

Nuneaton and Bedworth Borough Council

# **NUNEATON AND BEDWORTH LANDSCAPE SENSITIVITY STUDY**

April 2023

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Figure 1 - Potential Allocation Sites

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# 1 Introduction

In 2022, Nuneaton and Bedworth Borough Council commissioned FPCR to undertake a Landscape Sensitivity Study to inform the review of the Nuneaton & Bedworth Borough Plan. The Sensitivity Study focuses on nineteen sites being considered for allocation within the Borough Plan, these are as follows and are shown on Figure 1 and are listed below:

## Potential Strategic Housing Allocation Sites:

- SHA-3: Judkins
- SHA-4: Hospital Lane
- SHA-5: West of Bulkington
- SHA-7: Bowling Green Lane

## Potential Strategic Employment Allocation Sites:

- SEA-2: Wilsons Lane
- SEA-3: Prologis Extension
- SEA-4: Coventry Road, Nuneaton
- SEA-6: Bowling Green Lane

## Potential Non-Strategic Housing Allocation Sites:

- NSHA-1: Former Manor Park Community School, Nuneaton
- NSHA-2: Former Bedworth Rugby Club, Smarts Road, Bedworth
- NSHA-3: Former Manor Park School Playing Field, Nuneaton
- NSHA-5: Marston Lane (Charity Docks), Bedworth
- NSHA-6: Land at Bucks Hill, Nuneaton
- NSHA-7: West of Coventry Road/ Wilsons Lane, Exhall
- NSHA-8: Former Playing Field for Canon Evans School, Bedworth
- NSHA-10: Land rear of Burbages Lane, Ash Green
- NSHA-11: Land rear of Lilleburne Drive and Willow Close, Nuneaton
- NSHA-13: Land at Bermuda Road, Nuneaton
- NSHA-21: Land rear of Aldi, Park Road, Bedworth

The aim of the Landscape Sensitivity Study is to provide the council with the information necessary to understand the possible landscape and visual effects of development on the potential allocation sites listed above. The Sensitivity study draws and should be read alongside on the updated Landscape Character Assessment also completed by FPCR

## Background

Nuneaton and Bedworth Borough is a predominantly urban district and includes the towns of Nuneaton and Bedworth as well as the large village of Bulkington. Further development is also found at Ash Green, Neals Green and Keresley End in the south-west of the borough. Several areas of industrial development are found within the borough including Bermuda Park located on the southern edge of Nuneaton, a large industrial area located on the south-eastern edge of Bedworth and at Prologis Park adjacent to Keresley End in the south-west of the district. Rural areas are generally focussed in the east and west of the borough with the majority of this land covered by Green Belt designations.

The A444 transects the borough from north to south connecting the two main settlements of Nuneaton and Bedworth and the M6 crosses the southern portion of the borough. Three railway lines also run through the borough converging at Nuneaton.

The borough generally comprises low-lying land to the east and higher elevations to the northwest. Outside of urban areas the landscape is predominately in agricultural use interspersed with areas of woodland and the occasional working or disused quarry. The Coventry Canal and the Ashby-de-la-Zouch Canal also run through the landscape meeting to the north of Bedworth.

## Links to Other Studies

### The Landscape Sensitivity Study takes into consideration the following relevant studies;

- National Character Area Profiles, Natural England
- Warwickshire Landscape Guidelines 1993
- North Warwickshire Landscape Character Assessment 2010
- Nuneaton and Bedworth Landscape Character Assessment, FPCR 2022
- Coventry Historic Landscape Characterisation Report 2013

The Nuneaton and Bedworth Landscape Character Assessment, 2022 provides the most up to date landscape character information for the borough and should be referred to in conjunction with this sensitivity assessment.

# 2 Methodology

The Natural England document 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' June 2019 defines landscape sensitivity and states:

'Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value – such as changes to valued attributes of baseline landscape character and the visual resource. Landscape sensitivity assessment is a process that assesses the resilience / robustness of landscape character and the visual resource – and what we value - to a defined change, or changes. It can help decision makers to understand likely changes and the nature of change should particular courses of action - the development / land management scenarios – be taken forward.'

The Natural England Guidance sets two key principles for carrying out Landscape sensitivity Assessments:

## 1. A Landscape sensitivity assessment should be as straightforward as possible –

- Assessments need to be clear, concise, proportionate, and transparent. Conclusions should be easily understood by anyone - there is no desire for over complex and tortuous approaches. Documents that are over complex risk modification and / or dismissal by decision makers.
- For the sake of consistency, use appropriate definitions associated with good practice.

## 2. Landscape character, the visual resource, and value inform landscape sensitivity although differing circumstances will dictate the exact nature of the evidence gathered to inform the assessment – the approach is flexible to accommodate different situations

- Landscape sensitivity assessments can be undertaken at any scale, from neighbourhood, District, and County, to regional / national scale. The evidence base will reflect scale of working
- Landscape sensitivity assessments can be carried out for any size of assessment unit, from a series of sites, defined land parcels or units, landscape character areas / types, through to regional scale units. The level of detail required will reflect the size of unit and the resources available. (It should be noted that the size of assessment unit is different from scale of working.)
- Resources available (not least financial) and scale of working will influence evidence gathering, including community engagement
- The nature and level of detail / information available concerning the potential development type(s) and scenarios to be assessed will vary and will inform the evidence base.'

## The process of landscape sensitivity assessment consists of four steps;

- Step 1: Define the purpose and scope of the landscape sensitivity assessment and prepare the brief.
- Step 2: Gather information to inform the landscape sensitivity assessment (desk study and field study).
- Step 3: Assess landscape sensitivity of the assessment sites (desk study and field study).
- Step 4: Reporting.

## Purpose and Scope

The purpose and scope of the assessment was defined at the outset and agreed with officers of Nuneaton and Bedworth Borough Council. The assessment covers nineteen potential allocation sites for residential and employment uses put forward for inclusion in the Local Plan Review, these are as follows:

### Potential Strategic Housing Allocation Sites:

- SHA-3: Judkins
- SHA-4: Hospital Lane
- SHA-5: West of Bulkington
- SHA-7: Bowling Green Lane

### Potential Strategic Employment Allocation Sites:

- SEA-2: Wilsons Lane
- SEA-3: Prologis Extension
- SEA-4: Coventry Road, Nuneaton
- SEA-6: Bowling Green Lane

### Potential Non-Strategic Housing Allocation Sites:

- NSHA-1: Former Manor Park Community School, Nuneaton
- NSHA-2: Former Bedworth Rugby Club, Smarts Road, Bedworth
- NSHA-3: Former Manor Park School Playing Field, Nuneaton
- NSHA-5: Marston Lane (Charity Docks), Bedworth
- NSHA-6: Land at Bucks Hill, Nuneaton
- NSHA-7: West of Coventry Road/ Wilsons Lane, Exhall
- NSHA-8: Former Playing Field for Canon Evans School, Bedworth
- NSHA-10: Land rear of Burbages Lane, Ash Green
- NSHA-11: Land rear of Lilleburne Drive and Willow Close, Nuneaton
- NSHA-13: Land at Bermuda Road, Nuneaton
- NSHA-21: Land rear of Aldi, Park Road, Bedworth

## Step 2: Gathering Information

Information was collected on the baseline landscape of the Borough. Information within the Landscape Character Assessment for Nuneaton and Bedworth was reviewed which as well as describing the landscape character throughout the borough also included mapped information on flood plains, topography, sites of nature conservation value and heritage designations and green belt areas.

Desk-based study was carried out for each of the potential allocation sites which examined the sites and their context and identified features which may have an influence on landscape sensitivity such as heritage and nature conservation designations, surrounding land uses and Public Right of Way (PRoW) routes.

Following the compilation of baseline data field analysis was carried out. This recorded the landscape and visual characteristics, and the susceptibility to change of each of the potential allocation sites. The criteria set out in Table 1 on the following page was used to guide the assessment with each criterion being judged on a scale from low to high.

## 2 Methodology

Table 1: Landscape Sensitivity Assessment Criteria

Criteria	High susceptibility indicators	Medium susceptibility Indicators	Low susceptibility indicators
Topography	Steep or complex landform, and / or distinctive landform features	Gentle to moderate slopes and modest landform features	Gently sloping and uniform landforms. Lack of landform features
Cultural Heritage	Clear evidence of historical/ cultural interest which contribute positively to the landscape and views to important heritage features, potential effects upon the context of historic features	Limited evidence of historical/ cultural interest or heritage features with a less positive contribution to the landscape, views to heritage features and context less likely to be affected	Lack of evidence of historical/ cultural interest, views to heritage features, or the context unlikely to be adversely affected
Landscape Condition	Landscape which is in a good physical state, individual elements are in good condition/intact. The landscape displays a strong structure and there is a lack of detracting features	Landscape which is in a moderate physical state, individual elements are in moderate condition/fairly intact. The landscape displays some structure though there are some detracting features	Landscape which is in a poor physical state, individual elements are in poor condition/fragmented. The landscape displays a weak structure and is influenced by detracting features
Relationship with existing settlement	Would be incongruous with existing settlement form	Potential to complement settlement form, perhaps by development of part of the site only	Would be complementary to existing settlement form
Visual Character	Clear or extensive views from public vantage points, or views from important locations. Would have a negative visual effect on an important skyline, or important setting of the settlement	Some partial views from public vantage points or views from more everyday locations. Limited effect on the skyline and limited role in the setting of the settlement	Limited or restricted views towards from public vantage points, or more open views from less important locations. Little effect on important skylines and sites that have a minimal role in providing an attractive settlement setting
Access and Recreation	Landscape includes recreational uses where the experience or views of the landscape is important	Landscape includes limited recreational uses or uses where the experience or views of the landscape is less important	There is a lack of recreational uses or public access
Perceptual Qualities	High scenic quality and strong sense of place	Medium scenic quality and some sense of place.	Low scenic quality and lacking sense of place
Functional Aspects	Performs a clear and important function such as supporting important habitats or forming part of a flood plain	Performs a moderate role in the functioning of the landscape	Limited role in supporting the functioning of the landscape

# 2 Methodology

## Step 3: Assessment

The Landscape Sensitivity Assessment represents a strategic assessment of landscape sensitivity, about the principle of a particular type of development scenario rather than a detailed assessment of specific development proposals. Where any draft detailed proposals may be available, these have not been considered, for consistency of approach with the other sites where they are not available.

Therefore, to assess the landscape sensitivity of the potential allocation sites the following assumed development parameters have been considered:

Potential Strategic and Non-Strategic Housing Allocation Sites:

- The housing will typically be 2-3 stories in height (typically up to 10m high, but more commonly 7-8m high), with gardens.
- Sites will include a proportion of Green Infrastructure (including blue infrastructure such as sustainable drainage).

Potential Strategic Employment Allocation Sites:

- Development will consist of B1 and B2 employment (up to 15m)
- Sites will include a proportion of Green Infrastructure (including blue infrastructure such as sustainable drainage).

Information gathered during desk-based study and during field work including judgements against the criteria set out in Table 1 was reviewed and evaluated. Following the evaluation an overall judgement on landscape sensitivity was reached for each of the potential allocation sites. Professional judgement has been used in the assessment and sometimes one criterion may be particularly important for the final judgement, but most often it is a result of the interaction of all the criteria.

The overall landscape sensitivity for each potential allocation site is based on a 5-point scale as set out below:

**High** – Landscape and / or visual characteristics of the site are very susceptible to change and / or its values are high or high / medium and it is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.

**High / Medium** – Landscape and /or visual characteristics of the site are susceptible to change and / or its values are medium through to high. It may be able to accommodate the relevant type of development but only in limited situations without significant character change or adverse effects. Thresholds for significant change are low.

**Medium** – Landscape and / or visual characteristics of the assessment unit are susceptible to change and / or its values are medium / low through to high / medium and / or it may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.

**Medium / Low** – Landscape and / or visual characteristics of the assessment unit are resilient and of low susceptibility to change and / or its values are medium / low or low and it can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.

**Low** – Landscape and / or visual characteristics of the assessment unit are robust or degraded and are not susceptible to change and / or its values are low, and it can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.

## Step 4: Reporting

The findings of this report are summarised in Section 3 below and Table 2 at the end of this report. Detailed assessment sheets for each site included at Appendix A.

# 3 Findings Of The Landscape Sensitivity Assessment

A total of seventeen potential allocation sites have been assessed as part of this sensitivity study, a summary of the results is provided in Table 2 below. The sensitivity of the sites ranges from Low to Medium.

Sites of the lower sensitivity tend to have a strong influence of existing development, have a poorer landscape condition and feature detracting factors such as adjacent industrial/commercial development or motorways. As the potential allocation sites included within this assessment are all intended as additions to existing settlements, sites with a medium sensitivity still have a connection with the existing settlement but they generally have a greater scenic

quality or higher sensitivity derived from heritage features, more varied topography or recreational value.

Figure 2 shows the sensitivity of the Potential Allocation Sites within the borough. As the assessment is influenced by localised characteristics and context of the sites there is a distribution of sensitivities across the borough.

The landscape sensitivity of the potential allocation sites to residential or employment development is summarised in Table 2 below. The full details for each assessment site are set out in Appendix A.

**Table 2: Landscape Sensitivity Summary Table**

Site Reference	Site Name	Type of Potential Allocation	Landscape Sensitivity
SHA-3	Judkins	Strategic Housing	Medium
SHA-4	Hospital Lane	Strategic Housing	Medium
SHA-5	West of Bulkington	Strategic Housing	Medium
SHA-7	Bowling Green Lane	Strategic Housing	Low/Medium
SEA-2	Wilsons Lane	Strategic Employment	Low/Medium
SEA-3	Prologis Extension	Strategic Employment	Low/Medium
SEA-4	Coventry Road, Nuneaton	Strategic Employment	Low/Medium
SEA-6	Bowling Green Lane	Strategic Employment	Low/Medium
NSHA-1	Former Manor Park Community School, Nuneaton	Non-Strategic Housing	Low/Medium
NSHA-2	Former Bedworth Rugby Club, Smarts Road, Bedworth	Non-Strategic Housing	Low/Medium
NSHA-3	Former Manor Park School Playing Field, Nuneaton	Non-Strategic Housing	Medium
NSHA-5	Marston Lane (Charity Docks), Bedworth	Non-Strategic Housing	Medium
NSHA-6	Land at Bucks Hill, Nuneaton	Non-Strategic Housing	Medium
NSHA-7	West of Coventry Road/Wilsons Lane, Exhall	Non-Strategic Housing	Low
NSHA-8	Former Playing Field for Canon Evans School, Bedworth	Non-Strategic Housing	Low/Medium
NSHA-10	Land Rear of Burbages Lane, Ash Green	Non-Strategic Housing	Low/Medium
NSHA-11	Land Rear of Lilleburne Drive and Willow Close, Nuneaton	Non-Strategic Housing	Medium
NSHA-13	Land at Bermuda Road, Nuneaton	Non-Strategic Housing	Low
NSHA-21	Land Rear of Aldi, Park Road, Bedworth	Non-Strategic Housing	Low





## Description

SHA-3 is located to the south-east of Judkins disused quarry, Nuneaton and covers land situated either side of the Coventry Canal. The site features industrial uses and areas which have become overgrown with trees and vegetation. Railway lines run adjacent to the north and south of the site and a car dealership, recycling centre and terraced properties off Stoney Road adjoin the site to the south-west. The site adjoins the B4114 Tuttle Hill at two points, beyond the road is located a new housing development constructed on part of the former quarry.

Character Area: Hartshill Ridge and Anker valley Estate Farmlands Character Areas  
 Potential Allocation for: Strategic Housing

## Landscape Sensitivity

CRITERIA	SENSITIVITY RATING				
	LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
TOPOGRAPHY				✓	
CULTURAL HERITAGE				✓	
LANDSCAPE CONDITION	✓				
RELATIONSHIP WITH EXISTING SETTLEMENT		✓			
VISUAL CHARACTER			✓		
ACCESS AND RECREATION			✓		
PERCEPTUAL QUALITIES		✓			
FUNCTIONAL ASPECTS			✓		

The site is influenced by the cultural heritage of the area by the presence of the canal and a disused railway line which both run through the site and evidence of previous quarrying activity including views towards Mount Judd spoil heap and varied landform and waterbodies in the west of the site.

The canal is a key feature within the site, providing scenic quality which is more limited elsewhere within the site. The canal towpath is the only means of public access into the site apart from a short section of Sustrans route 52 which cross the south-eastern corner of the site along Stoney Road.

The condition of the landscape is noticeably poor in places with areas of the site appearing as overgrown, derelict land. However bare land and quarry spoil has also given opportunity for habitats to establish, and the north-western part of the site is designated as a Local Wildlife Site (LWS).

**The site is judged to be of Medium Landscape Sensitivity**



View along Coventry Canal from within the site



Overgrown land in the south-east of the site

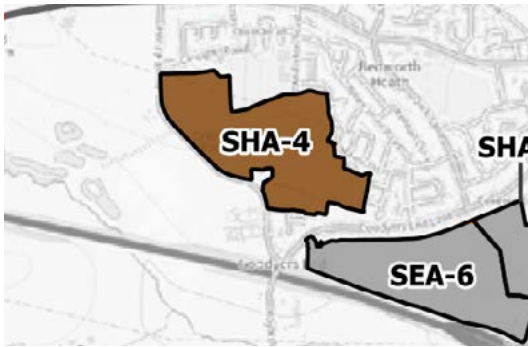


View of Mount Judd from where the site adjoins Turtle Hill

## Development Guidelines

- Ensure the development responds sensitively to the landscape's unique character, incorporating reminders of the area's cultural heritage such as views towards the man-made colliery mound (Mount Judd).
- Ensure development is not visible within the wider landscape and is enclosed with a wooded edge to reflect local character. This can be achieved through the retention of existing boundary trees and hedgerows and the enhancement with new buffer planting particularly where the site adjoins countryside to the north.
- Enhance the section of Stoney Road within the site to make it a more appealing and useable cycle route, as part of Sustrans route 52, while maintaining its rural character.
- Encouraging linkages between public open space in Weddington (which can be accessed via an underpass beneath the railway) and open space proposed as part of any development.
- Retain and enhance the wooded and rural character of Coventry Canal and encourage new planting close to the industrial areas through taller hedgerows and linear woodland where not detrimental to existing development.
- Ensure proposed development addresses the canal and takes advantage of its waterfront context, establishing a positive gateway into Nuneaton for users of the waterway.
- Incorporate enhancements and repairs to the towpath along the canal to encourage its use as a recreational route.
- Enhance the canal and disused railway line within the site to form green corridors.
- Restrict development to land to the east of the canal and retain and enhance the area west of the canal for ecological benefit as suggested within the Strategic Ecological Assessment. This will be subject to appropriate ecological surveys. Where safe to do so allow public access to these areas.

# SHA-4: Hospital Lane



## Description

SHA-4 is located to the east of Hospital Lane, Bedworth and covers several agricultural fields. The site is enclosed to the north, east and south by the existing settlement while to the west it adjoins Hospital Lane, beyond which is situated agricultural land within the green belt. The site includes hedgerows and established trees, generally situated along field boundaries. Three Public Rights of Way (PRoWs) cross the site from north-south and east-west and an area of public open space lies adjacent to the north-east of the site. Existing power lines cross east to west across the site and Moat Farm lies adjacent to the south-west of the site.

Character Area: Keresley Urban Fringe  
 Potential Allocation for: Strategic Housing

## Landscape Sensitivity

CRITERIA	SENSITIVITY RATING				
	LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
TOPOGRAPHY		✓			
CULTURAL HERITAGE	✓				
LANDSCAPE CONDITION				✓	
RELATIONSHIP WITH EXISTING SETTLEMENT		✓			
VISUAL CHARACTER			✓		
ACCESS AND RECREATION			✓		
PERCEPTUAL QUALITIES			✓		
FUNCTIONAL ASPECTS			✓		

The site features gently undulating agricultural land set within a relatively strong framework of vegetated field boundaries. While there are occasional gaps within the field boundary hedgerows the overall appearance is of a landscape in good condition with established hedgerows and trees.

The site is adjoined on three sides by existing development and to the west is Hospital Lane which would form a logical boundary to the settlement if the site was developed. While the site derives scenic qualities from its established vegetation including a number of mature

trees it is also influenced by the settlement edge and the pylons and electricity lines which cross it as well as audible road noise from the M6.

The majority of the site is agricultural land though there is an area of semi-improved grassland at the southern end of the site which is considered to be of higher ecological value. The hedgerows and trees within the site also have value as habitats and wildlife corridors.

**The site is judged to be of Medium Landscape Sensitivity**



View of pylons and within the site and properties off Cardigan Road adjoining the site



View east towards settlement edge from within the site

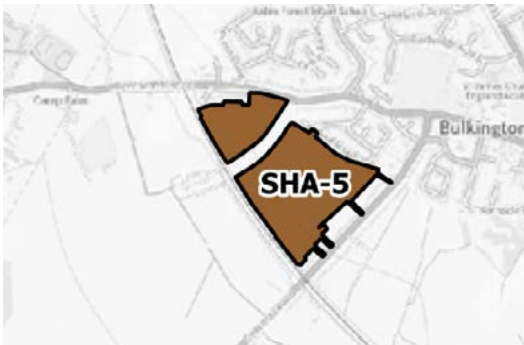


View into the site from Hospital Lane

## Development Guidelines

- Retain existing hedgerows and trees and set development within this within this framework of existing vegetation creating green corridors through the development.
- Reinforce existing hedgerows and hedgerow trees including gapping up hedgerows where necessary.
- Establish a positive frontage to Hospital Lane, ensure properties front onto the lane and appropriate landscape treatments are provided to reduce the prominence of the urban edge within the landscape.
- New development should be accompanied by woodland and tree planting.
- Where development is required to be set back from existing power lines use this opportunity to establish a corridor of open space and habitats through the site.
- Retain the area of semi-improved grassland in the south of the site and provide habitat linkages across the site.
- Retain PRowWs and complement with new pedestrian routes and links.
- Built form should reflect more distinctive local vernacular including simple gabled roofs, low eaves, larger properties being broken down into 2 or 3 smaller interconnecting elements, chimney stacks and use plain tiles.
- Use variation in building heights, house types and dwelling orientation to avoid a monotonous urban edge.
- Respond to local vernacular and break up the mass of development in views by using varied building materials. Roofs should also be recessive colours.

# SHA-5: West of Bulkington



## Description

SHA-5 lies on the western edge of the village of Bulkington. The site consists agricultural land with existing development to the north, east and south and a railway line to the west, land beyond the railway line is designated as green belt. A sewage works is situated within agricultural land located beyond the railway line, the access road to the sewage works bisects the site into a northern and southern parcel. Field boundaries within the southern parcel are well vegetated with hedgerows and trees, the landscape of the northern parcel is more open with gappy boundary vegetation. A field pond is located adjacent to the site's northern boundary.

Character Area: Bulkington Village Farmlands  
Potential Allocation for: Strategic Housing

## Landscape Sensitivity

CRITERIA	SENSITIVITY RATING				
	LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
TOPOGRAPHY		✓			
CULTURAL HERITAGE			✓		
LANDSCAPE CONDITION			✓		
RELATIONSHIP WITH EXISTING SETTLEMENT		✓			
VISUAL CHARACTER		✓			
ACCESS AND RECREATION			✓		
PERCEPTUAL QUALITIES			✓		
FUNCTIONAL ASPECTS			✓		

The site sits on lower ground than settlement to the east helping to reduce its visual prominence. The site is also enclosed by existing development on three sides and a railway embankment to the west. There are views available from the site to the top of St. James' Church tower however this is partial view seen above intervening development.

The site predominately consists of arable and pastoral fields separated by hedgerows or fencing. Two ponds are located in the

north and south-east of the site providing habitats for local wildlife. While the site has some scenic qualities these are limited by views of the surrounding road and settlement as well as the influence of the railway line.

**The site is judged to be of Medium Landscape Sensitivity**





View east from site towards settlement edge and church tower at St. James' Church



View of railway embankment to west of site

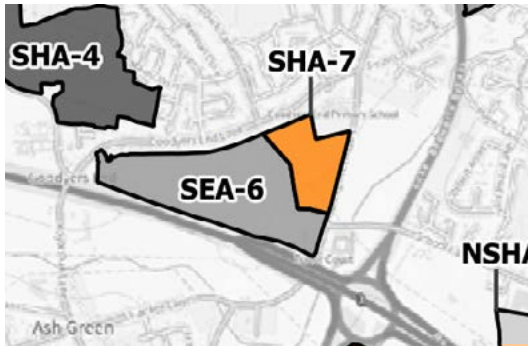


Site boundary with Bedworth Road

## Development Guidelines

- Conserve and enhance the existing field pattern creating green corridors and habitat linkages across the site.
- Retain the existing field ponds within the site and enhance with complementary habitats.
- Retain and enhance hedgerows adjacent to adjoining properties.
- Consider the site's relationship with Bedworth Road and ensure proposals are in-keeping with existing development along the road.
- Any new development should be constructed using red brick with recessive roof tones to match development in Bulkington.
- Wherever possible retain existing site vegetation and enhance vegetation to site boundaries particularly the western edge adjacent to the railway which may be suitable for new tree or woodland planting.
- Any new development should include wooded belts of trees and copses to contribute to the perceived wooded character of the landscape.
- Incorporate views of the church tower at St. James' Church.

# SHA-7: Bowling Green Lane



## Description

SHA-7 is located to the west of Bowling Green Lane and the north of the M6 in Bedworth. To the north properties along Goodyers End Lane back onto the site and to the north-east the site adjoins Goodyers End Primary School. To the east beyond Bowling Green Lane is an agricultural field which lies within the green belt. Also, to the east is the A444. The site comprises agricultural land divided by hedgerows and trees. Electrical pylons diagonally cross the south-western portion of the site.

Character Area: Keresley Urban Fringe  
 Potential Allocation for: Strategic Housing

## Landscape Sensitivity

		SENSITIVITY RATING				
		LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
CRITERIA	TOPOGRAPHY		✓			
	CULTURAL HERITAGE			✓		
	LANDSCAPE CONDITION		✓			
	RELATIONSHIP WITH EXISTING SETTLEMENT		✓			
	VISUAL CHARACTER		✓			
	ACCESS AND RECREATION		✓			
	PERCEPTUAL QUALITIES		✓			
	FUNCTIONAL ASPECTS			✓		

A group of listed features and a Scheduled Monument are focussed around Exhall Hall to the south-east of the site though intervisibility between the site and these features are limited. In the east of the site there are distant views to Bedworth Water Tower, these have relatively limited influence on the site. The site is agricultural land with fragmented hedgerow boundaries and scattered hedgerow trees.

The site is influenced by the M6 motorway to the south both visually and audibly, limiting the scenic qualities of the site. The adjacent

settlement edge and pylons crossing the site are also an urbanising influence. A PRoW runs through agricultural land to the west of the site, views from the PRoW include existing settlement and the motorway. There also appears to be an unofficial route along the site's northern boundary / access from the rear of some properties.

**The site is judged to be of Low/Medium Landscape Sensitivity**

# SHA-7: Bowling Green Lane



View towards properties off Goodyers Lane and Goodyers End Primary School



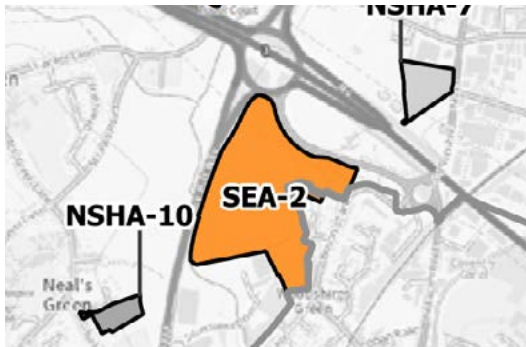
Electricity pylons and trees within the site



View towards the M6 from within the site

## Development Guidelines

- Retain existing hedgerows and trees as part of the green infrastructure for any development. Enhance existing hedgerows with new planting where they have become fragmented.
- Ensure development considers Bowling Green Lane and seeks to maintain its existing character.
- New development should be accompanied by woodland and tree planting to reduce its prominence within the landscape. Opportunities should be taken to enhance the urban edge through planting new trees and woodland.
- Built form of residential development should reflect more distinctive local vernacular including simple gabled roofs, low eaves, larger properties being broken down into 2 or 3 smaller interconnecting elements, chimney stacks and use plain tiles.
- Retain and enhance views towards the Water Tower by ensuring planting and new development enhance such views.



## Description

SEA-2 lies to the south-east of the M6/A444 junction adjacent to the northern extent of Coventry. Properties off Wilsons Lane and recent residential development at Old Farm Lane adjoin the site to the east. To the south the site lies adjacent to industrial development off Silverstone Drive and Sowe Meadows, a designated local wildlife site. The B4113 and the A444 run adjacent to the site's northern and western boundaries respectively and the River Sowe runs adjacent to the south western corner of the site. The site is formed by fields divided by hedgerows with established vegetation to the majority of its boundaries. An overhead power line runs across the north of the site and agricultural buildings are located in the north-east. Two public footpaths (B23 and B25) run within the site. The site is proposed for strategic employment allocation with two areas of residential uses in the north east and south east.

Character Area: Keresley Urban Fringe

Potential Allocation for: Strategic Employment Allocation (to also include areas of residential use)

## Landscape Sensitivity

CRITERIA		SENSITIVITY RATING				
		LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
	TOPOGRAPHY		✓			
	CULTURAL HERITAGE		✓			
	LANDSCAPE CONDITION		✓			
	RELATIONSHIP WITH EXISTING SETTLEMENT	✓				
	VISUAL CHARACTER			✓		
	ACCESS AND RECREATION			✓		
	PERCEPTUAL QUALITIES		✓			
	FUNCTIONAL ASPECTS			✓		

The site adjoins the settlement edge and lies adjacent to development to the east and south. The M1 to the north and A444 to the west would form logical boundaries to the settlement. Established vegetation along to the site's northern, western and southern boundaries help visually enclose the site. The site's boundary with residential development to the east generally lacks screening vegetation with the properties themselves enclosing the site. From higher land to the east there are views towards Ash Green.

Two PRow's enter the site from Rowley's Green Lane, a connection from these PRow's is provided towards Neal's Green via an underpass. While parts of the site are in pastoral use some areas have become overgrown.

The site is influenced by the adjoining residential edge to the east and views to industrial development to the south as well as adjacent roads and overhead power lines which cross the site. Some scenic quality is derived from the River Stowe in the south west.

A relatively small part of the site's southwestern corner falls within the flood plan for the River Stowe. Sowe Meadows, a designated local wildlife site lies adjacent to the south west.

**The site is judged to be of Low/Medium Landscape Sensitivity**



View towards properties adjacent to the east of the site



River Stowe



View west towards Ash Green

## Development Guidelines

- Incorporate PRow routes into the development as part of green corridors and explore possibilities to provide further routes within the development's green infrastructure.
- Establish a green corridor along PRow 25 and the adjacent hedgerow which should be retained and strengthened. Consider opportunities to incorporate with new planting along these green corridor.
- Where possible retain views from PRow 25 towards the western side of the River Sowe valley.
- Position larger industrial units to the west of PRow 25 away from existing residential development and higher land in the east of the site.
- Establish landscape buffers to the western and northern site boundaries.
- Set development back from the flood plain in the south west of the site. Provide ecological enhancements and maintenance to the River Sowe and establish habitats to compliment those within the adjacent designated local wildlife site.
- Provide a vehicular access route to Sowe Meadows local wildlife site to allow for maintenance.
- Retain existing vegetation where possible especially adjacent to site boundaries for its contribution to visual enclosure and incorporate new planting to reduce the prominence of the urban fringe.
- Incorporate new woodland and tree planting within the site's GI to reduce the prominence of the development within the landscape.
- Areas of ridge and furrow have been previously identified in the south east of the site, where this occurs aim to retain within open spaces.
- Provide a mix of open ground and shrubs and trees planting to the site's eastern boundary to provide a mix of open and filtered views westwards across the River Sowe valley.
- Within the proposed residential areas built form should reflect more distinctive local vernacular including simple gabled roofs, low eaves, larger properties being broken down into 2 or 3 smaller interconnecting elements, chimney stacks and use plain tiles.
- Provide street trees within the residential development areas.





## Description

SEA-3 lies to the north of existing employment development at Prologis Park and to the east of existing residential development off Exhall Road. Established trees adjacent to New Road to the north, Pilgrims Walk to the south and within open space to the east enclose the site boundaries. The site forms part of Prologis Country Park and lies adjacent to Prologis Park industrial estate. It includes surfaced footpaths adjacent to its southern and eastern boundaries as well as informal routes around its northern and western perimeters. An electricity line crosses the western extent of the site.

Character Area: Keresley Urban Fringe  
 Potential Allocation for: Strategic Employment Allocation

## Landscape Sensitivity

CRITERIA	SENSITIVITY RATING				
	LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
TOPOGRAPHY	✓				
CULTURAL HERITAGE	✓				
LANDSCAPE CONDITION			✓		
RELATIONSHIP WITH EXISTING SETTLEMENT		✓			
VISUAL CHARACTER		✓			
ACCESS AND RECREATION				✓	
PERCEPTUAL QUALITIES			✓		
FUNCTIONAL ASPECTS				✓	

The site lies adjacent on two sides to existing development and is well visually contained by existing development and established vegetation. The site forms a logical extension to the existing employment development lying to the south and west of existing development and to the north of New Road.

The site forms a relatively small part of Prologis Country Park and is used as a recreational landscape. The site is crossed by surfaced footpath routes as well as informal un-surfaced routes. The footpaths provide links to the surrounding development, New Road to the north and the remainder of the country park lies to the east.

While the site is a relatively pleasant country park landscape with grassed meadow areas and established vegetation it is also influenced by adjacent development and pylons which cross the site. To the east of the site lies a Local Wildlife Site with the eastern most edge of the site falling within the designated area an existing pond also lies adjacent to the site's southern boundary.

**The site is judged to be of Low/Medium Landscape Sensitivity**



Entrance adjacent to Pilgrims Walk



View from site towards properties off Mercers Meadow

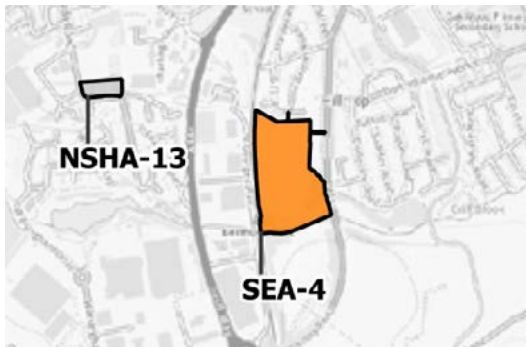


Established trees along site boundaries

## Development Guidelines

- Incorporate appropriate mitigation for the Local Wildlife Site including setting development back from the designated area in the east of the site.
- Maintain the existing woodland planting to the site boundaries as an established landscape framework in which to set development and enhance with new planting where appropriate.
- Ensure key footpath routes are retained, allowing continued links between Pilgrims Walk, New Road and the wider Prologis Country Park.
- Provide a landscape buffer and new planting between proposed development and existing properties off Mercers Meadow to the west.
- Given the site's location on the edge of the employment park and adjacent to existing residential development consider the use of smaller scale employment buildings.

# SEA 4: Coventry Road, Nuneaton



## Description

SEA 4 is situated between the railway line and the B4113 Coventry Road on the southern edge of Nuneaton. The site is adjoined to the north by properties off Gilfill Road and to the north-east by properties off Coventry Road. A railway line and Bermuda Train Station lie to the west of the site beyond which is Bermuda Industrial estate. Centenary Way long distance footpath runs adjacent to the south of the site. Beyond which is located Griff Hollows and a traveller site. The northern extent of the site has evidence of previous development where a former school was located though the majority of the site is formed by scrubby, overgrown land with patches of established trees.

Character Area: : None (within settlement)

Potential Allocation for: Strategic Employment Allocation

## Landscape Sensitivity

		SENSITIVITY RATING				
		LOW	LOW/ MEDIUM	MEDIUM	MEDIUM/ HIGH	HIGH
CRITERIA	TOPOGRAPHY		✓			
	CULTURAL HERITAGE		✓			
	LANDSCAPE CONDITION		✓			
	RELATIONSHIP WITH EXISTING SETTLEMENT		✓			
	VISUAL CHARACTER		✓			
	ACCESS AND RECREATION			✓		
	PERCEPTUAL QUALITIES		✓			
	FUNCTIONAL ASPECTS				✓	

The site has limited influence from the area's cultural heritage though the former Griff Arm of the Coventry Canal (now infilled) runs adjacent to the southern edge of the site forming the route of the PRoW / Centenary Way long distance footpath.

The majority of the site is designated as a Local Wildlife Site known as the Griff Hollow Quarry LWS. However, analysis for the Ecology and Geodiversity Assessment (2016) concluded that the northern part of the LWS has less ecological value and development here could be supported in conjunction with enhancements to the southern part of the site. Two further LWS are located adjacent to the site; Bermuda Balancing Lake LWS to the south-west and Griff Hollow LWS to the east.

Though development of the site would extend employment uses east of the railway line the site is enclosed on three sides by existing development with the PRoW (part of Centenary Way) forming a clear boundary to the south. Along with the PRoW which runs adjacent to the south of the site there appears to be some informal access to the site with unsurfaced footpath routes through grassland evident.

**The site is judged to be of Low/Medium Landscape Sensitivity**

# SEA 4: Coventry Road, Nuneaton



View north from within the site



View across the site from Bermuda Park Train Station

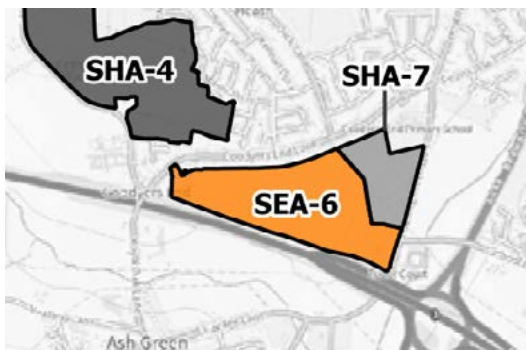


View along PRow adjacent to the south of the site

## Development Guidelines

- Survey existing habitats on site as part of the design process to establish areas most suitable for retention and enhancement. Any development of the site should avoid areas of the highest ecological value.
- Restrict development to the less ecologically valuable land in the north of the site.
- Implement ecological enhancements in the south of the site adjacent to Griff Hollows LWS which lies to the east of Coventry Road including maintaining habitat connectivity and an open corridor.
- Maintain and enhance connectivity between the Bermuda Balancing Lake Local Wildlife Site to the west, and Griff Hollow Local Wildlife Site and Coventry Canal to the east through by re-opening the culverted Griff Brook and strengthening habitat adjacent to the railway line.
- Incorporate a landscape buffer around the perimeter of the site particularly adjacent to the railway and Griff Brook to the west and south-west. New hedgerows trees and woodland planting should be used to soften the appearance of any development.
- Existing woodland within the site should be retained and enhanced where possible.
- Incorporate the Centenary Way into the development creating a green corridor along the southern boundary of the site.
- Reinforce connectivity through the creation of footpath and cycle connections through the site from Coventry Road B4113 to the Griff Brook to the north and the canal towpath to the east.

# SEA-6: Bowling Green Lane



## Description

SEA-6 is located to the west of Bowling Green Lane and the north of the M6 in Bedworth. To the north and west properties along Goodyers End Lane back onto the site and to the north-east the site adjoins proposed Strategic Housing Allocation Site SHA-7, beyond which is located Goodyers End Primary School. To the east beyond Bowling Green Lane is an agricultural field which lies within the green belt. Also, to the east is the A444. The M6 runs adjacent to the south of the site.

The majority of the site comprises agricultural land divided by hedgerows and trees though the western portion of the site includes a truck returns centre and an area of grassland with scrubby vegetation. In the south east of the site is a group of agricultural buildings known as Hall Farm. A PRoW runs through the site.

Character Area: : Keresley Urban Fringe  
Potential Allocation for: Strategic Employment

## Landscape Sensitivity

		SENSITIVITY RATING				
		LOW	LOW/ MEDIUM	MEDIUM	MEDIUM/ HIGH	HIGH
CRITERIA	TOPOGRAPHY		✓			
	CULTURAL HERITAGE			✓		
	LANDSCAPE CONDITION		✓			
	RELATIONSHIP WITH EXISTING SETTLEMENT		✓			
	VISUAL CHARACTER		✓			
	ACCESS AND RECREATION			✓		
	PERCEPTUAL QUALITIES		✓			
	FUNCTIONAL ASPECTS			✓		

A group of listed features and a Scheduled Monument are focussed around Exhall Hall to the south-east of the site though intervisibility between the site and these features are relatively limited. In the east of the site there are distant views to Bedworth Water Tower, these have relatively limited influence on the site.

The majority of the site is agricultural land with fragmented hedgerow boundaries and scattered hedgerow trees. The western portion of the site includes a truck returns centre which is a detracting feature and an area of grassland with scrubby vegetation providing habitats.

The site is influenced by the M6 motorway to the south both visually and audibly, limiting the scenic qualities of the site. The adjacent settlement edge and pylons to the east are also an urbanising influence. A PRoW runs through the site from Goodyers End to Bowling Green Lane, views from the PRoW include existing settlement and the motorway. Further unofficial routes appear to be used within the site.

**The site is judged to be of Low/Medium Landscape Sensitivity**





View from Bowling Green Lane across site to the M6



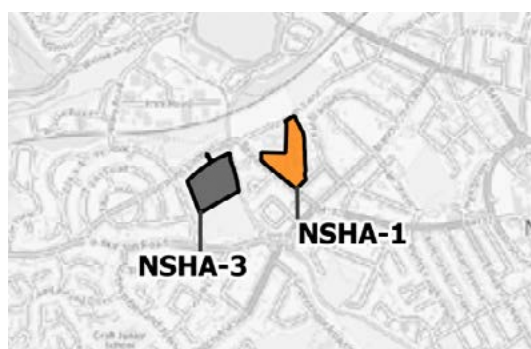
View towards properties off Goodyers Lane



Grassland and shrubby vegetation in the west of the site

## Development Guidelines

- Set development back from existing properties and higher ground to the north and west and establish a landscape buffer.
- Set development back from heritage features to the south-east and establish a landscape buffer.
- Smaller industrial units should be located adjacent to residential uses and heritage features.
- Incorporate the existing PRow within the site into the proposed layout, establishing a green corridor through the site.
- Explore opportunities to incorporate further pedestrian routes within the site.
- Orientate buildings in a north to south direction to avoid long elevations when viewed from the majority of residential properties on Goodyers End Lane and from the M6.
- Ensure development considers Bowling Green Lane and seeks to maintain its existing character. Infill existing hedgerow along the lane where necessary.
- New development should be accompanied by woodland and tree planting to reduce its prominence within the landscape. Opportunities should be taken to enhance the urban edge through planting new trees and woodland.
- Establish groups of specimen trees, wildflower meadows and open spaces as well as screening vegetation within the proposed green infrastructure.
- Explore opportunities to retain views towards Bedworth Water Tower.
- Carry out ecological surveys on grassland in the west of the site and incorporate ecological enhancements within proposed landscape buffers.
- Retain existing hedgerows and trees wherever possible as part of the green infrastructure for any development. Enhance existing hedgerows with new planting where they have become fragmented.



## Description

NSHA-1 is a brownfield site formed by the site of the former Manor Park Community School in Nuneaton. The site is enclosed by existing settlement with properties off Earls Road adjoining the site to the east and Countess Road and Beaumont Road bounding the site to the south-east and south-west. A property off Beaumont Road also adjoins the site to the north-west. To the north the site lies adjacent to Vernons Lane with The Discovery Academy School adjoining the site to the north-east. The site includes the derelict buildings of the former school as well as the former playing field and playground situated in the south and west of the site.

Character Area: None (within settlement)

Potential Allocation for: Non-Strategic Housing

## Landscape Sensitivity

CRITERIA	SENSITIVITY RATING				
	LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
TOPOGRAPHY	✓				
CULTURAL HERITAGE				✓	
LANDSCAPE CONDITION		✓			
RELATIONSHIP WITH EXISTING SETTLEMENT	✓				
VISUAL CHARACTER		✓			
ACCESS AND RECREATION	✓				
PERCEPTUAL QUALITIES		✓			
FUNCTIONAL ASPECTS		✓			

The Abbey Conservation Area lies adjacent to the east of the site. Properties along Earls Road to the east of the site lie within the Conservation Area and are set within a streetscape of avenue trees. Properties to the south-east and south-west along Countess Road and Beaumont Road do not lie within the conservation area. Views are available from the north of the site towards Mount Judd.

within the existing settlement and is visually enclosed by tall boundary hedges and existing development.

The established trees and hedges within the site provide habitats for local wildlife and the southern-most point of the site lies within the flood plain.

While establish trees within the site are a positive feature the site is a visibly derelict with disused land and buildings present and as such would benefit from appropriate re-development. The site is located

**The site is judged to be of Low/Medium Landscape Sensitivity**



View of disused buildings within the site



View from the edge of The Abbey Conservation Area towards the site

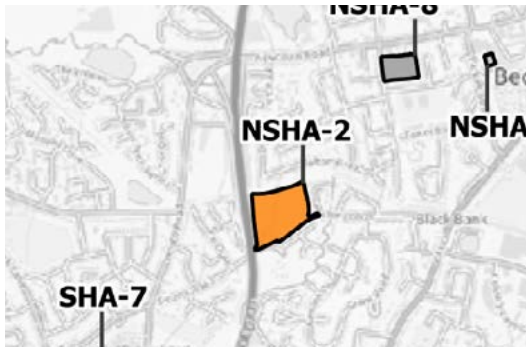


View of Mount Judd from the northern boundary of the site

## Development Guidelines

- Opportunity to remove derelict buildings within the site and create a new positive frontage to Vernons Lane.
- Retain views from the north of the site towards Mount Judd.
- Retain existing established trees and boundary hedges wherever possible for their contribution to the character of the site and the surrounding streets and their role in providing habitats.
- Ensure development is sensitive to its location adjacent to the conservation area and that development reflects the characteristics of the surrounding townscape.
- Ensure built development sits outside the small area of flood zone located in the south of the site.

# NSHA-2: Former Bedworth Rugby Club, Smarts Road, Bedworth



## Description

NSHA-2 is situated on the former Bedworth Rugby Club site to the east of the A444, Bedworth. Residential development lies adjacent to the north, east and south of the site with further residential development also located to the west beyond the A444. The site consists of grassed areas with some rubble and hardstanding remaining from its former uses. Belts of tree planting lie adjacent to the site's northern and western boundaries and a vegetated PRoW route runs to the south adjacent to recent development off Smarts Road. A section of the PRoW also runs within the site, around its southwestern corner connecting to Rectory drive to the east.

Character Area: None (within settlement)

Potential Allocation for: Non-Strategic Housing Allocation

## Landscape Sensitivity

CRITERIA	SENSITIVITY RATING				
	LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
TOPOGRAPHY	✓				
CULTURAL HERITAGE			✓		
LANDSCAPE CONDITION		✓			
RELATIONSHIP WITH EXISTING SETTLEMENT		✓			
VISUAL CHARACTER			✓		
ACCESS AND RECREATION			✓		
PERCEPTUAL QUALITIES		✓			
FUNCTIONAL ASPECTS			✓		

The site sits within the existing settlement and is generally flat and low-lying within the surrounding landscape. Established trees along the site's boundaries are a positive landscape feature and help to enclose the site further visually. Distant views are available across the site to Bedworth Water Tower to the east.

The site is publicly accessible via a PRoW which runs through part of the south of the site from which unofficial routes appear to have

formed through the site. It is predominately a grassed area though there is debris and hardscaping in the south of the site which remain from its former uses and detracts from the overall appearance of the site. The north-western corner of the site falls within the flood plain.

**The site is judged to be of Low/Medium Landscape Sensitivity**

# NSHA-2: Former Bedworth Rugby Club, Smarts Road, Bedworth



View across site towards properties off Rectory Drive and Bedworth Water Tower



View west towards A444



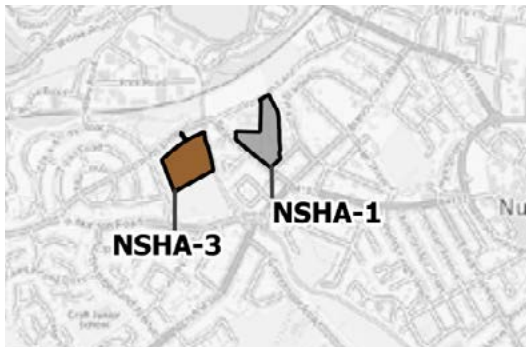
View of established trees along PRow to the south of the site

## Development Guidelines

- Retain established trees along the site boundaries for their contribution to landscape character, visually enclosure and biodiversity.
- Provide pedestrian routes through the site which connect to the PRow to the south and to the PRow which runs through the tree belt to the north. Helping to create a development which is well integrated with the surrounding settlement.
- Ensure dwellings front onto the PRow to the south of the site, as development off Smarts Road backs onto the PRow this will prevent it being backed onto on both sites and becoming undesirable to use.
- Enhance boundary vegetation with new planting and complementary habitats.
- Set development back from the flood plain in the north-western corner of the site.
- Establish new public, open space to provide recreational space for the local community.



# NSHA-3: Former Manor Park School Playing Field, Nuneaton



## Description

NSHA-3 forms part of Tomkinson Road Recreation Ground and lies to the west of the Coventry Canal in Nuneaton. The site is adjoined to the north and west by properties off Vernons Lane and Barpool Lane. To the south of the site lies the remaining area of the recreation ground beyond which are located properties off Tomkinson Road. The site is mainly formed by a grassed area with scrubby vegetation along the northern and western boundaries and scattered trees adjacent to the canal.

Character Area: None (within settlement)

Potential Allocation for: Non-Strategic Housing Allocation

## Landscape Sensitivity

		SENSITIVITY RATING				
		LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
CRITERIA	TOPOGRAPHY	✓				
	CULTURAL HERITAGE				✓	
	LANDSCAPE CONDITION		✓			
	RELATIONSHIP WITH EXISTING SETTLEMENT	✓				
	VISUAL CHARACTER		✓			
	ACCESS AND RECREATION				✓	
	PERCEPTUAL QUALITIES		✓			
	FUNCTIONAL ASPECTS			✓		

The site is influenced by the area's cultural heritage with the canal running adjacent to the east and views available from the east of the site towards Mount Judd which lies to the north-west.

The canal to the east provides a scenic quality to the site though this is limited by the proximity of surrounding development. The adjacent canal serves a role as a wildlife and recreational corridor.

The site forms part of an existing recreation ground and has direct public access off Vernons Lane if the site was developed a portion of the recreation ground would remain to the south. The site sits within the existing settlement with surrounding development providing visual enclosure from the wider landscape.

**The site is judged to be of Medium Landscape Sensitivity**

# NSHA-3: Former Manor Park School Playing Field, Nuneaton



View across site towards properties off Vernons Lane



View from site towards properties off Barpool Road

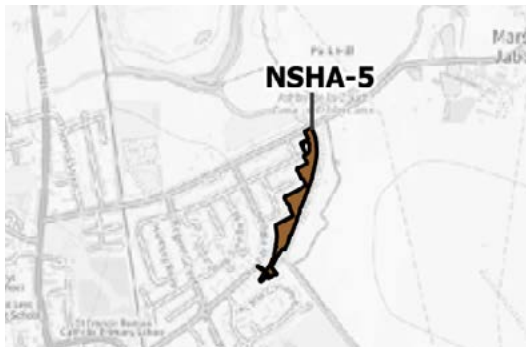


View along Coventry Canal towards Mount Judd

## Development Guidelines

- Ensure proposed development addresses the canal and takes advantage of its waterfront context.
- Retain existing vegetation adjacent to the canal and enhance with complementary habitats.
- To create a better interaction between the settlement edge and the recreation ground, proposed dwellings should front onto the remaining area of recreation ground to the south.
- Incorporate footpaths, cycling routes and open space within any development and ensure these integrate with the remaining area of recreation ground to the south.
- Incorporate a pedestrian route from Vernons Lane to the recreation ground to ensure continued access along this route.

# NSHA-5: Marston Lane (Charity Docks), Bedworth



## Description

NSHA-5 is located on land adjacent to the Coventry Canal, Bedworth and is known as Wharf Meadows. The site is adjoined by existing properties off Beechwood Road, Birch Close and Furnace Road to the west and Coventry Canal to the east. Part of Charity Docks is located within the south of the site. The majority of the site is formed by grassland with areas of shrubby vegetation and trees, it is crossed by a series of informal, unsurfaced footpath routes. Land to the east falls within the green belt.

Character Area: None (within settlement)

Potential Allocation for: Non-Strategic Housing Allocation

## Landscape Sensitivity

CRITERIA	SENSITIVITY RATING				
	LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
TOPOGRAPHY	✓				
CULTURAL HERITAGE			✓		
LANDSCAPE CONDITION			✓		
RELATIONSHIP WITH EXISTING SETTLEMENT	✓				
VISUAL CHARACTER		✓			
ACCESS AND RECREATION					✓
PERCEPTUAL QUALITIES			✓		
FUNCTIONAL ASPECTS			✓		

The site forms an area of public open space known as Wharf Meadows with a series of informal footpath routes and access from Marston Lane. Evidence of the area's cultural heritage can be found in the adjacent canal and the canal bridge to the north.

The site lies adjacent to the existing settlement with the Coventry Canal to the east forming a logical boundary to the settlement edge. Settlement visually encloses the site to the west, to the east views are more open with views from the canal and towpath though trees adjacent to the canal help filter views from the countryside beyond the canal.

The site has some scenic qualities derived from its location adjacent to the canal though it is also influenced by the adjacent settlement and scrap stored at Charity Docks to the south. The canal is also contributes to the functioning of the landscape forming part of the flood plain and acting as a recreational and wildlife corridor.

**The site is judged to be of Medium Landscape Sensitivity**



View along Coventry Canal from within the site



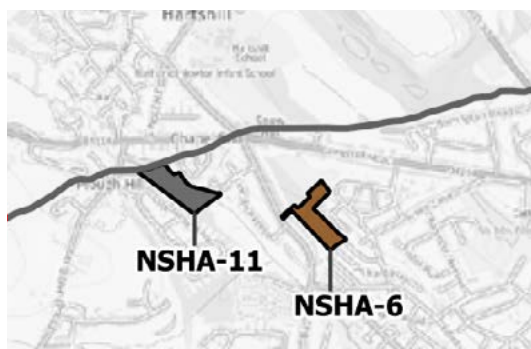
View towards existing properties to the east of the site



View south across site

## Development Guidelines

- Create a positive frontage to the canal and consider views from the towpath to the east
- Where possible incorporate a new footpath route into development of the site
- Maintain existing established trees wherever possible and ensure trees within adjoining property gardens are not adversely affected by development of the site



## Description

NSHA-6 is formed by land located to the rear of properties off Bucks Hill, Nuneaton. To the west the site adjoins the rear gardens of these properties and to the east it adjoins properties off Eden Close. Further properties are also located to the south of the site while to the north-west the site is enclosed by a wooded area. The site consists of grassland with areas of scrub and young vegetation. Informal footpath routes cross the site.

Character Area: None (within settlement)

Potential Allocation for: Non-Strategic Housing Allocation

## Landscape Sensitivity

CRITERIA	SENSITIVITY RATING				
	LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
TOPOGRAPHY					✓
CULTURAL HERITAGE	✓				
LANDSCAPE CONDITION			✓		
RELATIONSHIP WITH EXISTING SETTLEMENT	✓				
VISUAL CHARACTER				✓	
ACCESS AND RECREATION			✓		
PERCEPTUAL QUALITIES			✓		
FUNCTIONAL ASPECTS			✓		

The site is situated within the existing settlement and features undulating, rising landform with long views across the surrounding settlement and landscape. While the site is more visually exposed due to its location on higher ground, settlement to the east also sits on higher ground meaning development of the site would not appear as an isolated or exposed addition to the landscape.

While there are no PRoW's within the site there appears to be informal public use of the site with a series of informal routes evident. Though located within the existing settlement some scenic quality is derived from the long views available, the varied landform and adjacent woodland.

The site has become overgrown with scrubby vegetation in places which along with existing trees scattered across the site provide habitats for local wildlife and connect to the wooded area to the north-west.

**The site is judged to be of Medium Landscape Sensitivity**





View from the north of the site



View towards properties off Eden Court from within the site



View north-west from within the site

## Development Guidelines

- Wherever possible retain established trees found in areas of existing vegetation.
- Incorporate walking routes and open space as part of any development to enable the continued recreational use of the site.
- Ensure existing habitats on the site are surveyed with the most important areas retained and enhanced with complementary habitats.
- Set areas back from the highest land to protect views from the surrounding area.
- Ensure pedestrian connections are provided from the surrounding residential streets.



## Description

NSHA-7 is situated off Coventry Road, Exhall. The site lies to the north of the M6 and to the south of a trampoline park and industrial buildings situated off School Lane. To the east the site adjoins recent residential development at Exhall Gardens. The majority of the site consists of a single agricultural field with vegetation along its boundaries. Wilsons Lane runs through to the site's south-eastern extent with the area adjacent to the lane in the south-east of the site being used as a container storage facility. Electricity lines cross the southernmost point of the site.

Character Area: Keresley Urban Fringe

Potential Allocation for: Non-Strategic Housing Allocation

## Landscape Sensitivity

		SENSITIVITY RATING				
		LOW	LOW/ MEDIUM	MEDIUM	MEDIUM/ HIGH	HIGH
CRITERIA	TOPOGRAPHY		✓			
	CULTURAL HERITAGE	✓				
	LANDSCAPE CONDITION			✓		
	RELATIONSHIP WITH EXISTING SETTLEMENT	✓				
	VISUAL CHARACTER	✓				
	ACCESS AND RECREATION	✓				
	PERCEPTUAL QUALITIES			✓		
	FUNCTIONAL ASPECTS			✓		

The site is well contained by existing development, sitting between existing industrial development to the north and east and new residential development at Exhall Gardens to the west. It is well visually enclosed by this settlement and established vegetation to its boundaries.

The site does not form a function in separating Bedworth from the northern edge of Coventry. The two settlements already effectively merge in this location due to a continuous frontage of development on the east side of the Coventry Road. The site is not within the green belt.

Scenic perceptions of the site are limited by the container storage facility within the site, electricity pylons crossing the site and views of surrounding development including industrial areas as well as the influence of the M6 which runs to the south. There are, however, some established trees along the site boundaries which are positive landscape features.

**The site is judged to be of Low Landscape Sensitivity**



View south across site towards storage facility



View south-east across the site

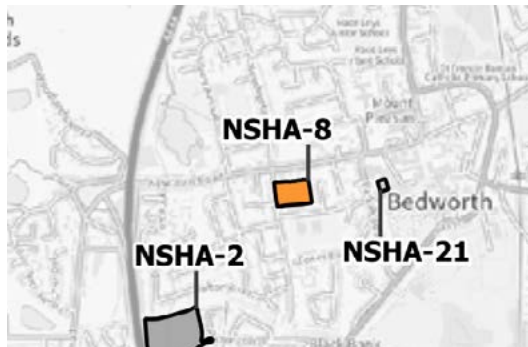


Vegetated embankment along site's eastern boundary

## Development Guidelines

- Retain established trees within any proposed development and retain and enhance existing hedgerows.
- Where development is required to be set back from electricity pylons in the south of the site use this space to establish a landscape buffer to include retained and proposed planting.
- Include woodland and tree planting to reduce the development's prominence within the landscape.

# NSHA-8: Former Playing Field For Canon Evans School, Bedworth



## Description

NSHA-8 is formed by the former playing field for Canon Evans School and is situated off Ambleside Road, Bedworth. The site is located within the existing settlement and is adjoined by residential properties to the north, east and south. A bathrooms and kitchens store also adjoins the site to the north-west. To the west Ambleside Road runs adjacent to the site and is fronted onto by residential properties. Canon Evans School is located to the south of the site beyond Derwent Road. The site consists of a grassed area with some established trees adjacent to its boundaries. A metal security fence runs along part of the site's boundary and standard tree planting has been implemented along the site's boundary with Ambleside Road.

Character Area: None (within settlement)

Potential Allocation for: Non-Strategic Housing Allocation

## Landscape Sensitivity

		SENSITIVITY RATING				
		LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
CRITERIA	TOPOGRAPHY	✓				
	CULTURAL HERITAGE			✓		
	LANDSCAPE CONDITION		✓			
	RELATIONSHIP WITH EXISTING SETTLEMENT	✓				
	VISUAL CHARACTER		✓			
	ACCESS AND RECREATION	✓				
	PERCEPTUAL QUALITIES		✓			
	FUNCTIONAL ASPECTS		✓			

The site is set within the existing settlement and is visually enclosed by built development which adjoins the site on three sides. To the east the site's boundary to Ambleside Road is more open however properties along the road restrict views towards the site from further west.

The site is a grassed area which is largely devoid of landscape features though established trees to its peripheries and standard tree planting adjacent to Ambleside Road are positive features. There are views across the site to the listed Bedworth Water Tower which lies to the south.

Though the site was used as a playing field for the nearby Canon Evans School it is no longer used and there is no public access to the site.

**The site is judged to be of Low/Medium Landscape Sensitivity**

# NSHA-8: Former Playing Field For Canon Evans School, Bedworth



View across the site towards Derwent Road and Bedworth Water Tower



View of south-western corner of the site from Ambleside Road



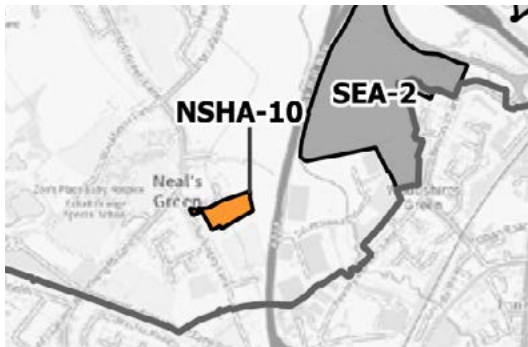
View east across site towards properties off Grasmere Road

## Development Guidelines

- Retain established trees along the site boundaries and standard tree planting implemented along Ambleside Road.
- Create a positive frontage to Ambleside Road with properties fronting the road.
- Incorporate views of Bedworth Water Tower into any development on the site.



# NSHA-10: Land Rear Of Burbages Lane, Ash Green



## Description

NSHA-10 lies to the east of Burbages Lane, to the rear of properties along the lane. The site adjoins recent residential development to the north and Coventry Welsh Rugby Football Club to the south. To the east a field separates the site from the A444. The site consists of land and gardens to the rear of existing properties and includes grassland, trees and shrubs.

Character Area: None (within settlement)

Potential Allocation for: Non-Strategic Housing Allocation

## Landscape Sensitivity

CRITERIA	SENSITIVITY RATING				
	LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
TOPOGRAPHY		✓			
CULTURAL HERITAGE	✓				
LANDSCAPE CONDITION		✓			
RELATIONSHIP WITH EXISTING SETTLEMENT		✓			
VISUAL CHARACTER		✓			
ACCESS AND RECREATION			✓		
PERCEPTUAL QUALITIES		✓			
FUNCTIONAL ASPECTS			✓		

The site is formed by land to the rear of Burbages Lane and parts of gardens of properties off Burbages Lane, it has become overgrown in places with brambles and scrub and there are numerous established trees along the site boundaries and within the site. A pond is located in the south of the site.

A PRoW crosses the site linking Burbages Road to St. Giles Road to the north.

**The site is judged to be of Low/Medium Landscape Sensitivity**

The site sits adjacent to the existing settlement and is enclosed to the north and east by existing properties and to the south by a rugby club. To the east beyond an intervening agricultural field the site is also enclosed by the A444.



View south across site



View south-west across site towards properties off Burbages Lane

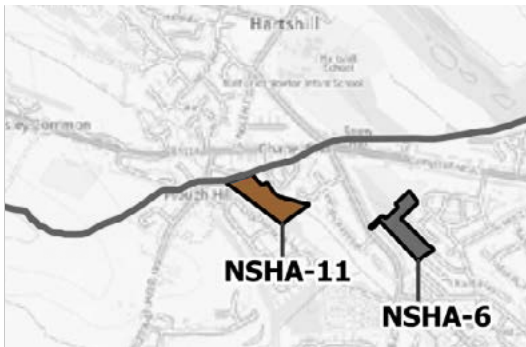


Recent residential development to the north of the site

## Development Guidelines

- Where possible retain existing established trees particularly to the site boundaries.
- Survey existing habitats on site including the existing pond as part of the design process to establish areas most suitable for retention and enhancement.
- Enhance planting to site boundaries especially the eastern boundary to strengthen the settlement boundary.
- Incorporate the existing PRow into the layout of the proposed development.

# NSHA-11: Land Rear Of Lilleburne Drive And Willow Close, Nuneaton



## Description

NSHA-11 lies to the rear of properties off Lilleburne Drive and is adjoined to the north, north-east and south-west by existing residential properties. To the south-east the site adjoins Nuneaton Common. Bar Pool Brook runs adjacent to the site's western and southern boundaries and is accompanied by riparian trees and vegetation. Further existing trees run along the site's eastern and northern site boundaries. The site comprises grassland with patches of overgrown scrub. It is crossed by a PRoW which runs from Alders Lane in the north-west to the north-eastern corner of the site, providing access to Nuneaton Common to the south-east.

Character Area: : Whittleford Park and Bar Pool River Valley

Potential Allocation for: Non-Strategic Housing Allocation

## Landscape Sensitivity

		SENSITIVITY RATING				
		LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
CRITERIA	TOPOGRAPHY		✓			
	CULTURAL HERITAGE	✓				
	LANDSCAPE CONDITION			✓		
	RELATIONSHIP WITH EXISTING SETTLEMENT		✓			
	VISUAL CHARACTER		✓			
	ACCESS AND RECREATION			✓		
	PERCEPTUAL QUALITIES			✓		
	FUNCTIONAL ASPECTS				✓	

The site is low-lying within the local landscape and enclosed by vegetation and existing development restricting its visual prominence. The site comprises grassland with patches of overgrown scrub with established trees to its boundaries. Bar Pool Brook runs along the site's south-western and south-eastern boundaries providing habitats and a wildlife corridor which connects to woodland at Nuneaton Common.

The PRoW which runs through the site also provides connection to Nuneaton Common. While the site is located within the settlement, it derives scenic qualities from the brook, existing vegetation and by creating the impression of a pocket of agricultural landscape within the surrounding residential area.

**The site is judged to be of Medium Landscape Sensitivity**

# NSHA-11: Land Rear Of Lilleburne Drive And Willow Close, Nuneaton



View east across the site



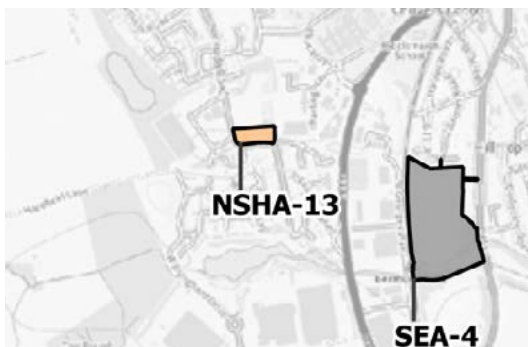
Bar Pool Brook along the site boundary



Nuneaton Common to the south of the site

## Development Guidelines

- Set development back from Bar Pool Brook to protect its function as a wildlife corridor and to continue a sense of undeveloped character along the valley bottom.
- Retain and integrate the existing PRow into any development.
- Retain existing vegetation wherever possible and enhance with new tree planting to soften the appearance of any development.
- Provide complementary habitats adjacent to Bar Pool Brook.
- Proposed open space within the site should link harmoniously with that at Nuneaton Common.
- Development should use red brick. The tone of brick should be consistent with that used for housing throughout the area



## Description

NSHA-13 lies to the north and east of Bermuda Road, Nuneaton. To the north of the site is a football pitch and open space facilities and to the east the site is bounded by a PRoW. The site lies adjacent to industrial development to the east, west and south-west with residential development along Bermuda Village located to the south-east. The site includes a grassed area, a car park accessed off Bermuda Road and the Bermuda Phoenix Centre, a community centre located in the east of the site. A vegetated drainage basin is also included in the west of the site.

Character Area: None (within settlement)

Potential Allocation for: Non-Strategic Housing Allocation

## Landscape Sensitivity

		SENSITIVITY RATING				
		LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
CRITERIA	TOPOGRAPHY		✓			
	CULTURAL HERITAGE	✓				
	LANDSCAPE CONDITION	✓				
	RELATIONSHIP WITH EXISTING SETTLEMENT	✓				
	VISUAL CHARACTER		✓			
	ACCESS AND RECREATION			✓		
	PERCEPTUAL QUALITIES	✓				
	FUNCTIONAL ASPECTS	✓				

This site is part of a larger area of land which includes community uses and open space set within the existing settlement. The site is largely devoid of landscape features which are generally restricted to the vegetated drainage feature in the west of the site. There is a lack of boundary vegetation to define the site's extent and consequently it is easily influenced by adjacent development including numerous industrial sheds which limits any sense of scenic quality.

The site currently includes community uses in the form of a car park and the Bermuda Phoenix Centre.

**The site is judged to be of Low Landscape Sensitivity**





View of Bermuda Phoenix Centre and carpark



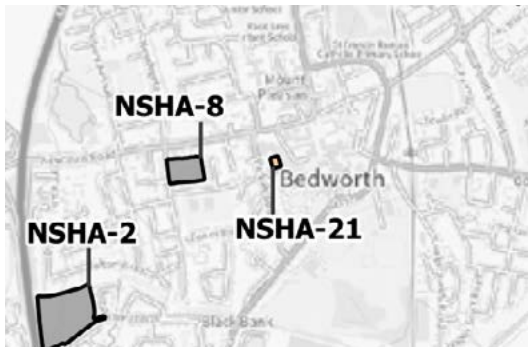
Drainage feature in the west of the site



PRoW to the east of the site

## Development Guidelines

- Retain existing drainage feature and associated vegetation in the west of the site.
- Introduce new hedgerow boundaries to the site to provide structure to the landscape as well as new habitats.
- Provide linkages to the PRoW to the east and open space to the north.
- If community uses such as a car park are to be included within a development, ensure these have appropriate landscape treatments.
- Ensure any open space or car park included within a development has pedestrian links to community facilities to the north.



## Description

NSHA-21 consists of the scout hut of the 1st Bedworth Scout Group and the small area of land to the rear of the hut. The site is situated adjacent to the Aldi and Home Bargains stores off Park Road, Bedworth. The site lies to the south-east/south of these stores and to the east of Bedworth Fire Station. A row of existing terraced properties off Appleyard Close lie adjacent to the south of the site. To the east the site adjoins a small area of public open space which includes a number of large, established trees and a footpath which provides connection between Church Way and Park Road.

Character Area: None (within settlement)

Potential Allocation for: Non-Strategic Housing Allocation

## Landscape Sensitivity

CRITERIA	SENSITIVITY RATING				
	LOW	LOW/MEDIUM	MEDIUM	MEDIUM/HIGH	HIGH
TOPOGRAPHY	✓				
CULTURAL HERITAGE				✓	
LANDSCAPE CONDITION	✓				
RELATIONSHIP WITH EXISTING SETTLEMENT	✓				
VISUAL CHARACTER		✓			
ACCESS AND RECREATION	✓				
PERCEPTUAL QUALITIES	✓				
FUNCTIONAL ASPECTS	✓				

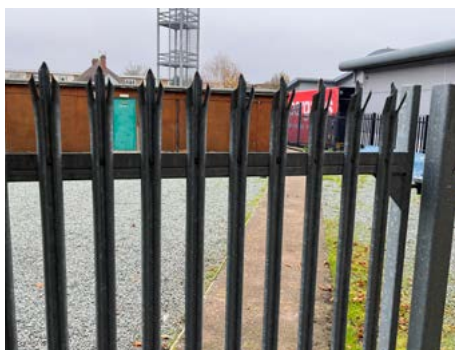
The site is located within the settlement adjacent to the town centre and is adjoined on three sides by existing development including commercial buildings. To the south beyond properties off Appleyard Close is Bedworth Cemetery, a Registered Park and Garden. A number of gravestones situated outside the cemetery are also located adjacent to the site's eastern boundary. While there is some inter-visibility between the cemetery and the site, the addition of residential properties on the site would be seen in the context of existing development which surrounds the cemetery. Limited inter-visibility between development on the site and the grounds of the All Saints Church located to the south-east may also be possible.

The site has no public access and while open space to the east of the site is pleasant with a number of large, established trees the scenic qualities of the site itself are limited. This is due to the influence of surrounding built development, the existing single storey hut building which occupies around half the site area and detracting features such as security fencing. There is also a lack of landscape features within the site.

**The site is judged to be of Low Landscape Sensitivity**



View south-east across the site towards properties off Appleyard



View north-west across site towards Home Bargains building at training tower at Bedworth Fire Station



View of mature trees adjacent to site

## Development Guidelines

- Consider potential views from Bedworth Cemetery and All Saints Church.
- Ensure development does not adversely affect established trees to the east of the site.

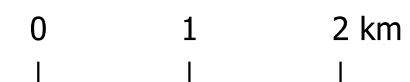
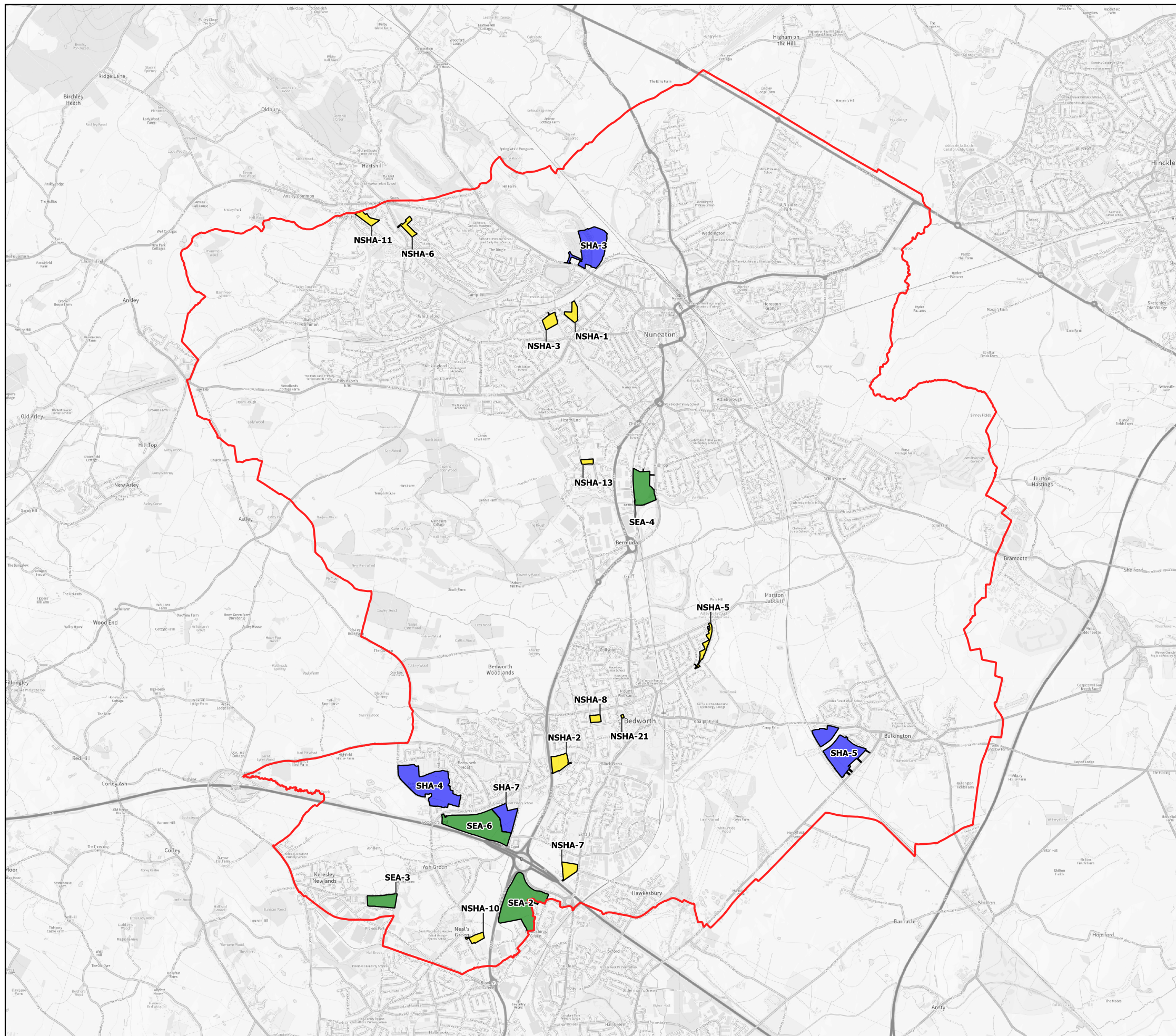


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### Key

- Nuneaton and Bedworth Borough Boundary
- Strategic Housing Allocations
- Non-strategic Housing Allocations
- Strategic Employment Allocations





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### Key

 Nuneaton and Bedworth Borough Boundary

#### Landscape Sensitivity

 Medium

 Low/Medium

 Low

