



Nuneaton and Bedworth Stage 2 – Individual Site Assessment February 2012

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Nuneaton and Bedworth Individual Site Assessment

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DRAWINGS (located at the rear of this document)

- Figure 1.0 Potential Development Areas shown in relation to Landscape Character Areas within Nuneaton and Bedworth Borough
- Figure 2.0 Summary of Recommendations arising from Landscape and Visual Assessment

1.0 INTRODUCTION

- 1.1 This study represents the second stage of landscape and visual assessment work carried out by TEP for Nuneaton and Bedworth Borough Council as part of a study to inform decision-making on land to be taken forward for development.
- 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 The first stage of work, carried out by TEP earlier in 2011, comprised a landscape character assessment of the Borough, landscape policy review and a study to identify the likely constraints to future development within the Borough that involved site analysis and selection. The findings of the first stage of the project are presented in the following reports prepared by TEP which are available from Nuneaton and Bedworth Borough Council:
- Volume 1: Nuneaton and Bedworth Landscape Character Assessment, June 2011 (Doc. Ref. 2534.016 Version 3.0)
 - Volume 2: Landscape Policy Recommendations, June 2011 (Doc. Ref. 2534.015)
 - Volume 3: Site Analysis and Selection, May 2011 (Doc. Ref. 2534.017 Version 3.0)
- 1.4 This second stage involves an individual landscape and visual appraisal of potential development areas that have been identified by Nuneaton and Bedworth Borough Council. The Council has identified nine potential development areas for consideration. These were derived from the analysis and review of potential development sites carried out by TEP during Stage 1 and subsequently from application of the Council's sustainability criteria.
- 1.5 Having identified a number of potential development sites, the objective of Stage 2 is to assess the landscape and visual qualities of each of these, and with reference to the landscape character assessment, consider their relationship with the wider landscape character area. From this an assessment is made on the landscape capacity of and scope for mitigation within each PDA to support development for housing or employment. These judgements result in a recommendation as to whether an entire or part of a PDA is recommended to be taken forward as a land allocation within the emerging Local Development Framework (LDF).
- 1.6 Figure 1.0, located in the drawings section at the rear of this report, shows the nine PDAs within the context of the Borough's Landscape Character Assessment (prepared during Stage 1 of the project). As can be seen from this figure, some PDAs are made up of more than one parcel of land. For these larger PDAs (PDAs 2, 3 and 5), which are made up of more than one physically separate parcel, it was considered appropriate to carry out individual assessment of parcels within the

PDA, rather than the PDA as a whole. These have been referenced accordingly in Figure 1.0.

1.7 The Council asked that the majority of the PDAs be considered for housing with a small proportion 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 – 40 dwellings per hectare.
- Housing would be predominantly two storey.
- Housing to address shortages within Bedworth of large detached and mid-sized semi-detached family homes.
- Housing to address shortages within Nuneaton of terraced homes and flats.
- Employment uses could be B1 (offices, research, laboratories etc), B2 (other industry) or B8 (storage and distribution).

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 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 should the site be developed for employment or residential use.
- 2.3 The assessment has been undertaken in accordance with guidance contained in:
- Landscape Character Assessment: Guidance for England and Scotland, The Countryside Agency/Scottish Natural Heritage
 - Landscape Character Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, Swanick C 2004, The Countryside Agency/Scottish Natural Heritage
 - The Guidelines for Landscape and Visual Assessment, Second Edition, Landscape Institute/Institute of Environmental Management and Assessment 2002
- 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 Stage 2 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 November 2011. The assessment was carried out on foot from publicly accessible locations. However, access to parcels 5c and 5d was unavailable. Arrangements were later made for two Chartered Landscape Architects to visit these sites in February 2012.
- 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 a PDA and its landscape context have been used within the tables 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. 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. 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 or a 'hard' urban edge which could be improved through carefully sited development and landscape framework. 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 LDF 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 each PDA/PDA parcel as guidance if sites are taken forward for development. 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 'In general access to all the Potential Development Areas was good. Arbury Park, adjacent to PDA 5, was not open to the public during the time the field assessments were carried out. This formed a limitation in judging the potential impact of new development on the setting of the Registered Park and Garden landscape, particularly from PDA Parcels 5C and 5D, where there was no public access. As a result access to private land within the Arbury Estate was arranged for a subsequent assessment of these two parcels. However, this arranged access did not extend to the wider registered park and garden landscape to the north and

immediately surrounding Arbury Hall. Therefore the judgements made on PDA Parcels 5A and 5B within this report have relied on assessment from other publicly accessible locations, supplemented by aerial photography and Ordnance Survey maps. Where necessary, recommendations are made in Section 3.0 as to potential sensitivities that would need to be considered at the next stage.'

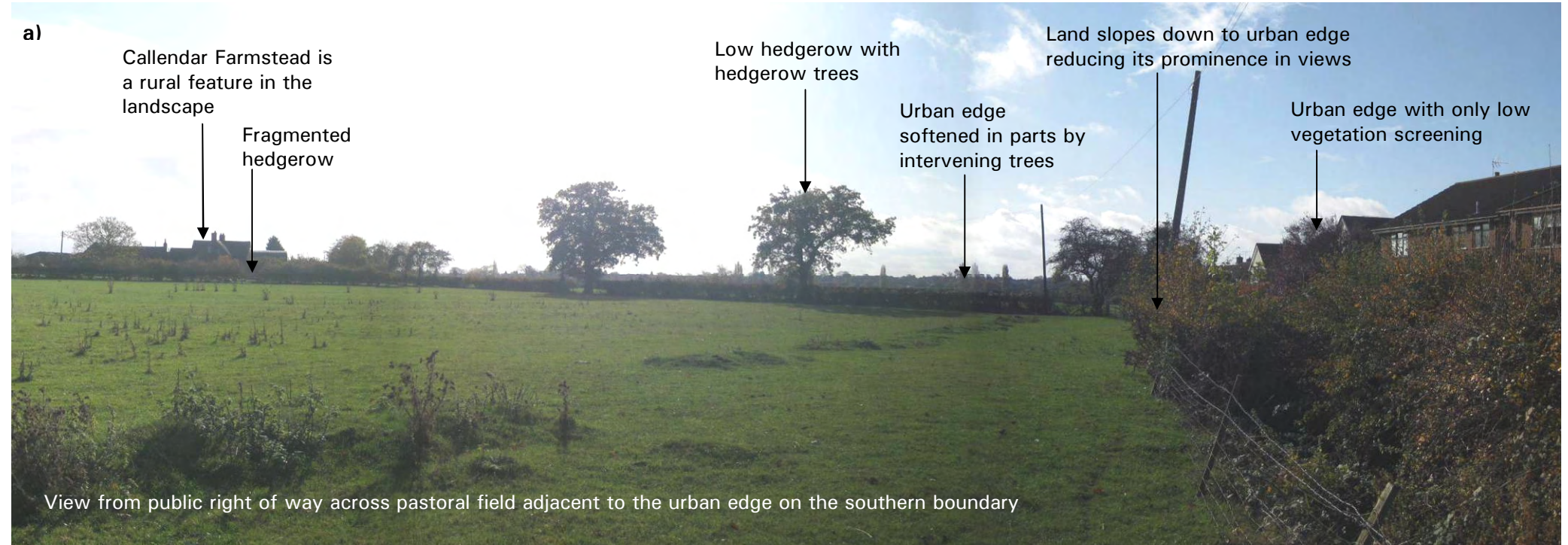
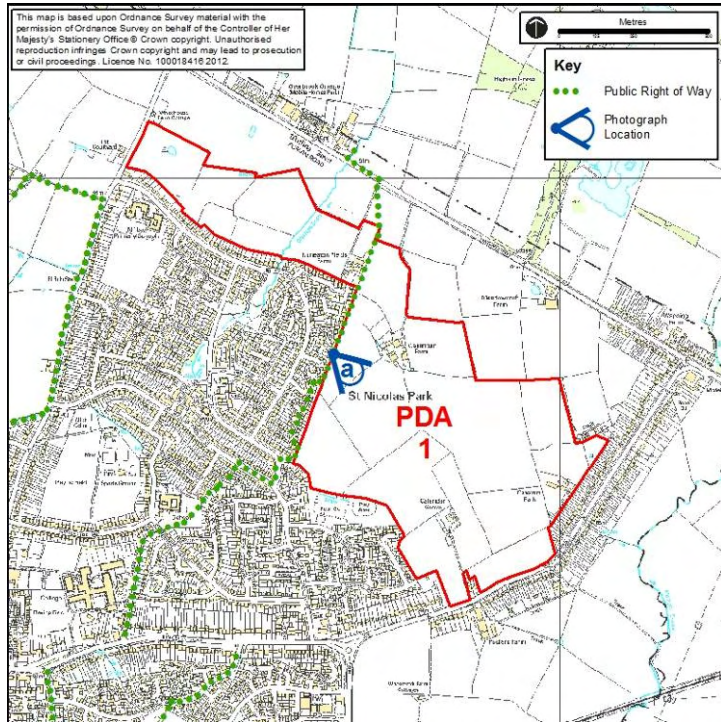
- 2.14 The judgements within this report have only been informed by landscape and visual appraisal and have not taken into account other aspects of the feasibility of developing the land.

3.0 LANDSCAPE AND VISUAL APPRAISAL OF POTENTIAL DEVELOPMENT AREAS

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

- PDA 1: St Nicolas Park
- PDA 2: Weddington/Hartshill Ridge
 - Parcel 2A
 - Parcel 2B
 - Parcel 2C
 - Parcel 2D
- PDA 3: Griff Brook
 - Parcel 2A
 - Parcel 2B
 - Parcel 2C
- PDA 4: Seeswood Pool
- PDA 5: Heath End/Arbury Park
 - Parcel 5A
 - Parcel 5B
 - Parcel 5C
 - Parcel 5D
- PDA 6: Bedworth Woodlands
- PDA 7: Goodyers End
- PDA 8: Exhall
- PDA 9: Hawkesbury

PDA 1: St Nicolas Park



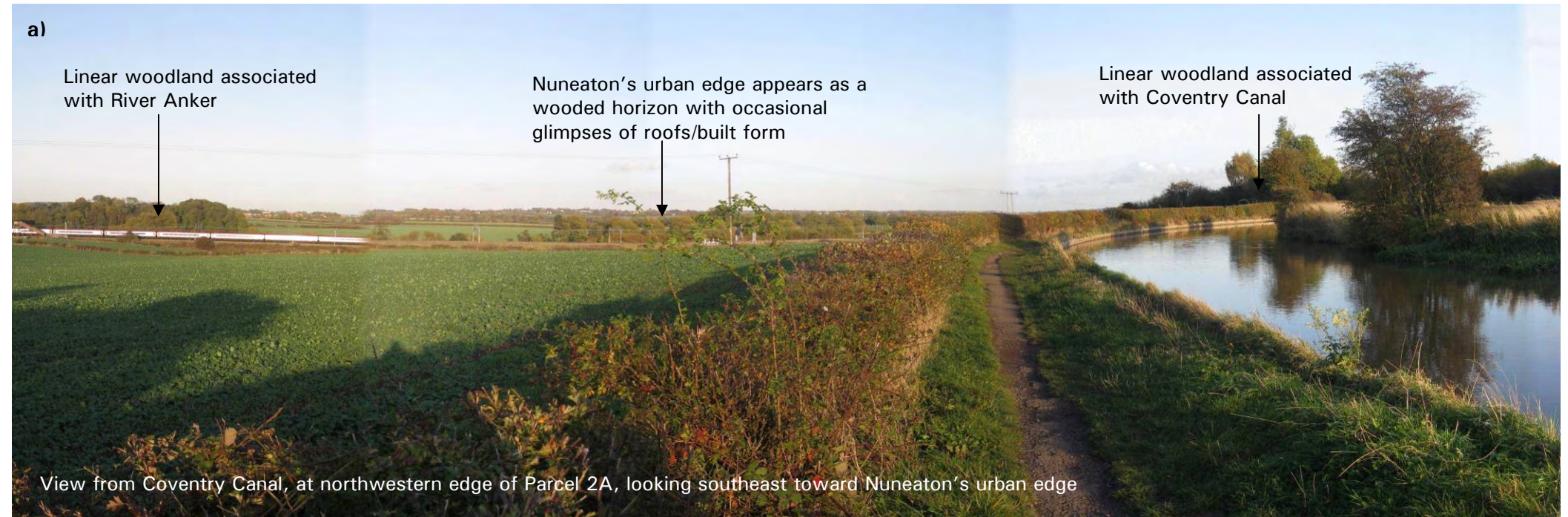
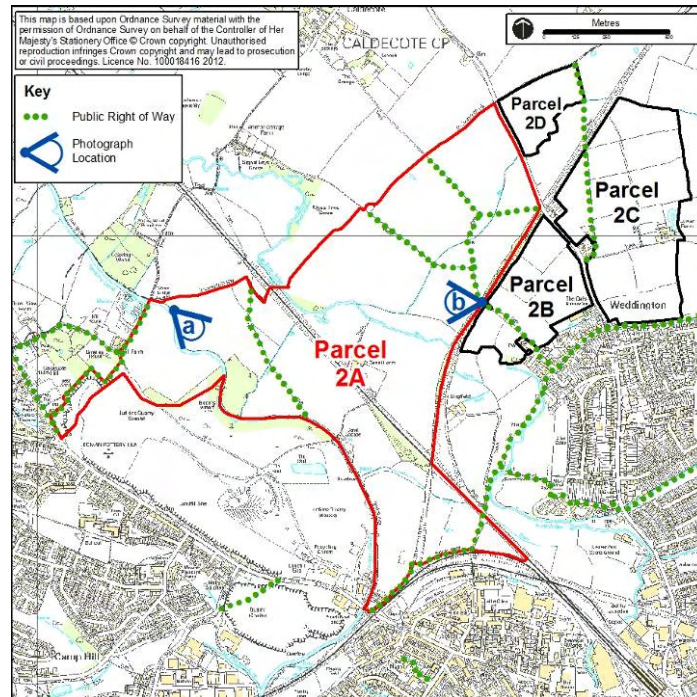
Element	Assessment
<p>Key features of landscape character area</p>	<p>PDA 1 is situated in the eastern part of Landscape Character Area 2 – Anker Valley Estate Farmlands (see Fig.1.0 in drawings section at rear of report)</p> <p>Key features of relevance to PDA 1 include:</p> <ul style="list-style-type: 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.
<p>Site description</p>	<p>PDA 1 lies adjacent to St Nicolas Park residential area at the northeastern edge of Nuneaton. PDA 1 comprises a mixture of larger arable and smaller pastoral fields and associated farmsteads (Meadowcroft Farm, Callendar Farm and Nuneaton Fields Farm) beyond Nuneaton’s urban edge, but contained by busy roads. The site extends to the A47 to the south, Higham Lane to the north and to the east as close as 100m to the A5. The main urban edge to St Nicolas Park is well defined, with a range of two storey modern houses with generally second storey views overlooking PDA 1. Ribbon development along the A47, and to a lesser extent the A5, affects what would otherwise be a clear distinction between an urban and rural landscape; the residential development at the A47/A5 junction almost connecting with Hinckley’s urban edge.</p> <p>Field boundaries generally consist of intact hedgerows (maintained to a low height) with some hedgerow trees. Hedgerow vegetation and the riparian tree belt along Change Brook (which runs northeast to southwest through a narrow part of the site) help to soften the effect of built form and roads in part. A more continuous and harsher urban edge is experienced in places where vegetation is absent.</p> <p>A public right of way runs from the A5 in a southwesterly direction across the PDA, and follows the urban edge before connecting with a residential street. There is also a small public open space with a children’s play area and informal green space adjacent to the western boundary of the PDA and surrounded by housing.</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	Generally PDA 1 is consistent with the wider landscape character area that the site sits within, although some key characteristics such as linear woodland blocks are missing. PDA 1 contains attractive features, with some less attractive features typical of a landscape in proximity to the urban edge. Attractive features include the farmland and farmsteads, which are generally in a moderate condition, although in places hedgerows are less intact and some boundaries are devoid of hedgerow trees. Less attractive features are associated with the concentration of urban influences surrounding PDA1 on all sides, particularly where there is limited screening of the urban edge and where there is the intrusion of busy roads. These urban influences result in a landscape that cannot be considered to be remote or tranquil, although the level of disturbance varies depending on proximity to the settlement edge and busy roads.

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	PDA 1 is visible from the surrounding roads and urban edge, particularly from the A5 which follows higher ground northeast of the PDA. Visual prominence is limited by the topography, where the PDA gently slopes toward the urban edge and also by existing ribbon development along the A47 which limits views from the west. The urban edge at PDA 1 is partly softened by low hedgerows and some hedgerow trees and garden vegetation; there are exceptions to this where an absence of vegetation creates a harsh urban edge of rear garden fences and uniform lines of houses. Although PDA 1 does not form an unattractive setting to Nuneaton, there is scope to improve views of the settlement through greater vegetation screening to break up views of the urban edge. Other than the surrounding highways, public visual receptors are limited to a single public right of way crossing the site (which has poor connections with the wider footpath network) and the public open space adjacent to PDA 1's western boundary.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High/Moderate-high/Moderate-low/Low	
The landscape within PDA1 is already influenced by its proximity to neighbouring residential development and is surrounded by roads. The resulting landscape and visual qualities mean that the PDA is considered to have capacity for residential development. There is scope to improve the existing urban edge by reinforcing hedgerows and hedgerow tree planting. This type of mitigation would be in keeping with the existing landscape pattern of hedgerows with hedgerow trees. This landscape could also accommodate the creation of small linear woodlands to aid screening. Farmland within PDA 1 contributes towards creating a pleasant setting to the northeastern edge of Nuneaton and so the retention of a farmland buffer along the A5 will be important.	
Site recommended in landscape terms to be taken forward to LDF: YES	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> • Retain and maximise the width of a 'farmland buffer' between PDA 1 and the A5. • Reduce the prominence of existing urban edges by retaining and reinforcing existing hedgerows and hedgerow trees to filter views of the new urban edge, offering glimpses of built form. • Ensure a sensitive treatment of the urban edge, with variation in built form to create an attractive, high quality settlement setting. This could be achieved through variation in building heights, house types and orientation of dwellings, to avoid a monotonous and straight-lined urban edge. • Retain the visual presence of farmsteads (Callendar Farm in particular) on the new urban edge in order to reflect the rural characteristics of the wider landscape character area. • Sensitively incorporate the existing public right of way and Change Brook within the open space network associated with the new development. • Look for opportunities to locate informal public open space at the edge of development, with new housing addressing green space, thus maximising the green buffer between the A5 and new built form. • Consider an average density of 35 dwellings per hectare as appropriate for this PDA, with lower densities concentrated toward the new urban edge. • Ensure buildings of maximum height of 3 storeys are sited toward the existing urban edge, with 1 to 2 storey dwellings at the edge of farmland. • Use varied building materials which make reference to the local vernacular to break-up the mass of development in views. Generally, roof materials should be in recessive colours to help reduce the prominence of urban edges. 	

PDA 2: Weddington/Hartshill Ridge, Parcel 2A



Element	Assessment
Key features of landscape character area	<p>PDA 2, parcel 2A falls within two landscape character areas: Landscape Character Area 1 – Hartshill Ridge (the area west of Coventry Canal) and Landscape Character Area 2 – Anker Valley Estate Farmlands (the area east of Coventry Canal) see Fig.1.0 in drawings section at rear of report</p> <p>From Landscape Character Area 1 key features of relevance to PDA 2A include:</p> <ul style="list-style-type: none"> • Prominent wooded ridge extending north-west. • Open arable farmland sloping down towards Coventry Canal. • Linear woodland along the Coventry Canal is a prominent feature. • Long distance views are possible to the east across the Anker Valley. • Man-made cone shaped spoil mound (Mount Jud) is a visually prominent feature on the ridge and a reminder of the landscape's industrial heritage. <p>From Landscape Character Area 2 key features of relevance to PDA 2A include:</p> <ul style="list-style-type: none"> • Gently undulating lowland vale influenced by the River Anker which forms a very shallow valley. • Generally a rural landscape although busy roads such as the A5 and Weddington Road in combination with visible urban edges reduce the tranquil character. • Arable farming is more common away from the settlement edges. • Fields are bounded by well maintained hedgerows of mixed species and ditches along field boundaries are common. • Linear woodland along the disused railway is prominent and pockets of woodland along the River Anker and linear woodland along other streams are features. • From higher ground at the A5 there are long views towards Nuneaton. The presence of woodlands and trees breaks up this pattern creating an impression of a series of clusters of settlements rather than one large conurbation.

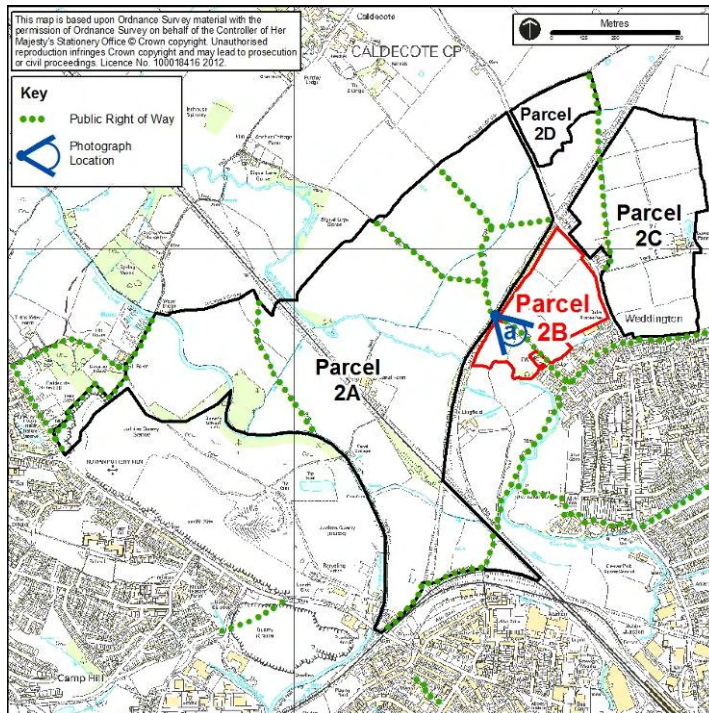
Parcel description	<p>PDA 2 sits on the northern edge of Nuneaton. Parcel 2A is the largest of the land parcels within PDA 2 and it extends from the busy A444 – Weddington Lane in the northeast to the edge of the Judkins Quarry site and the Coventry Canal in the southwest. The parcel’s eastern boundary is largely defined by the disused railway line, now the Weddington Country Walk, which sits on a wooded embankment and limits visual connections between parcel 2A and the urban edge at Weddington village. The southern edge of the parcel is defined by active railway lines, converging prior to entering Nuneaton. The parcel’s western boundary is largely formed by the Coventry Canal, which runs around the base of Judkins Quarry on Hartshill Ridge. The parcel extends across the ridge to meet the B4114 (Tuttle Hill) to the north of Judkins Quarry across a narrow piece of land which follows the line of an existing public right of way past the former windmill near Caldecote Hill. The parcel’s northern boundary cuts across arable farmland, following field patterns within the Anker Valley until it meets the A444.</p> <p>The majority of the land within parcel 2A comprises medium to large arable fields, bounded by maintained hedgerows with few hedgerow trees. Linear elements tend to dominate this landscape. Parcel 2A is crossed by the River Anker (running northwest), an active railway line which sits in the valley bottom on an embankment and the Coventry Canal which also runs parallel to the valley at the foot of the southern valley side (Hartshill Ridge). Vegetation along these linear features creates the feeling of a wooded farmland landscape, and woodland associated with Hartshill Ridge and the disused railway line softens all views of Nuneaton’s urban edge. A number of public rights of way cross farmland within the parcel, connecting the canal, disused railway and river valley with the wider landscape. Built form within the parcel consists of a couple of houses on the Coventry Canal and a single farmstead (Canal Farm) that sits north of the railway embankment. Nearby land uses include a canal marina at Wood Bridge (outside the parcel but adjacent to the northern boundary) that is well screened from the surrounding landscape and a brownfield site and allotments on the southern corner of the parcel (where the railway lines converge).</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	Generally parcel 2A is consistent with the wider landscape character areas that it falls within. The key characteristics absent from the parcel relate to urban influences such as settlement edges and built form not being frequent within the landscape and continuous lines of development not being visible. The general absence of a prominent urban edge, intactness of the agricultural landscape and presence of linear woodlands along the river, canal and railways combine to form an attractive landscape which in the main retains its rural character and separation from Nuneaton’s urban fringe. There is an exception to this at the southern extremity of the parcel, where brownfield land and converging railway lines create a less attractive area. Parcel 2A is not remote, but the majority of the site is sufficiently distant from roads and settlement edges to be peaceful; the railway causing periodic, rather than continuous, disturbance.

Visual Qualities	
Visual prominence judgement	High/ Moderate-high /Moderate-low/ Low
Nature of the urban edge judgement	No visible urban edge/ Soft well vegetated urban edge limited views of principally rooflines /Partially visible urban edge/ Hard urban edge with no screening
Settlement setting and views of settlement judgement	Highly attractive features or views/ Some attractive features or views /Few attractive features or views/ No attractive features or views
Public accessibility within and immediately surrounding the potential development site judgement	Many public views/ Some public views /Limited public views/ No public views
Visual qualities general description	Although its position in a shallow valley limits its prominence, parcel 2A forms an important part of rural views on the northern approaches into Nuneaton whether via the A5/A444, railway line or canal. The parcel is also prominent in views from the public rights of way network within the site and surrounding landscape, including the Weddington Country Walk on the elevated disused railway line. The parcel is less prominent from the existing urban edge, where Hartshill Ridge and the disused railway limit views. As previously described, these features in turn result in very limited views of the urban edge, with roofs and occasional glimpses of built form appearing on a wooded horizon. Parcel 2A is considered important in the settlement setting from the north of Nuneaton. There are a number of public visual receptors both within and immediately surrounding parcel 2A. These comprise a number of public rights of way including the Weddington Country Walk (which is also a traffic free cycle route), the Coventry Canal and rail and road users.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation:	High/ Moderate-high /Moderate-low/ Low
Generally parcel 2A has attractive landscape qualities which contribute to the setting of Nuneaton and the enjoyment of the surrounding countryside by the public. It is considered that although mitigation through linear woodland planting would not be inappropriate, this parcel if developed would remain detached from the existing urban settlement by Hartshill Ridge and the disused railway line, which create strong definition and screening of the existing urban edge. Parcel 2A is considered to have very limited landscape capacity for development.	
Site recommended in landscape terms to be taken forward to LDF: NO	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> Although PDA2A is not recommended to be taken forward to the LDF, a much smaller area in the southern corner of Parcel 2A at the convergence of the railway lines (and consisting of a combination of brownfield land and allotments) could be considered for employment use. Refer to Landscape Character Assessment report for general landscape guidelines relevant to the character area. 	

PDA 2: Weddington/Hartshill Ridge, Parcel 2B



a) Fragmented hedgerows within small-scale pastoral fields. Rather than hedgerow trees, there are occasional isolated trees reflecting the fragmentation of field boundaries.



View of edge of Weddington from Parcel 2B (on public right of way northwest of Weddington Church)

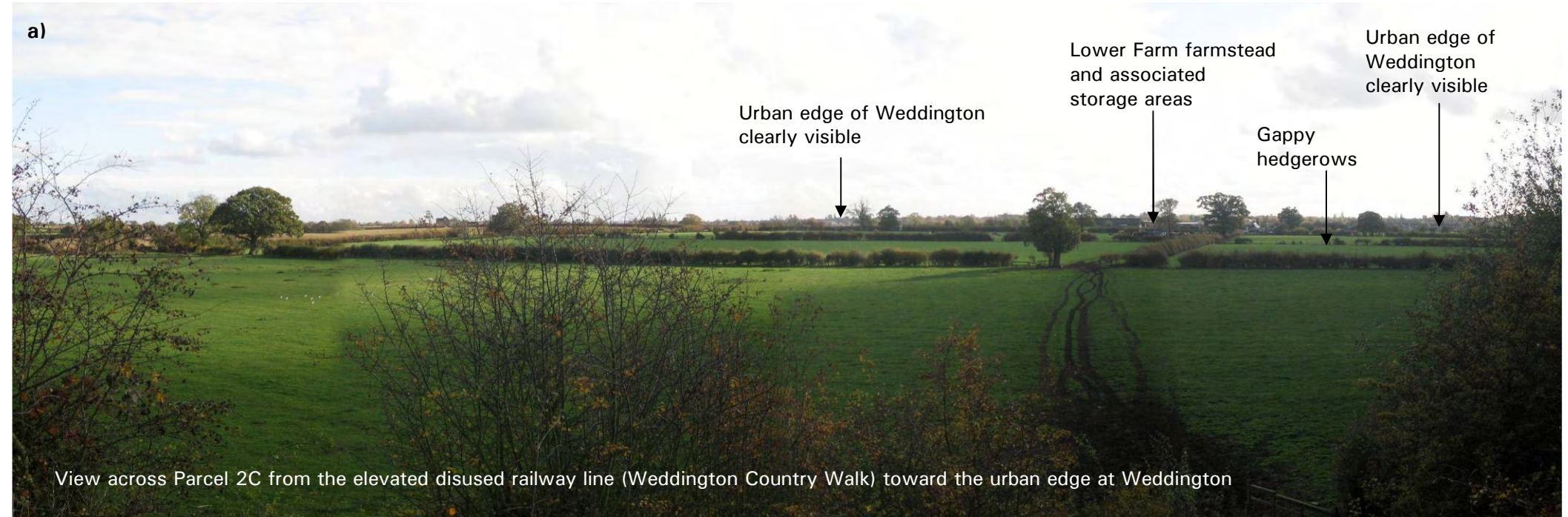
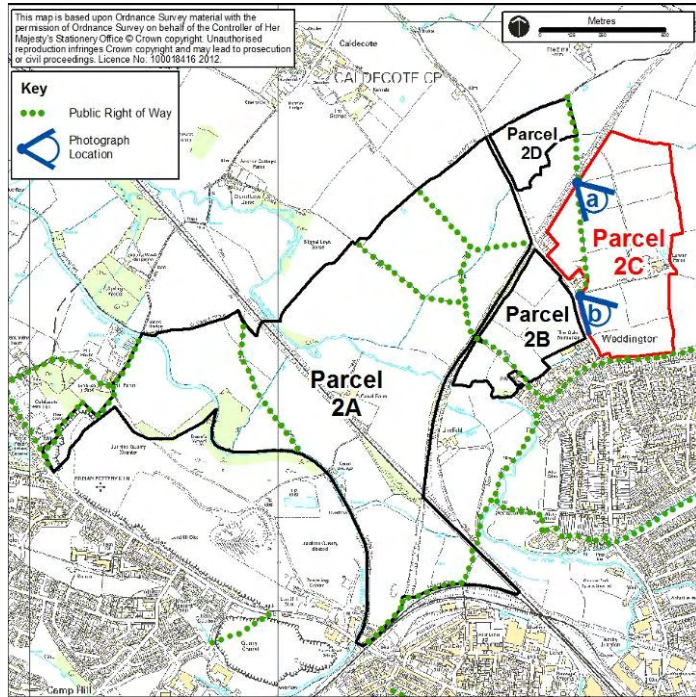
Element	Assessment
<p>Key features of landscape character area</p>	<p>PDA 2, parcel 2B falls within the western part of Landscape Character Area 2 – Anker Valley Estate Farmlands (see Fig.1.0 in drawings section at rear of report)</p> <p>Key features of relevance to PDA 2B include:</p> <ul style="list-style-type: none"> • Gently undulating lowland vale influenced by the River Anker which forms a very shallow valley. • Generally a rural landscape although busy roads such as the A5 and Weddington Road in combination with visible urban edges reduce the tranquil character. • Pasture is concentrated around the settlement edge at Weddington where the field pattern becomes slightly smaller. • Frequent hedgerow trees are often seen as clusters of three or four trees. • Linear woodland along the disused railway is prominent and pockets of woodland along the River Anker and linear woodland along other streams are features. • Settlement edges and built form are frequent within this landscape however clusters of hedgerow trees and linear woodlands help to soften and break up the scale of built form in views. • The urban fringe around Weddington retains a village character with glimpses of the top of Weddington Church above trees and horticultural and agricultural buildings softening the edge of modern development. • Properties are mixture of modern houses, with no overriding building style or materials, although properties tend to be a mixture of red brick and render. • From higher ground at the A5 there are long views towards Nuneaton. The presence of woodlands and trees breaks up this pattern creating an impression of a series of clusters of settlements rather than one large conurbation.
<p>Site description</p>	<p>Parcel 2B is at the northern edge of Weddington on the western side of the A444 – Weddington Road. The parcel is bounded to the northeast by a combination of low hedgerow in part and tall hedgerow with hedgerow trees along the A444. The parcel’s northwestern boundary is formed by the linear woodland belt to the disused railway embankment (which forms the Weddington Country Walk and traffic free cycle route). Parcel 2B’s southern boundary largely comprises the residential edge of Weddington. There is also a plant nursery containing greenhouses and Weddington Church (a prominent landmark within local views) along this urban edge.</p> <p>The parcel itself consists of a group of small pastoral fields divided by hedgerows with varying levels of intactness. A public right of way runs through the site from Weddington Church and connects with Weddington Country Walk and continues into farmland to the north (within parcel 2A). Views from this parcel to the surrounding landscape are restricted by the disused railway, vegetation along the A444 and Weddington urban edge. Some more distant views are possible to the southwest toward the active railway and canal within the Anker valley.</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	Generally parcel 2B is consistent with the wider landscape character area that it falls within. However, some key characteristics are missing from the parcel, such as well-maintained hedgerows and frequent hedgerow trees. There is a highly attractive rural village feel to Weddington from this northern edge. This is created by views of the church and the small and secluded nature of the small pastoral fields. This is detracted from slightly by the poor condition of some of the field boundaries and views to parts of the urban edge where vegetation screening is lacking and the quality of built form is poor (i.e. the presence of glasshouses and modern bungalows) and does not reflect any vernacular building style. Part of parcel 2B close to the church is peaceful, but proximity of the A444 to the remainder of the parcel to results in some interruption.

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	Parcel 2B's prominence within the wider landscape is considered low, as it is buffered from the north and west by the wooded disused railway embankment. However, at a local level, the parcel is viewed from the disused railway, part of the A444 and the public right of way that runs through the site, as well as properties on the edge of Weddington. As previously described, Weddington urban edge is partially visible in places where vegetation screening is absent. Parcel 2B is considered highly important in the setting of Weddington church, with highly attractive views towards it from pastoral fields to the immediate north. The parcel's contribution to the wider setting of Weddington, at the northern edge of Nuneaton, is less important due to the presence of the wooded disused railway embankment which limits views from further afield. There are few public visual receptors within and immediately surrounding parcel 2B; these are the elevated Weddington Country Walk (a traffic free cycle route), the public right of way through the site and A444 road users.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High/Moderate-high/Moderate-low/Low	
Generally parcel 2B has some highly attractive landscape qualities closely related to views of Weddington church. However, there is scope to improve the urban edge within the southeastern part of the site and it is considered that this could be achieved by limited residential development within this part of the parcel. Mitigation for such development would need to focus on respecting the existing views and setting of the church through high quality development and open space. In addition it would be appropriate to strengthen and reinforce hedgerow boundaries within any new development. Parcel 2B is therefore considered to have some landscape capacity for residential development (subject to the recommendations given below).	
Site recommended in landscape terms to be taken forward to LDF: YES	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> Limit built development should be limited to the fields in the western part of the parcel, north of 'The Oaks Nurseries' (see Figure 2.0, in drawings section at rear of report, for the proposed extent of development). Retain the existing field pattern throughout the parcel by reinforcing hedgerows and adding further hedgerow trees. If taken forward, consider managing the eastern part of the parcel as informal open space, with a character of a village common, providing an appropriate setting for and maintaining views of the church from the public right of way. Ensure new housing addresses this informal open space (rather than backing onto it). Consider an average density of 35 dwellings per hectare as appropriate for this PDA. Set a maximum building height of 2 storeys, given the nature of existing built form and scale of the landscape. Ensure a sensitive treatment of the urban edge, with variation in built form to create an attractive, high quality settlement setting. This could be achieved through variation in building heights, house types and orientation of dwellings, as opposed to a monotonous and straight-lined urban edge. Use varied building materials, which make reference to the local vernacular to break-up the mass of development in views. Generally, roof materials should be in recessive colours to help reduce the prominence of urban edges. Retain local views of Weddington Church and design vistas into the layout of new housing. 	

PDA 2: Weddington/Hartshill Ridge, Parcel 2C



View across Parcel 2C from the elevated disused railway line (Weddington Country Walk) toward the urban edge at Weddington



View from western edge of Parcel 2C (on the public right of way) looking toward the northern edge of Weddington

Element	Assessment
Key features of landscape character area	<p>PDA 2, parcel 2C falls within the western part of Landscape Character Area 2 – Anker Valley Estate Farmlands (see Fig.1.0 in drawings section at rear of report)</p> <p>Key features of relevance to PDA 2C include:</p> <ul style="list-style-type: none"> • Rural fringe landscape of arable and pasture fields with frequent glimpses of urban edges. • Generally a rural landscape although busy roads such as the A5 and Weddington Road in combination with visible urban edges reduce the tranquil character. • Pasture is concentrated around Weddington where the field pattern is slightly smaller. • Linear woodland along the disused railway is prominent and pockets of woodland along the River Anker and linear woodland along other streams are features. • Frequent isolated farmsteads throughout the landscape linked by narrow hedged tracks. These are often on slightly higher ground than surrounding farmland. • Properties are a mixture of modern semi-detached properties with older early 20th century housing present as ribbon development. • There is no overriding building style or materials, although properties are a mix of red brick. • Properties generally combine to form a uniform roofline. • From higher ground at the A5 there are long views towards Nuneaton. The presence of woodlands and trees breaks up this pattern creating an impression of a series of clusters of settlements rather than one large conurbation.

Site description	<p>Parcel 2C is immediately north of Weddington urban edge and east of the A444 Weddington Road. The parcel's western boundary is with the A444 in the form of a low hedgerow with some hedgerow trees. The southern boundary is formed by a low hedgerow to the edge of two storey detached and semi-detached houses (which face out over farmland) at Grove Fields on the northern edge of Weddington. Grove Fields is also a public bridleway, which continues east beyond the houses. The parcel is bounded to the northwest by the wooded disused railway embankment along which Weddington Country Walk runs. The northeastern and eastern boundaries are defined by low hedgerow field boundaries with pastoral fields continuing beyond. A stream runs along the northeastern boundary flanked by a belt of taller vegetation.</p> <p>The parcel is comprised of a series of small geometric pastoral fields with low hedgerow boundaries, a number of which are gappy. There are a few hedgerow trees within the northern part of 2C. There are two groups of houses (a mix of detached, semi-detached and bungalows) comprising ribbon development on the eastern side of the A444. These back onto but are excluded from the parcel. Lower Farm farmstead sits within the parcel close to the eastern boundary. There are various storage areas located around the farmstead which form a detraction in the landscape. A single public right of way runs from the A444 northward through the parcel, connecting with Weddington Country Walk and parcel 2D beyond.</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	Parcel 2C is mostly consistent with the key characteristics of the landscape character area it falls within, although there is an absence of well maintained hedgerows and, particularly in the southern part of the parcel, a lack of hedgerow trees. The influence of the River Anker is also less apparent here. The poor condition of farmland, as well as the presence of an abrupt urban edge to the north of Weddington make this parcel less attractive compared to the rest of PDA 2. The nearby presence of the A444 and urban edge means that the parcel generally experiences some interruption.

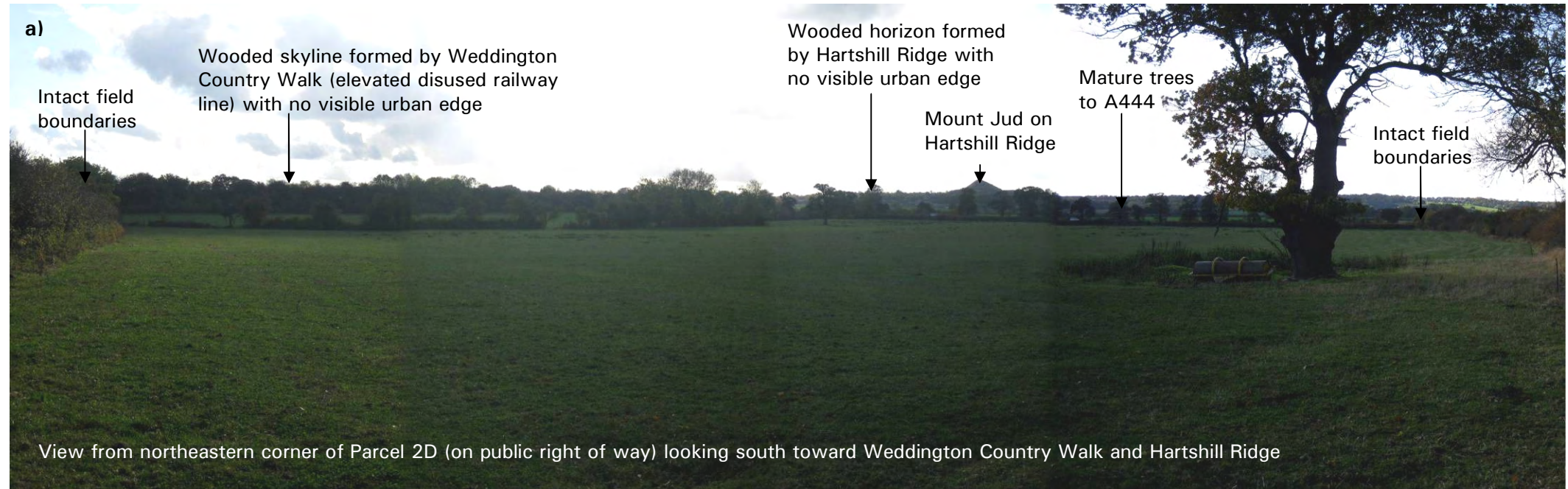
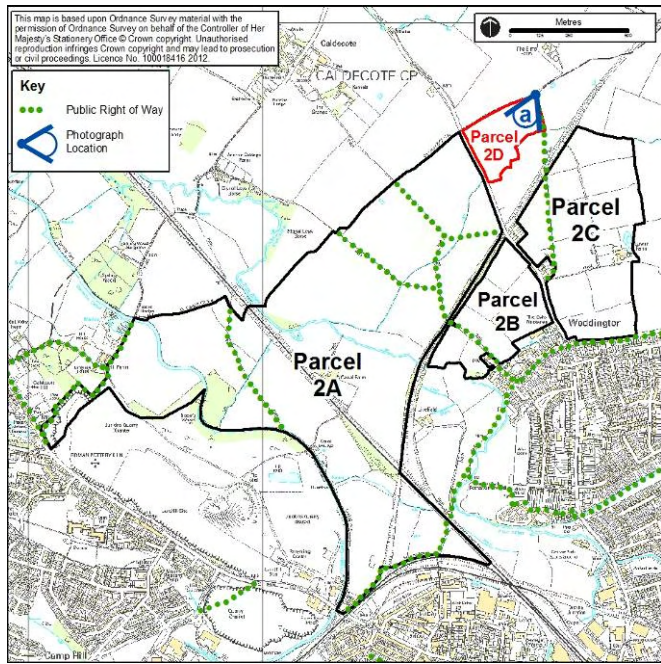
Visual Qualities	
Visual prominence judgement	High / Moderate-high / Moderate-low / Low
Nature of the urban edge judgement	No visible urban edge / Soft well vegetated urban edge / limited views of principally rooflines / Partially visible urban edge / Hard urban edge with no screening
Settlement setting and views of settlement judgement	Highly attractive features or views / Some attractive features or views / Few attractive features or views / No attractive features or views
Public accessibility within and immediately surrounding the potential development site judgement	Many public views / Some public views / Limited public views / No public views
Visual qualities general description	This parcel is not prominent in the wider landscape as the wooded disused railway embankment prevents views from the west. There are some filtered views of parcel 2C from the A5 to the north, however, as parcel 2C is set on lower ground this limits its prominence. There are also local views of the parcel from visual receptors immediately surrounding the site. The edge of Weddington is clearly visible in the southern part of the parcel as a continuous hard urban edge with no screening. Generally the poorer condition of the farmland and less attractive urban edge mean parcel 2C contributes few attractive features to the settlement setting or views of the settlement. The public visual receptors of this parcel are Weddington Country Walk, the bridleway along Grove Fields, the public right of way through the site, the A444 and A5.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation:	High / Moderate-high / Moderate-low / Low
Given the poorer condition of this farmland and the nature of the existing urban edge it is considered that the landscape within parcel 2A has capacity to accommodate residential development. Mitigation by way of reinforcing hedgerows and hedgerow trees, and the planting of linear woodland would be appropriate given the existing landscape character of the surrounding area.	

Site recommended in landscape terms to be taken forward to LDF: YES

Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> Reinforce hedgerows and hedgerow trees and consider use of linear woodland belts to limit and soften views of the urban edge. Site new development sensitively to create an appropriate interface with existing housing. Consider an average density of 35 dwellings per hectare as appropriate for this PDA, with lower densities located at the new urban edge. Set a maximum building height of 2 storeys, given the nature of existing built form and setting of the urban edge. Ensure a sensitive treatment of the urban edge, with variation in built form to create an attractive, high quality settlement setting. This could be achieved through variation in building heights, house types and orientation of dwellings, as opposed to a monotonous and straight-lined urban edge. Use varied building materials which make reference to the local vernacular to break-up the mass of development in views. Generally, roof materials should be in recessive colours to help reduce the prominence of urban edges. 	

PDA 2: Weddington/Hartshill Ridge, Parcel 2D



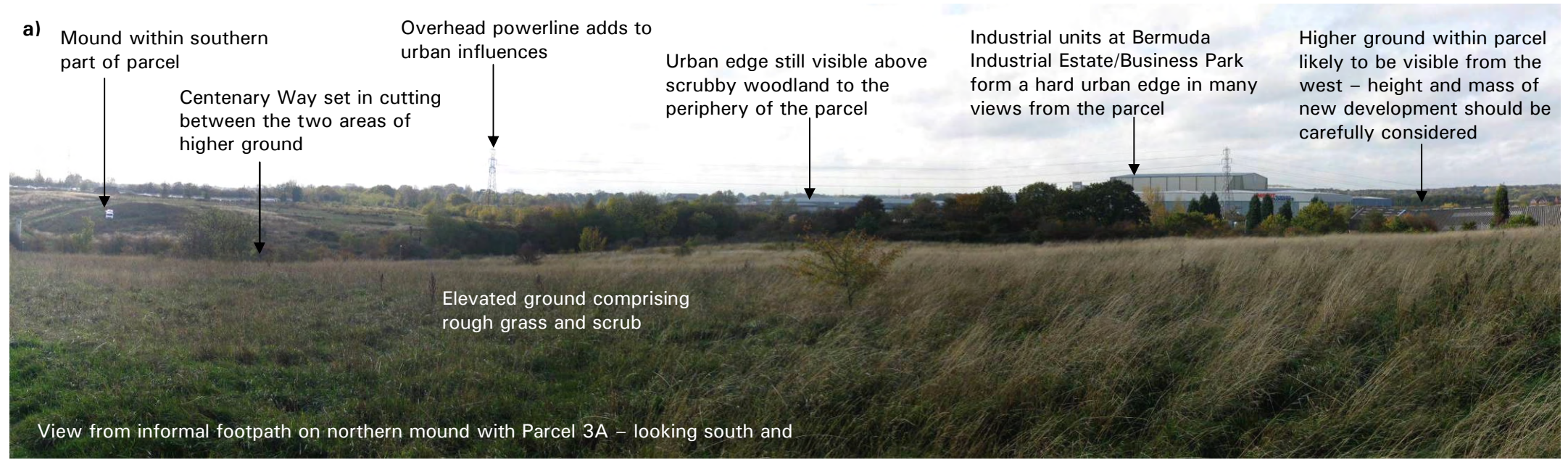
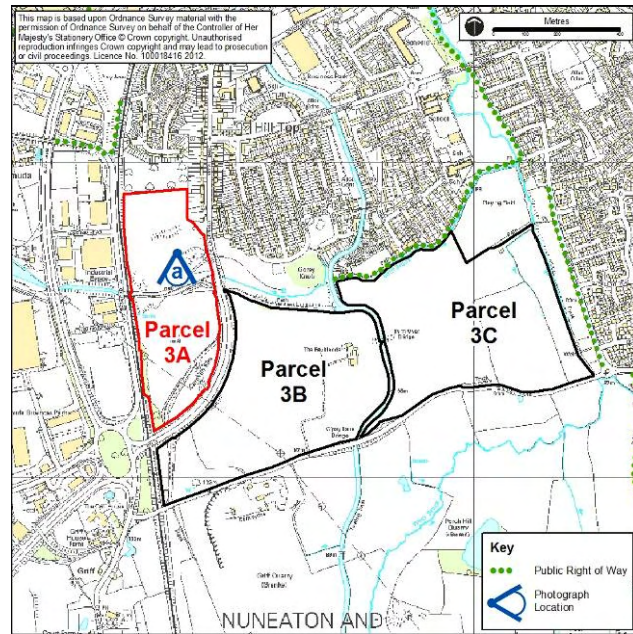
Element	Assessment
Key features of landscape character area	<p>PDA 2, parcel 2D falls within the western part of Landscape Character Area 2 – Anker Valley Estate Farmlands (see Fig.1.0 in drawings section at rear of report)</p> <p>Key features of relevance to PDA 2D include:</p> <ul style="list-style-type: none"> • Gently undulating lowland vale influenced by the River Anker which forms a very shallow valley. • Generally a rural landscape although busy roads such as the A5 and Weddington Road reduce the tranquil character. • Fields are medium and geometric. • Fields are bounded by well maintained hedgerows of mixed species. • Frequent hedgerow trees often seen as clusters of three or four trees. • Streams are frequent and often flanked by narrow belts of riparian trees. • Occasional field ponds notable by wooded boundaries • Linear woodland along the disused railway is prominent. • From higher ground at the A5 there are long views towards Nuneaton. The presence of woodlands and trees breaks up this pattern creating an impression of a series of clusters of settlements rather than one large conurbation.
Site description	<p>This small parcel is northeast of Parcel 2A on the eastern side of the A444 Weddington Lane. The parcel is a single medium sized pastoral field, which gently slopes toward the southwest corner. The A444 forms the parcel's western boundary, defined by a low hedgerow. The parcel's northern and eastern boundaries are formed by tall hedgerow field boundaries. The southern extent of the parcel is defined by a small stream, which creates an irregular boundary flanked by a belt of riparian trees. The elevated disused railway – 'Weddington Country Walk' runs in a northeast-southwest direction 200 metres south of parcel 2D across a narrow pastoral field. A public right of way runs northward from the disused railway along the eastern boundary of the parcel before turning northeast toward the A5. There are no views of Nuneaton's urban edge or any built form from this parcel.</p>

Landscape Qualities	
Representativeness/ consistency with wider character judgement	Highly consistent/ Mostly consistent/ Some key characteristics present/ Not representative of wider character
Landscape character (attractiveness) judgement	Highly attractive/ Attractive/ Pleasant/ Unremarkable
Remoteness and tranquillity judgement	Remote/ Peaceful/ Some interruption/ Not tranquil
Landscape qualities general description	<p>Generally parcel 2D is consistent with the wider landscape character areas that it falls within. There is an absence of key characteristics from the parcel that relate to urban influences such as settlement edges and built form not being frequent within the landscape and continuous lines of development not being visible. The absence of a prominent urban edge, general intactness of the agricultural landscape and presence of linear woodland belts combine to form an attractive landscape which retains its rural character and separation from Nuneaton's urban fringe. Although lacking visual connections to Nuneaton, parcel 2D is not tranquil as the nearby A444 is a busy road.</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	Although its position on a shallow valley side limits its prominence, parcel 2D is an important part of the rural views on the northern approaches into Nuneaton, particularly from the A5 and A444. The parcel is also prominent in views from the public rights of way network within the site and surrounding landscape, including the Weddington Country Walk on the elevated disused railway line. The parcel is not visible from the existing urban edge, as Hartshill Ridge and the disused railway limit views, creating a wooded skyline to the south and west of the parcel. Parcel 2D is considered important in the settlement setting from the north of Nuneaton. A few public visual receptors are found both within and immediately surrounding parcel 2D; these include the elevated Weddington Country Walk (which is also a traffic free cycle route), the public right of way through the site and A444 road users.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High/Moderate-high/Moderate-low/Low	
Parcel 2D has attractive landscape qualities which contribute to the setting of Nuneaton and the enjoyment of the surrounding countryside by the public. The wooded disused railway line currently acts as an excellent buffer to urban influences south of this parcel. It is considered that even though mitigation through linear woodland planting would not be inappropriate in this landscape, development of this parcel would cause an intrusion into the countryside. Parcel 2A is considered to have very limited landscape capacity for development.	
Site recommended in landscape terms to be taken forward to LDF: NO	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> Not applicable – refer to Landscape Character Assessment report for general landscape guidelines relevant to the character area. 	

PDA 3: Griff Brook, Parcel 3A



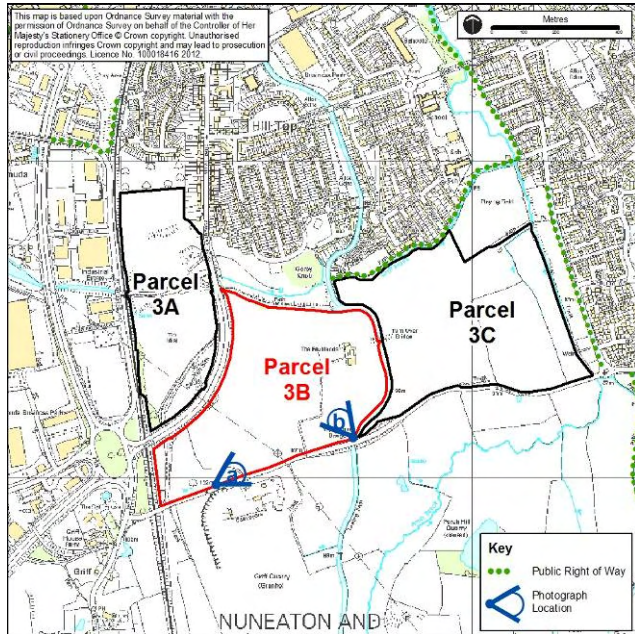
Element	Assessment
<p>Key features of landscape character area</p>	<p>PDA 3, parcel 3A sits adjacent to the northern part of Landscape Character Area 6 – Nuneaton and Bedworth Urban Fringes (see Fig.1.0 in drawings section at rear of report) Although not within the Landscape Character Area itself, key features of relevance to PDA 3A include:</p> <ul style="list-style-type: none"> • Man-made mounding and restored land are frequent reminders of the area’s industrial mining and quarrying heritage. • Urban edges are prominent and frequent within this landscape. • From high ground there are long views across expansive urban areas including residential development, and warehouses and buildings within Griff Quarry are visible and prominent above woodland. • Built development is often visible as a continuous line of buildings, although in places landform and planting are successful in softening edges. • Overhead lines are prominent and always visible within the landscape. • Traffic movement is an audible and constant reminder of the proximity to the urban edge.
<p>Site description</p>	<p>Parcel 3A is on the southern edge of Nuneaton and less than 1km from the northern edge of Bedworth. Parcel 3A is surrounded by urban influences. The B4113 Coventry Road forms its eastern and southern boundary flanked by a belt of predominantly thorn trees. Coventry Road, where it emerges from a junction with the A444 dual carriageway, is initially set on an embankment to the south before entering a cutting along the parcel’s eastern boundary. Parcel 3A’s northern boundary is formed by a derelict school site with the residential area of Hill Top beyond. A small number of residential properties (mainly semi-detached bungalows) on Coventry Road back onto parcel 3A in the northeast corner and have views into the parcel from rear windows which are partly screened by garden vegetation. 3A’s western boundary is defined by the railway line running within a cutting southward from Nuneaton. The southern part of the parcel is well screened from the railway by a belt of scrubby trees; the northern part of the parcel is flanked by a narrower belt of thorn trees with some gaps. Beyond the railway line is St George’s Way, a road which serves the Bermuda Industrial Estate, which sits between the railway line and the A444 dual carriageway.</p> <p>The parcel comprises two areas of rough grass and woody scrub on higher ground (which appear to be man-made), one in the northern part of the parcel and one to the south. These mounds are divided by the Centenary Way long distance footpath route, which runs across the parcel in an east-west direction in a cutting flanked by patches of scrubby woodland. Scrubby woodland is generally located around the periphery of the areas of high ground to the north and south. Within the northern area there is a small rocky outcrop with scrub. At the southern edge of the parcel is the Griff Gypsy and Traveller Site, which occupies a flat area of land buffered from Coventry Road by a belt of thorn trees. An overhead electricity line crosses the southern part of the parcel adding to the urban character of the site. The whole of the parcel appears to be accessed for informal recreation such as dog-walking.</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	Parcel 3A contains some of the key characteristics present in the wider landscape character area, however all these characteristics relate to its proximity to the urban edge. The urban influences which impinge on 3A and the neglected nature of the land result in a less attractive parcel compared with other parts of PDA 3. Proximity to the A444 dual carriageway and B4113 – Coventry Road means that this parcel experiences constant disturbance and has no rural qualities.

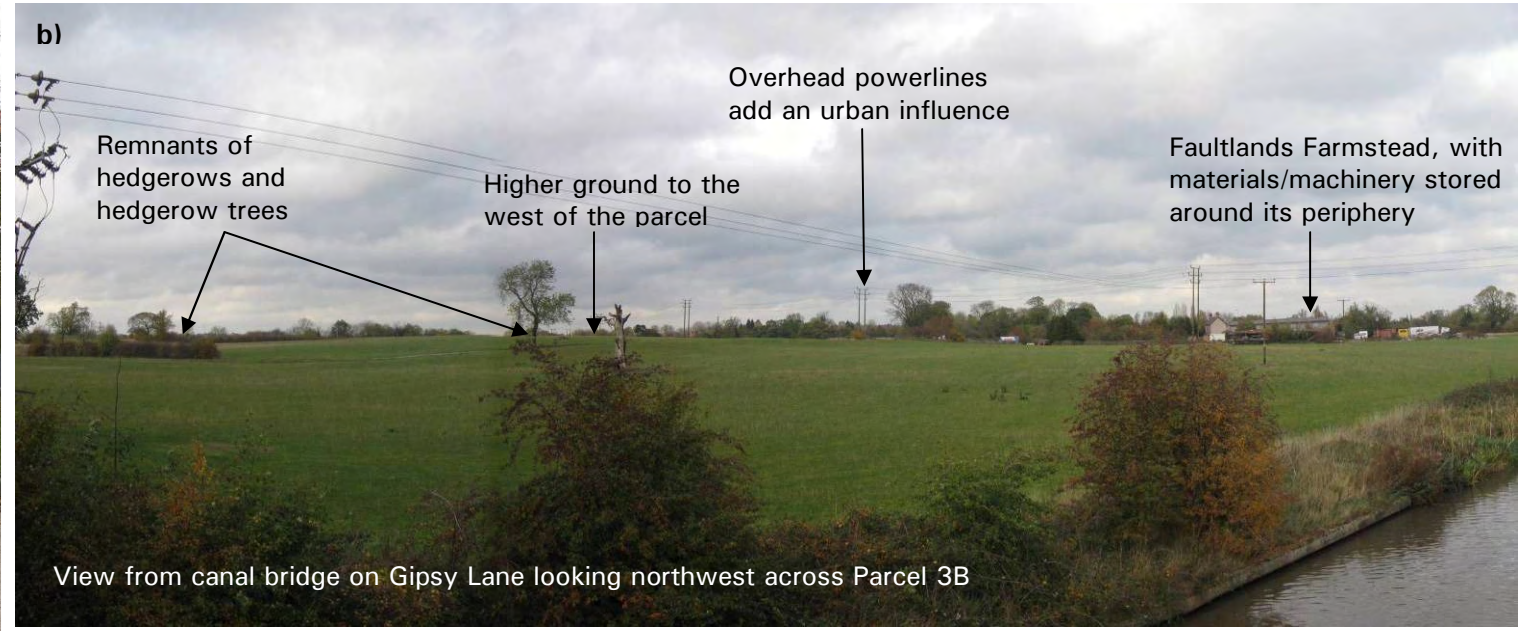
Visual Qualities	
Visual prominence judgement	High/ Moderate-high/ Moderate-low/ Low
Nature of the urban edge judgement	No visible urban edge/ Soft well vegetated urban edge limited views of principally rooflines/ Partially visible urban edge/ Hard urban edge with no screening
Settlement setting and views of settlement judgement	Highly attractive features or views/ Some attractive features or views/ Few attractive features or views/ No attractive features or views
Public accessibility within and immediately surrounding the potential development site judgement	Many public views/ Some public views/ Limited public views/ No public views
Visual qualities general description	The majority of this parcel is on high ground, meaning that it is visually prominent from the west and it is considered likely that development on this parcel would appear in these views above Bermuda Industrial Estate and Bermuda Business Park. The parcel would be less prominent from the south and east due to intervening high ground (at parcel 3B) and vegetation screening. Within the parcel, views of the urban edge to the west dominate views. Due to the scale of industrial units these views are not screened by any intervening vegetation and form a hard urban edge. Housing at the northern edge of the parcel is partially visible, softened by some vegetation. Public views within and immediately surrounding the site are limited to Centenary Way public footpath, the railway line and some occasional glimpsed views from the B4113 - Coventry Road. Views of the western boundary of the site are possible from St George's Way within Bermuda Industrial Estate but views further into the site are prevented from this road by the embankment along the railway.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High/ Moderate-high/ Moderate-low/ Low	
Overall, given the poor landscape and visual qualities of parcel 3A, it is considered to have high capacity to accommodate employment development. New development could assist in improving views of the settlement and the settlement setting south of Nuneaton. Mitigation by way of reinforcing hedgerows and hedgerow trees, and the planting of small blocks of woodland would be appropriate given the existing landscape character of the surrounding area. Due to the elevated nature of the site, care needs to be taken in the nature of development proposed on this parcel (see recommendations given below).	
Site recommended in landscape terms to be taken forward to LDF: YES	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> Consider relatively small and low height offices as appropriate for this site (i.e. B1 uses). If this parcel is taken forward as an employment site, it is not considered to have capacity for large industrial units (i.e. B2 or B8 type uses). Due to the elevated nature of the parcel, large units would appear above existing units at Bermuda Industrial Estate and Business Park in views from the west, dominating the skyline and resulting in cumulative visual effects. Any built form should be sensitively sited to create varied built form and rooflines and variation in materials should be used to further break-up the mass of development. Use, hedgerow, hedgerow trees and woodland planting to soften and break-up views and create the appearance of a wooded skyline. Incorporate the Centenary Way into new development as a green corridor through the site. 	

PDA 3: Griff Brook, Parcel 3B



View of southern boundary of parcel on Gipsy Lane. Hedgerow trees along the road act as an attractive buffer between the urban fringe to the north and countryside to the south.



View from canal bridge on Gipsy Lane looking northwest across Parcel 3B

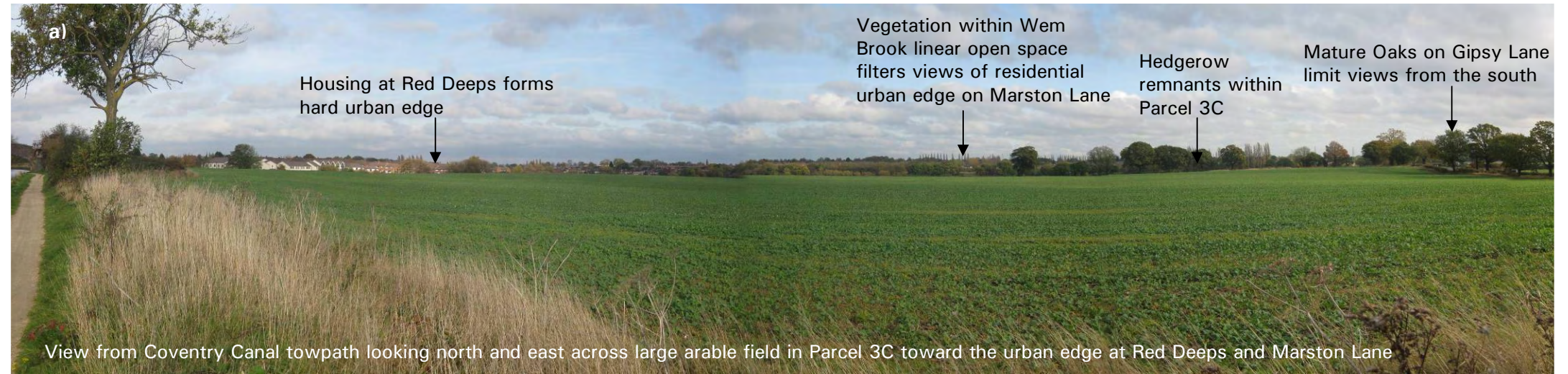
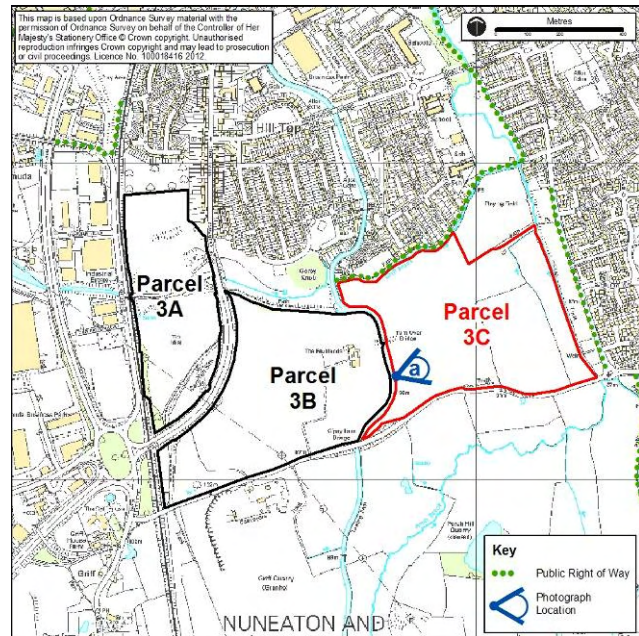
Element	Assessment
<p>Key features of landscape character area</p>	<p>PDA 3, parcel 3B falls within the northern part of Landscape Character Area 6 – Nuneaton and Bedworth Urban Fringes (see Fig.1.0 in drawings section at rear of report)</p> <p>Key features of relevance to PDA 3B include:</p> <ul style="list-style-type: none"> • Coventry Canal, Oxford Canal and Ashby de la Zouch Canal are key unifying features throughout the landscape often providing an edge to development. • Wooded narrow valleys close to the settlement edges include Griff Brook. • The land use is varied and typical of urban fringe landscapes including: recreational areas and pasture farming. Pasture is present close to farmsteads. • Large farmhouses and private residences often have extensive courtyard areas with many agricultural buildings. In places the edges appear untidy through variable condition of fencing and various materials and old machinery stored along their edges. • Low closely clipped hedges are frequent, these are of variable condition including fragmented sections of relic hedge and isolated trees in fields close to the edge of Nuneaton. • Frequent areas of restored land and active quarries reflect the industrial heritage of the landscape. • Buildings within Griff Quarry are visible and prominent above woodland. • Overhead lines are prominent and always visible within the landscape. • Rapid transition from the urban to rural landscape is often experienced along the canals which typically retain a peaceful and tranquil character.
<p>Site description</p>	<p>Parcel 3B is on the southern edge of Nuneaton, south of the residential area known as ‘Hill Top’ and approximately 1km from the northern edge of Bedworth. Parcel 3B is comprised of a largely elevated area of pastoral land containing remnants of hedgerow and hedgerow trees. The high point is in the southwestern corner of the site with land falling away toward the canal to the east. The Faultlands farmstead sits on the eastern side of the parcel and has materials and machinery stored around its periphery. To the immediate north of parcel 3B is a stream (Griff Brook) which flows in an east-west direction and is set within a wooded and steep sided valley. The Centenary Way footpath (Long Distance Route) runs from parcel 3A under the B4113 Coventry Road and along the bottom of this valley until it reaches the Coventry Canal from which point it runs southward along the towpath. North of the steep-sided Griff Brook valley on higher ground is a linear open space which is fronted by red brick and pebble dash two storey semi-detached houses on Dorlecote Road and Poyser Road. There are footpath connections from this open space down to Centenary Way in the valley below.</p> <p>The parcel’s northern boundary is defined by the edge of pastoral land on higher ground where it meets the southern edge of Griff Brook valley. Parcel 3B’s eastern boundary extends as far as the Coventry Canal, where occasional thorn trees are found along the canal’s edge. The parcel’s western boundary is defined by the Coventry Road and the north-south railway line (referred to in 3A) also borders the western boundary of parcel 3A. The B4113 and railway are flanked by a belt of predominantly thorn trees and both sit within a cutting along part of the boundary. Although not visible from majority of the parcel, vehicles and trains on the road and railway are audible (as is the A444 further west). Gipsy Lane, which runs in an east-west direction, forms the southern boundary of the parcel and is well used. The majority of the road is flanked by hedgerows and is flanked by mature hedgerow trees (mainly Oaks). As a result Gipsy Lane forms an attractive and significant buffer between the urban fringe to the north and countryside to the south.</p> <p>From within parcel 3B and from Gipsy Lane views of the urban edge to the north and northwest are partly obscured by woodland along the Griff Brook Valley and tall hedgerow and scrub along the B4113 – Coventry Road. There are some views from the parcel of the urban edge to the northeast where there is no screening vegetation. Although the Griff Quarry site south of the parcel is well-screened, there are views from parcel 3B of machinery above the tree line. An overhead electricity line also crosses the western part of the parcel, adding a further urban element to the landscape.</p>

Landscape Qualities	
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	Parcel 3B contains some of the key characteristics present in the wider landscape character area. However, there is an absence of characteristics such as regular geometric fields, low closely clipped hedges and large and small blocks of irregular shaped woodland. Although still farmland, the landscape within parcel 3B is in a poor condition with remnants of hedgerows and the storage around Faultlands farmstead forming detractors in the landscape. These factors combined with the presence of the overhead power line and views of Griff Quarry result in a less attractive landscape character. The proximity of roads and a railway line on the western and southern peripheries of the parcel result in some interruption, although the parcel is not as disturbed as 3A.

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	If the elevated ground within the parcel was developed, although it is partly obscured from the south by the Griff Quarry site, it would have some prominence from open countryside to the southeast as built form would be visible above the mature vegetation along Gipsy Lane. Although the views of the nearest urban edge are obscured, there are views from the majority of the site of partially visible urban edge to the northeast of the parcel. Generally the poorer condition of the farmland means parcel 3B contributes few attractive features to the settlement setting or views of the settlement. Public visual receptors of this parcel, are limited to Gipsy Lane, Centenary Way and more distant views from public open space along Griff Brook and Wem Brook (to the edge of Parcel 3C).

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High/Moderate-high/Moderate-low/Low	
Overall, given some of the poorer landscape and visual qualities of parcel 3B it is considered to have capacity to accommodate residential development. Development of this parcel would not impinge on the open countryside between Gipsy and Marston Lanes which separate Nuneaton and Bedworth and existing mature vegetation along Gipsy Lane would greatly help to soften the edge of new development. Mitigation would be necessary in the form of reinforcing hedgerows and hedgerow trees, particularly along Gipsy Lane. This would improve the setting and views of the settlement from the south. In addition, planting small blocks of woodland would be appropriate given the existing landscape character of the surrounding area. Due to the elevated nature of parts of the site, care needs to be taken in the design and masterplanning of new housing (see recommendations given below).	
Site recommended in landscape terms to be taken forward to LDF: YES	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> • Due to the changes in level across the site, consider an average density of 35 dwellings per hectare as appropriate, with lower densities concentrated toward the settlement edges and on higher ground. • Ensure a sensitive treatment of the urban edge, with variation in built form to create an attractive, high quality settlement setting. This could be achieved through variation in building heights, house types and orientation of dwellings, as opposed to a monotonous urban edge. • Use varied building materials, which make reference to the local vernacular (i.e chequer board pattern in some brickwork) to break-up the mass of development in views. Generally, roof materials should be in recessive colours to help reduce the prominence of urban edges. • Set a general maximum building height of two storeys as appropriate given the elevated nature of parts of the site. Two-and-a-half to three storeys may be appropriate on lower ground at the canal-side to provide focal points at key locations. • Use hedgerows, hedgerow trees and woodland planting to soften and break-up views and create the appearance of a wooded urban edge, with occasional glimpses of built form. • Create an attractive setting to Coventry Canal, with new housing addressing the canal (which should be utilised as a greenway providing foot and cycle connections into urban areas and countryside). 	

PDA 3: Griff Brook, Parcel 3C



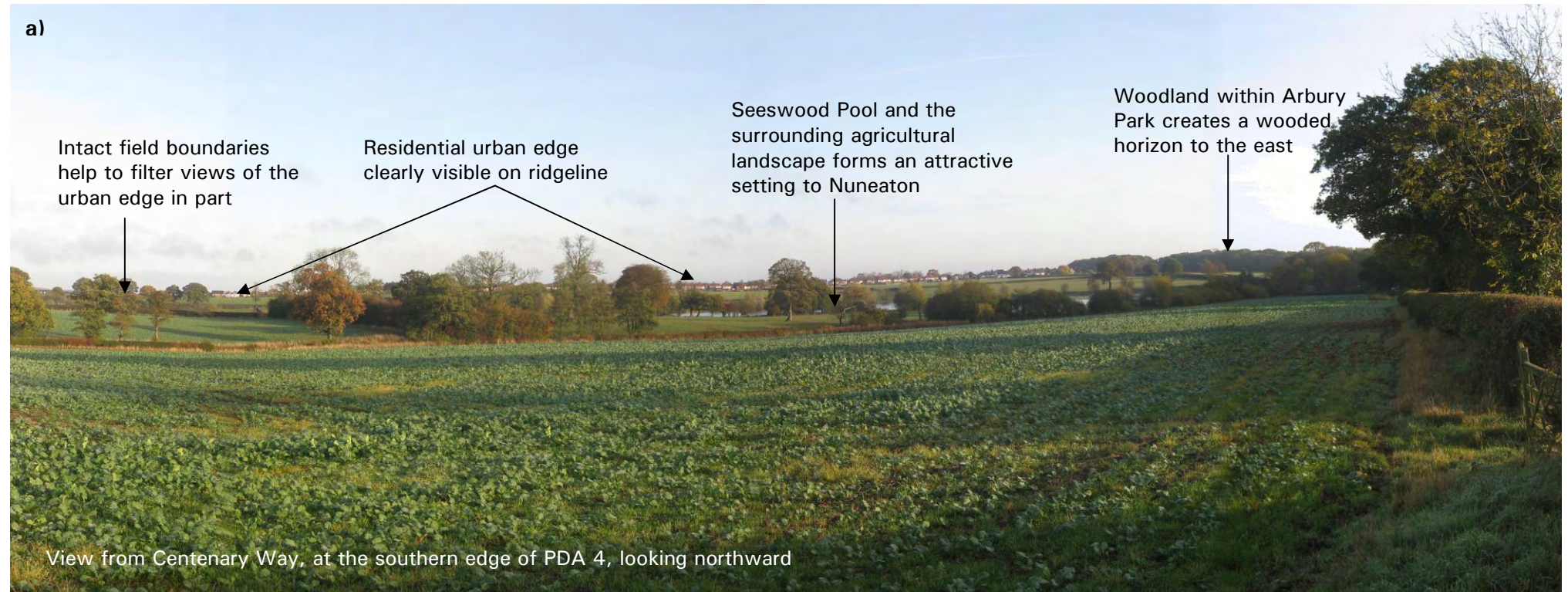
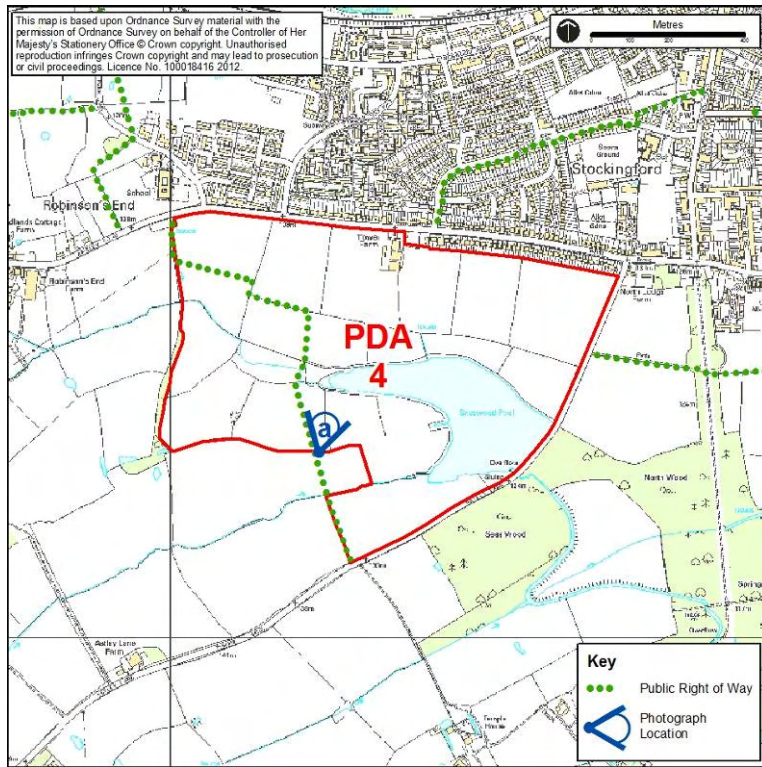
Element	Assessment
<p>Key features of landscape character area</p>	<p>PDA 3, parcel 3C falls within the northern part of Landscape Character Area 6 – Nuneaton and Bedworth Urban Fringes (see Fig.1.0 in drawings section at rear of report)</p> <p>Key features of relevance to PDA 3C include:</p> <ul style="list-style-type: none"> • Flat to very gently undulating land influenced by small brooks. • Frequent small brooks and streams such as Wem Brook and Griff Brook. • Wet woodland around streams is common. • Coventry Canal, Oxford Canal and Ashby de la Zouch Canal are important unifying features throughout the landscape often providing an edge to development. • The land use is varied and typical of urban fringe landscapes including: recreational areas and pasture and arable farming. • A medium to small-scale pattern of regular geometric fields. • There are many low, closely clipped hedges; these are of variable condition including fragmented sections of relic hedge and isolated trees in fields close to the edge of Nuneaton. Hedgerow trees are often present as small groups or clusters and isolated trees in fields. • Wooded narrow valleys close to the settlement edges include Griff Brook. • Views include both short distance channelled views along canals and open views towards urban development and farmland. • Built development is often visible as a continuous line of buildings although in places landform and planting are successful in softening edges. • Rapid transition from the urban to rural landscape is often experienced along the canals which typically retain a peaceful and tranquil character. • Land provides separation between Nuneaton and Bedworth, although at Griff this is reduced to a narrow pocket of farmland between Coventry Road and the A444.
<p>Site description</p>	<p>Parcel 3C is on the southern edge of Nuneaton and is just over 1km from the northern edge of Bedworth. The northern boundary of parcel 3C is formed by Griff Brook and playing fields to the northeastern corner. The parcel's eastern boundary is defined by Wem Brook. Both Wem Brook and Griff Brook are set within linear open spaces, which buffer modern two storey detached and semi-detached houses at Red Deeps and along Marston Lane. Riparian trees along Wem Brook soften views of the urban edge on Marston Lane. Vegetation is sparser along Griff Brook to the north of the parcel allowing some views of continuous lines of housing at Red Deeps. The southern boundary to parcel 3C is defined by Gipsy Lane. The majority of the road is flanked by hedgerows with mature hedgerow trees (mainly Oaks); as a result Gipsy Lane forms an attractive and significant buffer between the urban fringe to the north and countryside to the south. The parcel's western boundary is formed by the Coventry Canal, which is flanked by remnants of hedgerow and isolated trees. The Centenary Way long distance route runs along the towpath on the eastern side of the canal.</p> <p>The site gently slopes from west to east and comprises a single large arable field containing remnants of hedgerow with some rows of mature trees (mainly Oak) which mark the former field pattern.</p>

Landscape Qualities	
Representativeness/consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character
Landscape character (attractiveness) judgement	Highly attractive/Attractive/Pleasant/Unremarkable
Remoteness and tranquillity judgement	Remote/Peaceful/Some interruption/Not tranquil
Landscape qualities general description	Parcel 3C contains some of the key characteristics present in the wider landscape character area. However, there is an absence of characteristics such as regular geometric fields and large and small blocks of irregular shaped woodland. Although still arable farmland, the landscape within parcel 3C is not in a good condition with remnants of hedgerows indicating the former field pattern which once divided the parcel. The mature Oak trees along Gipsy Lane combine to form an attractive feature within the landscape and the parcel itself is considered pleasant. Gipsy Lane is a well-used road and the urban edges on two sides means that some interruption is experienced.

Visual Qualities	
Visual prominence judgement	High/Moderate high/Moderate low/Low
Nature of the urban edge judgement	No visible urban edge/Soft well vegetated urban edge limited views of principally rooflines/Partially visible urban edge/Hard urban edge with no screening
Settlement setting and views of settlement judgement	Highly attractive features or views/Some attractive features or views/Few attractive features or views/No attractive features or views
Public accessibility within and immediately surrounding the potential development site judgement	Many public views/Some public views/Limited public views/No public views
Visual qualities general description	This parcel is found on lower lying land than parcels 3A and 3B and its prominence from the south is reduced by the mature vegetation along Gipsy Lane. The parcel has some local prominence from the open spaces which buffer the housing to the north and west. Vegetation along Wem Brook limits visual connectivity at the eastern edge of the parcel and creates a soft well vegetated urban edge. Vegetation is sparser along Griff Brook to the north of the parcel allowing some views of continuous lines of housing at Red Deeps. Although not pristine farmland, parcel 3C is considered to contribute some attractive features or views to the settlement setting and views of the settlement. The parcel has many public views immediately surrounding it because it is bordered on two sides by public open spaces, which include recreational routes and playing fields. The Coventry Canal and Centenary Way are other important public visual receptors and there are also some views from Gipsy Lane.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High/Moderate high/Moderate low/Low	
Given the poorer condition of farmland, the presence of a partially visible urban edge and the strong visual buffer formed by Gipsy Lane in views of the settlement from the south it is considered that the landscape within parcel 3C has capacity to accommodate residential development. Mitigation by way of reinforcing hedgerows and planting additional hedgerow trees, and the planting of irregular woodland copses would be appropriate given the existing landscape character of the surrounding area.	
Site recommended in landscape terms to be taken forward to LDF: YES	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> • Site new development sensitively to create an appropriate interface with existing housing. • Consider a density of between 35-40 dwellings per hectare as appropriate for the parcel, with lower densities concentrated along the urban edges. • Ensure a sensitive treatment of the urban edge, with variation in built form to create an attractive, high quality settlement setting. This could be achieved through variation in building heights, house types and orientation of dwellings, as opposed to a monotonous urban edge. • Use varied building materials that make reference to the local vernacular (i.e chequer board pattern in some brickwork), along with a range of house types, to break-up the mass of development in views. Generally, roof materials should be in recessive colours to help reduce the prominence of urban edges. • Set a general maximum building height of two storeys with two and a half to three storeys used in selected locations away from the urban edge. • Reflect the pattern of irregular shaped woodland copses in the landscape to further soften the impact of new urban edges through woodland tree planting. • Reinforce remnant hedgerows and hedgerow trees to help soften new development. • Maintain open space corridors along Griff Brook and Wem Brook creating an attractive setting for new housing, which addresses these open spaces. • Create an attractive setting to Coventry Canal, with new housing addressing the canal (which should be utilised as a greenway providing foot/cycle connections into urban areas and countryside). 	

PDA 4: Seeswood Pool



Element	Assessment
<p>Key features of landscape character area</p>	<p>PDA 4 falls within the western part of Landscape Character Area 10 – Arbury Parklands (see Fig.1.0 in drawings section at rear of report)</p> <p>Key features of relevance to PDA 4 include:</p> <ul style="list-style-type: none"> • Gently undulating landform which gradually rises to the north of the character area to the B4112 at Stockingford. • Large areas of formal interconnected lakes and ponds within Arbury Park. The most prominent pond is Seeswood Pool bordering Astley Road. • Rural and remote character of wooded farmland is generally experienced throughout the landscape due to limited built form. However this character changes toward the north and east of the area where urban edges are visible. • Mix of pasture and arable farming throughout the landscape. Pasture fields tend to be smaller and close to the urban fringes in the north and east of the character area. • Fields are bordered by hedgerows and frequent hedgerow trees (predominantly Oak). Hedgerows are generally maintained to a low height. Hedgerow trees within fields reinforce the parkland character. • Arable and pasture extend to the built edge of Nuneaton with no alteration or urbanisation of the fringe through land uses such as playing fields or horse paddocks. • Towards the northern fringes of the character area built development is more prominent in views where edges of settlements are visible above hedgerows and trees and weaken the remote character of the landscape. • Built form on the northern and eastern fringes is seen as continuous lines of properties with limited tree or hedgerows to filter views. • Properties on the fringes of the character area are modern post-war style comprising a range of brick and roof materials. There is no overriding or distinctive building style to the properties. • Frequent gatehouses and lodges in local stone along surrounding roads reinforce the parkland character in the agricultural landscape beyond Arbury Park. • Large irregular ancient woodlands are prominent and distinctive features. Ancient woodland is present at Sees Wood. • Wooded horizons are a feature of views.
<p>Site description</p>	<p>PDA 4 lies on the western edge of Nuneaton, south of the residential area known as Stockingford. The site is bounded to the north by the B4112 – Ansley Road which runs along a ridge in an west-east direction past the edge of Stockingford toward Nuneaton town centre. The western part of the northern boundary is defined by a low hedgerow (with some hedgerow trees) to the edge of the road. Built development on the northern side of the road at this point includes Park Lane Primary School, a Radburn style social housing development and semi-detached bungalows. At the eastern part of the northern boundary there is a single line of semi-detached houses on the southern side of the road that back onto PDA 4 and a similar row of houses on the northern side of the road. In addition, Tower Farm, part of the original Arbury Park estate lies within the site mid-way along the northern boundary of PDA 4. Tower Farm consists of original red brick and red sandstone buildings, including a sandstone round tower to the roadside with more modern large agricultural buildings to the rear. This urban edge is exposed in views across PDA 4 from the south, apart from some filtering offered by intervening low hedgerow and occasional mature hedgerow trees.</p> <p>PDA 4’s eastern boundary extends to the B4102 – Astley Lane. This road is flanked by hedgerow and hedgerow trees to either side. PDA 4’s western boundary is formed by hedgerow field boundaries to pastoral and arable farmland.</p>

Site description (continued)	<p>PDA 4 is dominated by Seeswood Pool which sits in low lying land and is dammed where Astley Lane runs adjacent to it. The pool is a remnant of the former Arbury Park. On the eastern side of Astley Lane are large areas of woodland that are part of the Arbury Estate. These create a wooded horizon to the east. The land around Seeswood Pool comprises a series of small geometric mainly pastoral fields bounded by hedgerows with mature hedgerow trees (mainly Oak). Hedgerows appear less intact on the northern side of the pool and there are fewer hedgerow trees. Water from the surrounding farmland drains into Seeswood Pool via a couple of small stream and ditches.</p> <p>On the southern approach to PDA 4 along Astley Road the land steadily falls away down to Seeswood Pool; from Seeswood Pool northward toward Stockingford the land rises up more sharply with the urban edge appearing on the ridgeline.</p> <p>The Centenary Way long distance footpath route follows Astley Road (B4102) southward past the pool before crossing through the fields within PDA4 in a northerly direction, before meeting Ansley Road (B4112) at the northwestern corner of the site.</p>
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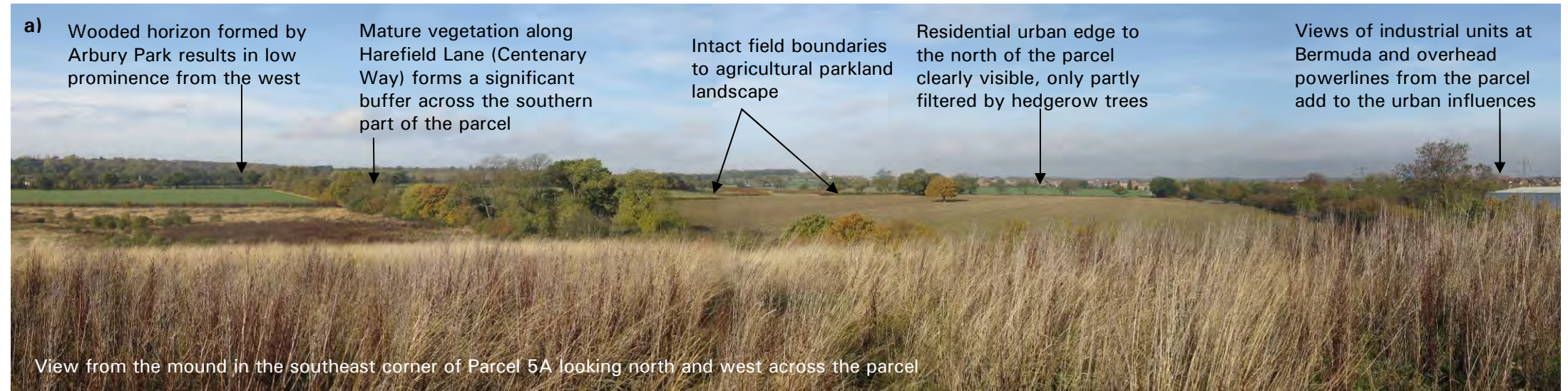
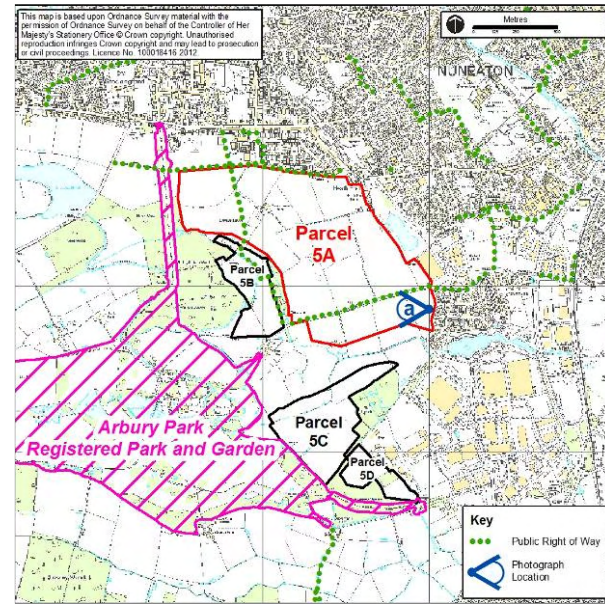
Landscape Qualities	
Representativeness/consistency with wider character judgement	Highly consistent/ Mostly consistent/ Some key characteristics present/ Not representative of wider character
Landscape character (attractiveness) judgement	Highly attractive/ Attractive/ Pleasant/ Unremarkable
Remoteness and tranquillity judgement	Remote/ Peaceful/ Some interruption/ Not tranquil
Landscape qualities general description	Generally PDA4 is consistent with the wider landscape character area that the site sits within, although some key characteristics found within the main Arbury Park, such as the planned estate landscape strongly associated with Arbury Hall and high degree of enclosure by woodlands are missing. Seeswood Pool and the farmland, particularly on the southern side of the pool are highly attractive features and extend a rural and parkland character up to the urban edge. The main detraction in this landscape is the prominent and poor quality urban edge. This urban influence results in a landscape that cannot be considered remote or tranquil, although the amount of disturbance varies depending on proximity to the settlement edge and busy roads.

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/ Very limited public views/ No public views
Visual qualities general description	PDA 4 is prominent in views from the southern and western approaches to Nuneaton (along the B4102 and B4112) due to the pronounced landform, particularly on the northern side of the pool where the land rises more steeply to the ridge on the urban edge. Visual prominence from the north is restricted to the urban edge and to the west it is largely restricted by the woodland within Arbury Park. The urban edge immediately north of PDA 4 is prominent in views from the south, both within the site and immediate surroundings. Intervening low hedgerows and hedgerow trees within farmland filter these views to an extent. Even though the urban edge within these views is not attractive, Seeswood Pool and the surrounding farmland contribute highly attractive features to the settlement setting. There are public views of PDA 4 from Centenary Way adjacent to and through the site, Seeswood Pool (used by an angling club), the school grounds, Ansley Road and Astley Road.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High/ Moderate high/ Moderate low/ Low	
Although there is scope to improve the urban edge through the development of PDA 4, the prominence of the site in views on the southern and western rural approaches to Nuneaton and the highly attractive nature of Seeswood Pool and surrounding farmland means that this site is considered to have little capacity for development. It is recommended that consideration is given to improving the visual qualities of the existing urban edge in accordance with the landscape guidelines provided in the Nuneaton and Bedworth Landscape Character Assessment.	
Site recommended in landscape terms to be taken forward to LDF: NO	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> Not applicable – refer to Landscape Character Assessment report for general landscape guidelines relevant to the character area. 	

PDA 5: Heath End/Arbury Park, Parcel 5A

Note: When PDA5 was assessed Arbury Park was not open to the public (open on Sunday and Monday bank holiday weekends between April and August) and so best use was made of the publicly accessible viewpoints available.



Element	Assessment
<p>Key features of landscape character area</p>	<p>PDA 5, parcel 5A falls within the northwestern part of Landscape Character Area 10 – Arbury Parkland (see Fig.1.0 in drawings section at rear of report)</p> <p>Key features of relevance to PDA 5A include:</p> <ul style="list-style-type: none"> • Wooded streams throughout the landscape contribute to the gently undulating valleys. • Rural and remote character of wooded farmland is generally experienced throughout the landscape due to limited built form. However this character changes towards the north and east of the area where urban edges are visible. • Mix of pasture and arable farming throughout the landscape. • Fields are bordered by hedgerows and frequent hedgerow trees (predominantly Oak). Hedgerows are generally maintained to a low height. Hedgerow trees within fields reinforce the parkland character. • High degree of enclosure and a strong wooded character created by large geometric and irregular shaped woodlands and wooded streams. • Frequent large irregular ancient woodlands are prominent and distinctive features. • Individual estate farmhouses are typically set within mature gardens and comprise a single large farmhouse and clusters of red brick farm buildings enclosing the main property. In places, such as Coton Lawn Farm, new metal agricultural buildings are present which have an influence over the parkland character. • Towards the northern fringes of the character area, built development is more prominent in views where edges of settlements are visible above hedgerows and trees and weaken the remote character of the landscape. • Built form on the northern and eastern fringes is seen as continuous lines of properties with limited tree or hedgerows to filter views. • Properties on the fringes of the character are modern post-war style comprising a range of brick and roof materials. There is no overriding or distinctive building style to the properties. • Warehouse development is a large-scale and prominent feature of the eastern edge of the character area around Bermuda Industrial Estate weakening the remote and rural character. • Views are generally enclosed by woodland and typically extend across one or two fields. Views become more extensive around Coton Lawn Farm towards the urban edge where there is slightly less woodland.
<p>Site description</p>	<p>PDA 5 lies to the southwestern edge of Nuneaton, east of Arbury Hall within farmland associated with Arbury Park. Parcel 5A is the largest parcel within PDA 5 and is located directly southwest of the Heath End residential area and west of Bermuda residential and industrial area. Parcel 5A also sits close (within 100 metres at one point) to the eastern extent of the part of Arbury Park, designated as a registered park and garden. The parcel’s boundary to the north comprises of a school and playing fields and post-war red brick detached houses at Heath End which overlook the parcel. The eastern boundary is comprised of Heath End Farmstead, Ensor’s Pool Nature Reserve (which has a wooded boundary), industrial units at the northern edge of Bermuda Industrial Estate and new two to three storey mixed housing, south of Harefield Lane. This housing is screened from the farmland to the west by a substantial grassed mound with young tree planting. Parcel 5A’s southern boundary extends beyond Harefield Lane (a hedged and tree lined track along which the Centenary Way long distance route runs) partway across agricultural fields stopping short of a wooded watercourse in a shallow valley. The parcel’s western boundary follows the line of arable field boundaries which run up to the edge of woodland belts and woodland blocks in Arbury Park (part of the registered park and garden). These woodland blocks create a wooded horizon to the west and south of the parcel.</p> <p>The parcel comprises a series of medium sized, largely geometric arable fields, bounded by intact hedgerows with mature hedgerow trees and some isolated field trees. The land is gently undulating with small valley depressions created by streams and ditches flowing eastward. Coton Lawn farmstead sits within the northwestern part of the parcel. In addition to the farmstead, there is a single other dwelling ‘Lawn House’, within the parcel at its southern boundary. Other properties, ‘The Lawns’ and ‘Dennis Farm’ also lie close to the southwestern</p>

Site description (continued)	<p>boundary of the parcel within the Arbury estate. There are some allotment gardens within the parcel south of houses at Atholl Crescent on the northern boundary. Centenary Way (long distance footpath route) runs through the parcel along Harefield Lane and across the northwestern corner.</p> <p>Views from the parcel of Nuneaton's urban edge are softened and broken up in places by trees and scrub, but rooflines are visible on higher ground beyond the edge and the roofs of units at Bermuda Business are visible in places. There are also distant views of overhead powerlines above roofs.</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	Parcel 5A is mostly consistent with the wider landscape character area that it falls within. Some key characteristics, such as large areas of formal interconnected lakes and ponds are missing. Parcel 5A is an intact parkland agricultural landscape, which in combination with the high woodland cover surrounding the parcel results in an attractive landscape. The landscape within this parcel sits adjacent to a visible urban edge which does detract from the parcel's rural qualities. The parcel is buffered from the main roads by housing and so is considered peaceful.

Visual Qualities	
Visual prominence judgement	High/Moderate high/Moderate low/Low
Nature of the urban edge judgement	No visible urban edge/Soft well vegetated urban edge limited views of principally rooflines/ Partially visible urban edge /Hard urban edge with no screening
Settlement setting and views of settlement judgement	Highly attractive features or views/ Some attractive features or views /Few attractive features or views/No attractive features or views
Public accessibility within and immediately surrounding the potential development site judgement	Many public views/ Some public views /Limited public views/No public views
Visual qualities general description	This parcel is not prominent in the wider landscape as it is surrounded by woodland blocks and the existing urban edge. There are local views of the parcel from visual receptors on the urban edge. The views of Nuneaton from the parcel consist of a partially visible urban edge, with some views of the roofs of large industrial units at Bermuda and overhead powerlines. The visual enclosure of the parcel and the surrounding landscape means that the settlement setting is of limited importance in this location, however locally the landscape can be seen to contribute some attractive views of the settlement. There are some public visual receptors of this parcel, which includes Centenary Way (long distance footpath route). There are also views from Charnwood Avenue and Atholl Crescent residential roads and the school playing fields adjacent, all adjacent to the northern boundary.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High/Moderate-high/Moderate-low/Low	
<p>Although this is an attractive landscape, given the low visual prominence of the parcel and its separation from the Arbury Park registered park and garden by mature woodland blocks it is considered that 5A has moderate-high capacity for residential development. New residential development could also improve local views of the urban edge. The use of woodland blocks and belts to mitigate would be appropriate given the wooded character of the existing parkland landscape.</p>	

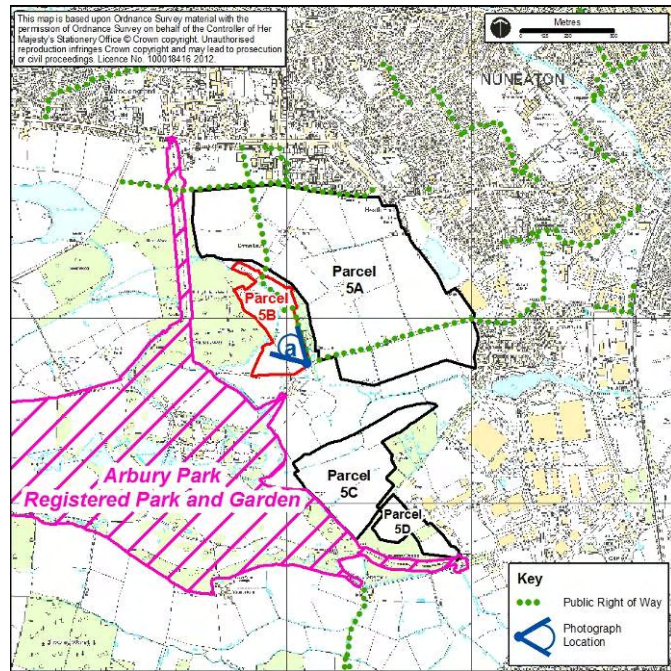
Site recommended in landscape terms to be taken forward to LDF: YES

Recommendations if site is taken forward to LDF

- Do not allow built development to extend south of Harefield Lane/Centenary Way (see amended boundary shown on Figure 2.0 - see drawings section at rear of report).
- Create a buffer between North Drive (within the Arbury Park registered park and garden) and the northwest boundary of PDA 5A by carrying out additional woodland planting to ensure that development is not visible from Arbury Park.
- Improve the existing residential urban edge at Bermuda. If possible, consideration should be given to the removal or re-grading of the mound and use of a woodland planting belt to screen the urban edge (which unlike the mound would be more in keeping with the wider landscape character). New woodland should be buffered on its eastern side by open space, which the existing houses should face.
- Retain and reinforce existing hedgerows and mature vegetation within any new development.
- Incorporate Centenary Way and watercourses within the open space framework associated within new residential development.
- Utilise woodland planting elsewhere within the new development, with particular consideration given to views from Centenary Way and the existing residential urban edge.
- Consider an average density of 35 dwellings per hectare as appropriate within this parcel. Higher density housing should be concentrated toward the current urban edge.
- Set a maximum building height of two storeys with the aim of screening views of the urban edge entirely behind woodland.
- Site built form sensitively to create varied built form and rooflines and use variation in materials to further break-up the mass of development.

PDA 5: Heath End/Arbury Park, Parcel 5B

Note: When PDA5 was assessed Arbury Park was not open to the public (open on Sunday and Monday bank holiday weekends between April and August) and so best use was made of the publicly accessible viewpoints available.



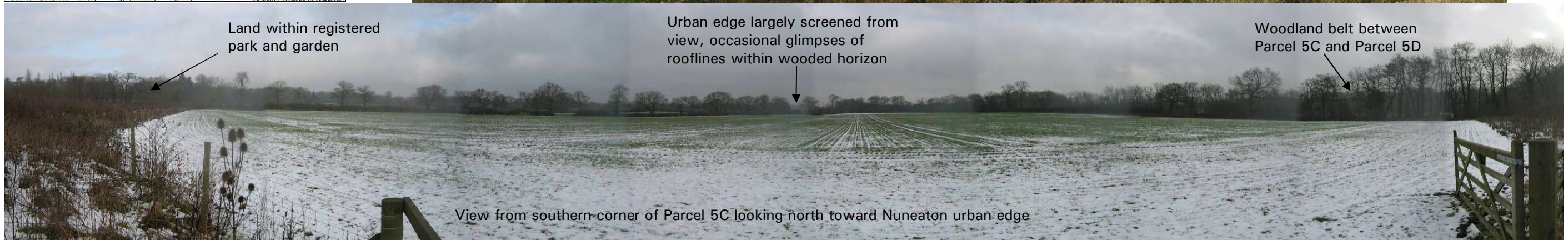
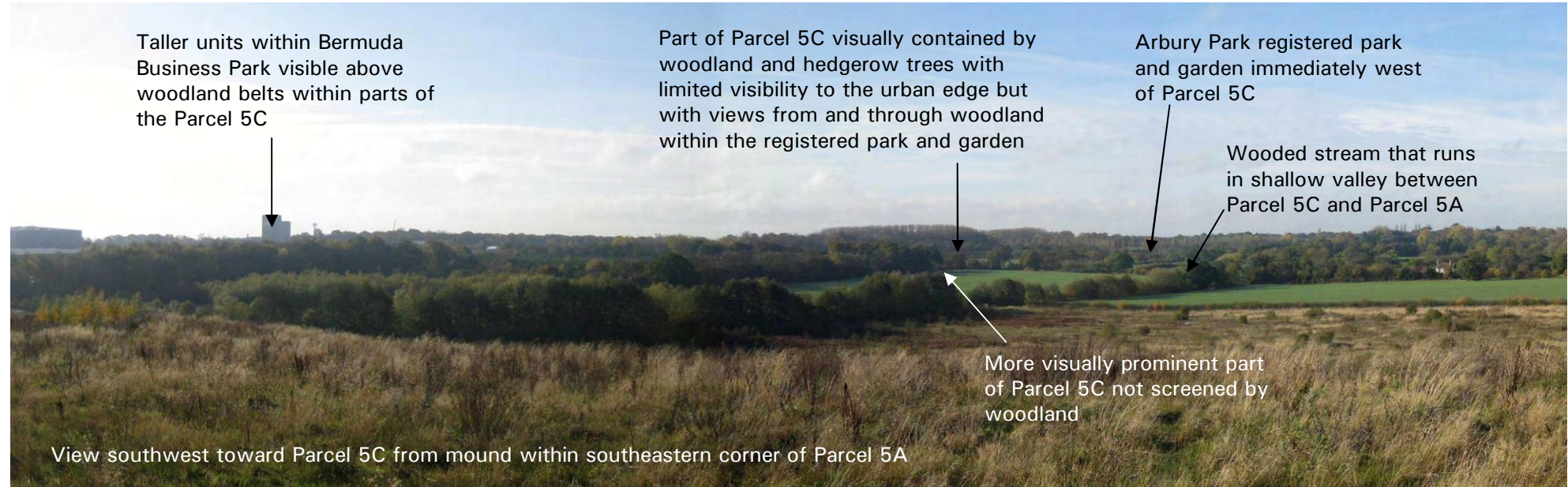
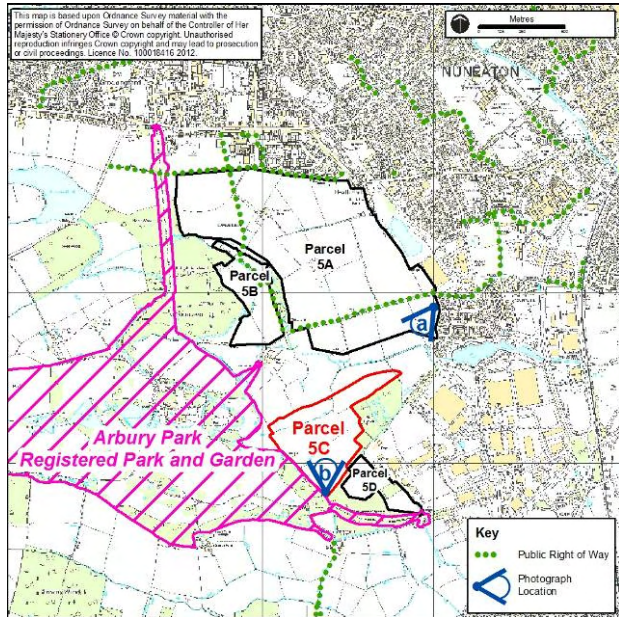
Element	Assessment
<p>Key features of landscape character area</p>	<p>PDA 5, parcel 5B falls within the northwestern part of Landscape Character Area 10 – Arbury Parkland (see Fig.1.0 in drawings section at rear of report)</p> <p>Key features of relevance to PDA 5B include:</p> <ul style="list-style-type: none"> • Wooded streams throughout the landscape contribute to the gently undulating valleys. • Rural and remote character of wooded farmland is generally experienced throughout the landscape due to limited built form. However this character changes towards the north and east of the area where urban edges are visible. • Mix of pasture and arable farming throughout the landscape. • Fields are bordered by hedgerows and frequent hedgerow trees (predominantly Oak). Hedgerows are generally maintained to a low height. Hedgerow trees within fields reinforce the parkland character. • High degree of enclosure and a strong wooded character created by large geometric and irregular shaped woodlands and wooded streams. • Frequent large irregular ancient woodlands are prominent and distinctive features. • Towards the northern fringes of the character area built development is more prominent in views where edges of settlements are visible above hedgerows and trees and weaken the remote character of the landscape. • Built form on the northern and eastern fringes is seen as continuous lines of properties with limited tree or hedgerows to filter views. • Properties on the fringes of the character are modern post-war style comprising a range of brick and roof materials. There is no overriding or distinctive building style to the properties. • Views are generally enclosed by woodland and typically extend across one or two fields. Views become more extensive around Coton Lawn Farm towards the urban edge where there is slightly less woodland.
<p>Site description</p>	<p>PDA 5 lies to the southwestern edge of Nuneaton, east of Arbury Hall, within farmland associated with Arbury Park. Parcel 5B is a small parcel of land west of parcel 5A. The two parcels are separated by a stream and associated woodland belt. Parcel 5B also sits close (within 200 metres at one point) to the eastern extent of the part of Arbury Park, designated as a registered park and garden. This parcel’s boundaries are formed by Harefield Lane/agricultural track to the south, Spring Kidden Wood to the west and the stream and associated woodland belt to the north and east. The parcel itself is comprised of three irregular and small sized fields, with some intact hedgerows with mature hedgerow trees, although the field boundary to Harefield Lane to the south is open. As well as the stream on the eastern boundary a further watercourse, flanked by mature trees, runs through the parcel, adding to the visual enclosure. Centenary Way (long distance footpath route) runs through this parcel from Harefield Lane northward toward Coton Lawn Farm.</p> <p>The wooded parkland largely prevents views of the existing urban edge from this parcel, although there are some limited filtered views northward toward Coton Lawn Farm and the residential urban edge beyond. A single property, ‘The Pheasantry’ is found in the northwest corner of the parcel. Other nearby properties within the Arbury estate are ‘The Lawns’ set within the wooded belt at the parcel’s southeastern boundary and ‘Dennis Farm’, which lies within trees close to the southern boundary.</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	Parcel 5B is mostly consistent with the wider landscape character area that it falls within. Some key characteristics, such as large areas of formal interconnected lakes and ponds are missing. Parcel 5B is an intact parkland agricultural landscape, which in combination with the high woodland cover results in a highly attractive landscape. Unlike parcel 5A, 5B benefits from being separated from Nuneaton's urban edge by a woodland belt. The parcel is buffered from the urban edge and is peaceful.

Visual Qualities	
Visual prominence judgement	High/Moderate high/Moderate low/ Low
Nature of the urban edge judgement	No visible urban edge/ Soft well vegetated urban edge limited views of principally rooflines / Partially visible urban edge/ Hard urban edge with no screening
Settlement setting and views of settlement judgement	Highly attractive features or views/ Some attractive features or views / Few attractive features or views/ No attractive features or views
Public accessibility within and immediately surrounding the potential development site judgement	Many public views/ Some public views/ Limited public views / No public views
Visual qualities general description	This parcel is not prominent in the wider landscape as it is surrounded by woodland. There are limited views of the urban edge to the north of this parcel and these are buffered by intervening hedgerows and hedgerow trees creating the appearance of a soft well vegetated urban edge. The visual enclosure of the parcel and the surrounding landscape means that the settlement setting is of less importance in this location, however locally the landscape can be seen to contribute some attractive views of the settlement. More importantly, parcel 5B contributes to the setting of Arbury Park and the registered park and garden. The public visual receptors which experience this parcel are limited to users of Centenary Way (long distance footpath route) and Arbury Park when it is open.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High/Moderate high/Moderate low/ Low	
Although this parcel has low visual prominence, it is part of a highly attractive agricultural parkland landscape, buffered from Nuneaton's urban edge by woodland. Close to the registered park and garden, the parcel also forms an important visual buffer between Arbury Park and Nuneaton. For these reasons, 5B is considered to have moderate-low capacity for residential development. Parcel 5B should be retained as a buffer between Arbury Park and parcel 5A if it is developed. Consideration could therefore be given to strengthening woodland and wooded boundaries within parcel 5B to further the visual separation between the two.	
Site recommended in landscape terms to be taken forward to LDF: NO	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> Not applicable – refer to Landscape Character Assessment report for general landscape guidelines relevant to the character area. 	

PDA 5: Heath End/Arbury Park, Parcel 5C



Element	Assessment
<p>Key features of landscape character area</p>	<p>PDA 5, parcel 5C falls within the northwestern part of Landscape Character Area 10 – Arbury Parkland (see Fig.1.0 in drawings section at rear of report)</p> <p>Key features of relevance to PDA 5C include:</p> <ul style="list-style-type: none"> • Wooded streams throughout the landscape contribute to the gently undulating valleys. • Rural and remote character of wooded farmland is generally experienced throughout the landscape due to limited built form. However this character changes towards the north and east of the area where urban edges are visible. • Mix of pasture and arable farming throughout the landscape. • Fields are bordered by hedgerows and frequent hedgerow trees (predominantly Oak). Hedgerows are generally maintained to a low height. Hedgerow trees within fields reinforce the parkland character. • High degree of enclosure and a strong wooded character created by large geometric and irregular shaped woodlands and wooded streams. • Frequent large irregular ancient woodlands are prominent and distinctive features. • Towards the northern fringes of the character area built development is more prominent in views where edges of settlements are visible above hedgerows and trees and weaken the remote character of the landscape. • Warehouse development is a large-scale and prominent feature of the eastern edge of the character area around Bermuda Industrial Estate weakening the remote and rural character • Views are generally enclosed by woodland and typically extend across one or two fields. • A large man-made mound covered with young woodland on the edge of new housing at Bermuda Business Park provides screening of new housing from the wider countryside.
<p>Site description</p>	<p>PDA 5 lies to the southwestern edge of Nuneaton, east of Arbury Hall within farmland associated with Arbury Park. Parcel 5C is a small parcel of land which sits on the southern side of shallow valley from parcels 5A and 5B and lies in close proximity to large industrial units at Bermuda Business Park (separated at one point by a narrow woodland belt). Parcel 5C also sits adjacent to the eastern extent of the part of Arbury Park designated as a registered park and garden. This parcel's eastern and southern boundaries are formed by mature broadleaved woodland belts and blocks. Western and northern boundaries are mainly defined by hedgerows with mature hedgerow trees. In the northeast however, the parcel's boundary cuts across an arable field stopping short of the lower lying land and stream to the north.</p>

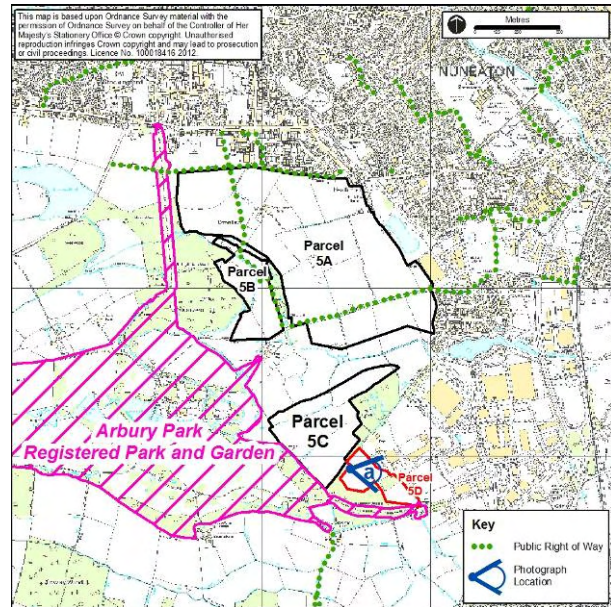
Site description (continued)	<p>The parcel itself is comprised of a small number of arable fields ranging from small to medium in size and bounded by hedgerow with hedgerow trees. There is no public access to or within this site. There are filtered views of the parcel from Harefield Lane/Centenary Way and when Arbury Hall is open to the public, filtered views of 5C would be likely from the formal landscape associated with the hall. Other nearby properties within the Arbury estate are 'The Lawns', to the southern edge of parcel 5A and 'Dennis Farm', also to the north.</p> <p>There would be views of the urban edge from the northeast corner of the parcel. These would be glimpsed views of new housing development and Bermuda Business Park, where the large mound in front of the new housing development does not obscure views entirely. From the parcel there could also be heavily filtered views of large warehouse units within Bermuda Business Park through the narrow woodland belt to the southeast of the parcel.</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	Parcel 5C is mostly consistent with the wider landscape character area that it falls within. Some key characteristics, such as large areas of formal interconnected lakes and ponds are missing. Parcel 5C is an intact parkland agricultural landscape, which in combination with the high woodland cover surrounding the parcel results in an attractive landscape. There are glimpses of the urban edge from the parcel, but these are largely filtered by intervening hedgerow trees and do not form a substantial detraction. The majority of the parcel is separated from the urban edge by farmland and woodland and is peaceful, although the southeastern edge of the parcel closest to Bermuda Business Park experiences some interruption.

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>This parcel is not prominent in the wider landscape as it is well surrounded by woodland blocks and mature hedgerow boundaries. However, there are local views of the northern part of the parcel from users of Centenary Way and filtered views from the visual receptors on the urban edge. The registered park and garden at Arbury Park (which is open to the public at certain times of year) lies adjacent to the southwestern boundary of the parcel and there would be views into the parcel from the intervening woodland belt within the registered park and garden and through the woodland due to a lack of understorey vegetation.</p> <p>Views of the urban edge are limited to filtered glimpsed views of rooflines to the north. Housing to the northeast is largely screened by the mound. Views of industrial units in Bermuda Business Park are limited to the taller 'Hanson' tower which is visible above woodland belts. The visual enclosure of the surrounding landscape means that the settlement setting is of limited importance in this location. However locally the landscape can be seen to contribute some attractive views of the settlement, which screens and improves the industrial urban edge in particular. The role of the parcel in contributing to the setting of Arbury Park is of greater relevance in this location. There are no public receptors within the parcel; those surrounding the site are limited to Centenary Way (long distance footpath route) to the north, visitors to Arbury Park (when it is open) and there are also glimpsed and filtered views from parts of the existing urban edge.</p>

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High / Moderate-high / Moderate-low / Low	
Although the parcel has relatively low visual prominence from publicly accessible locations, the proximity of the parcel to Arbury Park registered park and garden means that the majority of the parcel is considered to have moderate-low capacity for development. Development within the parcel would affect the views and the setting of the registered landscape.	
Site recommended in landscape terms to be taken forward to LDF: NO	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> Not applicable – refer to Landscape Character Assessment report for general landscape guidelines relevant to the character area. 	

PDA 5: Heath End/Arbury Park, Parcel 5D



Woodland belt forms buffer between Parcel 5D and Parcel 5C. Parcel 5D has low visual prominence.

Fragmented hedgerow offers limited screening of industrial units/ infrastructure creating continuous urban edge

Woodland belt which sits between the northern and southern fields within Parcel 5D

View across northern field in Parcel toward Bermuda Business Park

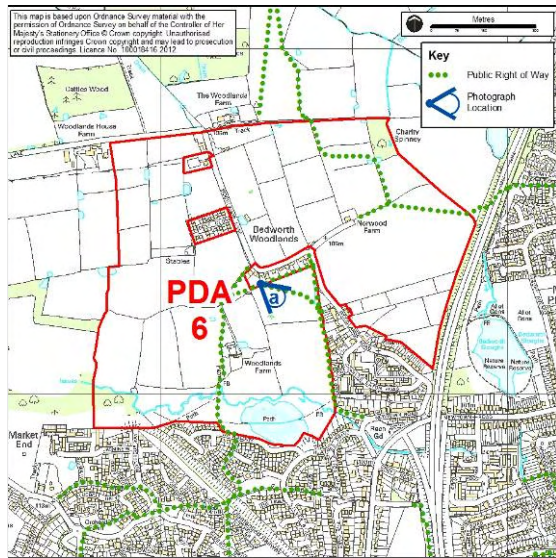
Element	Assessment
<p>Key features of landscape character area</p>	<p>PDA 5, parcel 5D falls within the northwestern part of Landscape Character Area 10 – Arbury Parkland (see Fig.1.0 in drawings section at rear of report)</p> <p>Key features of relevance to PDA 5D include:</p> <ul style="list-style-type: none"> • Rural and remote character of wooded farmland is generally experienced throughout the landscape due to limited built form. However this character changes towards the north and east of the area where urban edges are visible. • Mix of pasture and arable farming throughout the landscape. • High degree of enclosure and a strong wooded character. • Frequent large irregular ancient woodlands are prominent and distinctive features. • Warehouse development is a large-scale and prominent feature of the eastern edge of the character area around Bermuda Industrial Estate weakening the remote and rural character. • Views are generally enclosed by woodland and typically extend across one or two fields.
<p>Site description</p>	<p>PDA 5 lies to the southwestern edge of Nuneaton, east of Arbury Hall within farmland associated with Arbury Park. Parcel 5D is a very small parcel of land which sits to the south of parcel 5C and lies adjacent to large industrial units at Bermuda Business Park. The southern extent of parcel 5D also sits close (within 100 metres at one point) to the southeastern extent of the part of Arbury Park designated as a registered park and garden. This parcel’s southern, western and northern boundaries are formed by mature broadleaved woodland belts and blocks. Its eastern boundary extends to the edge of Bermuda Business Park and is defined by a hedgerow, which is outgrown and fragmented in places.</p> <p>The parcel comprises a northern field and a southern field, separated by a small block of broadleaved woodland (which forms an extension of Coventry Wood to the west). There is an area of new woodland planting in the southwestern part of the northern field. There is no public access to or within this site. There would be views of the parcels from the edge of the existing development at Bermuda Business Park. There would also be views from Griff Lane (a private road/drive) to the south which extends into Arbury Park and Griff Lodge, a private residence, adjacent to the parcel’s southern boundary.</p>

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	Parcel 5D has some key characteristics in common with the wider landscape character area. Key features not represented include large areas of formal interconnected lakes and ponds, wooded streams and field ponds. The landscape in and around parcel 5D contains some less attractive features associated with proximity to the industrial urban edge and is therefore considered unremarkable. Parcel 5D's location, adjacent to industrial units at Bermuda Business Park is not tranquil.

Visual Qualities	
Visual prominence judgement	High/Moderate high/Moderate low/Low
Nature of the urban edge judgement	No visible urban edge/Soft well vegetated urban edge limited views of principally rooflines/Partially visible urban edge/Hard urban edge with no screening
Settlement setting and views of settlement judgement	Highly attractive features or views/Some attractive features or views/Few attractive features or views/No attractive features or views
Public accessibility within and immediately surrounding the potential development site judgement	Many public views/Some public views/Limited public views/No public views
Visual qualities general description	This parcel is surrounded by woodland and is bounded by large industrial units to the east and is therefore not visually prominent from the surrounding landscape. From the parcel there are views of industrial units, which due to their size in relation to the intervening hedgeline appear as a hard urban edge with no screening. The visual enclosure of the parcel means that the parcel contributes no attractive features and views to the settlement setting or views of the settlement. Arbury Park is buffered from parcel 5D by woodland. The registered park and garden does come in close proximity to the parcel near the southern part of the parcel (near Griff Lodge), however, views from the registered park and garden would be heavily filtered by intervening woodland belts. There are no public visual receptors in parcel 5D. There are possible glimpses of parcel 5D from the public access roads within Bermuda Business Park.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High/Moderate high/Moderate low/Low	
Given the low visual and landscape qualities of 5D, and particularly low visual prominence, the parcel is considered to have high capacity to accommodate development in the form of employment.	
Site recommended in landscape terms to be taken forward to LDF: YES	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> Consider B8 (storage or distribution) type uses for this site given its physical connections with Bermuda Business Park and the maturity of woodland surrounding the parcel. Retain the central block of woodland dividing the parcel, as this should be used to help screen and soften new industrial units. Retain and strengthen where necessary the woodland belts surrounding the parcel such that new development is not visible from parkland beyond. Remove the new woodland planting in the northern field as it is poorly establishing and should not be a constraint to development. 	

PDA 6: Bedworth Woodlands



View from public right of way in centre of PDA 6 (west of Bedworth Lane/Woodlands Lane) looking southward

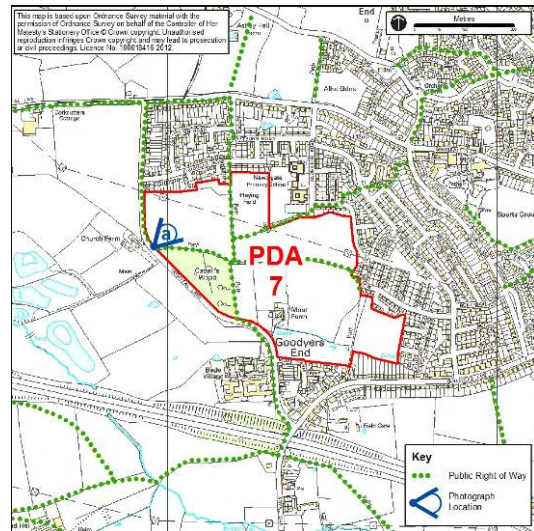
Element	Assessment
<p>Key features of landscape character area</p>	<p>PDA 6 falls within the centre of Landscape Character Area 9 – Bedworth Woodlands Rural Fringe (see Fig.1.0 in drawings section at rear of report)</p> <p>Key features of relevance to PDA 6 include:</p> <ul style="list-style-type: none"> • 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.
<p>Site description</p>	<p>PDA 6 lies immediately west of the A444 dual carriageway and north of the residential area of Bedworth Heath in Bedworth. The PDA’s eastern boundary is primarily defined by the embankment of the A444. The PDA’s southern boundary follows the irregular residential urban edge of Bedworth Heath. The northern boundary of PDA 6 is formed by hedgerow field boundaries across farmland and the northwestern boundary by hedgerow and mature trees on the southern side of Bedworth Lane. The western boundary is also formed by hedgerow field boundaries across farmland.</p> <p>PDA 6 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 located in the corners of fields. Some larger arable fields are present in the northeast and southwest parts of the PDA. In the southwest these are also bounded by hedgerows with hedgerow trees; to the northeast hedgerows are less intact. There are a number of public rights of way which cross agricultural fields connecting the urban edge with the PDA and extending further north to Arbury Park. Farmland in general appears to be in a poor condition, however the number of mature hedgerow trees, the tall hedgerows, the small wooded copses found to the northeast of the PDA and larger woodland blocks to the north create the feel of a well-wooded landscape.</p> <p>Bedworth Lane/Woodlands Lane follows the geometric field pattern of the surrounding farmland and runs from the southeast to northwest corner of the PDA as a series of straight sections followed by right angled bends. The lane is also flanked by tall hedgerows and mature hedgerow trees. 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 PDA. 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 excluded from the PDA.</p> <p>Within PDA 6 and running close to and parallel with the southern boundary is the River Sowe (a small watercourse). The watercourse emanates from a reclaimed mineral workings site west of the PDA and flows through a corridor of open space connected to the residential urban edge to the south. There is a small lake in this open space (within PDA 6) and it is overlooked by houses.</p>

Site description (continued)	The regular occurrence of built form within this PDA and number of horse paddocks/stables, as well as the proximity and views of the urban edge, creates a strong 'rural fringe' character to the landscape.
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	Generally PDA 6 is consistent with the wider landscape character area that the site sits within, although some key characteristics such as thick hedgerows are missing. PDA 6 contains attractive features with some less attractive features typical of a landscape in proximity to the urban edge. Attractive features include the hedgerows and mature hedgerow trees, where these are intact and in a reasonable condition. Less attractive features include farmland in a poor condition, horse stables, the nearby substation, the modern pocket and ribbon development along Bedworth Lane/Woodlands Lane and the general presence of the urban fringe. These urban influences result in a landscape that cannot be considered to be remote or tranquil, although disturbance varies depending on proximity to the settlement edge and the A444.

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	PDA 6 is not visually prominent from the surrounding countryside. From the north views are restricted due to the amount of woodland associated with Arbury Park. The higher landform in the reclaimed minerals site to the west of PDA 6 also limits views from this direction. PDA 6 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 east of the PDA. Views of the urban edge at PDA6 are partly softened by hedgerows and hedgerow trees, but short rows of houses appear as a continuous urban edge in parts. Although the generally wooded feel of the landscape forms an attractive feature within views of the settlement, there is scope to improve the settlement setting to this part of Bedworth, as the rural-fringe land uses, condition of the land and fragmented urban edge form detractors. Public visual receptors within and around PDA 6 include public rights of way within the site, Bedworth Lane/Woodlands Lane, the open space along the River Sowe and the A444.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High / Moderate-high / Moderate-low / Low	
The landscape within PDA 6 is already influenced by its proximity to Bedworth Heath and this is displayed in its landscape and visual qualities. The landscape is considered to have capacity for residential development. There is scope to improve the existing urban edge by reinforcing hedgerow and hedgerow trees and planting additional small woodland copses to soften views of the settlement edge. This type of mitigation would be in keeping with the existing landscape character. New development would also improve the appearance of fragmented development that has already taken place on the urban edge.	
Site recommended in landscape terms to be taken forward to LDF: YES	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> • Consider a net density of up to 40 dwellings per hectare as appropriate in this PDA given the topography and the maturity of vegetation along field boundaries. • State a general maximum building height of two storeys with two and a half to three storeys used in selected locations. • Use varied building materials which make reference to the local vernacular to break-up the mass of development in views. Generally, roof materials should be in recessive colours to help reduce the prominence of urban edges. • Retain hedgerows, hedgerow trees and other mature trees and undertake further planting within new development. • Plant small wooded copses at the new urban edge to soften views, so that only glimpses of built form are seen on a wooded horizon. • Sensitively incorporate the open space associated with the River Sowe to the south into new housing, so that houses address the open space and existing urban edge. • Incorporate other features, such as field ponds and public rights of way. 	

PDA 7: Goodyers End



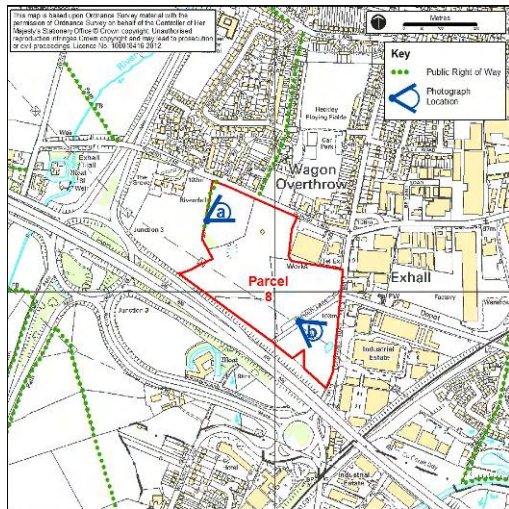
Element	Assessment
<p>Key features of landscape character area</p>	<p>PDA 7 falls as an isolated pocket within part of Landscape Character Area 7 – Keresley Urban Fringes, separated from the main character area to the south by the existing urban edge at Goodyers End (see Fig.1.0 in drawings section at rear of report).</p> <p>Key features of relevance to PDA 7 include:</p> <ul style="list-style-type: none"> • Sloping landform along Breach Brook. • Mixed landscape of arable farmland, pockets of pasture and recreational land often fragmented and isolated from the wider countryside by development and roads. • Field pattern is generally defined and influenced by roads and settlement fringes creating a variable size and shape to fields. • Hedgerows are of variable condition and include intact to fragmented hedgerows of varying heights. • Frequent recreational land including small playing fields on the edge of settlements. These are often similar in scale and integrate with the surrounding field pattern. • The distinctiveness of the majority of approaches into settlements is reduced by ribbon development along roads. Modern development on the edges of settlements is similar in each area and does not reinforce any local distinctiveness. • Urban fringes are common within the landscape with built development always visible on at least two sides of farmland. • There is no overriding vernacular style to built form which is primarily modern development including terraces and semi-detached properties. • Properties are generally constructed from red brick although modern development is more variable. Roofs are either grey, brown or red tiles. • The M6 is on lower ground with trees along its boundary; although not always visually prominent within the landscape, audible traffic movement along it is a constant reminder of its close proximity. • Overhead lines are prominent within this landscape often visible on high ground across this character area.
<p>Site description</p>	<p>PDA 7 sits within the western extent of Bedworth’s urban fringe, adjacent to Goodyers End residential area and less than half a kilometre north of the M6. PDA 7 is a small pocket of farmland surrounded by housing to the north, east and south and separated from countryside to the west by Hospital Lane. There is a line of mature trees on the southern side of Hospital Lane, which screens views of the PDA from the southwest. The PDA predominantly consists of a small number of small to medium sized arable fields bounded by hedgerows, some of which are gappy or missing. A number of boundaries contain mature hedgerow trees. Other land uses within the site are a playing field within the northern part of the PDA adjacent to Newdigate Primary School, Moat Farm to the south and an area of fallow ground at the eastern end, which contains some mature trees and rough ground. There a number of public rights of way which cross the site and parts of PDA 7 appear to be used for informal recreation such as dog-walking.</p> <p>The majority of houses to the north back onto the PDA and appear to be post-war social housing. The rears of these houses are visible from PDA 7 in places where hedgerow trees and other intervening vegetation does not screen them. This results in a poor quality urban edge and settlement setting to this part of Bedworth.</p> <p>The land within PDA 7 sits on the northern valley side of Breach Brook and gently slopes downhill from west to east. The M6 lies within the Breach Brook valley bottom to the south and is not visible from the PDA, but is audible. A further dominant urban element within landscape is a high voltage overhead power line which runs broadly parallel with the M6 and crosses the northern part of the site close to existing houses.</p>

Landscape Qualities	
Representativeness/consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character
Landscape character (attractiveness) judgement	Highly attractive/Attractive/Pleasant/Unremarkable
Remoteness and tranquillity judgement	Remote/Peaceful/Some interruption/Not tranquil
Landscape qualities general description	PDA7 contains some key characteristics found within the wider character area, although characteristics such as streams being notable in the landscape, field ponds and linear belts and blocks of woodland are missing. The farmland within PDA 7 is in a moderate to poor condition and the nature of the urban fringe and the overhead powerline crossing the site combine to form an unremarkable landscape. The proximity of urban influences results in a landscape that cannot be considered to be remote or tranquil and distant noise from the M6 motorway is constantly audible.

Visual Qualities	
Visual prominence judgement	High/Moderate high/Moderate low/Low
Nature of the urban edge judgement	No visible urban edge/Soft well vegetated urban edge limited views of principally rooflines/Partially visible urban edge/Hard urban edge with no screening
Settlement setting and views of settlement judgement	Highly attractive features or views/Some attractive features or views/Few attractive features or views/No attractive features or views
Public accessibility within and immediately surrounding the potential development site judgement	Many public views/Some public views/Limited public views/No public views
Visual qualities general description	Although on a valley side, PDA 7 generally has a low visual prominence due to surrounding built form, intervening hedgerow vegetation and the mature trees along Hospital Lane which restrict visibility from the south. The western boundary of PDA 7 is visible from Smorrall Lane on the approach from the west. The urban edge at PDA 7 varies from hard and unattractive with no screening to some parts which are softened by mature hedgerow trees and are largely screened from view. PDA 7 offers few attractive features or views to the settlement setting and views of the settlement by way of the remaining arable land with mature hedgerow trees; elements such as the overhead power line and the hard urban edge form detractions in these views. As well as the surrounding highways, public visual receptors also include public rights of way crossing the site (although some appear to be in disrepair) and the playing fields and public open space at the northern edge and the school grounds.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High/Moderate high/Moderate low/Low	
Given the poor landscape and visual qualities of PDA 7 it is considered to have good capacity for residential development. Views of the existing urban edge and settlement setting would be improved by good quality new development. Mitigation by way of additional hedgerow tree and linear woodland planting would be appropriate given the landscape character of the surrounding area.	
Site recommended in landscape terms to be taken forward to LDF: YES	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> Reinforce existing hedgerows and hedgerow trees within new development. Ensure new high quality houses face onto the northern side of Hospital Lane to form an attractive urban edge to southwest Bedworth. Carry out hedgerow and tree planting to the northern side of Hospital Lane to soften and limit views of the new urban edge. Consider the route of the existing overhead power line in the housing layout so that it is 'buffered' and forms part of a corridor of open space between existing and new housing. Consider a density of 40 dwellings per hectare as appropriate for this site, given its generally low visual prominence and existing urban context. Set a maximum building height of 2 storeys given the nature of existing built form. Ensure sensitive treatment of the urban edge, with variation in built form to create an attractive, high quality settlement setting. This could be achieved through variation in building heights, house types and orientation of dwellings, as opposed to a monotonous urban edge. Use varied building materials, which make reference to the local vernacular should be used to break-up the mass of development in views. Generally, roof materials should be in recessive colours to help reduce the prominence of urban edges. 	

PDA 8: Exhall



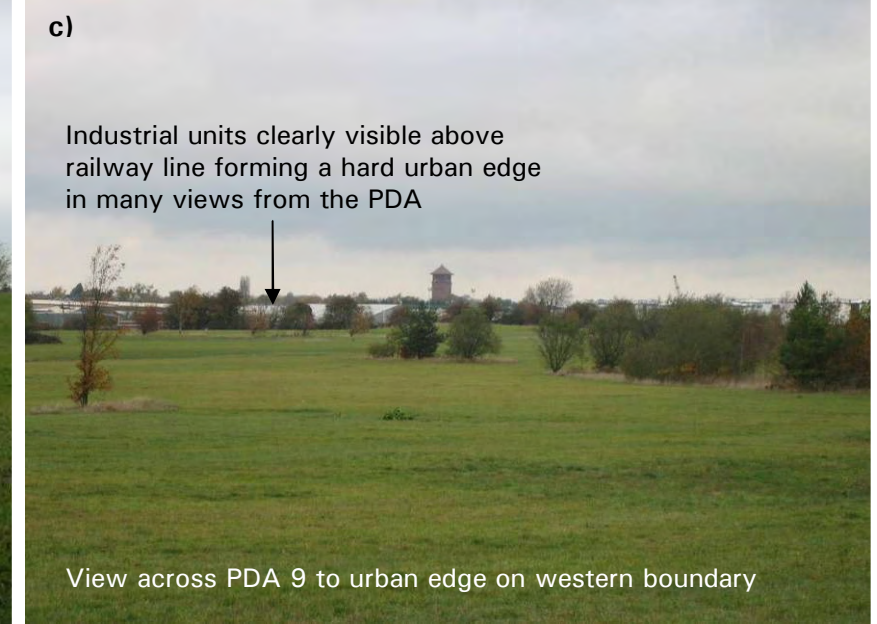
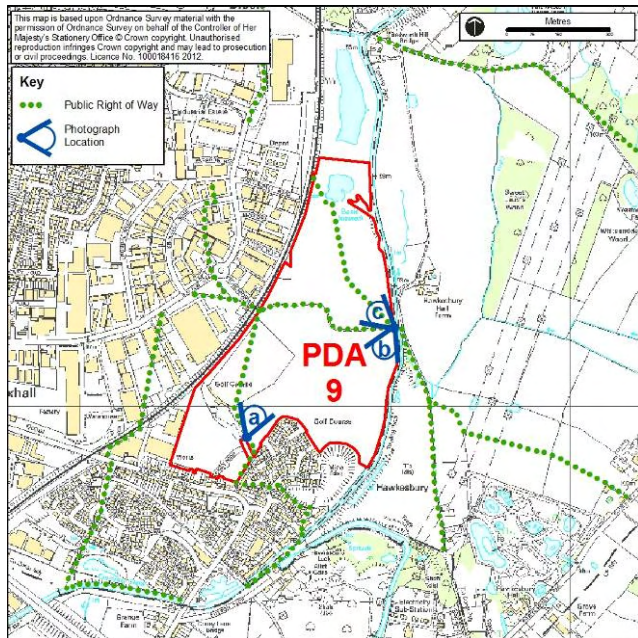
Element	Assessment
<p>Key features of landscape character area</p>	<p>PDA 8 falls within the eastern part of Landscape Character Area 7 – Keresley Urban Fringe (see Fig.1.0 in drawings section at rear of report)</p> <p>Key features of relevance to PDA 8 include:</p> <ul style="list-style-type: none"> • Mixed landscape of arable farmland, pockets of pasture and recreational land often fragmented and isolated from the wider countryside by development and roads. • Field pattern is generally defined and influenced by roads and settlement fringes creating a variable size and shape to fields. • Hedgerows are of variable condition; those along roads tend to be maintained above 2m in height to limit views. Within fields they are more variable and include intact to fragmented hedgerows of varying heights. • Woodland is present as linear belts and blocks associated with the M6 and A444. • Frequent hedgerow trees, primarily oak with some ash, are present along hedgerows and in places within fields where hedgerows have been lost. To the south of School Lane a line of mature oak trees demarcate the field boundary, although the hedgerow is no longer evident. • Field ponds where present are generally surrounded by trees and scrub. • The distinctiveness of the majority of approaches into settlements is reduced by ribbon development along roads. Modern development on the edges of settlements is similar in each area and does not reinforce any local distinctiveness. • Urban fringes are common within the landscape with built development always visible on at least two sides of farmland. • There is no overriding vernacular style to built form which is primarily modern development including terraces and semi-detached properties. • Large warehouse development is often prominent above trees and woodland on the fringes of the character area. • Properties are generally constructed from red brick although modern development is more variable. Roofs are either grey, brown or red tiles. • The M6 is on lower ground with trees along its boundary; although not always visually prominent within the landscape, audible traffic movement along it is a constant reminder of its close proximity. • Views along roads are generally restricted by roadside hedgerows, built form and woodland. • Overhead lines are prominent within this landscape often visible on high ground across this character area.
<p>Site description</p>	<p>PDA 8 is a small site between the southern edge of Bedworth and the M6. To the immediate east of the PDA, industrial units already extend from Bedworth to the M6 and continue further south to meet the north of Coventry.</p> <p>PDA 8's northern boundary is with School Lane, which serves the residential area of Exhall Hall Green to the north where two storey terraces of a range of ages are found. The southern boundary to School Lane is defined by a tall and thick hedgerow, which largely prevents views of the PDA from the road itself, but does allow views from the second storey windows of terraces which front the opposite side of the road. The PDA's eastern boundary is partly formed by an industrial works and telephone exchange (on the corner of School Lane and the B4113) and the remainder by the B4113. There is no vegetation screening to the industrial works from the PDA. The site's southern boundary is defined by a vegetated embankment to the northern side of the M6 and the western boundary by mature hedgerow trees/outgrown hedgerow to field boundaries with a small pocket of further farmland beyond. Within this pocket of farmland is a small group of houses to the southern side of School Lane.</p> <p>The PDA is comprised of a small number of flat pastoral and arable fields with remnant or outgrown hedgerows, which contain some mature hedgerow trees. There are some field ponds within the site, one of which on the western boundary is hidden in a copse of mature trees. Pastoral fields within the PDA are starting to be encroached by scrub/ruderal vegetation. Wilsons Lane runs across the southeast corner of PDA 8 and is flanked by tall hedgerow and mature trees. The lane is excluded from the PDA. At its northern end is a car and van hire company. A high voltage overhead powerline runs through the southern part of the PDA parallel with the M6. There is a single public right of way that runs from School Lane down part of the PDA's western boundary before stopping.</p>

Landscape Qualities	
Representativeness/consistency with wider character judgement	Highly consistent/ Mostly consistent /Some key characteristics present/Not representative of wider character
Landscape character (attractiveness) judgement	Highly attractive/ Attractive /Pleasant/Unremarkable
Remoteness and tranquillity judgement	Remote/ Peaceful /Some interruption/Not tranquil
Landscape qualities general description	PDA 8 is mostly consistent with the wider character area, although features such streams being notable, are missing. The urban influences, such as the nearby roads, motorway, industrial units and overhead powerline, which impinge on PDA 8 and the generally neglected nature of the land results in a less attractive landscape. Proximity to the local roads and the M6 means that this parcel experiences constant disturbance and lacks rural qualities.

Visual Qualities	
Visual prominence judgement	High/Moderate high/Moderate low/Low
Nature of the urban edge judgement	No visible urban edge/Soft well vegetated urban edge limited views of principally rooflines/ Partially visible urban edge /Hard urban edge with no screening
Settlement setting and views of settlement judgement	Highly attractive features or views/Some attractive features or views/ Few attractive features or views /No attractive features or views
Public accessibility within and immediately surrounding the potential development site judgement	Many public views/Some public views/ Limited public views /No public views
Visual qualities general description	Due to vegetation screening to the M6, School Lane and the B4113 this PDA has low visual prominence. Views of the residential urban edge north of PDA8 are partly softened by low hedgerows and some hedgerow trees, although the industrial works at the eastern end of the site forms a harder urban edge with no screening. The nature of the existing urban edge and presence of large industrial units and overhead powerlines means there are few attractive features to the settlement settings or views of the settlement, although PDA8 does contribute to the separation of Bedworth from the M6 and Coventry. As previously described, views of the PDA from the surrounding public highways are filtered by intervening vegetation. There are possible views from the public open space and allotments north of School Lane and the only other public visual receptor is the public right of way within the site that does not provide a through-route.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation: High Moderate high/Moderate low/Low	
Given the poor landscape and visual qualities of PDA 8, it is considered to have capacity for development as a combination of residential and employment uses. Mitigation by way of hedgerows, hedgerow trees and linear woodland would be considered appropriate given the character of the wider landscape and would ensure that the setting of Bedworth from the south would be improved.	
Site recommended in landscape terms to be taken forward to LDF: YES	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> Consider employment uses (B1, B2 and B8) in the south and eastern part of the site (see Figure 2.0 in drawings section at rear of report). Develop houses on the northwestern part of the PDA, adjacent to existing housing on School Lane. Retain and reinforce existing hedgerow and hedgerow trees within any new development. Buffer new development from the M6 with linear woodland planting. Use linear woodland planting to buffer residential development from employment uses. Consider an average density of 40 dwellings per hectare as appropriate for housing development, given the predominantly urban character of the surrounding area. Set residential building heights between two to three storeys as appropriate for residential development on this site. Site built form sensitively to create varied built form and rooflines and use variation in materials to further break-up the mass of development in views. 	

PDA 9: Hawkesbury



Element	Assessment
<p>Key features of landscape character area</p>	<p>PDA 9 falls within the southern part of Landscape Character Area 6 – Nuneaton and Bedworth Urban Fringes (see Fig.1.0 in drawings section at rear of report)</p> <p>Key features of relevance to PDA 9 include:</p> <ul style="list-style-type: none"> • Coventry Canal, Oxford Canal and Ashby de la Zouch Canal are unifying features throughout the landscape often providing an edge to development. • The land use is varied and typical of urban fringe landscapes. • Frequent areas of restored land and active quarries reflect the industrial heritage of the landscape. • Urban edges are prominent and frequent within this landscape. • Built development is often visible as a continuous line of buildings, although in places landform and vegetation are successful in softening edges. • Coventry Canal forms a boundary to development on the edge of Bedworth. • The Water Tower on Tower Road in Bedworth forms a prominent red brick landmark on the skyline. • Overhead lines are prominent and always visible within the landscape. In the south they are particularly dominant where three lines run parallel. • Traffic movement is audible and a constant reminder of the proximity to the urban edge.

Site description	PDA 9 sits on the southeastern edge of Bedworth, east of Bayton Road Industrial Estate and north of the residential urban village of Hawkesbury. The PDA occupies a former golf course (Hawkesbury Golf Centre) and comprises artificially graded grassland with young tree planting and a number of small water bodies. The site's western boundary is defined by the railway line running south from Bedworth Station to Coventry. The railway line runs on top of an embankment flanked by scrubby trees. West of the railway line the large industrial units at Bayton Road Industrial Estate are clearly visible. The southern boundary of the PDA is irregular and comprises a combination of a few industrial units that sit east of the railway line, older two storey houses on Blackhorse Road (which back onto the site), more recently constructed two storey homes (which front onto the site) and an area of rough ground which sits in a depression (possibly linked to former mineral working) next to Coventry Canal. PDA 9 has an open boundary with Coventry Canal to the east and the towpath is located on the eastern side of the canal. The PDA's northern boundary is formed by a belt of trees, which separates the former golf course from a large water body, which is surrounded by a footpath network. PDA 9 is crossed by two public rights of way, but appears to be used more widely by the public on an informal basis.
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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	PDA 9 is not representative of the wider character area and the key features it has in common all relate to urban influences. The former golf course represents a man-made landscape which although pleasant is bordered on one side by a railway line and prominent industrial urban edge. These urban influences result in a landscape that cannot be considered to be remote or tranquil, and amongst other disturbances, trains and the distant noise of the M6 create some interruption.

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	PDA 9 has a low visual prominence in views from the west, but from the canal and countryside to the east there are views toward the PDA which are not screened or filtered by intervening vegetation and landform. The majority of PDA 9's urban edge is formed by Bayton Road Industrial Estate and the scale of industrial units beyond the railway line is such that they form a hard urban edge with no screening. PDA 9 is not an intact agricultural landscape and so offers few attractive features in the settlement setting or views of the settlement. The majority of the settlement edge is not attractive. Public visual receptors of PDA 9 are canal users, public rights of way and informal users within the site, railway users and the minor residential roads serving new development to the south.

Landscape Capacity/Scope for mitigation	
Landscape Capacity/Scope for mitigation:	High/Moderate high/Moderate low/Low
Given the urban character of the PDA and poor quality of the existing urban edge this site is considered to have a high capacity for residential development. There is scope to improve views of the settlement using high quality development and the use of greater vegetation screening to break up views of the urban edge from the canal and countryside beyond.	
Site recommended in landscape terms to be taken forward to LDF: YES	
Recommendations if site is taken forward to LDF	
<ul style="list-style-type: none"> Utilise woodland blocks and linear woodland within any new development to soften views of the urban edge from the canal and the countryside to the east. Create a high quality frontage to new development along the canal, creating an attractive open space corridor and transition to open countryside. Ensure a sensitive treatment of the urban edge, with variation in built form to create an attractive, high quality urban edge. This could be achieved through variation in building heights, house types and materials, as opposed to a monotonous urban edge. Sensitively incorporate the existing waterbodies and public rights of way within the open space network associated with the new development. Consider an average density of 40 dwellings per hectare as appropriate for this PDA. Set building heights of two to three storeys as appropriate for this parcel (three storey buildings would help obscure views of industrial units in views of the urban edge from the east). 	

4.0 CONCLUSION

- 4.1 This study was undertaken to help inform Nuneaton and Bedworth Council's decision making on future land allocations within the LDF. Following desk-based analysis of the landscape character context of the PDAs, an on-site assessment of the landscape and visual qualities of each PDA, and in some cases individual land parcels within the PDA, was carried out. This resulted in a judgement on whether the PDA or PDA land parcel had capacity to accommodate development, either as housing or employment.
- 4.2 The following table (Table 1.0) summarises the judgements on landscape capacity/scope for mitigation and the recommendation as to whether land should be taken forward to the LDF. This information is also summarised in Figure 2.0 (see drawings section at rear of report).

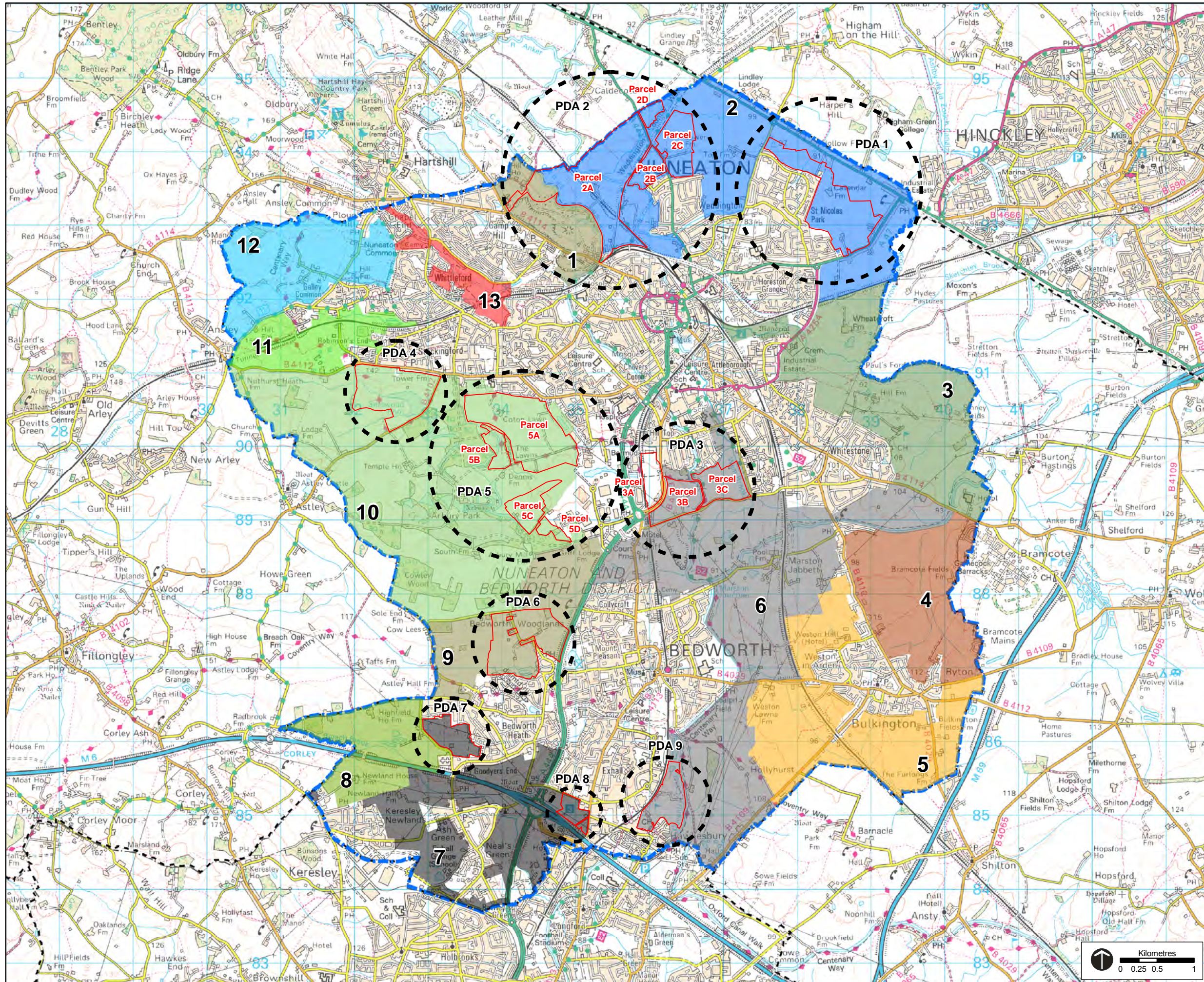
Table 1.0 – Summary of Individual Site Assessment

Potential Development Area (PDA)	Landscape Capacity/Scope for Mitigation	Recommendation in landscape terms
PDA 1	Moderate-high	Land recommended to be taken forward for housing
PDA 2, parcel 2A	Moderate-low	Land not recommended to be taken forward
PDA 2, parcel 2B	Moderate-high	Part of land recommended to be taken forward for housing
PDA 2, parcel 2C	Moderate-high	Land recommended to be taken forward for housing
PDA 2, parcel 2D	Moderate-low	Land not recommended to be taken forward
PDA 3, parcel 3A	High	Land recommended to be taken forward for employment
PDA 3, parcel 3B	Moderate-high	Land recommended to be taken forward for housing
PDA 3, parcel 3C	Moderate-high	Land recommended to be taken forward for housing
PDA 4	Moderate-low	Land not recommended to be taken forward
PDA 5, parcel 5A	Moderate-high	Part of land recommended to be taken forward for housing
PDA 5, parcel 5B	Moderate-low	Land not recommended to be taken forward
PDA 5, parcel 5C	Moderate-low	Land not recommended to be taken forward
PDA 5, parcel 5D	High	Land recommended to be taken forward for employment
PDA 6	Moderate-high	Land recommended to be taken forward for housing
PDA 7	Moderate-high	Land recommended to be taken forward for housing



PDA 8	High	Part of land recommended to be taken forward for employment and part for housing
PDA 9	High	Land recommended to be taken forward for housing

Drawings



Key

- Nuneaton and Bedworth Borough Boundary
- Other Local Authority Boundary

Landscape Character Areas

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

- Potential Development Area
- Land parcels within Potential Development Areas

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A	Amended licence no.	DH	CH	15-02-12
Rev	Description	Drawn	Approved	Date

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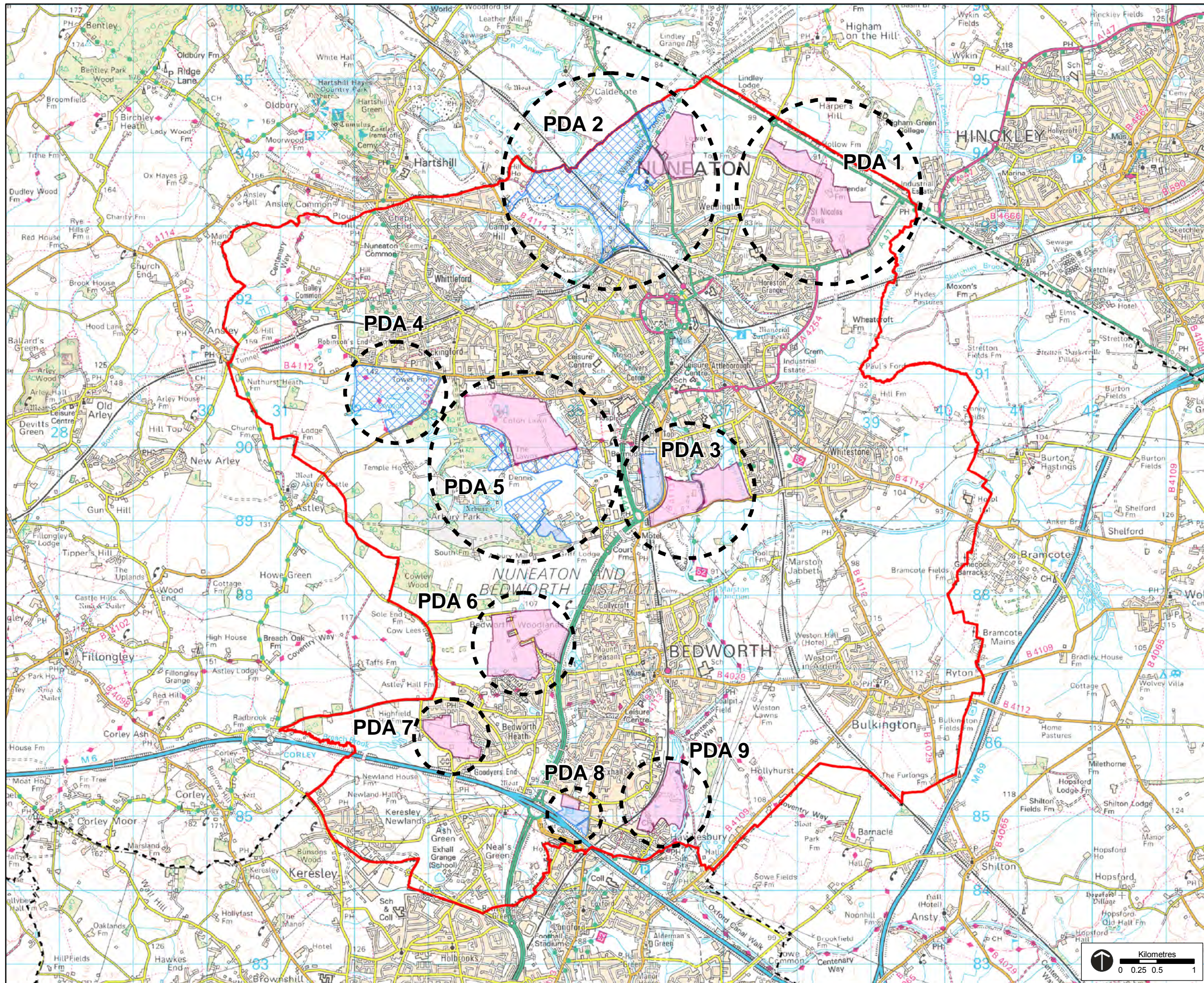
Project: **Nuneaton and Bedworth Land Use Survey**

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

Drawing No: **Figure 1.0**

Date: 21-10-11 TEP Ref No: G2534.043

Drawn: DH Checked: CH Approved: IJG



Key

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

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A	Amendment to land recommendations	DH	CH	15-02-12
Rev	Description	Drawn	Approved	Date

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Project: Nuneaton and Bedworth Land Use Survey

Title: Summary of Recommendations arising from landscape and visual assessment

Drawing No: Figure 2.0

Date: 21-11-11 **TEP Ref No:** G2534.062

Drawn: DH	Checked: CH	Approved: IJG
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