



Nuneaton and Bedworth Landscape Capacity Study January 2017

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Landscape Capacity Study**

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**Package of
A3 size
pro-formas** 5592.100 (separate document)

1.0 INTRODUCTION

- 1.1 This study presents landscape capacity assessment work carried out by TEP for Nuneaton and Bedworth Borough Council (NBBC) as part of a study to inform decision-making on land to be taken forward for development as part of the submission version of the Local Plan in 2016.
- 1.2 Over the next plan period Nuneaton and Bedworth Borough Council has to deliver new housing, employment and social and green infrastructure. There are numerous factors that the Council will need to take into account before determining which land should be taken forward for development. Landscape character and effects on views is just one element.
- 1.3 TEP have previously been involved in delivering a number of landscape character and landscape capacity studies on behalf of NBBC. These are outlined below:

Stage 1 (2011-12)

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

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

Volume 2: Policy Recommendations

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

Volume 3: Site Analysis and Selection

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

Stage 2: Individual Site Assessment (2012)

- 1.7 NBBC reviewed the findings of the Stage 1 work and identified a number of Potential Development Areas (PDAs) on land at the settlement edges for further consideration by TEP as part of the Stage 2: Individual Site Assessment.

- 1.8 As part of the Site Analysis and Selection study TEP considered the landscape and visual qualities of the PDAs within the context of the wider landscape. The study also assessed the PDAs' scope to accommodate mitigation, made a judgement in landscape terms of whether the site should be taken forward for development and if so, made landscape recommendations to guide possible future development.

2016: Individual Site Assessment

- 1.9 NBBC have instructed TEP to re-assess 9 sites from the Stage 2: Individual Site Assessment (see paragraph 1.7). In addition they have highlighted a further 15 sites for assessment. Figure 1.0, located in the drawings section at the rear of this report, shows all the sites in the context of the Borough's Landscape Character Assessment.
- 1.10 The Council asked that the majority of the sites be considered for housing with a smaller number considered for employment use. For the purposes of this assessment the following assumptions were made about the type of development.
- Density of housing between 35 dwellings per hectare;
 - Housing would be predominantly two storey; and
 - Employment uses would be B8 (storage and distribution) with a small proportion of B1 (offices, research, laboratories etc.) and B2 (other industry).
- 1.11 HSG1 is a very large site to the north of Nuneaton and the findings are summarised in Section 4.0.
- 1.12 HSG4 is a site to the west of Bedworth with a large number of constraints and the findings are summarised in Section 5.0.

2016: Site Based Urban Design Assessments

- 1.13 Six sites inside the Nuneaton and Bedworth urban footprint or on previously developed land have been assessed in terms of their urban design characteristics rather than for their landscape capacity to accommodate change. These are reported under Section 5.0.

Package of A3 size pro-formas

- 1.14 The assessment for all above sites are presented on relevant A3 size pro-formas supported by a location plan and photographs. These have all been packed into one pdf file reference 5592.100.

Structure of the Report

- 1.15 This document is structured as follows:
- Section 2 describes the method used to carry out the landscape capacity site assessments;
 - Section 3 lists the sites that have been assessed;
 - Section 4 summarises the findings for HSG1;
 - Section 5 summarises the findings for HSG4;
 - Section 6 described the method used to carry out the site base urban design assessments; and
 - Section 7 provides an overall summary.

2.0 METHOD

- 2.1 This method has been developed to establish the landscape and visual qualities and setting of potential development sites and to explore the potential effects on landscape character and views and the setting of settlements should expansion take place.
- 2.2 The method comprises three main elements. Firstly, an evaluation of the inherent or intrinsic landscape qualities present. Secondly, an evaluation of the visual qualities of the potential development sites, their setting and importance in views within the wider landscape. The final aspect is to review the likely scope for mitigation and the landscape capacity to accommodate change should the site be developed for employment or residential use.
- 2.3 The assessment has been undertaken in accordance with guidance contained in:
- An Approach to Landscape Character Assessment 2014, Natural England;
 - Landscape Character Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, Swanick C 2004, The Countryside Agency/Scottish Natural Heritage; and
 - The Guidelines for Landscape and Visual Assessment, Third Edition, Landscape Institute/Institute of Environmental Management and Assessment 2013.
- 2.4 Each of these documents presents contemporary best practice approaches to assessing landscape character, landscape sensitivity and capacity of a landscape to accommodate change and assessment of visual effects of development within the landscape. The assessment has used aspects of the methods described in these documents to assess the landscape and visual quality of the development sites and their immediate surroundings and to make a judgement on the capacity of the landscape to accommodate change and the scope for mitigation.

Desk Study and Field Survey

- 2.5 The assessment commenced with a desk based study, reviewing the location of each site and its context in relation to the Stage 1 Landscape Character Assessment. Field assessment of each of the sites was carried out by two experienced Chartered Landscape Architects during March 2016. The assessment was carried out on foot from publicly accessible locations.
- 2.6 Photographs were taken from various locations of the sites and their landscape context during field assessment and those that are particularly representative of the site and its landscape context have been used within the A3 size pro-formas in Section 3.0 to help illustrate the assessment. The field work included an evaluation of the landscape and visual qualities of each of the sites and their immediate surroundings, which was used to inform the judgement on the capacity of the landscape to accommodate change and the scope for mitigation.

Evaluation of Landscape Qualities

- 2.7 Landscape quality is a judgement of the intactness and condition of a landscape. This is assessed by considering the representation of typical characteristics and the state of

repair of individual features which contribute to those typical characteristics. This has been assessed with reference to the following aspects:

Consistency of landscape character

- This assesses the consistency of landscape character of the site and its immediate surroundings, with the landscape character of the wider area. This may be judged as *'highly consistent'*, *'mostly consistent'*, *'some key characteristics present'* or *'not representative of wider character'*. However, it should be noted that along urban fringes the landscape can display features that although not consistent with the wider character combine to create an attractive landscape. In such cases this has been reported.

Consideration of the landscape character area the site falls within

- This includes a review of the landscape character area in which the site falls (as identified in Stage 1 assessment), with consideration of the 'levels of intactness' exhibited by landscape features reported. This aspect is closely linked to consistency (see above). The balance and interaction of typical and non-typical features and how they are perceived contributes to landscape 'attractiveness'. The judgement to be recorded is *'highly attractive'*, *'attractive'*, *'pleasant'* or *'unremarkable'*.

Remoteness and tranquillity

- This assesses the degree to which a landscape has been influenced by man and relates strongly to the perceptual experience of a landscape. Low noise level, low density of settlement and infrequent roads indicate a tranquil and often rural character, likely to be more sensitive and more affected by new development than one that is already disturbed or impinged by busy roads, industry and residential development. This may be judged as being: *'remote'*, *'peaceful'*, *'some interruption'* or *'not tranquil'*.

Evaluation of Visual Qualities

- 2.8 Visual quality assesses the views, visibility of urban influences and setting for new development within the wider landscape.

Visual prominence of the potential development site

- This aspect assesses views and visual connections within the surrounding landscape and the prominence of the potential development site within these views, with consideration of nearby receptors. The distance from the potential development site to the receptor is important as this influences the proportion of the view that would be affected. A potential development site visually isolated from the wider landscape is likely to have lower sensitivity than one which forms a key component or has strong visual connectivity with the wider landscape. This is judged as being either *'High'*, *'Moderate-high'*, *'Moderate-low'* or *'Low'*. For example, a judgement of high prominence could apply to a potential development site which is on a hill, a flat exposed area or has few trees or woodland along its boundaries and is visible from roads, urban fringes or public rights of way at some considerable distance. A judgement of low prominence could apply to a development site which may be within a shallow depression, narrow river valley or

surrounded by mature wooded boundaries or by built development, which is not visible from surrounding publicly accessible routes and from few private residences and where change would potentially have a lower effect on the surrounding landscape.

Nature of the urban edge

- This assesses the character of the existing urban edge and is based upon a judgement that a 'soft' edge mostly screened by mature vegetation is likely to be more sensitive to change than one which has a 'hard' urban edge where there is an abrupt building line. A softer edge would typically result in a more rural and remote character being present and creates a coherent transition between the urban and rural landscape. Soft edges could be altered considerably without careful planning and appropriate mitigation through any new development or expansion of the urban edge. Alternatively a 'hard' urban edge could be improved through carefully sited development and landscape framework. This judgement may be recorded as *'no visible urban edge'*, *'soft well vegetated urban edge with limited views of principally rooflines'*, *'partially visible urban edge'* and *'hard urban edge with no screening'*.

Settlement setting and views of the settlement

- This considers the contribution of settlement setting and built structures or landmarks in the views of the settlement in the context of the site being assessed. For example, a church surrounded by trees may be a key feature in views to the settlement edge. This is likely to be more sensitive to change or development which may detract from or reduce its prominence in views than a view which is dominated by urban features. This is judged as *'highly attractive features or views'*, *'some attractive features or views'*, *'few attractive features or views'* and *'no attractive features or views'*.

Public accessibility within and immediately surrounding the potential development site

- The extent to which the potential development site and immediate surroundings is currently used by the public can affect its sensitivity. Most land-use planning regimes consider that public views are of greater value than views from private property. An area with several recreational elements (e.g footpaths, bridleways, sports grounds, parks) is likely to be more sensitive than an area which is currently little used by members of the public or has limited or no accessibility. This is judged as *'many public views'*, *'some public views'*, *'limited public views'* or *'no public views'*.

Landscape capacity and scope for mitigation

- 2.9 The final aspect of the site assessment is a judgement regarding the overall landscape capacity and refers to how sensitive the landscape is, and considers the degree to which a landscape can accommodate change without detrimental effects on its character. This judgement also includes consideration of the scope for mitigation, which would be in keeping with the landscape character.
- 2.10 Landscape capacity and in turn scope for mitigation varies with the landscape and visual quality assessed and components such as:

- Existing land use
- The pattern and scale of the landscape
- Visual enclosure, openness of views, and distribution of visual receptors
- The value placed on a landscape
- Extent, type and nature of vegetation present within the area

2.11 Judgements were made on what type of mitigation might be required to minimise effects or improve a settlement's setting and appearance within views and how achievable potential mitigation would be within the site's landscape setting. This is based on ensuring that the key characteristics of the surrounding landscape (as identified in the Stage 1 landscape character assessment) are protected or enhanced through any future development. Landscape capacity and scope for mitigation will be assessed either as being '*high*', '*moderate-high*', '*moderate-low*' or '*low*'. Those locations where implementation of appropriate mitigation appears most achievable (*high* or *moderate-high*) would be more favourable options to be taken forward in the Local Plan evaluation process in landscape terms than those which are less achievable (*moderate-low* or *low*).

Recommendations if the site is developed

2.12 Finally recommendations are provided for sites with potential for development in terms of landscape capacity. These relate to the Landscape Guidelines provided in the Stage 1 Landscape Character Assessment and take into account existing landscape features, setting of the settlement, sensitive landscapes and landscapes requiring enhancement.

Limitations and assumptions

2.13 The judgements within this report have only been informed by landscape and visual appraisal and have not taken into account other aspects of the feasibility of developing the land.

3.0 LANDSCAPE CAPACITY ASSESSMENTS

3.1 This section provides the individual site assessment of the following sites:

Sites from Stage 2: Individual Site Assessment (2012)

Employment Allocations

- EMP1: Fautlands
- EMP4: Land fronting Coventry Road
- EMP8: Heath End (northern part)

Housing Allocations

- HSG1: North of Nuneaton
- HSG2: Arbury
- HSG3: Gipsy Lane
- HSG4: Woodlands
- HSG5: Hospital Lane
- HSG6: School Lane
- Hawkesbury

3.2 Following the field survey and review of the findings of the 2012 study it was concluded that some of those site assessments remained accurate and did not require amendment. This applied to the following sites:

- HSG2: Arbury
- HSG3: Gipsy Lane
- HSG5: Hospital Lane
- Hawkesbury

3.3 The A3 pro-forma site assessments from the 2012 study have been attached to pdf ref. 5592.100. In addition plans were prepared which illustrated indicative landscape recommendations for these sites if taken forward to the Local Plan. Recommendations varied but typically included some of the following; retention of woodland, trees and hedgerows; retention of ponds and watercourses; potential areas for public open space and important building frontages. The plans are located at the end of the report.

3.4 All other sites were re-assessed (with A3 pro-formas attached to Section 3.0) and these are confirmed below:

- EMP1: Fautlands
- EMP4: Land fronting Coventry Road
- EMP8: Heath End (including additional southern part to site for assessment)
- HSG1: North of Nuneaton
- HSG4: Woodlands
- HSG6: School Lane

3.5 HSG1 has also been re-assessed but given the scale and interest in the site it was agreed a summary of the findings would be presented in Section 4.0.

Additional Sites for Assessment (2016)

3.6 The following ten sites required assessment for the first time.

Employment Allocations

- EMP2: Phoenix Way/ Wilsons Lane
- EMP3: Prologis Extension
- EMP5: Caldwell Extension
- EMP7: Bowling Green Lane

Housing Allocations

- HSG7: East of Bulkington
- HSG8: Land West of Bulkington
- HSG9: Hill Farm
- HSG10: Attleborough Fields
- HSG11: Land at Judkins Quarry
- NUN181: Southern part of Hawkesbury
- NUN182: Rugby Club
- NUN286: Wheelwright Lane
- NUN121a: Land near Wilson's Lane (see site assessment for EMP2: Phoenix Way/ Wilsons Lane)
- NUN121b: Land near Wilson's Lane (see site assessment for EMP2: Phoenix Way/ Wilsons Lane)

3.7 For Land West of Bulkington it was agreed that these sites should be assessed as two parts as Bedworth Road and development fronting that road separates the north and southern part of the site.

3.8 With the exception of EMP5 Caldwell Extension all A3 pro-formas are attached to pdf ref. 5592.100. EMP5 Caldwell Extension is a small site (0.4 hectares) situated within the urban footprint of Nuneaton. Following a site visit it was decided that a landscape capacity assessment would not be needed as an assessment of this urban based site would be outside the scope of the study.

3.9 A separate site assessment was undertaken for Land south of A5 (north of Nuneaton) given the visual prominence of this land and its relationship to HSG1 North of Nuneaton.

3.10 A further six non-strategic sites were put forward by the Council for assessment but as these were located inside the urban footprint of Nuneaton and Bedworth or on previously developed land, it was decided that a site-based urban design assessment would be more expedient. These six sites are reported at Section 5.0.

4.0 SITE HSG1

- 4.1 Site HSG1 covers approximately 200 hectares to the north of Nuneaton. Given the size of the site it was agreed that a summary of the assessment would be reported separately and using the method from Section 2.0 assessed in two parts east and west (A3 size pro-formas are attached to pdf ref. 5592.100).
- 4.2 In addition, at the client's request, this section considers whether the arable land north of the site's northern boundary and south of the A5 (Watling Street) could be considered as a potential area for sport's pitches and whether this be appropriate in the context of the study.

HSG1 – Eastern part

- 4.3 Summarising the findings of the Landscape Capacity and Scope for Mitigation of the site:

'Parts of the site are already influenced by neighbouring residential development, the resulting landscape and visual qualities mean that the site is considered to have capacity for residential development. However, there is scope to improve the existing urban edge by reinforcing hedgerows and hedgerow tree planting. This type of mitigation should be in keeping with the existing landscape pattern of hedgerows with hedgerow trees. This landscape should also accommodate the creation of small linear woodlands to aid screening. Farmland between the site's northern boundary and the A5 contributes towards creating a pleasant setting to the northeastern edge of Nuneaton and so the retention of a farmland buffer along the A5 will be important.'

- 4.4 Summarising the recommendations if the site is to be taken forward:

- Retain and maximise the width of a 'farmland buffer' between HSG1 and the A5;
- Reduce the prominence of existing urban edges by retaining and reinforcing existing hedgerows and hedgerow trees to filter views of the new urban edge, offering glimpses of built form;
- Ensure a sensitive treatment of the urban edge, with variation in built form to create an attractive, high quality settlement setting;
- Retain the visual presence of farmsteads (Callendar Farm in particular) on the new urban edge in order to reflect the rural characteristics of the wider landscape character area;
- Sensitively incorporate the existing public right of way and Change Brook within the open space network associated with the new development;
- Look for opportunities to locate informal public open space at the edge of any proposed development, with new housing addressing open space, thus maximising the green buffer between the A5 and new built form;
- Consider an average density of 35 dwellings per hectare as appropriate for this site, with lower densities concentrated toward the new urban edge;
- Ensure buildings of maximum height of 3 storeys are sited toward the existing urban edge, with 1 to 2 storey dwellings at the northern edge of the site; and
- Use varied building materials which make reference to the local vernacular to break-up the mass of development in views.

HSG1 – Western part

4.5 Summarising the findings of the Landscape Capacity and Scope for Mitigation of the site:

'Parts of the site are already influenced by neighbouring residential development and roads and the moderate-low visual prominence judgement, particularly from the north and west mean there is a moderate-high landscape capacity and scope for mitigation. Mitigation through an appropriate landscape framework based on the existing network of hedgerow field boundaries, watercourse and retention of the higher more visible parts of the site for an appropriate landscape treatment. Landscape treatment of the northern edge of the site is particularly important as this will have the greatest effect on the setting to Nuneaton's northern edge. This overall approach to mitigation should be in keeping with the key features of the landscape character area. Farmland in the site contributes towards creating a pleasant setting to the northeastern edge of Nuneaton and so the retention of a farmland buffer along the A5 will be important. It is considered that the parcel has the ability to accommodate development up to its high point at Top Farm. North of Top Farm the land should be retained as open space and should be landscaped appropriately to maintain a soft well vegetated urban edge and sustain an appropriate setting to Nuneaton'

4.6 Summarising the recommendations if the site is to be taken forward:

- Retain and maximise the width of a 'farmland buffer' between HSG1 and the A5;
- Reduce the prominence of existing urban edges by retaining and reinforcing existing hedgerows and hedgerow trees;
- Retain higher ground (above 90m AOD) for appropriate open space treatment;
- Ensure a sensitive treatment of the urban edge, with variation in built form to create an attractive, high quality settlement setting;
- Sensitively incorporate the existing PRoW (N29) within the green space network associated with the new development;
- Look for opportunities to locate informal public open space along the northern edge of development, with an appropriate landscape treatment. New housing should address this public open space;
- Consider an average density of 35 dwellings per hectare as appropriate for the site, with lower densities concentrated toward the new urban edge;
- Ensure buildings of maximum height of 3 storeys are sited toward the existing urban edge, with 1 to 2 storey dwellings at the edge of farmland; and
- Use varied building materials which make reference to the local vernacular to break-up the mass of development in views.

Summary for HSG1

4.7 HSG1 is a large site at the northern edge of Nuneaton covering 200 hectares. The northern boundary of the site extends to a distance of 3km which is visible from the A5 and in some locations the site is within 100 metres of the road.

4.8 The existing farmland landscape of the site contributes to the pleasant setting to the northeastern edge of Nuneaton and the sense of the separation between settlement and the A5.

4.9 In the event that the site is to be developed, the landscape treatment of northern edge of the site would be particularly important as to minimise the risk of the setting of the settlement being undermined and the sense of the separation between the settlement and the A5 being reduced. The recommendations in paragraph 4.4 and 4.6 should be

complied with fully to maintain the setting of the settlement and the sense of separation between Nuneaton and the A5.

Land between HSG1 and the A5 (Watling Street)

4.10 The following paragraphs consider whether a potential area of sports pitches would be appropriate on the area of land between HSG1 and the A5.

4.11 In considering the appropriateness of this land for sports pitches the following assumptions have been made:

- Open land without interruption of trees and hedgerows;
- Closely mown and highly maintained grassed surfaces;
- Appropriate drainage systems;
- Supporting infrastructure including pitch markings, goal posts, fences, changing room facilities, car parking areas and vehicular access to those areas, lighting.

4.12 In addition it is assumed that existing landscape features such as topography (sloping land) and the irregular arrangement of the network of hedgerow and hedgerow tree field boundaries would not be compatible with the requirements of sports pitch infrastructure. Minor engineering operations, including the removal of vegetation, levelling land and installing drainage would be needed to enable the requirements.

4.13 Based on these assumptions it is likely that to accommodate a number of sports pitches on land between HSG1 and the A5 the character of the existing agricultural land would need to be altered. These alterations to the agricultural land would not be compatible with the findings of paragraphs 4.3, 4.4, 4.5 and 4.6.

4.14 In summary it is considered that a potential area of sports pitches and associated infrastructure would adversely affect the farmland buffer considered important to the pleasant setting of the north eastern edge of Nuneaton. The layout and configuration of the potential area of sports pitches are likely to undermine the retention and reinforcement of hedgerows and hedgerow trees and the retention of the visual presence of farmsteads and their rural characteristics.

4.15 It is therefore considered that a potential area of sports pitches on the land between HSG1 and the A5 would be inappropriate in the landscape and the associated infrastructure would cause an intrusion on the rural characteristics of the wider landscape character area.

5.0 SITE HSG4

Introduction

- 5.1 TEP has been asked to provide further advice to Nuneaton and Bedworth Borough Council (NBBC) in respect of the landscape recommendations for site HSG4 Bedworth Woodlands. TEP reported on HSG4 (doc. ref. 5592.007 attached to pdf ref. 5592.100) in September 2016 and concluded that most of the site had a moderate-low capacity to accommodate change. The exception to this was the south eastern part of the site near to Woodlands Road which was judged to have a moderate-high capacity to accommodate change with potential for development.
- 5.2 Since TEP submitted the site assessment in September, NBBC has been reviewing other constraints in respect of the site including historic environment and ecology and this has resulted in a relatively small area of site HGS4 initially appearing suitable for development. The Council needs to allocate suitable sites to meet housing need and has asked TEP to review its findings and to advise if the area judged as moderate-low could be broken down into more than one category of capacity to accommodate change with potential for development.
- 5.3 To provide an additional assessment of HSG4, TEP has reviewed the findings of the site assessment submitted in September 2016 and volumes of the Land Use Designations Study also completed by TEP during 2011-12 (these were introduced in the report titled *Nuneaton and Bedworth Landscape Capacity Study, September 2016*). Drawing reference D5592.010 has also been prepared to illustrate the findings of this additional assessment.

Site Assessment of HSG4 Bedworth Woodlands (2016)

- 5.4 In summary, the recommendations in terms of landscape capacity are outlined below:

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.

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 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 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.

Volume 3: Site Analysis and Selection (2011-12)

- 5.5 TEP has reviewed the findings of Volume 3: Site Analysis and Selection for area 9 Bedworth Woodlands Rural Fringe. The pro-forma, including plan, for area 9 is presented in an appendix to this document and the key findings are outlined below.

Landscape Capacity to accommodate development

'This landscape retains a rural, enclosed and intimate character through a small-scale field pattern bordered by mature hedgerows and hedgerow trees. Rural roads are also lined by mature hedgerows and trees which reinforces the enclosed character. The area south of Bedworth Lane is a remnant of the older 'Ancient Arden' character although this pattern has been fragmented and altered through progressive development and Newdigate Colliery.'

Capacity and scope for development and mitigation in keeping with character

'Although development is common in the landscape, it is often only locally visible due to filtering and screening by intervening hedgerows.'

'Land in the northern part of the character area is particularly sensitive to changes which would reduce separation between Nuneaton and Bedworth.'

'The landscape is sensitive to any changes which might affect the enclosed and intimate character in the landscape and which would increase the prominence of built development within views from public rights of way and roads. Any new development would need to ensure it respects the field pattern; retains existing landscape features; and includes new small-scale woodland copses integrating with field hedgerows to provide screening of settlement edges.'

Additional Recommendations (December 2016)

- 5.6 Volume 3: Site Analysis and Selection highlights the northern part of site HSG4 as sensitive to change. Given the factors highlighted above this would be an area where it would be difficult to accommodate development without undermining those sensitivities. Of the three highlighted areas on the plan it is the most intact in terms of landscape features and the most remote from urban influences. It also provides separation between Nuneaton and Bedworth. On plan ref. D5592.010 (attached to pdf ref. 5592.100) this has been highlighted as 'area where development would cause greatest harm and cannot be mitigated'. The area includes the small part of a field and respective field boundaries south of Dove Close. This is to prevent harm to those field boundaries and includes the wooded boundary to Woodlands Lane.
- 5.7 The south western part of the site is not highlighted as a sensitive landscape in Volume 3: Site Analysis and Selection. It contains a relatively small-scale field pattern, with established hedgerows and hedgerow trees and reflecting the character of the northern part of HSG4. There is a PRoW (ref. B4) running in a north to south direction linking Woodlands Lane to the Local Wildlife Site making this this part of HSG4 quite publically visible. Nevertheless, it has been subject to some field enlargement, with the loss of some hedgerow boundaries.
- 5.8 There is potential for development to be integrated into this part of the site with the retention of the important landscape features. This area is highlighted as 'area where development could be accommodated with retention of important landscape features.'

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- 5.9 Plan ref. D5592.010 also illustrates the south eastern part of the site which is highlighted as 'area where development could be more readily accommodated'. This area has been impinged by major road infrastructure and the proximity of residential development. It has been subject to field enlargement and the loss of landscape features and overall it is therefore less susceptible to change.
- 5.10 We have assumed that the Local Wildlife Site would be retained under that designation because of its ecological interest. The Local Wildlife Site also comprises an important landscape feature because of it provides a strong vegetated edge to development and a logical and appropriate edge to the northern part of Bedworth Heath.

6.0 URBAN DESIGN ASSESSMENTS

6.1 This approach has been developed to establish the urban and landscape features and characteristics of six non-strategic sites inside the urban footprint of Nuneaton and Bedworth or on previously developed land. The six sites are:

- NUN174: Land off Beechwood Road, Bedworth
- NUN318: Nuneaton Road, Bulkington
- NUN305: Land off Almond Avenue, Bucks Hill, Nuneaton
- NUN015: Knebley Crescent, Nuneaton
- NUN065: Former New Inn site, Rugby Road, Bulkington
- Elizabeth Centre, Johnson Road, Bedworth

6.2 The approach comprises two main elements. Firstly, an evaluation of the existing urban and landscape characteristics of the site and its context. Secondly to provide a series of urban and landscape design recommendations for the site guided by Building for Life 12 (the government-endorsed industry standard for well-designed homes and neighbourhoods).

6.3 The assessment has been undertaken in accordance with guidance contained in:

- Building for Life 12 (2016 Edition): Design Council, CABI and the Home Builders Federation;
- Urban Design Compendium (2007): English Partnerships and Housing Corporation; and
- By Design, Better Places to Live (2001): DTLR and CABI.

6.4 Each of these documents presents contemporary best practice approaches to assessing urban and landscape design. Notably Building for Life 12 is the government-endorsed industry standard for well-designed homes and neighbourhoods. The assessment has used aspects of the methods described in these documents to assess the urban and landscape qualities of the sites and their immediate surroundings and to make recommendations for any potential future development.

Field Survey

6.5 A field survey of each site was carried out by an experienced Urban Designer during July 2016. The assessment was carried out on foot from publicly accessible locations.

6.6 Photographs were taken from various locations of the sites and their urban and landscape context during field assessment. Those that are particularly representative of the site and its landscape context have been used within A3 size pro-formas attached to pdf ref. 5592.100.

Site Description

6.7 The site description includes arrangement of the site, the boundaries, confirms the site area and any notable landscape features. It also includes an outline of the wider context.

Assessment of Urban and Landscape Characteristics

6.8 A succinct assessment of the wider context including:

- Urban form and layout - considering the arrangement of building form, building density and type;
- Access and movement - considering the arrangement of main routes, local streets and public rights of way;
- Legibility - considering how understandable the area is through landmarks, edges and views; and
- Landscape features - considering topography, waterways, open space and wildlife habitats.

Recommendations

- 6.9 Building for Life 12 is structured around 3 themes: Integrating into the Neighbourhood, Creating a Place and Street and Home and 12 questions associated with those themes as means to promoting high quality new development. Given the stage in the development process, it was agreed only five of the questions would be considered in this study and these are outlined below.

Integrating into the neighbourhood

1 - Connections

How the scheme could integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings.

Creating a place

5 - Character

How the scheme could create a place with a locally inspired or otherwise distinctive character.

6 - Working with the site and its context

How the scheme could take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates.

7 - Creating well defined streets and spaces

How buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well.

8 - Easy to find your way around

How the scheme could be designed to make it easy to find your way around.

- 6.10 Finally a concept diagram is provided to demonstrate some of the key recommendations including:

- Overall urban context;
- Existing vegetation and other landscape features;
- Potential development frontage; and
- Potential access route serving the development.

7.0 SUMMARY

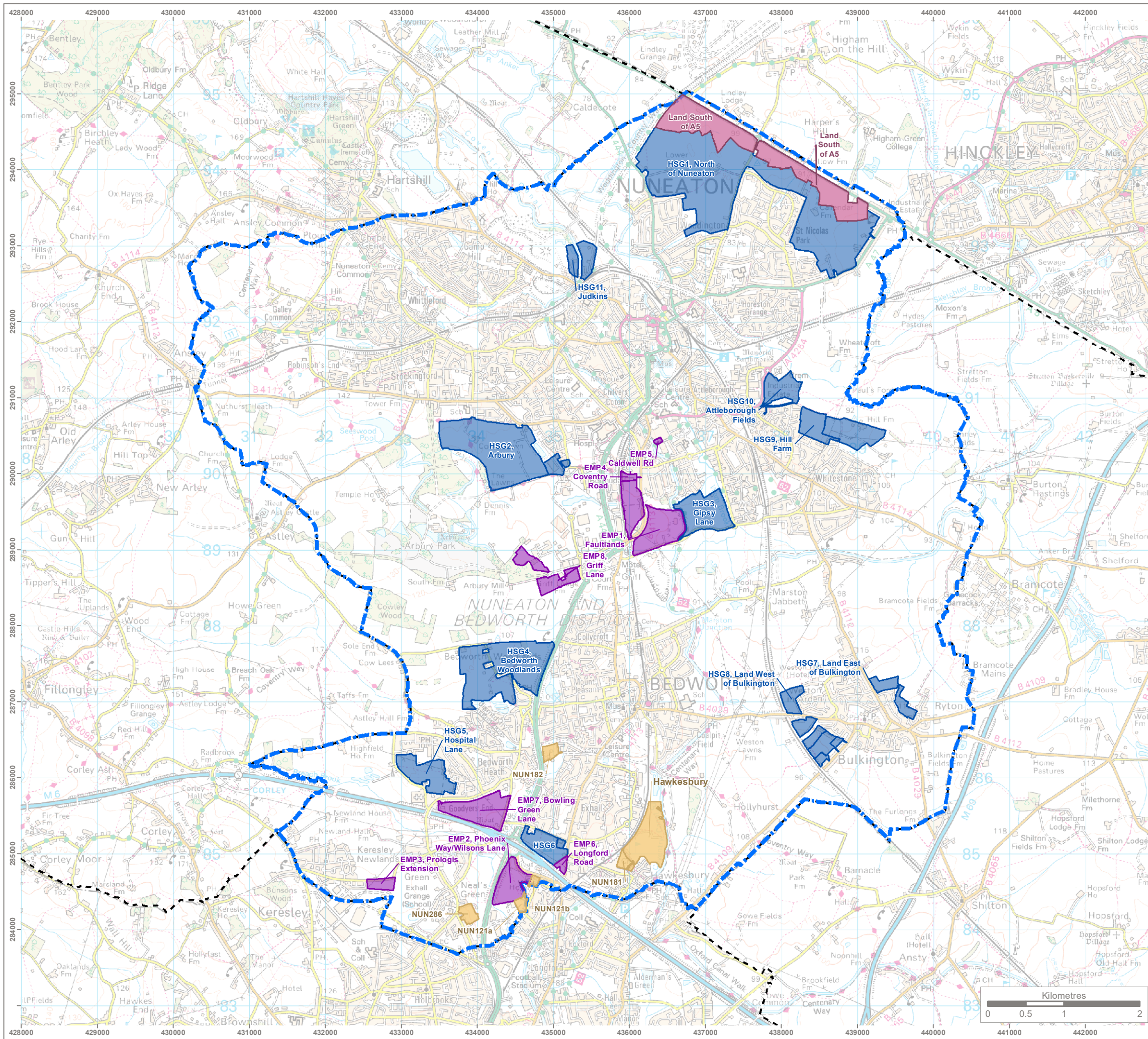
- 7.1 This study was undertaken to help inform Nuneaton and Bedworth Council's decision making on future land allocations for the Local Plan. Following desk-based analysis of the landscape character context of the sites, field surveys of the landscape and visual qualities of each site was carried out. This was followed by an assessment as to the scope for mitigation and whether the site had landscape capacity to accommodate development.
- 7.2 The following table (Table 1.0) summarises the judgements on landscape capacity/scope for mitigation and the recommendation as to whether the sites from the 2012 study and the additional sites for assessment in 2016 should be taken forward to the Local Plan. This information is also summarised in Figure 2.0 (see drawings section at rear of report).

Table 1.0 – Summary of Individual Site Assessment

Site	Landscape Capacity/Scope for Mitigation	Recommendation in landscape capacity terms
<i>Sites from Stage 2: Individual Site Assessment</i>		
EMP1: Faultlands	Moderate-low	Land recommended to be taken forward for employment (B1 and B2 use)
EMP4: Land fronting Coventry Road	Moderate-low	Land recommended to be taken forward for employment (B1 and B2 use)
EMP8 Heath End (north)	High	Land recommended to be taken forward for employment
HSG1: North of Nuneaton	Moderate-high	Land recommended to be taken forward for housing
HSG2: Arbury	Moderate-high	Land recommended to be taken forward for housing
HSG3: Gipsy Lane	Moderate-high	Land recommended to be taken forward for housing
HSG4: Woodlands	Moderate-low	Portion of land recommended to be taken forward for housing
HSG5: Hospital Lane	Moderate-high	Land recommended to be taken forward for housing
HSG6: School Lane	High	Majority of land recommended to be taken forward for housing
11Hawkesbury	High	Land recommended to be taken forward for housing
<i>Additional Sites for Assessment (2016)</i>		
EMP2: Phoenix Way/Wilsons Lane	Moderate-high	Land recommended to be taken forward for employment
EMP3: Prologis Extension	Moderate-high	Land recommended to be taken forward for employment
EMP5: Caldwell Extension	n/a	No site assessment needed
EMP7 Bowling Green Lane	Moderate-high	Land recommended to be taken forward for employment
EMP8 Heath End	Low	Land not recommended to be

(south)		taken forward for employment
HSG7 East of Bulkington	Moderate-high	Land recommended to be taken forward for housing
HSG8: Land West of Bulkington	Moderate-high	Land recommended to be taken forward for housing
HSG9: Hill Farm	Moderate-high	Land recommended to be taken forward for housing
HSG10: Attleborough Fields	Moderate-high	Land recommended to be taken forward for housing
HSG11: Land at Judkins Quarry	High	Land recommended to be taken forward for housing
NUN121A: Land near Wilson's Lane	Moderate-high	Land recommended to be taken forward for housing
NUN121B: Land near Wilson's Lane	Moderate-high	Land recommended to be taken forward for housing
NUN181: Southern part of Hawkesbury	Moderate-high	Land recommended to be taken forward for housing
NUN182: Rugby Club	Moderate-high	Land recommended to be taken forward for housing
NUN286: Wheelwright Lane	Moderate-high	Land recommended to be taken forward for housing
Land south of A5	Low	Land not recommended to be taken forward for housing

Figures



KEY

- Nuneaton and Bedworth Borough Boundary
- Other Local Authority Boundary

Strategic Allocations

- EMP Sites
- HSG Sites

Other Sites Assessed

- Land South of A5
- Non-Strategic Sites

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Rev	Description	Drawn	Approved	Date
B	Hawkesbury Non-Strategic Site Added	JS	TJ	17/01/2017
A	Updated Allocation Sites	JS	TJ	22/09/2016

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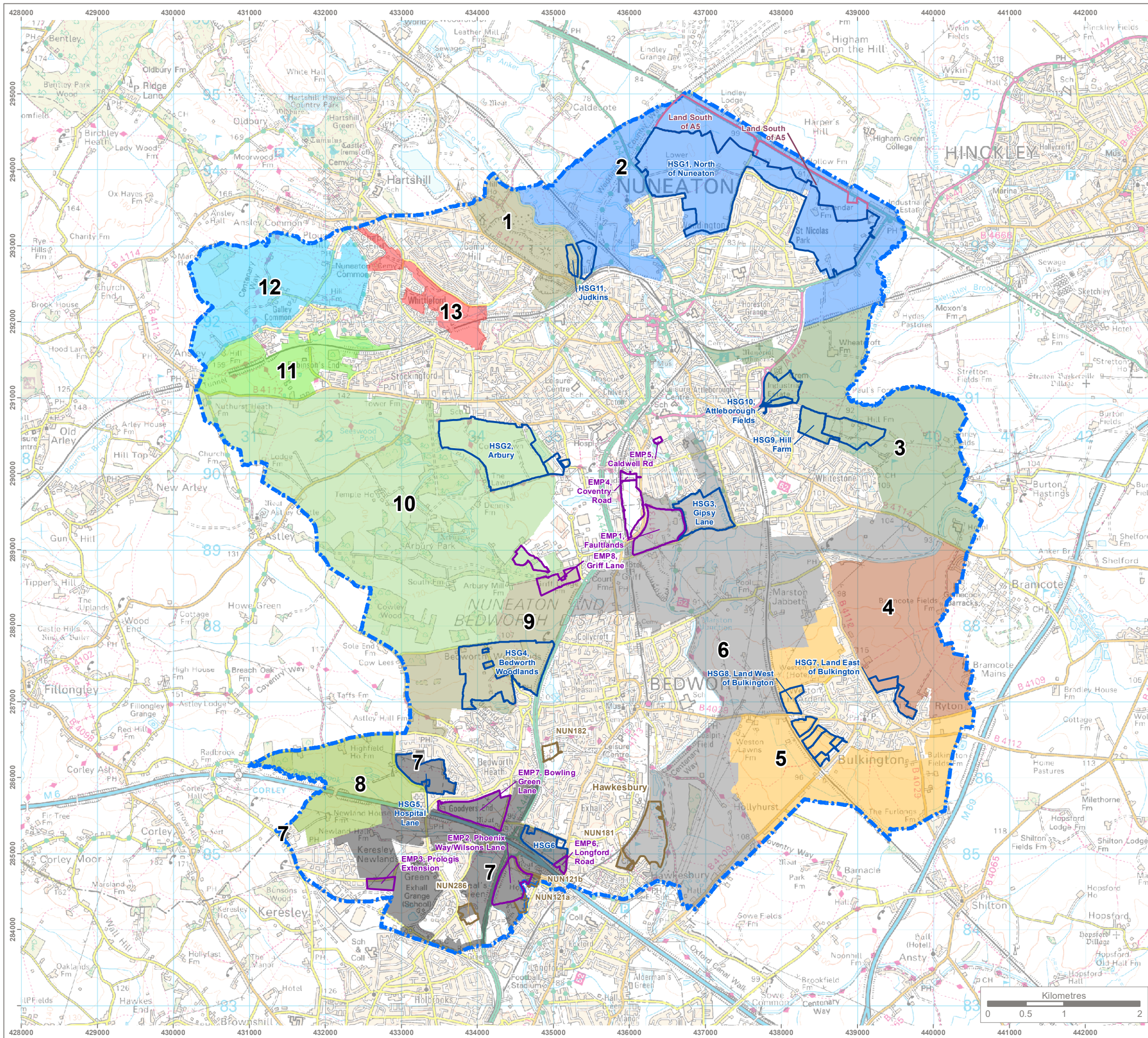
Project
Nuneaton and Bedworth Landscape Capacity Study

Title
Figure 1.0 - Location Plan of Sites

Drawing Number
G5592.009B

Drawn	Checked	Approved	Scale	Date
JS	TJ	TJ	1:50,000 @ A3	17/01/2017





- KEY**
- Nuneaton and Bedworth Borough Boundary
 - 1, Hartshill Uplands
 - 2, Anker Valley Estate Farmlands
 - 3, Nuneaton Estate Parklands
 - 4, Bulkington Rolling Farmlands
 - 5, Bulkington Village farmlands
 - 6, Nuneaton and Bedworth Urban Fringes
 - 7, Keresley Urban Fringes
 - 8, Keresley Newlands Ancient Arden
 - 9, Bedworth Woodlands Rural Fringe
 - 10, Arbury Parklands
 - 11, Galley Common Hill and Robinson's End Valley
 - 12, Galley Common Hills and Valleys
 - 13, Whittlefield Park & Barpool River Valley
- Strategic Allocations**
- EMP Sites
 - HSG Sites
- Other Sites Assessed**
- Land South of A5
 - Non-Strategic Sites

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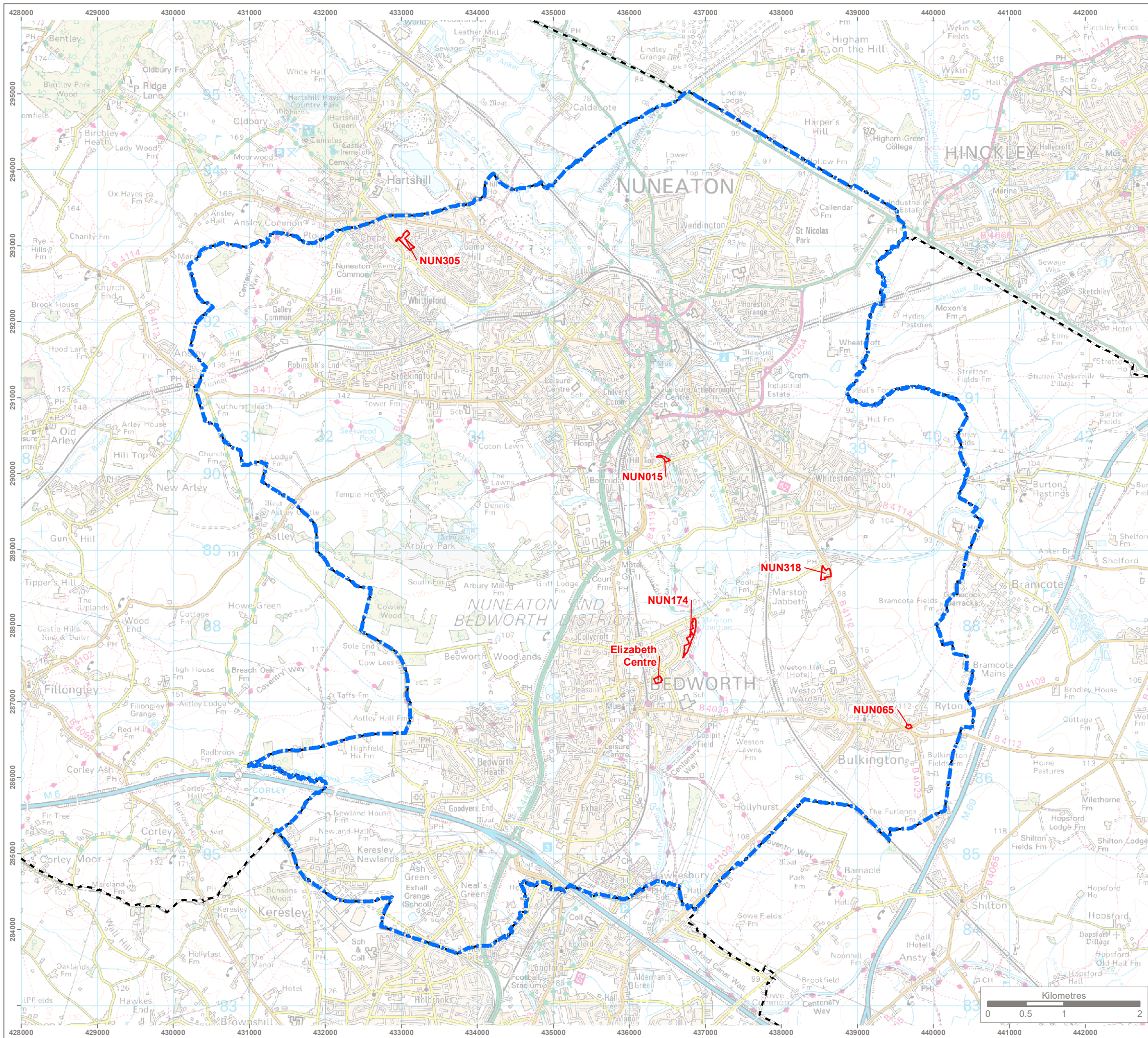
Project: Nuneaton and Bedworth Landscape Capacity Study

Title: Figure 2.0 - Sites shown in relation to Landscape Character Areas in Nuneaton and Bedworth Borough




Drawing Number: G5592.008B

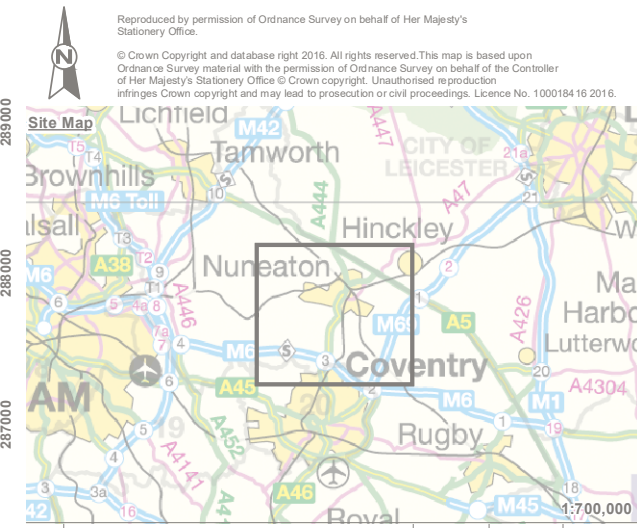
Drawn	Checked	Approved	Scale	Date
JS	TJ	TJ	1:50,000 @ A3	17/01/2017





KEY

-  Nuneaton and Bedworth Borough Boundary
-  Other Local Authority Boundary
-  Sites Subject to Urban Design Assessments



Rev	Description	Drawn	Approved	Date

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Project
Nuneaton and Bedworth Landscape Capacity Study

Title
Figure 3.0 - Site-Based Urban Design Assessments

Drawing Number
G5592.017

Drawn	Checked	Approved	Scale	Date
JS	TJ	TJ	1:50,000 @ A3	28/09/2016

APPENDIX 1 Terminology for Landscape Recommendations

Terminology for Landscape Recommendations

1. Retention of existing landscape features (woodland, groups of trees, specimen trees, hedgerows) – these recommendations are considered important to help sustain the landscape character of a proposed development site add an element of maturity into any landscape proposals and to help integrate the development into the landscape.
2. Landscape screening - the purpose of this is to limit adverse effects on views, usually through woodland planting. As this woodland planting matures it can screen development from specific views or can provide a 'backgrounding' effect to development. Backgrounding refers to minimising the exposure of development on ridges, skylines and horizons.
3. Open space with specific landscape treatments – this approach can vary but would typically include some of the following; specimen (individual) trees, small groups of trees, woodland, hedgerows or hedgerows with hedgerow trees interspersed amongst grassed areas and wildflower meadows. This approach will provide a diversity of spaces for people and wildlife and provide visual interest. The approach should be in keeping with local landscape character.

Definitions¹

Mitigation

Measures which are proposed to prevent, reduce and where possible offset any significant adverse effects including landscape and visual effects.

Mitigation relates to items 2 and 3 above, namely new planting and open space proposals.

Item 1 relates to the baseline condition of the landscape and retention of existing landscape features can help integrate a development into the landscape

¹ Landscape Institute and Institute of Environmental Management and Assessment, *Guidelines for Landscape and Visual Impact Assessment*, Routledge 2013

