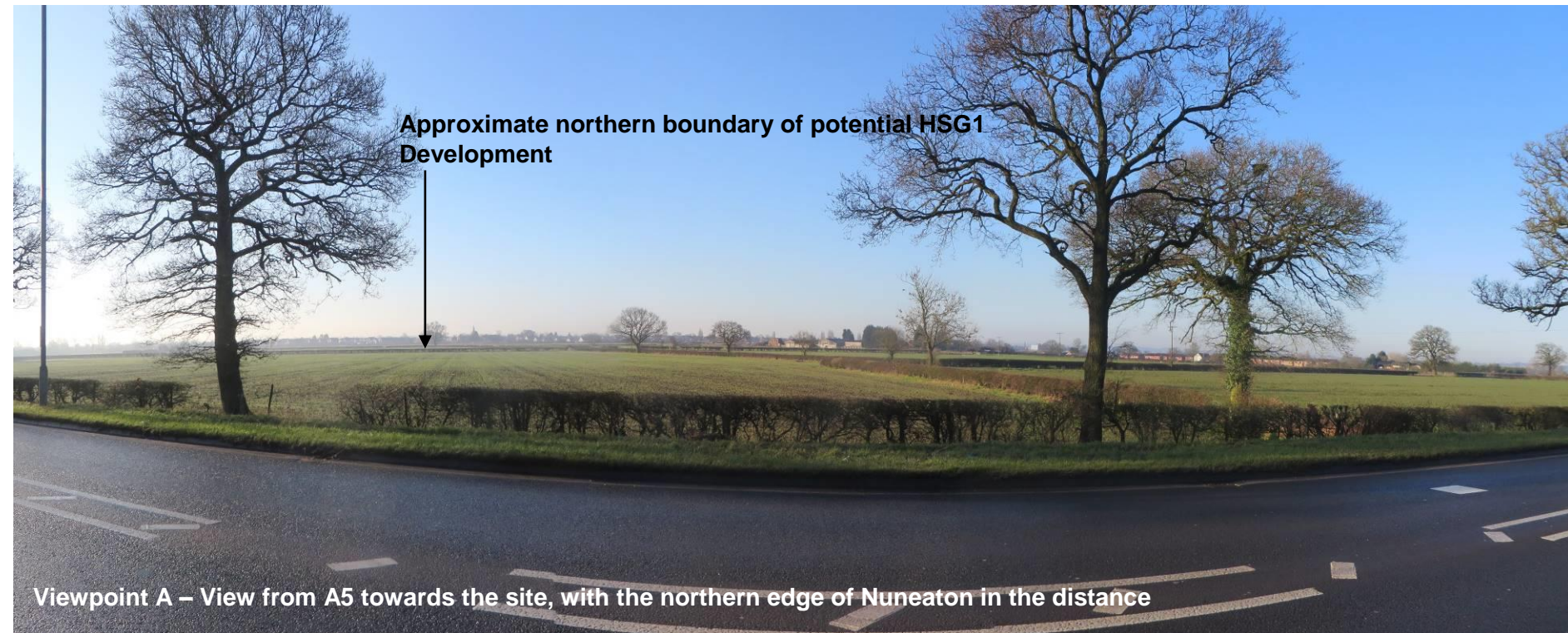
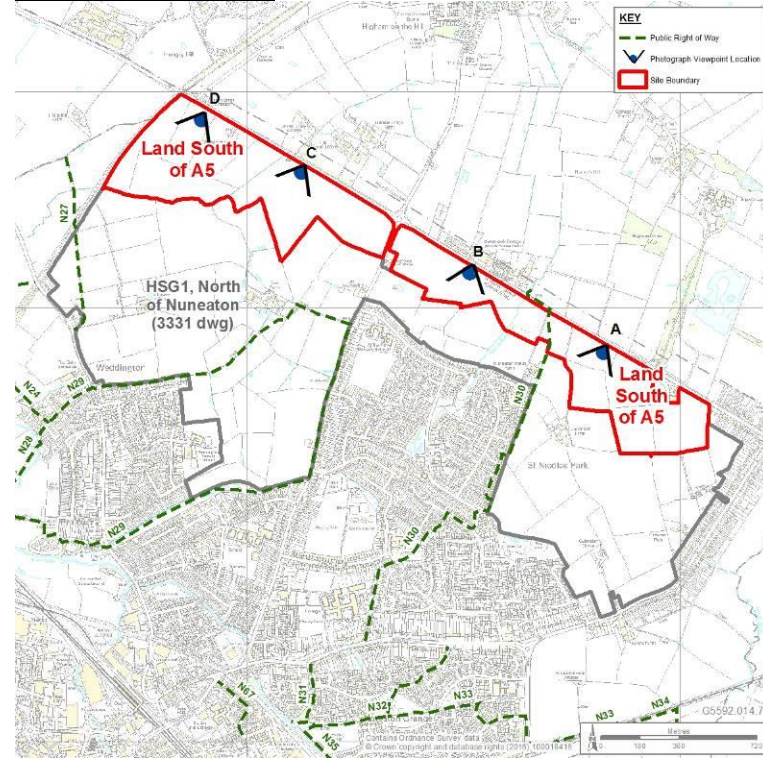


Land south of A5



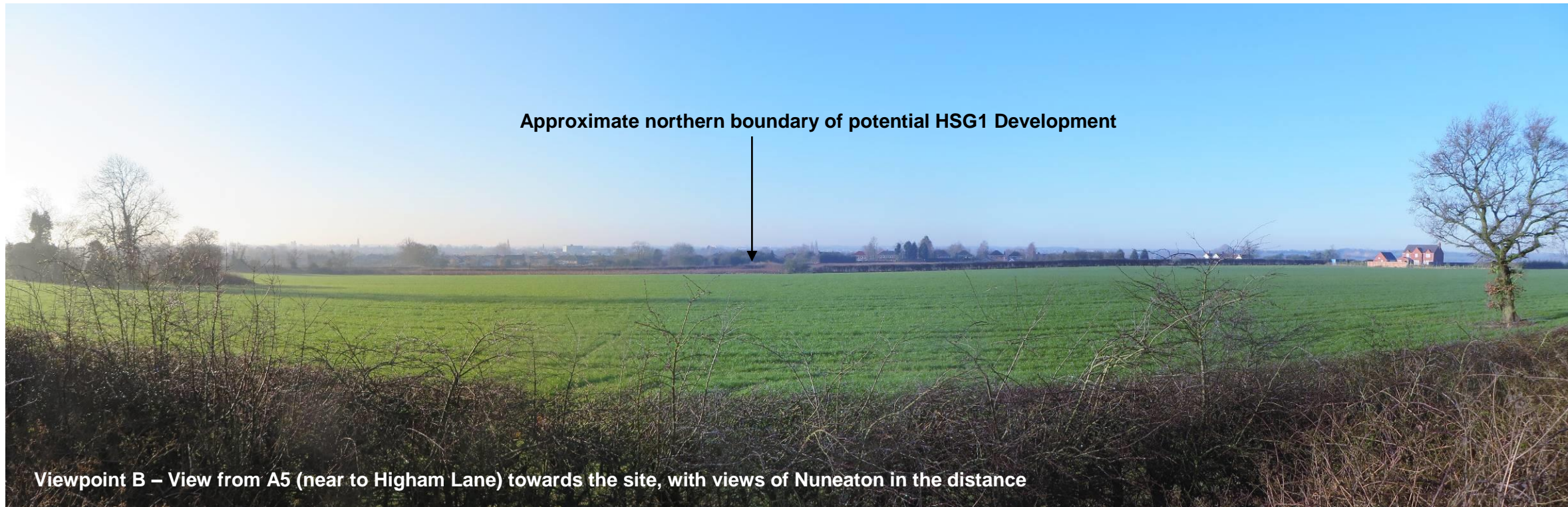
Viewpoint A – View from A5 towards the site, with the northern edge of Nuneaton in the distance

Element	Assessment
<p>Key features of landscape character area</p>	<p>HSG 1 is situated in the LCA2: Anker Valley Estate Farmlands Key features of relevance:</p> <ul style="list-style-type: none"> • Rural fringe landscape of gently undulating arable and pasture fields with frequent glimpses of urban edges; • Larger urban areas are on slightly lower ground within Nuneaton which reduces the prominence of built form in the landscape; • Generally a rural character although busy roads, such as the A5, in combination with visible urban edges reduce the tranquil character; • A medium and regular field pattern comprising primarily 18th and 19th century enclosure with pockets of post-medieval fields. Larger arable fields represent more modern enclosure formed through field expansion during post-war intensification of agriculture; • Fields and roads are bordered by a mix of hedgerows, which are generally maintained to a low height. Along with individual and clusters of hedgerow trees, these help to soften and break-up the scale of development in places; • Streams are frequent, often flanked by narrow belts of riparian trees and ditches along field boundaries are common; • Properties are a mix of modern semi-detached, with older early 20th century housing present as ribbon development along main roads; • There is no overriding building style or materials within the urban edge; properties are a mix of red brick and painted render; • There are isolated farmsteads throughout the landscape; • Gently undulating lowland vale comprising rural fringe landscape of arable and pasture fields with frequent glimpses of urban edges; • Rural landscape although the A5 reduces the tranquil character; • Fields are bounded by well-maintained mixed species hedgerows and ditches with frequent hedgerows trees; • Frequent isolated farmsteads which are linked by narrow hedged tracks often on slightly higher ground than surrounding farmland; • Man-made mound at Judkins quarry forms a local landmark and is prominent within views across farmland; • From higher ground at the A5 there are long views toward Nuneaton; and • Lines of woodland and trees breaks up the scale of Nuneaton creating an impression of a series of clusters of settlements rather than one settlement.
<p>Site description</p>	<p>This is a linear site between the A5 (Watling Road) and the northern edge of Nuneaton. It covers approximately 79.18 ha, with a length of nearly 3km and a width of 100m at its narrowest, widening to 400m near to the western boundary. It is an area of agricultural land comprising medium-sized arable and pastoral fields with a farmstead at Weddington Wood Farm fronting the A5. Higham Lane linking the A5 to Nuneaton bisects the site. There is a small business premise (A5 Aquatics) fronting the A5 and a residential property next to Higham Lane. Field boundaries generally comprise intact hedgerows (maintained to a low height) with occasional hedgerow trees. There is a belt of trees associated with a watercourse on the southern edge of the site (west of Higham Lane). Landform varies across the site with the eastern part relatively level with the A5. Closer to Higham Lane and extending west the land is gently rolling with a gradual fall from the A5 towards the edge of Nuneaton.</p> <p>East of Higham Lane the northern boundary of the site follows the A5 and is defined by a low mature hedgerow with relatively frequent hedgerow trees. West of Higham Lane the hedgerow continues but hedgerow trees are less frequent although the exception is the short belt of trees next to Weddington Wood Farm. The western boundary follows a former railway line (now the Sustrans National Cycle Route (NCR 52) on an embankment. The level of the embankment reaches a height of approximately 3 metres and is heavily vegetated forming a prominent linear wooded feature in the landscape. The southern boundary heading eastwards from NCR 52 follows the belt of riparian trees associated with the watercourse. Before reaching Higham Lane the site boundary leaves the watercourse and follows a field boundary. East of Higham Lane the southern boundary is irregular following a series of field boundaries. The eastern boundary is relatively short and is defined by a tall mature hedgerow before returning to the A5.</p>

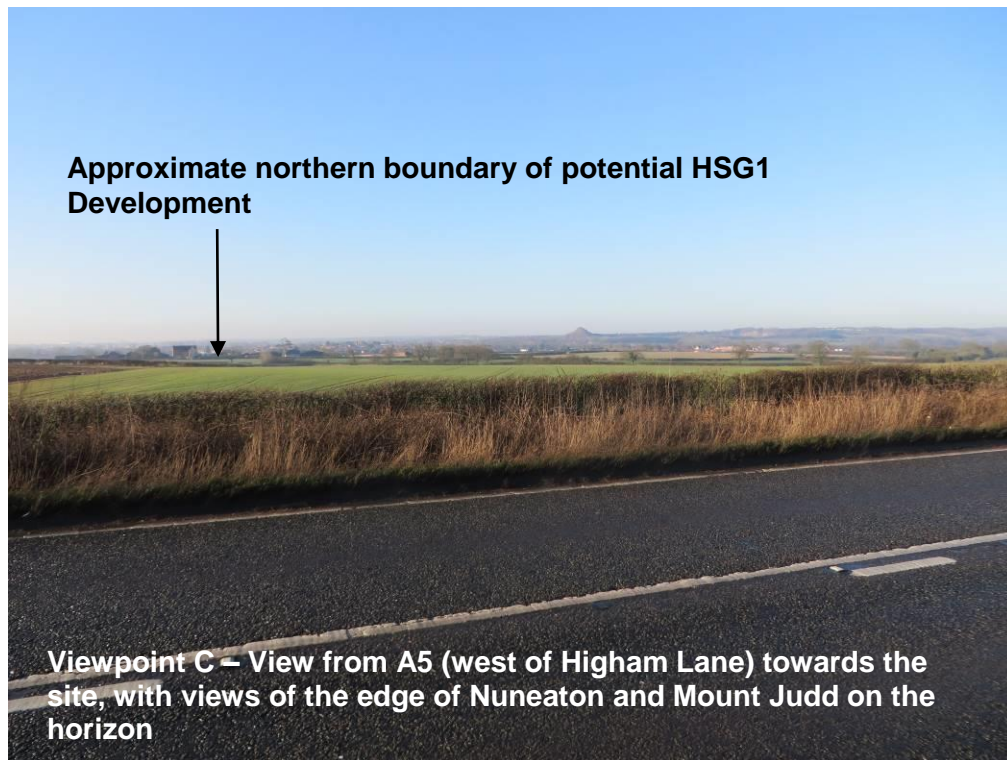
Landscape Qualities	
Representativeness/ consistency with wider character judgement	Highly consistent/ Mostly consistent / Some key characteristics present/ Not representative of wider character
Landscape character (attractiveness) judgement	Highly attractive/ Attractive / Pleasant/ Unremarkable
Remoteness and tranquillity judgement	Remote/ Peaceful / Some interruption/ Not tranquil
Landscape qualities general description	The site is mostly consistent with the wider landscape character although some characteristics such as streams flanked by riparian trees are relatively infrequent. In terms of attractiveness (or 'level of intactness') the landscape is typified by a gently undulating landscape with field boundaries consistently defined by low maintained hedgerows and intermittent hedgerow trees. Weddington Wood Farm and the associated vegetation to its boundary forms an attractive feature. Less attractive features include the proximity of the A5 to the north.

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	<p>The site is highly visible from the A5 and Higham Lane although views from the west towards the site are screened by the vegetated embankment of NCR 52. Overall visual prominence is high. The nature of the urban edge depends on location*; east of Higham Lane the existing edge of Nuneaton is near to the A5 and those nearer views are filtered by hedgerows and hedgerow trees. Moving westwards the edge of Nuneaton becomes more remote. There are longer views from the A5 towards the settlement and these are of a soft well vegetated urban edge. In general terms views of the settlement setting are of a gently undulating lowland vale landscape with frequent glimpses of Nuneaton's urban edge beyond but softened by mature trees and vegetation within the urban footprint and occasional intervening hedgerow trees. Further in the distance is a backdrop of wooded higher ground, with a silhouette of the Mount Judd at Judkins quarry. PRoW N30 forms a pedestrian route across the site from the A5 to the St Nicholas Park area of Nuneaton with open views of the site.</p> <p>* Note – the nature of the urban edge presented by the photos on this site assessment would change should the housing development in HSG1 go ahead, ie. the urban edge (and any mitigation measures) would be closer in the view. (see additional annotations to photographs in red).</p>

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: Low/Moderate-low/Moderate-high/High	
The narrow linear nature of this site and its visual prominence from the A5 means that any development proposals or changes to its character would be detrimental. Any changes to the site would affect its sense of openness, restrict views towards the edge of Nuneaton, the wider backdrop and undermine the setting of the settlement. There would be very limited scope to mitigate any changes*. Overall the site has a low landscape capacity to accommodate change.	
* Note – these comments need to be considered in the context of the HSG1 housing development going forward (see comment in 'Visual qualities general description').	
Site recommended in landscape terms to be taken forward: NO	
Recommendations:	
<p>Recommended enhancements to the site should be in keeping with the key features of the landscape character area.</p> <ul style="list-style-type: none"> Retain and maximise the width of a 'farmland buffer' between site HSG1 and the A5; and Reduce the prominence of existing urban edges by enhancing existing field boundaries by restoring existing hedgerows on those boundaries, planting of new hedgerow trees and small copses to the corners of fields to filter views of any new urban edge within HSG1, offering glimpses of built form and providing a sense of depth to those views. 	



Viewpoint B – View from A5 (near to Higham Lane) towards the site, with views of Nuneaton in the distance



Viewpoint C – View from A5 (west of Higham Lane) towards the site, with views of the edge of Nuneaton and Mount Judd on the horizon



Viewpoint D – View from A5 towards the site and its wooded western boundary. Mount Judd is on the horizon.

Site HSG4

HSG 4: Woodlands



Element	Assessment
<p>Key features of landscape character area</p>	<p>HSG4 is situated in the LCA 9: Bedworth Woodlands Rural Fringe Landscape Character Area</p> <p>Key features of relevance to HSG4 include:</p> <ul style="list-style-type: none"> • Flat landform rising gently towards the north western corner of the character area. • River Sowe is present in the southern edge of the character area associated with small ponds, grassland and woodland in public open space. • There are wooded field ponds in this landscape although some have been taken over by scrub or have been filled in. • 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. • The water tower on Tower Road is prominent above trees within views through the northern part of the character area. • 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. • Farmhouses are situated primarily along Bedworth Lane and short tracks off the road. • 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; • Post medieval field pattern and 18th and 19th century enclosure representing some of the older areas of enclosure within the borough. This provides a reference to the older 'Arden' character, however the pattern breaks down around Newdigate Colliery (restored former colliery) consisting of man-made mounding with grassland and young woodland which isolates farmland from the wider landscape to the west; • 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. • 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>HSG4 (the site) lies immediately west of the A444 dual carriageway and north of the residential area of Bedworth Heath and covers an area of 75.63 ha. The site's eastern boundary is primarily defined by the embankment of the A444. The site's southern boundary follows the irregular residential urban edge of Bedworth Heath. The northern boundary of the site is formed by hedgerow field boundaries across farmland and the northwestern boundary by hedgerows and mature trees on the southern side of Bedworth Lane. The western boundary is also formed by hedgerow field boundaries across farmland.</p> <p>The site largely comprises broadly flat, small geometric and regular sized pastoral fields, bounded by hedgerows with mature hedgerow trees. Many of these hedgerows are tall and outgrown and some are gappy. Much of this pastoral land appears to be used for horse grazing, with stables constructed from timber within the corners of fields. Some larger arable fields are present in the northeast parts of the site (next to the A444). In the southwest these are also bounded by hedgerows with hedgerow trees; to the northeast hedgerows are less intact. There are a number of field ponds across the site, including a large pond at the north east corner of the site and another near to Woodlands Road (see viewpoint A above). There are a number of public rights of way which cross the fields connecting the urban edge with the site and extending further north to Arbury Park.</p>

	<p>Bedworth Lane/Woodlands Lane/Woodland Road follows the geometric field pattern of the surrounding farmland and runs from the southeast to northwest corner of the site as a series of straight sections followed by right angled bends. The road is also flanked by tall hedgerows and mature hedgerow trees in places. A number of farmsteads are accessed via tracks off the lane. In addition the edge of Bedworth Heath extends as ribbon development northward along the lane. These residences are excluded from the site. The occurrence of ribbon-type development continues further north, with a cul-de-sac of modern houses at Dove Close. North of Dove Close is an electricity substation; both of these developments are also excluded from the site.</p> <p>Running close to and parallel with the southern boundary is the River Sowe (a small watercourse) and a publically accessible open space corridor. The watercourse originates from the west of the site and flows through the open space corridor which is designated as a local wildlife site (The Nook Environmental Area). There is a small lake in the local wildlife site (within the site) and a recently planted area of woodland to the north. Most of the Nook Environmental Area is overlooked by houses. The occurrence of built form along sections of Woodlands Lane and presence of horse paddocks and stables creates a 'rural fringe' character in the vicinity of the road only.</p>
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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	<p>Generally the site demonstrates consistency with the wider landscape character area, particularly the northern and western parts. In terms of levels of intactness the site demonstrates a number of attractive features including the small-scale field pattern south of Bedworth Lane (post medieval field pattern and 18th and 19th century enclosure) surrounded by mature hedgerows and frequent trees. These hedgerows and mature hedgerow trees create a sense of enclosure in combination with the adjacent small-scale fields and give the impression of a well-wooded landscape. Woodlands Lane and Bedworth Lane both have a rural character with frequent mature trees alongside arching over the road also providing a sense of enclosure. The flat nature of the site has resulted in small ponds (assumed to be performing a drainage function) being quite a common feature in a number of fields. The ponds in combination with riparian vegetation and hedgerows are distinctive features in the landscape. Non typical features include farmland in a poor condition, horse stables, the nearby substation, the modern pocket of development on Dove Close and ribbon development along Bedworth Lane/Woodlands Lane and the presence of the urban fringe from the southern and eastern parts of the site. The majority of the site is considered peaceful, although the eastern parts of the site have some interruption from the A444.</p>

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	<p>The site is not visually prominent from the surrounding countryside to the north and west. From the north views are restricted due to the amount of woodland associated with Arbury Park which provides a high degree of enclosure. The higher landform in the reclaimed minerals site to the west also limits views from this direction. There are views from the south and east from the properties forming the edge of Bedworth Heath. Views from the east are limited by the wooded embankment of the A444. The site is visible from parts of the surrounding roads and urban edge, particularly from Bedworth Lane/Woodlands Lane and a short section of the A444 which runs along an embankment to the east. Views of the existing urban edge are partly softened by hedgerows and hedgerow trees and the roofscape of residential properties sometimes appear from the southern and eastern parts of the site. The Nook Environmental Area and fields adjacent largely provide a 'soft' edge and buffer between the rural and urban edge. The same parts of the site and interaction of landscape features combine to provide some attractive views towards Bedworth Heath. Public visual receptors within and around the site include public rights of way within the site, Bedworth Lane/Woodlands Lane, the Nook Environmental Area and the A444. Views are generally shortened by the fine grained nature of the field pattern and well vegetated hedgerows with usually only one field's depth in the view from any viewpoint. The exception to this are the views from the PRoW network and surrounding fields towards the small pockets of development fronting Woodlands Road/Lane with more limited screening and filtering of those views.</p>

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: Low/Moderate-low/Moderate-high/High	
<p>Although the site has a relatively low visual prominence it has a number of landscape features that remain intact including the post medieval field pattern, hedgerows and mature hedgerow trees and resulting sense of enclosure. Also distinctive are the rural wooded character of Woodlands Lane and Bedworth Lane, network of ponds and the mix of waterbody, open land and woodland defining the Nook Environmental Area. Development of the site would result in the loss of this sensitive area of landscape and for this reason the site is considered to have a moderate-low capacity to accommodate change. In addition, the Nook Environmental Area provides a strong vegetated edge to development and a logical and appropriate edge to the northern part of Bedworth Heath. (see recommendations below in the eventuality that the site was taken forward).</p> <p>The exception to this is the large open field to the east of Woodlands Road extending to the embankment at the A444; the smaller fields to the south of the large field; and the two fields to the west of Woodlands Road (although there is a large pond (see viewpoint A) in one of those fields, assumed to be providing an important drainage function to the area). This area has low visual prominence with few notable landscape features. This area would have a moderate-high capacity to accommodate change (see above plan) provided it was accompanied with a strong landscape framework of woodlands to ensure development is not more prominent within the landscape and that could reinforce the character of woodlands and enclosure that is experienced within this character area and elsewhere on the site.</p>	

Site recommended in landscape terms to be taken forward to Local Plan: NO (with exception of the two areas of land described in the second paragraph above)

Recommendations if site is taken forward (as per above)

HSG 4

Recommendations relate to HSG4 in the eventuality that it is taken forward for development:

- Propose separate new access roads to any new development where possible (see comments below);
- Retain the character of Bedworth Lane and Woodlands Lane through the retention of adjacent hedgerows and hedgerow trees;
- To help retain the character of the above roads, downgrade their function so that they provide only local access to the existing small housing estates and promote for cycling and pedestrian use;
- Maintain an open corridor of open space for the PRoW (ref. B1 and B2) with appropriate tree and hedgerow planting;
- Retain the network of hedgerows and hedgerow trees enclosing the agricultural fields wherever possible;
- Retain ponds and adjacent planting; and
- Retain the Nook Local Wildlife Sites (LWS) and additional wooded area between the LWS and Woodlands Farm.

Area East of Woodlands Road & two fields to west

Recommendations relate to the area east of Woodlands Road and the two fields to the west of the same road only:

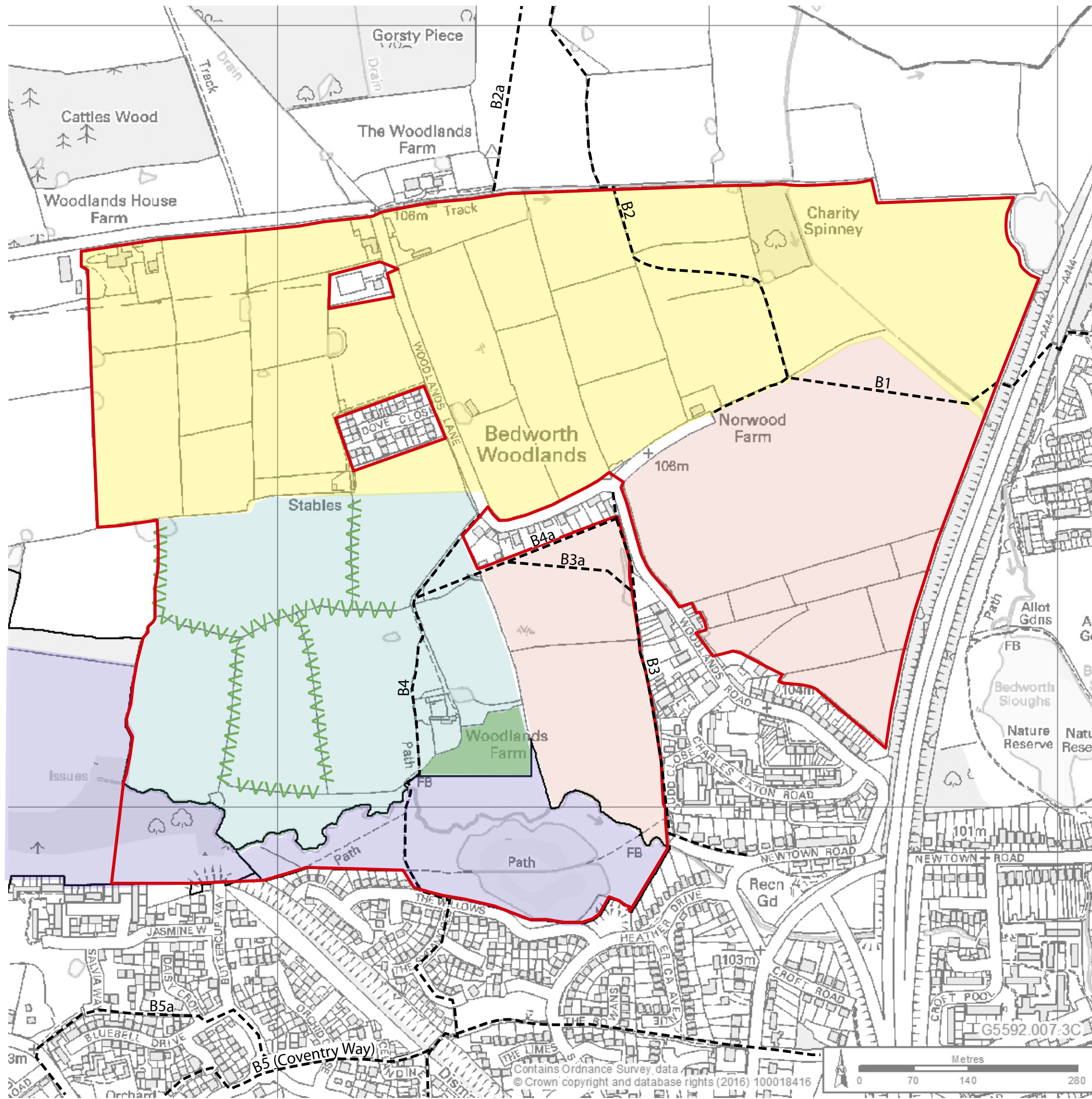
- Maintain an open corridor for the PRoW (ref. B1) to the northern edge of the large open field;
- Enhance the existing ditch system with riparian vegetation and wetland species and look to incorporate other wetland features as part of any landscape framework;
- Re-establish network of green infrastructure, including pockets of woodland, that resembles field patterns to the west;
- Retain existing hedgerows and trees in southern fields wherever possible;
- Plant specimen trees in the hedgerow boundary with Woodlands Road;
- Allow the hedgerow boundary with Woodlands Road to grow thicker and taller; and
- Carefully design any highways access from Woodlands Road to minimise the effects on the overall rural wooded character of the road.



Viewpoint B – View northwards along Woodlands Lane



Viewpoint C – View north east from Woodlands Lane



- Key**
- Site Boundary
 - Public Right of Way
 - Local Wildlife Site
- Important Landscape Features**
- Woodland
 - Hedgerow
 - Area where development could be more readily accommodated
 - Area where development could be accommodated with retention of important landscape features
 - Area where development would cause greatest harm and cannot be mitigated

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Project
Nuneaton and Bedworth
Landscape Capacity Study

Title
Landscape Recommendations -
Site HSG4 Bedworth Woodlands

Drwg No
D5592.010

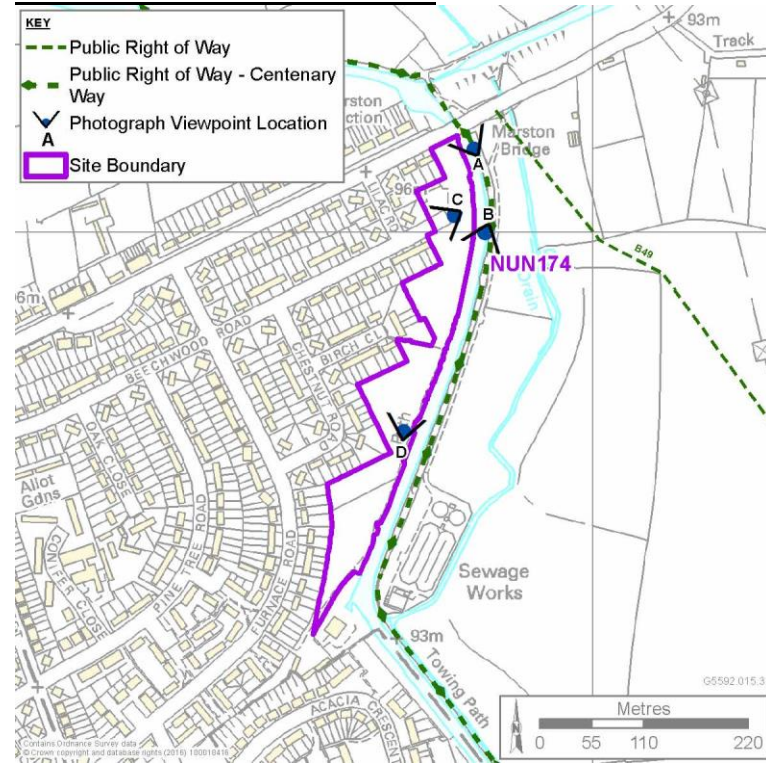
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Drawn WYC	Checked TJ	Approved TJ

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Urban Design Assessments

NUN 174: Beechwood Road



Viewpoint A – View from the towpath looking northwards towards Marston Lane bridge



Viewpoint B – View from the towpath looking southwards towards the site

Element	Assessment
<p>Site description</p>	<p>The site has an irregular linear form next to the Coventry Canal at the eastern settlement edge of Bedworth. It is on level ground covering 2.17 ha. The Canal is on the eastern edge of the site, with a housing estate to the west. The site is occupied by unmanaged grassland, with occasional scrub and trees. It is currently designated as a Wildspace by the local authority and known as Wharf Meadows.</p> <p>The western boundary is irregular and follows the rear garden boundaries of the adjacent residential properties. In places rear garden fences have been replaced with hedgerows. The end of a neighbouring street called Beechwood Road stops near to the north west boundary of the site near Marston Lane. There is a short northern boundary, next to Marston Lane. It is defined by a fence, kissing gate, with some unkempt vegetation and a hawthorn tree. There is a short southern boundary defined by a fenceline with a storage yard beyond. The Canal forms the eastern boundary, with occasional trees next to the edge of the waterway. The canal towpath is on the eastern side of the waterway opposite the site.</p> <p>In terms of the wider area, Bedworth extends to the south and west. To the north and east is agricultural land designated as Green Belt. Further to the north is the Gypsy Lane quarry with neighbouring settlement of Nuneaton beyond this. The Coventry Canal forms the main waterway in the locality (running in a north-south direction) but just north of the site is a junction with the Ashby-de-la-Zouch Canal that heads off to the east. The Coventry Canal towpath accommodates the Centenary Way long distance path.</p>
<p>Urban Form & Layout</p> <p>Considering the arrangement of building form, building density and type</p>	<p>The housing estate to the west is post-war of medium density, with a mix of semi-detached and linked properties set behind small front gardens with larger gardens to the rear. The layout of the housing broadly follows a perimeter block arrangement (streets forming a connected network with properties addressing those streets). Properties are uniform, largely faced in brick with pitched and hipped roofs. Property boundaries are defined by low timber fences with occasional mature trees in front gardens. The housing estate turns its back on the canal and the opportunity to overlook the waterway has been missed.</p>
<p>Access & Movement</p> <p>Considering the arrangement of main routes, local streets and public rights of way</p>	<p>The perimeter block arrangement of the neighbouring housing estate means that the local network of streets are mostly connected allowing a permeable neighbourhood with short and direct routes for pedestrians, cyclists and vehicles. The Sustrans map (www.sustrans.org.uk) confirms that Coventry Canal towpath north of Marston Bridge and then along Lilac Road, Beechwood Road and Furnace Road forms a section of National Cycle Route 52 (linking Coventry, Bedworth and Nuneaton and wider Midlands area). Most streets provide local access to residential properties with Marston Lane, Furnace Road and Regent Street providing access to the wider area. Parking tends to be on street, parallel to the kerb, with some on-plot parking on driveways constructed in front gardens. Although the site is currently designated as a Wildspace, the unkempt nature of the site does not appear to encourage access to the canalside environment or towards Marston Bridge.</p>
<p>Legibility</p> <p>Considering how understandable the area is through landmarks, edges and views</p>	<p>The Coventry Canal corridor is defined by the waterway, the towpath on its eastern side and large hedgerow alongside. The corridor forms a prominent feature in the locality providing a defined and distinctive edge to the eastern settlement edge of Bedworth. The Canal corridor enables channelled views along its length from the site and the towpath. Canal infrastructure, including the bridge formed by Marston Lane provides visual interest. Elsewhere the uniform nature of the neighbouring housing estate contributes little to legibility. In terms of the site's visibility the presence of the eastern hedgerow boundary and the housing estate to the west means the site is not visually prominent. The exception to this are the private views from the properties next to the site and the public views from the Canal towpath.</p>

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Landscape Features	
Considering topography, waterways, open space and wildlife habitats	The main landscape feature is the canal and the large hedgerow alongside. They provide an attractive feature and a defined boundary to this edge of Bedworth. The wider agricultural area to the east is screened from view by the hedgerow.

Recommendations (see also concept diagram)

Integrating into the neighbourhood
<p>1. <i>Connections - Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?</i> The proximity of Beechwood Road that meets a section of the site's north west boundary offers potential access and to connect the site to the wider area. The existing pedestrian access onto Marston Lane could be retained for pedestrian accessibility to Marston Lane and the Coventry and Ashby-de-la-Zouch Canal towpaths. Connections in the site should provide better access to the canal corridor environment for the wider neighbourhood.</p>

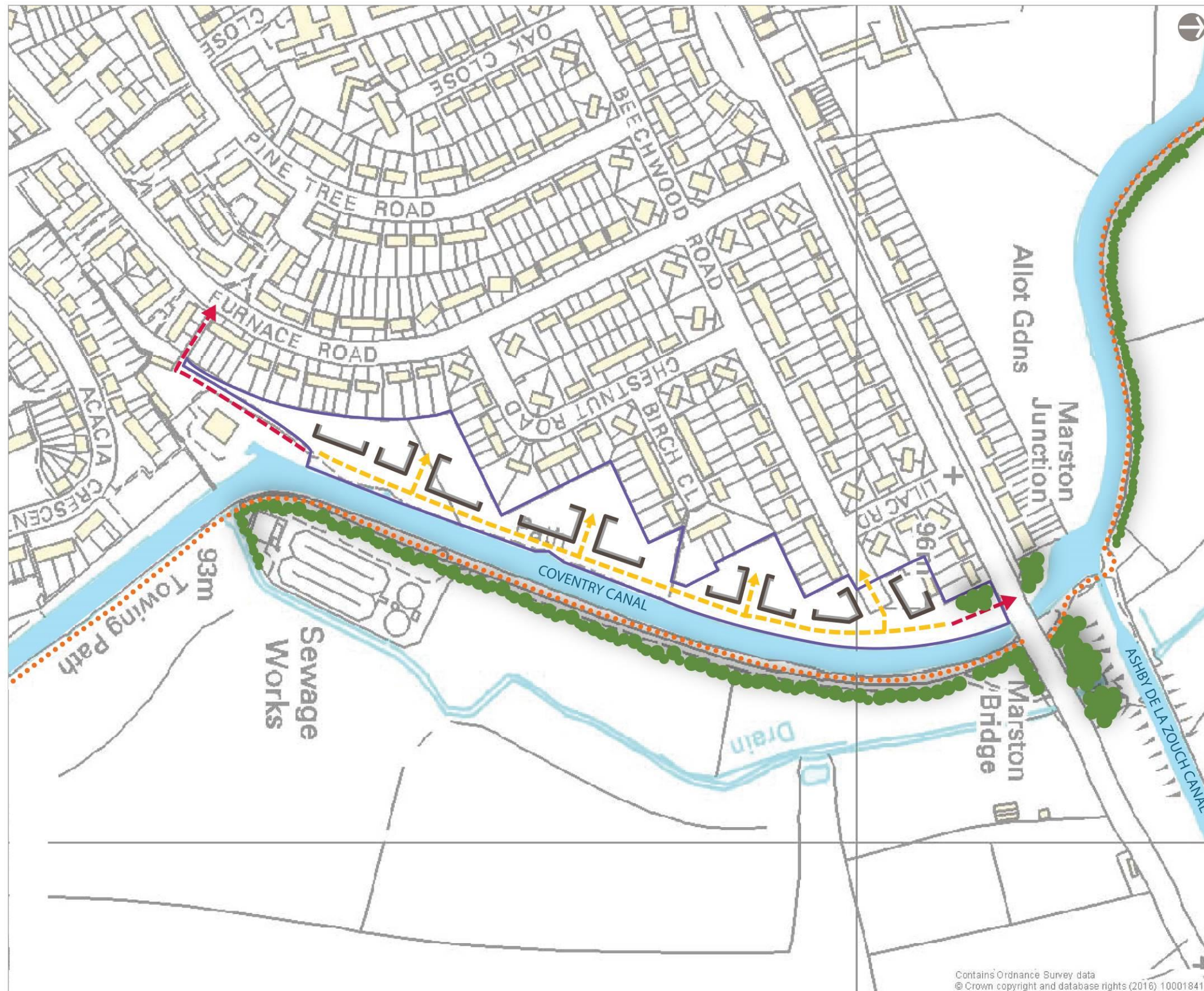
Creating a place

5. *Character - Does the scheme create a place with a locally inspired or otherwise distinctive character?*
 There are few distinctive characteristics from the neighbouring housing estate to draw inspiration from. Any proposed development should focus on its relationship with the Canal and there is an opportunity to provide new properties that would front onto to the Canal. A proposed street parallel to the Canal would provide access to those properties.
6. *Working with the site and its context - Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?*
 The key element is the relationship with the Canal and this is covered under the other headings.
7. *Creating well defined streets and spaces - Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?*
 Building For Life 12 recommends that buildings and landscaping schemes are used to create enclosed streets and spaces. Under item 5, the recommendation was that properties should front onto a street next to the canal. A series of linked properties (similar to a terrace or mews) would help to enclose the street and provide a good quality frontage onto the Canal corridor.
 The irregular western site boundary creates a couple of 'pinch points' near to the edge of the Canal and there is opportunity to articulate this with a landscape feature such as a specimen tree.
8. *Easy to find your way around - Is the scheme designed to make it easy to find your way around?*
 The concept diagram illustrates the simplicity of approach for the development of the site with access from Beechwood Road and pedestrian only access from Marston Lane meeting the new street serving the development that would run next to the Canal. The arrangement of routes and buildings would provide views through to the Canal and would make it easy for people to get around.

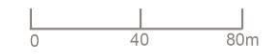
Note – any further proposals for the site will be subject to the policies of the Nuneaton and Bedworth Borough Local Plan.



Concept Diagram



- Key
- Site Boundary
 - Existing Vegetation
 - Potential Development Frontage to Canal
 - Informal Footpath or PRoWs
 - Centenary Way (PRoW)
 - Potential Street Serving Development



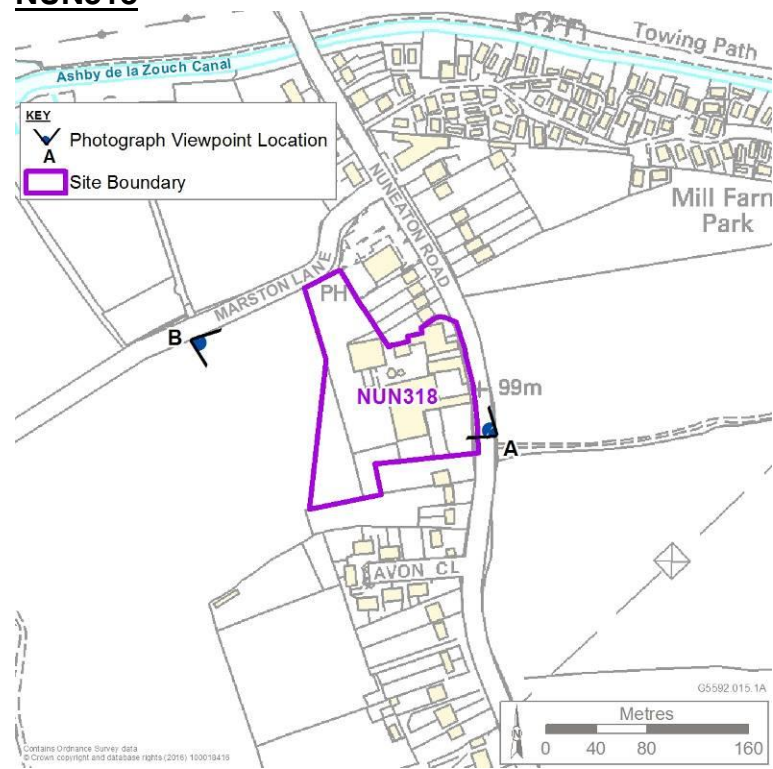
Nuneaton and Bedworth
Landscape Capacity Study

Urban Design Recommendations
NUN174

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NUN318



Viewpoint A – View from Nuneaton Road looking towards Marston House

Element	Assessment
<p>Site description</p>	<p>The irregular shaped site is near the intersection of Nuneaton Road and Marston Lane and is currently occupied by a collection of farm buildings, farmhouse (known as Marston House*) and some small areas for grazing. The site is on level ground, has an area of 1.5ha and is in Green Belt. The main access is from Nuneaton Road and there is a secondary access from Marston Lane.</p> <p>The eastern boundary, next to Nuneaton Road has the most prominence. To the rear of the Nuneaton Road pavement is a narrow grass verge and behind the verge the boundary varies. It is partly defined by farm buildings including a shed, a single storey brick building with steeply sloping pitch roof and the three storey Marston House. The building has a distinctive brick bond and the style of architecture reflects the local vernacular. It is assumed the building dates from the 19th Century. The gable and outrigger of the property form part of the eastern boundary, with the main building elevation facing south onto a front garden. South of the property the boundary continues along a 2m high timber pale fence. The southern boundary is also defined by some timber fencing with some sections of evergreen hedging next to the fence but in the neighbouring site. Part of the western boundary has no definition as it runs over some arable land before joining an existing hedgerow. The northern boundary is also defined by a hedge, with a gap providing access to Marston Lane, before returning to the rear of a public house and some residential properties that front onto Nuneaton Road. Other features include a tall poplar tree in the north eastern corner of the site.</p> <p>The farm complex forms part of the linear development associated with Nuneaton Road that forms an almost continuous line of development from Nuneaton to Bulkington. To the east and west is open farmland with moderately sized fields with hedgerow boundaries and occasional hedgerow trees. The Ashby de la Zouch Canal passes nearby to the north of the site, configured in an east to west direction.</p> <p>* Ordnance Survey, OS Explorer 221, Coventry and Warwick.</p>
<p>Urban Form & Layout</p>	<p>Considering the arrangement of building form, building density and type</p> <p>The linear development fronting Nuneaton Road is largely two storey detached housing set in large gardens with some front garden vegetation including hedges and small trees visible from the road. It is assumed that most properties are post-war, with some dating from the inter-war period and a range of elevational treatments to the properties. There are occasional other uses such as car showrooms and the public house on the corner of Nuneaton Road and Marston Lane.</p>
<p>Access & Movement</p>	<p>Considering the arrangement of main routes, local streets and public rights of way</p> <p>Nuneaton Road provides direct access to Nuneaton town centre (3.5km) and Bulkington (2km), while Marston Lane provides access to Bedworth (3km). The towpath on the Ashby de la Zouch Canal is within 250m of the site and provides pedestrian access to Hinckley in the north east and Bedworth in the west. The nearest cycle route is National Cycle Route (NCR) 52, within 2km to the west and accessed from Marston Lane. NCR 52 links Coventry, Bedworth and Nuneaton.</p>
<p>Legibility</p>	<p>Considering how understandable the area is through landmarks, edges and views</p> <p>Marston House, visible from Nuneaton Road is the most distinctive feature in the local area. The tall poplar at the north east corner of the site is also provides visual interest from Nuneaton Road and there are sweeping views eastwards across the open countryside.</p>

Landscape Features

Considering topography, waterways, open space and wildlife habitats

The wider agricultural landscape is predominantly level but with a gentle rise towards Bulkington in the south. The Ashby de la Zouch Canal is set in a cutting lower than the surrounding countryside with mature vegetation on both sides of the waterway.

Recommendations (see also concept diagram)

Integrating onto the neighbourhood

1. *Connections - Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?*

The proximity of Nuneaton Road and Marston Lane provide direct and convenient routes to Nuneaton, Bulkington and Bedworth. Ashby de la Zouch Canal and NCR 52 (referred to in Access and Movement above) provides routes for pedestrians and cyclists respectively.

Creating a place

5. *Character - Does the scheme create a place with a locally inspired or otherwise distinctive character?*

There are few distinctive characteristics from the local area to draw inspiration from apart from Marston House and the arrangement of agricultural buildings around a courtyard space. Should the site be taken forward for development, it is recommended that Marston House should be retained to add value in terms of townscape and provide a focus for any proposals. It could be refurbished as an attractive period property addressing the existing garden space and providing a quality frontage onto Nuneaton Road. Any development proposals could provide a modern interpretation of the architecture of Marston House. There would also be the opportunity to propose any development proposals around a courtyard area, providing a reinterpretation of the existing farm's courtyard space. The existing timber pale fence on the eastern boundary should be removed and replaced by a higher quality treatment. The new western boundary should be defined by a new hedgerow with some intermittent hedgerow trees to enhance local landscape character.

6. *Working with the site and its context - Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?*

In addition to the suggested courtyard, any development should be outward facing onto Nuneaton Road and the agricultural land to the west taking advantage of wider countryside views. Any proposed scheme should also take advantage of any south facing aspect.

7. *Creating well defined streets and spaces - Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?*

Building For Life 12 recommends that buildings and landscaping schemes are used to create enclosed streets and spaces. Well-designed building form and external spaces are needed to maximise this highly visible site. It is assumed that vehicular access to the site would be from Nuneaton Road and the design of the buildings at the corner of the road and access would require specific attention. The potential reinterpretation of the farm's courtyard space would form access to properties but would form part of the placemaking for the scheme

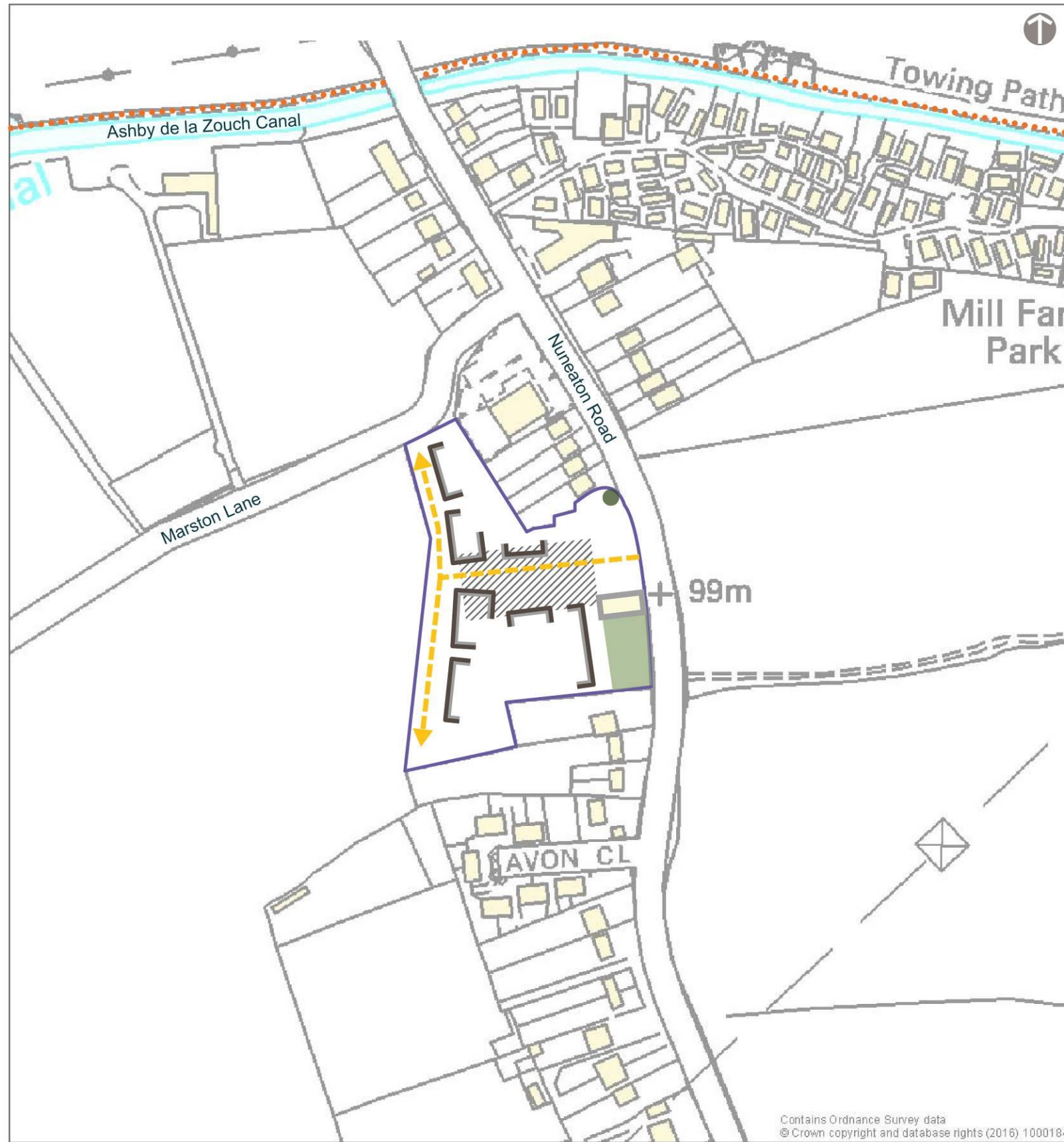
8. *Easy to find your way around - Is the scheme designed to make it easy to find your way around?*

The design of building form, external spaces and boundaries should be designed to complement Marston House (assuming it is retained) and to enable people to move around the site easily.









Note – any further proposals for the site will be subject to the policies of the Nuneaton and Bedworth Borough Local Plan.



Concept Diagram



Key

-  Site Boundary
-  Existing Poplar Tree
-  Potential Development Frontage
-  Retain Existing Garden Space
-  Retain Marston House
-  Potential Street Serving Development
-  Indicative Area For Courtyard Space
-  Existing Towpath

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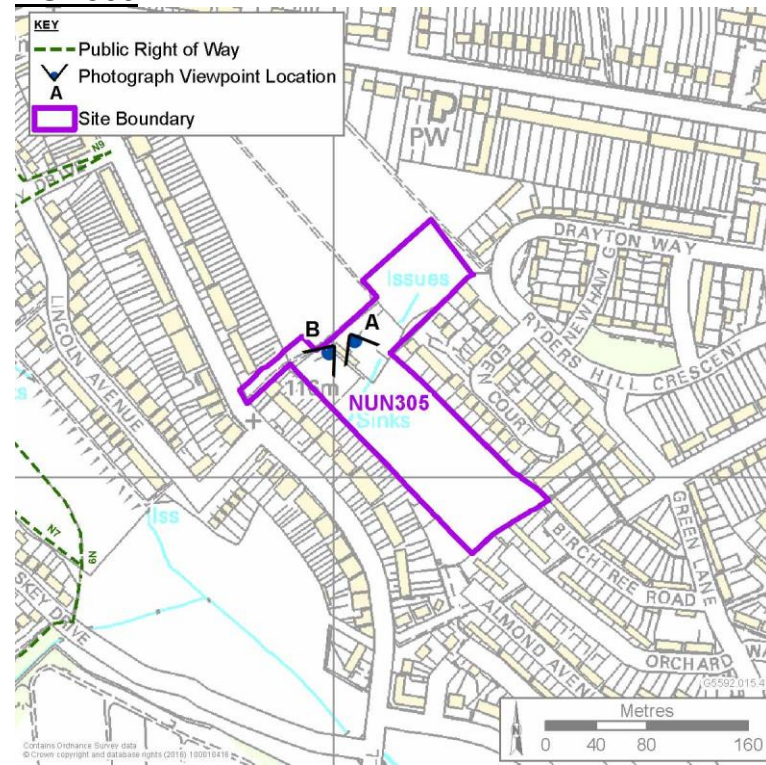
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Landscape Capacity Study

Urban Design Recommendations
NUN318

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NUN305



Viewpoint A – View from informal footpath across site towards the south east

Element	Assessment
Site description	<p>The site has an irregular yet orthogonal footprint remote from any road frontage and set behind existing development that fronts onto Bucks Hill and Eden Court. It is on quite steeply sloping ground (falling in a south westerly direction) and occupied by unmanaged grassland and some emerging scrub covering 1.92ha. The steepest ground is in the northern corner of the site near to Ryders Hill Crescent and then along its north western edge. Mapping indicates that there is a small watercourse in this area running down the slope with an informal footpath nearby linking Bucks Hill and Ryders Hill Crescent. Next to the north eastern boundary of the site is a small development of recently completed detached and mews housing. Adjacent the south eastern boundary is an area of post-war terraced housing. This includes terraced properties to the south east fronting Almond Avenue, Orchard Way and Birchtree Road. Almond Avenue is currently a cul-de-sac stopping near to the site boundary, and it would provide the most feasible vehicular access to the site should it be developed. Next to the southern boundary is some inter-war terraced housing that fronts onto Bucks Hill. To the north western boundary is an area of emerging woodland and allotments, accessed from Ryders Hill Crescent to the east and Camp Hill Road to the north.</p> <p>The site is 3.5 km to the north west of Nuneaton town centre and the wider area is characterised by undulating land with suburban housing and a prominent linear green space corridor that follows the route of Sky Drive and Queen Elizabeth Road. (see concept diagram)</p>
Urban Form & Layout	<p>Considering the arrangement of building form, building density and type</p> <p>Housing in the wider area tends to be medium density and characterised by terraced properties with small front gardens but with relatively large rear gardens. The network of streets serving the properties tend to follow the contours of the local topography with properties orientated to maximise the south westerly aspect and views over the wider landscape. The style of the buildings in the area varies from inter-war to early 21st Century, with a variety of brick and rendered elevations.</p>
Access & Movement	<p>Considering the arrangement of main routes, local streets and public rights of way</p> <p>Bucks Hill, to the south west of the site, is part of the main road network and provides access to Nuneaton town centre. The site includes a narrow linear corridor that links Bucks Hill with the northern part of the site and provides a route for the informal footpath described above. As indicated above, Almond Avenue would provide the most feasible vehicular access to the site and this existing cul-de-sac connects into the wider street network. Parking in the area tends to be on street, parallel to the kerb. There is some on-plot parking on driveways to the front of properties but this is less common.</p>
Legibility	<p>Considering how understandable the area is through landmarks, edges and views</p> <p>The uniform nature of the housing in the area contributes little to legibility, while the site has limited visibility due its isolation behind existing development, although there would be views from properties that back onto the site. However, the prominent topography of the site does contribute to legibility. . This could be used as an opportunity if the site was to be developed and this is covered in more detail below, under recommendations.</p>
Landscape Features	<p>Considering topography, waterways, open space and wildlife habitats</p> <p>The mapping indicates a small watercourse in the steepest part of the site near to the north western edge. The emerging woodland and allotment to the north east provide a reasonable quality setting for the site to the north west. These elements are in addition to topography covered under legibility.</p>

Recommendations (see also concept diagram)

Integrating onto the neighbourhood

1. *Connections - Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?*

The site is currently quite isolated from its surroundings, nevertheless there is opportunity to link the site to the wider street network at Almond Avenue and a high quality pedestrian route could be provided along the western edge of the site linking Bucks Hill and Ryders Hill Crescent. (see item 5, below).

Creating a place

5. *Character - Does the scheme create a place with a locally inspired or otherwise distinctive character?*

There are few distinctive characteristics from the neighbouring housing estate to draw inspiration. The local topography is likely to be the most useful character generator, with the layout of building form, network of streets and external spaces responding appropriately to the landform. Logically the potential street serving the development would follow a contour on the site and enable the orientation of buildings to take in views of the wider landscape to the south west. The site description section of this assessment identified the north western edge of the site to have the most challenging topography and this could be turned into an opportunity to create a greenspace corridor, with the existing watercourse and a link for pedestrians between Bucks Hill and Ryders Hill Crescent.

(The nearby and recently completed Bluebell development next to Queen Elizabeth Road in Nuneaton is a useful example of a development that responds to the local topography and provides a network of streets enclosed by building form that creates a sense of place).

6. *Working with the site and its context - Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?*

The challenges and opportunities of the existing topography have been covered above. The site has a south westerly orientation and there is an opportunity to orientate buildings and external spaces to maximise this aspect.

7. *Creating well defined streets and spaces - Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?*

Building For Life 12 recommends that buildings and landscaping schemes are used to create enclosed streets and spaces. Proposed buildings would address the street serving the development creating a well-defined new street frontage. There would also be opportunity to provide well detailed street corner buildings near to the 'gateway' to the development at Almond Avenue and also at the threshold to the potential greenspace corridor.

8. *Easy to find your way around - Is the scheme designed to make it easy to find your way around?*

The concept diagram illustrates the potential approach for the development of the site with access from Almond Avenue and extending to the greenspace corridor. The layout and arrangement is simple and would be easy to understand with views along the street towards the proposed greenspace corridor.

Note – any further proposals for the site will be subject to the policies in the Nuneaton and Bedworth Borough Local Plan.



Viewpoint B – View from informal footpath in south westerly direction

Concept Diagram

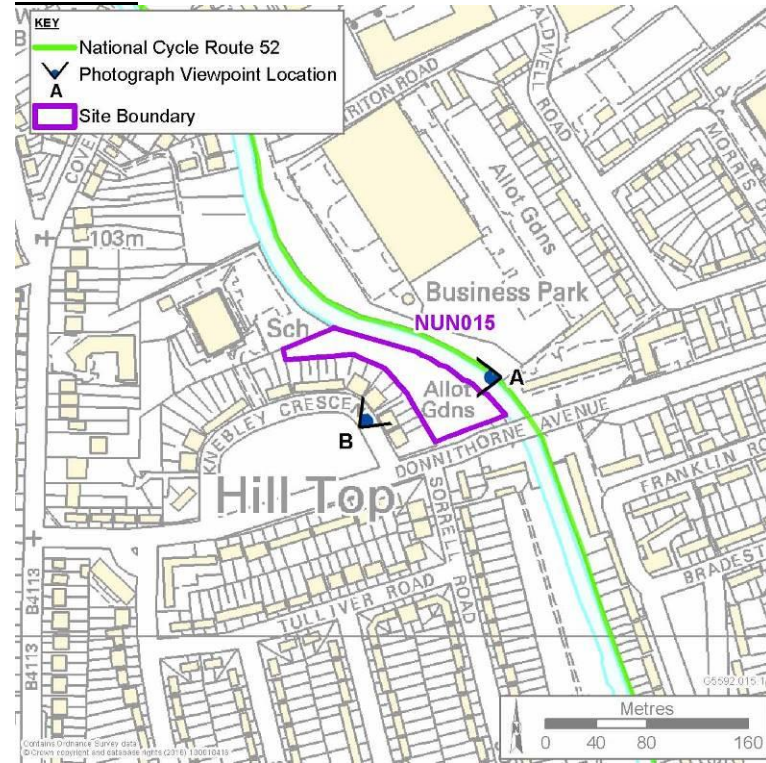


- Key
- Site Boundary
 - Existing Vegetation
 - Potential Development Frontage
 - Potential Feature Corner Building
 - Informal Footpath or PRoWs
 - Potential Street Serving Development
 - Potential Green Space Corridor

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The site

Viewpoint A – View from Coventry Canal towpath looking towards the site



The site

Viewpoint B – View from Knebley Crescent looking towards narrow alleyway leading to the site

Element	Assessment
Site description	<p>This Nuneaton site has an irregular linear form next to the Coventry Canal. It is occupied by woodland and is currently designated as a Wildspace by the local authority known as Knebley Crescent Woodland. The Canal is on the eastern edge of the site, with a housing estate to the west. The site is on level ground and covers 0.5ha.</p> <p>The western boundary follows the fenced rear garden boundaries of the adjacent residential properties that front onto Knebley Crescent. There is a narrow alleyway (width approx. 4metres) that passes between two residential properties providing access to the site from Knebley Crescent. There is a short northern boundary, next to All Saints CE Primary School to the north. The Canal forms the eastern boundary and the woodland on the site almost extends to the canal edge. The Canal towpath is on the eastern side of the waterway opposite the site and accommodates National Cycle Route (NCR) 52. The southern boundary is next to Donnithorne Avenue and is defined by some overgrown scrub and a couple of tall poplar trees near to the south west corner. Part of the southern edge of the site forms an embankment up to Donnithorne Avenue where the road approaches a bridge over the Canal.</p> <p>In terms of the wider area, Nuneaton extends in all directions. It is predominantly a medium to low density residential area but with some employment land to the north east. The Coventry Canal forms the main waterway in the locality (running in a north-south direction).</p> <p><i>Note – for the purpose of this assessment the assumption is that the Wildspace designation would be removed so that the woodland could be felled to enable development for housing. The northern part of the site is relatively narrow and would be a constraint on development proposals. In addition the existing site access is inadequate and this would need to be resolved prior to any more detailed development proposals.</i></p>

Urban Form & Layout	
Considering the arrangement of building form, building density and type	The properties on Knebley Crescent are post-war of medium density, with a mix of semi-detached and linked properties set behind small front gardens and larger gardens to the rear. As the name suggests Knebley Crescent is arranged as a crescent and houses are on one side only. The area between Knebley Crescent and Donnithorne Avenue is characterised by amenity open space with several mature trees. The layout of the housing to the south of Donnithorne Avenue broadly follows a perimeter block arrangement (streets forming a connected network with properties addressing those streets). Properties are uniform, largely faced in brick with pitched roofs. Property boundaries are defined by low timber fences or hedges with occasional mature trees in front gardens. Houses on Knebley Crescent and the housing to the south of Donnithorne Avenue turn their back on the canal and the opportunity to overlook the waterway has not been realised.

Access & Movement	
Considering the arrangement of main routes, local streets and public rights of way	The perimeter block arrangement of the neighbouring housing estate means that the local network of streets are mostly connected allowing a permeable neighbourhood with short and direct routes for pedestrians, cyclists and vehicles. The Sustrans map (www.sustrans.org.uk) confirms that the Coventry Canal towpath in the vicinity of the site forms a section of National Cycle Route 52 (linking Coventry, Bedworth and Nuneaton and wider Midlands area). Most streets provide local access to residential properties with Donnithorne Avenue providing access to the wider area. Parking tends to be on street, parallel to the kerb, with some on-plot parking on driveways constructed in front gardens.

Legibility	
Considering how understandable the area is through landmarks, edges and views	The Coventry Canal corridor is defined by the waterway, the towpath on its eastern side and the wooded edge on both sides. The corridor forms a prominent feature in the locality providing a green and blue infrastructure asset to this part of Nuneaton. The meandering configuration of the Canal corridor enables a sequence of different views from the towpath. The tall poplar trees mentioned in the site description provide a local landmark. Elsewhere the uniform nature of the neighbouring housing estate contributes little to legibility, although the amenity open space on Knebley Crescent provides

	some visual amenity. In terms of the site's visibility the presence of the housing estate to the west and the wooded edges to the canal corridor means the site is not visually prominent. The exception to this are the private views from the properties next to the site and the public views from the Canal towpath.
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Landscape Features

Considering topography, waterways, open space and wildlife habitats	The canal corridor, is described under legibility.
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Recommendations (see also concept diagram)

Integrating into the neighbourhood

1. *Connections - Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?*
 The alley between the properties on Knebley Crescent provides pedestrian and very constrained vehicular access to the site, however it is not wide enough to provide highway access to an adoptable standard. This is a constraint to the potential development of the site. The remainder of the recommendations below assume that the site access issue would be resolved at a later date.

Creating a place

5. *Character - Does the scheme create a place with a locally inspired or otherwise distinctive character?*
 There are few distinctive characteristics from the neighbouring housing estate to draw inspiration from with the exception of the Canal corridor. Any proposed development should focus on developing a frontage that would address the Canal. The northern part of the site is unlikely to be developable due the development constraints introduced under the site description. This area could be retained as woodland helping to maintain a distinctive characteristic of the site.

6. *Working with the site and its context - Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?*
 The key element is the relationship with the Canal and this is covered under the other headings.






7. *Creating well defined streets and spaces - Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?*
 Building For Life 12 recommends that buildings and landscaping schemes are used to create enclosed streets and spaces. Under item 5, the recommendation was that properties should front onto the canal. A series of linked properties (similar to a terrace or mews) or a small block of apartments would help to enclose any external space on the site and provide a good quality frontage onto the Canal corridor. Street access would be provided using the remodelled alleyway and this would continue towards the Canal. Proposed building form would address the street.

8. *Easy to find your way around - Is the scheme designed to make it easy to find your way around?*
 The concept diagram illustrates the simplicity of approach for the development of the site with access from Knebley Crescent. The arrangement of any street access and building form would provide views through to the Canal and would make it easy for people to get around.

Note – any further proposals for the site will be subject to the policies of the Nuneaton and Bedworth Borough Local Plan.

Concept Diagram



- Key
-  Site Boundary
 -  Existing Woodland
 -  Potential Development Frontage
 -  Potential Street Serving Development
 -  National Cycle Route 52

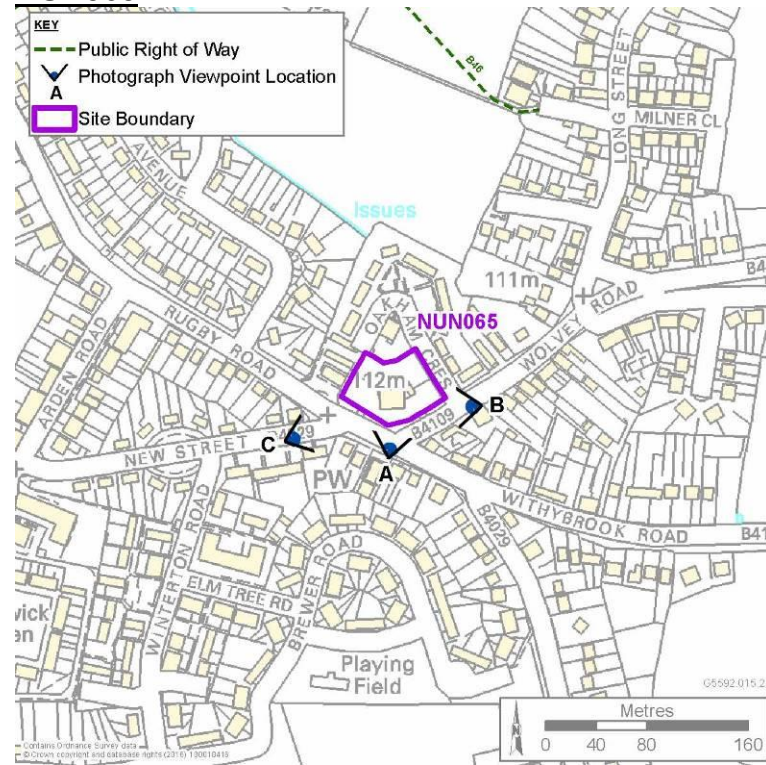
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Viewpoint A – View from Withybrook Road looking north towards the site

Element	Assessment
<p>Site description</p>	<p>The site has an irregular shape near to the intersection of five local roads (Rugby Road, Wolvey Road, Withybrook Road, Shilton Lane and New Street) and east of Bulkington village centre. The site is on level ground and a redundant public house (former New Inn) currently occupies the central part. There is a car parking area close to the site frontage and a grassed area to the rear of the building which previously functioned as a 'beer garden'. The site area is 0.3ha.</p> <p>The southern boundary (next to the main road frontage) is defined by brick piers with steel railing panels in between. The boundary treatment is interrupted in two places by vehicular access to the site from Rugby Road and Wolvey Road. Between this boundary and the pavement there is a wide grass verge (approx. 8 metres). The brick pier and steel railing boundary continues along part of the western boundary. Towards the rear of the site the northern boundary becomes defined by a line of conifer trees forming a dense screen. The conifer trees continue along the northern boundary (it is not clear whether the tree stems are in the site or the adjacent community centre to the north). The eastern boundary is next to Oakham Crescent and is partly defined by a timber panel and concrete post fence. Closer to Wolvey Road the boundary is defined by a mature hedge that continues on a short section of the southern boundary.</p>
<p>Urban Form & Layout</p> <p>Considering the arrangement of building form, building density and type</p>	<p>The surrounding area is largely residential with some other uses. On the southern side of the local road network are a number of detached and semi-detached properties and Ryton Methodist Church (assumed to date from the early 20th Century) directly opposite the site. On New Street there are some three storey flats which are quite large in scale in comparison to the local area. To the west is an area of semi-detached housing and immediately next to the site is a row of shops with residential accommodation above and garages behind. To the north is Oakham Crescent fronted by grassed areas and bungalow properties, with some two storey properties or flats to the northeast, and a small community centre backing onto the site. To the east there are a mix of housing types, from short terraced 'cottage style' to detached properties. These properties tend to be located near to the pavement with small front gardens.</p> <p>The scale, massing and elevational treatments of properties tends to vary. Most properties are faced in brick but there are a variety of shades of red and brown. Brick bond types tend to also vary. A small number of properties are rendered.</p>
<p>Access & Movement</p> <p>Considering the arrangement of main routes, local streets and public rights of way</p>	<p>New Street provides direct access to Bulkington centre (within 400m) and Bedworth (4km), while the other local roads provide direct access to the neighbouring settlements of Nuneaton, Wolvey, Withybrook and Shilton. Parking tends to be on street, parallel to the kerb or on-plot on driveways to the front of properties.</p>
<p>Legibility</p> <p>Considering how understandable the area is through landmarks, edges and views</p>	<p>As the site is near to the intersection of a number of routes it is highly visible although the existing public house building surrounded by car parking does not contribute positively to local townscape quality. The church and the variety of housing and building types, particularly near to the intersection of routes provides some visual interest.</p>
<p>Landscape Features</p> <p>Considering topography, waterways, open space and</p>	<p>The conifer screen along the north boundary and the hedge at the south eastern corner of the site provides some visual relief from the built environment and would be worthy of retention in any development proposals.</p>

wildlife habitats

Recommendations (see also concept diagram)

Integrating onto the neighbourhood

1. *Connections - Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?*
The proximity of New Street offers direct and convenient access to Bulkington. (see commentary below regarding respecting the local area)

Creating a place

5. *Character - Does the scheme create a place with a locally inspired or otherwise distinctive character?*

There are few distinctive characteristics from the local area to draw inspiration from. However, there is an opportunity for building form that provides a high quality feature on this highly visible site. Should the site be taken forward for development, more analysis should be undertaken as to whether the front building line should mirror the same for Rugby Road and Wolvey Road as this is quite a substantial setback from the road. There is an opportunity to provide a sensitive development of slightly higher density, scale and massing than the context to maximise the opportunities for the highly visible site.

6. *Working with the site and its context - Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?*

The existing landscape features referred to above are worthy of retention. The site has an excellent south facing orientation and any later detailed proposals should ensure the arrangement of internal accommodation and external spaces maximise this.

7. *Creating well defined streets and spaces - Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?*

Building For Life 12 recommends that buildings and landscaping schemes are used to create enclosed streets and spaces. Well-designed building form and external spaces are needed to maximise this highly visible site. It is assumed that vehicular access to the site will be from Oakham Crescent and this should be legible from the streetscene through the design of building form and landscape treatment. There is also an opportunity for an additional pedestrian access to the site from Withybrook Road and this should be integrated with the overall site plan and building design.

8. *Easy to find your way around - Is the scheme designed to make it easy to find your way around?*

The design of building form, external spaces and boundaries should be designed to enable people to easily access, move around the site and the front doors to properties.

Note – any further proposals for the site will be subject to the Nuneaton and Bedworth Borough Local Plan.

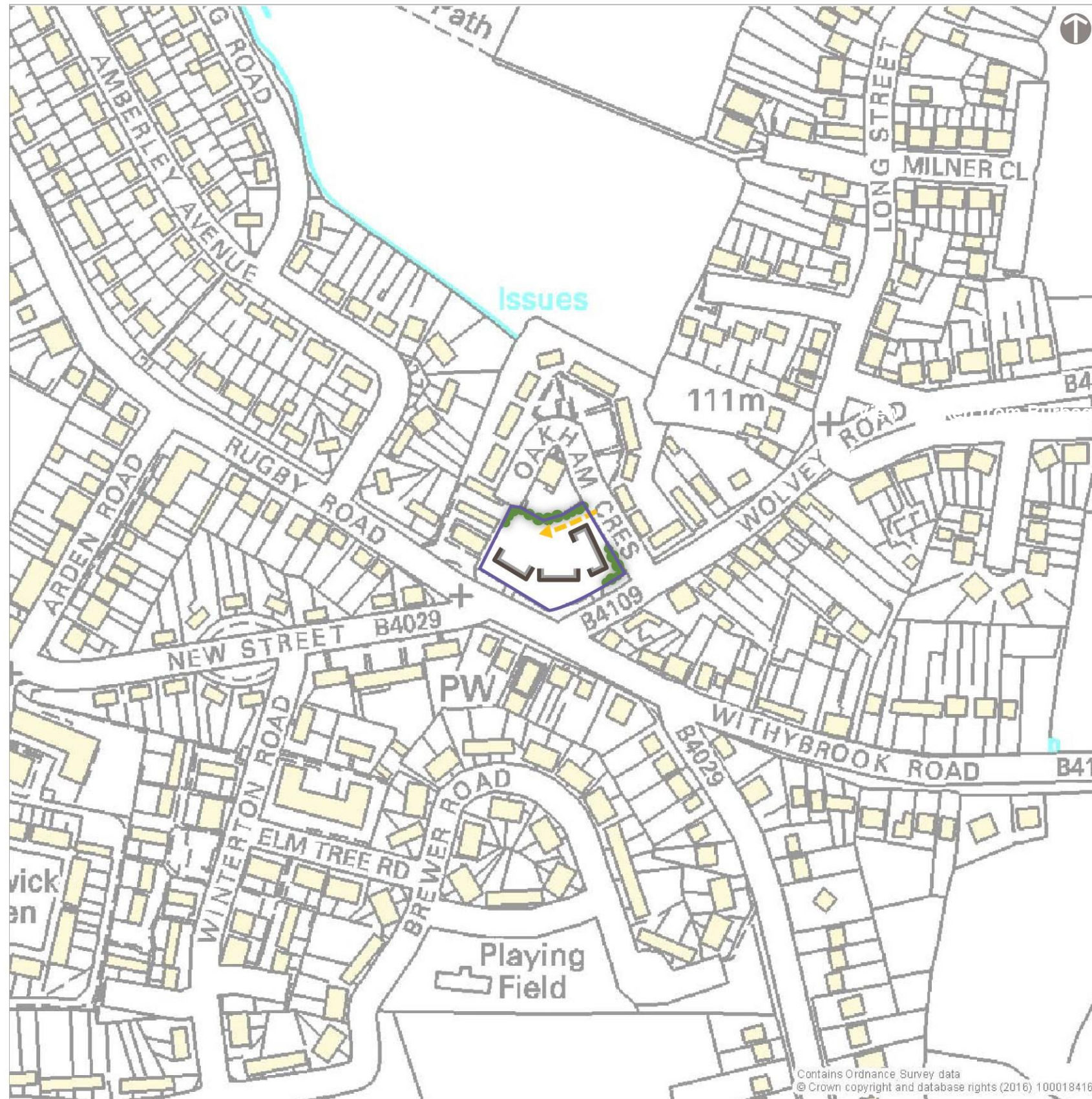





Viewpoint B – View from Wolvey Road looking west towards the site



Viewpoint C – View from New Street looking east towards the site

Concept Diagram



- Key
-  Site Boundary
 -  Existing Vegetation
 -  Potential Development Frontage
 -  Potential Street Serving Development

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