -  Retain Water Body
 -  Potential Development Frontage
 -  Potential Public Open Space
 -  Potential Tree or Woodland Planting
 -  Centenary Way (PRoW) (Indicative route)



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Project
**Nuneaton and Bedworth
 Landscape Capacity Study**

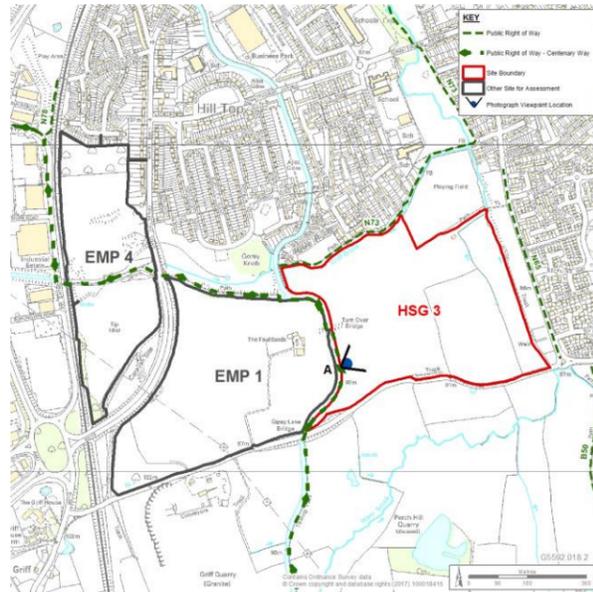
Title
**Landscape Recommendations -
 Site HSG2**

Drwg No
D5592.002

Scale **NTS** Date **29/04/16**

Drawn **NVF** Checked **TJ** Approved **TJ**

HSG3: Gypsy Lane



Element	Assessment
Key features of landscape character area	<p>HSG3 falls within the northern part of Landscape Character Area 6 – Nuneaton and Bedworth Urban Fringes Key features of relevance to HSG3 include:</p> <ul style="list-style-type: none"> • Flat to very gently undulating land influenced by small brooks. • Frequent small brooks and streams such as Wem Brook and Griff Brook. • Wet woodland around streams is common. • Coventry Canal, Oxford Canal and Ashby de la Zouch Canal are important unifying features throughout the landscape often providing an edge to development. • The land use is varied and typical of urban fringe landscapes including: recreational areas and pasture and arable farming. • A medium to small-scale pattern of regular geometric fields. • There are many low, closely clipped hedges; these are of variable condition including fragmented sections of relic hedge and isolated trees in fields close to the edge of Nuneaton. Hedgerow trees are often present as small groups or clusters and isolated trees in fields. • Wooded narrow valleys close to the settlement edges include Griff Brook. • Views include both short distance channelled views along canals and open views towards urban development and farmland. • Built development is often visible as a continuous line of buildings although in places landform and planting are successful in softening edges. • Rapid transition from the urban to rural landscape is often experienced along the canals which typically retain a peaceful and tranquil character. • Land provides separation between Nuneaton and Bedworth, although at Griff this is reduced to a narrow pocket of farmland between Coventry Road and the A444.
Site description	<p>HSG3 is on the southern edge of Nuneaton and is just over 1km from the northern edge of Bedworth. The northern boundary of HSG3 is formed by Griff Brook and playing fields to the northeastern corner. The parcel's eastern boundary is defined by Wem Brook. Both Wem Brook and Griff Brook are set within linear open spaces, which buffer modern two storey detached and semi-detached houses at Red Deeps and along Marston Lane. Riparian trees along Wem Brook soften views of the urban edge on Marston Lane. Vegetation is sparser along Griff Brook to the north of the parcel allowing some views of continuous lines of housing at Red Deeps. The southern boundary to HSG3 is defined by Gipsy Lane. The majority of the road is flanked by hedgerows with mature hedgerow trees (mainly Oaks); as a result Gipsy Lane forms an attractive and significant buffer between the urban fringe to the north and countryside to the south. The parcel's western boundary is formed by the Coventry Canal, which is flanked by remnants of hedgerow and isolated trees. The Centenary Way long distance route runs along the towpath on the eastern side of the canal.</p> <p>The site gently slopes from west to east and comprises a single large arable field containing remnants of hedgerow with some rows of mature trees (mainly Oak) which mark the former field pattern.</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
HSG3 contains some of the key characteristics present in the wider landscape character area. However, there is an absence of characteristics such as regular geometric fields and large and small	

Landscape qualities general description	blocks of irregular shaped woodland. Although still arable farmland, the landscape within HSG3 is not in a good condition with remnants of hedgerows indicating the former field pattern which once divided the parcel. The mature Oak trees along Gipsy Lane combine to form an attractive feature within the landscape and the parcel itself is considered pleasant. Gipsy Lane is a well-used road and the urban edges on two sides means that some interruption is experienced.
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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	This parcel is found on lower lying land than neighbouring EMP1 and EMP4 (to the west) and its prominence from the south is reduced by the mature vegetation along Gipsy Lane. The parcel has some local prominence from the open spaces which buffer the housing to the north and west. Vegetation along Wem Brook limits visual connectivity at the eastern edge of the parcel and creates a soft well vegetated urban edge. Vegetation is sparser along Griff Brook to the north of the parcel allowing some views of continuous lines of housing at Red Deeps. Although not pristine farmland, HSG3 is considered to contribute some attractive features or views to the settlement setting and views of the settlement. The parcel has many public views immediately surrounding it because it is bordered on two sides by public open spaces, which include recreational routes and playing fields. The Coventry Canal and Centenary Way are other important public visual receptors and there are also some views from Gipsy Lane.

Landscape Capacity/Scope for mitigation

Landscape Capacity/Scope for mitigation: High/Moderate-high/Moderate-low/Low
Given the poorer condition of farmland, the presence of a partially visible urban edge and the strong visual buffer formed by Gipsy Lane in views of the settlement from the south it is considered that the landscape within HSG3 has capacity to accommodate residential development. Mitigation by way of reinforcing hedgerows and planting additional hedgerow trees, and the planting of irregular woodland copses would be appropriate given the existing landscape character of the surrounding area.

Site recommended in landscape terms to be taken forward to Local Plan: YES

Recommendations if site is taken forward to Local Plan (see accompanying Landscape Recommendations plan – ref. D5592.004)

- Site new development sensitively to create an appropriate interface with existing housing.
- Consider a density of between 35-40 dwellings per hectare as appropriate for the parcel, with lower densities concentrated along the urban edges.
- 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, as opposed to a monotonous urban edge.
- Use varied building materials that make reference to the local vernacular (i.e chequer board pattern in some brickwork), along with a range of house types, 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.
- Set a general maximum building height of two storeys with two and a half to three storeys used in selected locations away from the urban edge.
- Reflect the pattern of irregular shaped woodland copses in the landscape to further soften the impact of new urban edges through woodland tree planting.
- Reinforce remnant hedgerows and hedgerow trees to help soften new development.
- Maintain open space corridors along Griff Brook and Wem Brook creating an attractive setting for new housing, which addresses these open spaces.
- Create an attractive setting to Coventry Canal, with new housing addressing the canal (which should be utilised as a greenway providing foot/cycle connections into urban areas and countryside).



- Key
-  Site Boundary
 -  Retain Trees and Hedgerows
 -  Potential Development Frontage
 -  Potential Public Open Space
 -  Informal Footpath or PRoWs
 -  Centenary Way (PRoW)
 -  Local Wildlife Site

		
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Project Nuneaton and Bedworth Landscape Capacity Study		
Title Landscape Recommendations - Site HSG3		
Drwg No D5592.004		
Scale	NTS	Date 17/05/16
Drawn	Checked	Approved
NVF	TJ	TJ

HSG5: Hospital Lane



Element	Assessment
Key features of landscape character area	<p>HSG5 falls as an isolated pocket within part of Landscape Character Area 7 – Keresley Urban Fringes, separated from the main character area to the south by the existing urban edge at Goodyers End</p> <p>Key features of relevance to HSG5 include:</p> <ul style="list-style-type: none"> Sloping landform along Breach Brook. Mixed landscape of arable farmland, pockets of pasture and recreational land often fragmented and isolated from the wider countryside by development and roads. Field pattern is generally defined and influenced by roads and settlement fringes creating a variable size and shape to fields. Hedgerows are of variable condition and include intact to fragmented hedgerows of varying heights. Frequent recreational land including small playing fields on the edge of settlements. These are often similar in scale and integrate with the surrounding field pattern. The distinctiveness of the majority of approaches into settlements is reduced by ribbon development along roads. Modern development on the edges of settlements is similar in each area and does not reinforce any local distinctiveness. Urban fringes are common within the landscape with built development always visible on at least two sides of farmland. There is no overriding vernacular style to built form which is primarily modern development including terraces and semi-detached properties. Properties are generally constructed from red brick although modern development is more variable. Roofs are either grey, brown or red tiles. The M6 is on lower ground with trees along its boundary; although not always visually prominent within the landscape, audible traffic movement along it is a constant reminder of its close proximity. Overhead lines are prominent within this landscape often visible on high ground across this character area.
Site description	<p>HSG5 sits within the western extent of Bedworth's urban fringe, adjacent to Goodyers End residential area and less than half a kilometre north of the M6. HSG5 is a small pocket of farmland surrounded by housing to the north, east and south and separated from countryside to the west by Hospital Lane. There is a line of mature trees on the southern side of Hospital Lane, which screens views of the site from the southwest. The site predominantly consists of a small number of small to medium sized arable fields bounded by hedgerows, some of which are gappy or missing. A number of boundaries contain mature hedgerow trees. Other land uses within the site are a playing field within the northern part of the site adjacent to Newdigate Primary School, Moat Farm to the south and an area of fallow ground at the eastern end, which contains some mature trees and rough ground. There a number of public rights of way which cross the site and parts of HSG5 appear to be used for informal recreation such as dog-walking.</p> <p>The majority of houses to the north back onto the HSG5 and appear to be post-war social housing. The rears of these houses are visible from the site in places where hedgerow trees and other intervening vegetation does not screen them. This results in a poor quality urban edge and settlement setting to this part of Bedworth.</p> <p>The land within HSG5 sits on the northern valley side of Breach Brook and gently slopes downhill from west to east. The M6 lies within the Breach Brook valley bottom to the south and is not visible from the site, but is audible. A further dominant urban element within landscape is a high voltage overhead power line which runs broadly parallel with the M6 and crosses the northern part of the site close to existing houses.</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	Remote/ Peaceful Some interruption/ Not tranquil

judgement	
Landscape qualities general description	HSG5 contains some key characteristics found within the wider character area, although characteristics such as streams being notable in the landscape, field ponds and linear belts and blocks of woodland are missing. The farmland within HSG5 is in a moderate to poor condition and the nature of the urban fringe and the overhead powerline crossing the site combine to form an unremarkable landscape. The proximity of urban influences results in a landscape that cannot be considered to be remote or tranquil and distant noise from the M6 motorway is constantly audible.

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	Although on a valley side, HSG5 generally has a low visual prominence due to surrounding built form, intervening hedgerow vegetation and the mature trees along Hospital Lane which restrict visibility from the south. The western boundary of HSG5 is visible from Smorrall Lane on the approach from the west. The urban edge at HSG5 varies from hard and unattractive with no screening to some parts which are softened by mature hedgerow trees and are largely screened from view. HSG5 offers few attractive features or views to the settlement setting and views of the settlement by way of the remaining arable land with mature hedgerow trees; elements such as the overhead power line and the hard urban edge form detractions in these views. As well as the surrounding highways, public visual receptors also include public rights of way crossing the site (although some appear to be in disrepair) and the playing fields and public open space at the northern edge and the school grounds.

Landscape Capacity/Scope for mitigation

Landscape Capacity/Scope for mitigation: High/Moderate-high/Moderate-low/Low
Given the poor landscape and visual qualities of HSG5 it is considered to have good capacity for residential development. Views of the existing urban edge and settlement setting would be improved by good quality new development. Mitigation by way of additional hedgerow tree and linear woodland planting would be appropriate given the landscape character of the surrounding area.

Site recommended in landscape terms to be taken forward to the Local Plan: **YES**

Recommendations if site is taken forward to the Local Plan (see accompanying Landscape Recommendations plan ref. D5592.003)

- Reinforce existing hedgerows and hedgerow trees within new development.
- Ensure new high quality houses face onto the northern side of Hospital Lane to form an attractive urban edge to southwest Bedworth.
- Carry out hedgerow and tree planting to the northern side of Hospital Lane to soften and limit views of the new urban edge.
- Consider the route of the existing overhead power line in the housing layout so that it is 'buffered' and forms part of a corridor of open space between existing and new housing.
- Consider a density of 40 dwellings per hectare as appropriate for this site, given its generally low visual prominence and existing urban context.
- Set a maximum building height of 2 storeys given the nature of existing built form.
- Ensure 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, as opposed to a monotonous urban edge.
- Use varied building materials, which make reference to the local vernacular should be used 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.