

WHARTON

Working in partnership with

mood
landscape

Landscape & Visual Appraisal

SITE LOCATION

Land at Southam Road,
Radford Semele

PREPARED FOR

Montague Property

ISSUE DATE

11 March 2021

OUR REFERENCE

210128_1188 LVA V3

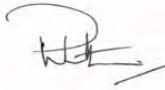
PRINCIPAL AUTHOR

Heather Sparkes BA(Hons) DipLA
CMLI (Chartered Landscape
Architect)





Quality Assurance

Issue/revision	Issue 1	Revision 1	Revision 2
Remarks	Version 1	Version 2	Version 3
Date	28th March 2021	5th March 2021	11th March 2021
Prepared by	Heather Sparkes	Heather Sparkes	Heather Sparkes
Qualifications	BA(Hons) DipLA CMLI (Chartered Landscape Architect)	BA(Hons) DipLA CMLI (Chartered Landscape Architect)	BA(Hons) DipLA CMLI (Chartered Landscape Architect)
Signature	<i>Heather Sparkes</i>	<i>Heather Sparkes</i>	<i>Heather Sparkes</i>
Non-Technical Review by	Peter Wharton	Peter Wharton	Peter Wharton
Qualifications	BSc(Hons) FArborA MIC For (Chartered Arboriculturalist)	BSc(Hons) FArborA MIC For (Chartered Arboriculturalist)	BSc(Hons) FArborA MICF or (Chartered Arboriculturalist)
Signature			
Authorised by	Peter Wharton	Peter Wharton	Peter Wharton
Position			
Signature			
Client number	1188	1188	1188



Executive Summary

This Landscape and Visual Appraisal (LVA) refers to Proposed Development by Montague Property on land adjacent to Southam Road, Radford Semele, measuring approximately 1.4 hectares. The Proposed Development will provide 5no. residential dwellings, associated infrastructure and a large area of Public Open Space. The Site is a triangular-shaped field which is currently in agricultural use, situated within the village, to the north of Southam Road (A425) and west of Church Lane.

This LVA forms part of the planning documents prepared to accompany a full planning application for the development to be submitted to Warwick District Council.

Mood Landscape, working in partnership with Wharton Natural Infrastructure Consultants was commissioned Montague Property to prepare the LVA.

In summary, the findings of the LVA are as follows:

- 1.1.1 The proposed housing development will result in a permanent change to the fabric of approximately a quarter of the total Site area. The fabric of the remaining part of the Site will be retained, protected and enhanced as a new area of Public Open Space.
- 1.1.2 The Site is currently rural in character and pending status as a Local Green Space, but, due to the proximity of the main road and adjacent dwellings, the western part of the site (where the houses are proposed) is heavily influenced by the surrounding settlement and can be described as having moderate landscape value. The remainder of the field, to the east can be described as having high landscape value.
- 1.1.3 The housing development will result in a permanent change to the character of the west part of the Site; however, the character of the wider landscape is retained due to the small-scale of the Proposed Development and the provision of Public Open Space which will be in keeping with the existing landscape character.
- 1.1.4 The heritage of the Site is sensitive due to the proximity of listed buildings and features; the Parish Church of Saint Nicholas, the churchyard boundary wall and lychgate and The Glebe House. The siting and layout of the housing within the Site retains important views to these buildings and protects the rural setting of the church by establishing the eastern part of the field as Public Open Space.
- 1.1.5 There are no long-distance views of the Site.
- 1.1.6 The greatest visual sensitivity is found within the village, from Southam Road and the Church. Viewpoints have been selected accordingly. (These can be seen in Figures 26-30).
- 1.1.7 The proposals form a very small pocket of infill to the settlement of Radford Semele within the Growth Village Envelope. Appropriate development of the Site and provision of landscape enhancements with approximately three quarters of the site area retained as open space will successfully integrate the Proposed Development into the local surroundings.
- 1.1.8 Development of the Site is in line with the existing settlement pattern along Southam Road. A Site Plan (Figure 3) and a Landscape Masterplan (Figure 31) are provided to illustrate the proposed layout and green framework for the Site.
- 1.1.9 The existing field is of limited ecological value, the proposed meadow management, native planting and nest boxes to the green space will provide biodiversity enhancements. The intention is for the Public Open Space to include a community orchard area to be managed and enjoyed by the local community in perpetuity.



Table of Contents

2. Introduction.....	4
2.1 Terms of instruction	4
2.2 Purpose and the Proposed Development.....	4
2.3 Site Location.....	4
2.4 Project Description	6
2.5 Study Area.....	7
3. Baseline Study – Policy.....	8
3.1 Introduction.....	8
3.2 National	8
3.3 Regional	9
3.4 Canal Conservation Area Appraisal.....	13
3.5 Radford Semele Draft Neighbourhood Development Plan	14
3.6 Supplementary Planning Guidance	15
4. Baseline Study – Landscape.....	16
4.1 Landscape Fabric	16
4.2 Statutory and Non-Statutory Designations.....	19
4.3 Landscape Character.....	26
5. Baseline Study – Visual	31
5.1 Visibility.....	31
5.2 Viewpoints.....	33
6. Development Proposals.....	38
6.1 The Proposed Development	38
6.2 The Landscape Masterplan.....	38
7. Conclusions.....	40



2. Introduction

2.1 Terms of instruction

- 2.1.1 The Principal Author of this report is Heather Sparkes *BA (Hons)DIP LA CMLI (Chartered Landscape Architect)*, Senior Landscape Architect at Mood Landscape Ltd. The Principal Author is a Chartered Member of the Landscape Institute (LI) and is therefore required to uphold the professional and ethical standards within the LI Code of Conduct.
- 2.1.2 This Landscape and Visual Appraisal (LVA) has been commissioned by Montague Property, (the Client). It has been prepared in relation to the Proposed Development of Land at Southam Road, Radford Semele (the Site).
- 2.1.3 This document should be read in conjunction with the planning statement prepared by Cerda Planning, together with the other technical reports submitted as part of the application.

2.2 Purpose and the Proposed Development

- 2.2.1 The proposed 1.4 hectare application Site will comprise a new residential development of 5no. homes, associated infrastructure and a large area of Public Open Space (known hereafter as the 'Proposed Development').
- 2.2.2 The baseline findings have been used to inform the design strategy for the Site.
- 2.2.3 The appraisal considers the effects of the Proposed Development upon the landscape and visual resources of the Site and surrounding area and the potential mitigation measures required.
- 2.2.4 Site visits were carried out in January 2021.

2.3 Site Location

- 2.3.1 The Site is located in the north western part of Radford Semele, a residential village to the east of Leamington Spa.
- 2.3.2 The Site is directly to the north of Southam Road (A425). It is a triangular-shaped field, located to the west of Church Lane, south of St Nicholas Parish Church and southwest of residential properties on The Glebe Orchard (nos. 25 and 27 Southam Road), The Glebe House and the Vicarage.
- 2.3.3 The Site is bound by Southam Road verge and trees (with a dilapidated post and wire fence) to the southwest, residential property boundaries to the northwest, estate railings to the north and a hedgerow along Church Lane to the east.
- 2.3.4 The Site comprises agricultural land, which is used for grazing and arable farming. It is accessed via a field gate in the northern corner of the field, to the east, near Church End.
- 2.3.5 A bus stop is located next to The Site on Southam Road.

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



Figure 1: Site location



Figure 2: Site access

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



2.4 Project Description

- 2.4.1 The Proposed Development comprises a small-scale residential development of 5no. homes, associated infrastructure and Public Open Space. The houses front onto Southam Road to echo the linear settlement pattern on the south side of Southam Road.
- 2.4.2 The development includes a large new area of Public Open Space (1.1 hectares) to the east which is proposed as the setting for a meadow with a new, surfaced pedestrian route to the church, seating, a heritage interpretation board and a potential community orchard.
- 2.4.3 The houses will be accessed by a new vehicular and pedestrian entrance off Southam Road. Maintenance access for the Public Open Space will continue to be via the field gate on Church End.



Figure 3: Site Plan by Zebra Architects

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



2.5 Study Area

- 2.5.1 The Study Area has been determined through a combination of a desk study and subsequent field survey and identifies the potential impact the Proposed Development would have, either directly or indirectly, on the landscape character or visual amenity of the area.
- 2.5.2 The extent of the Study Area is illustrated below and is limited to within a 2km radius of the Site.
- 2.5.3 Site visits were undertaken within the Study Area to determine and refine the visual envelope and to carry out an appraisal of views within the area.

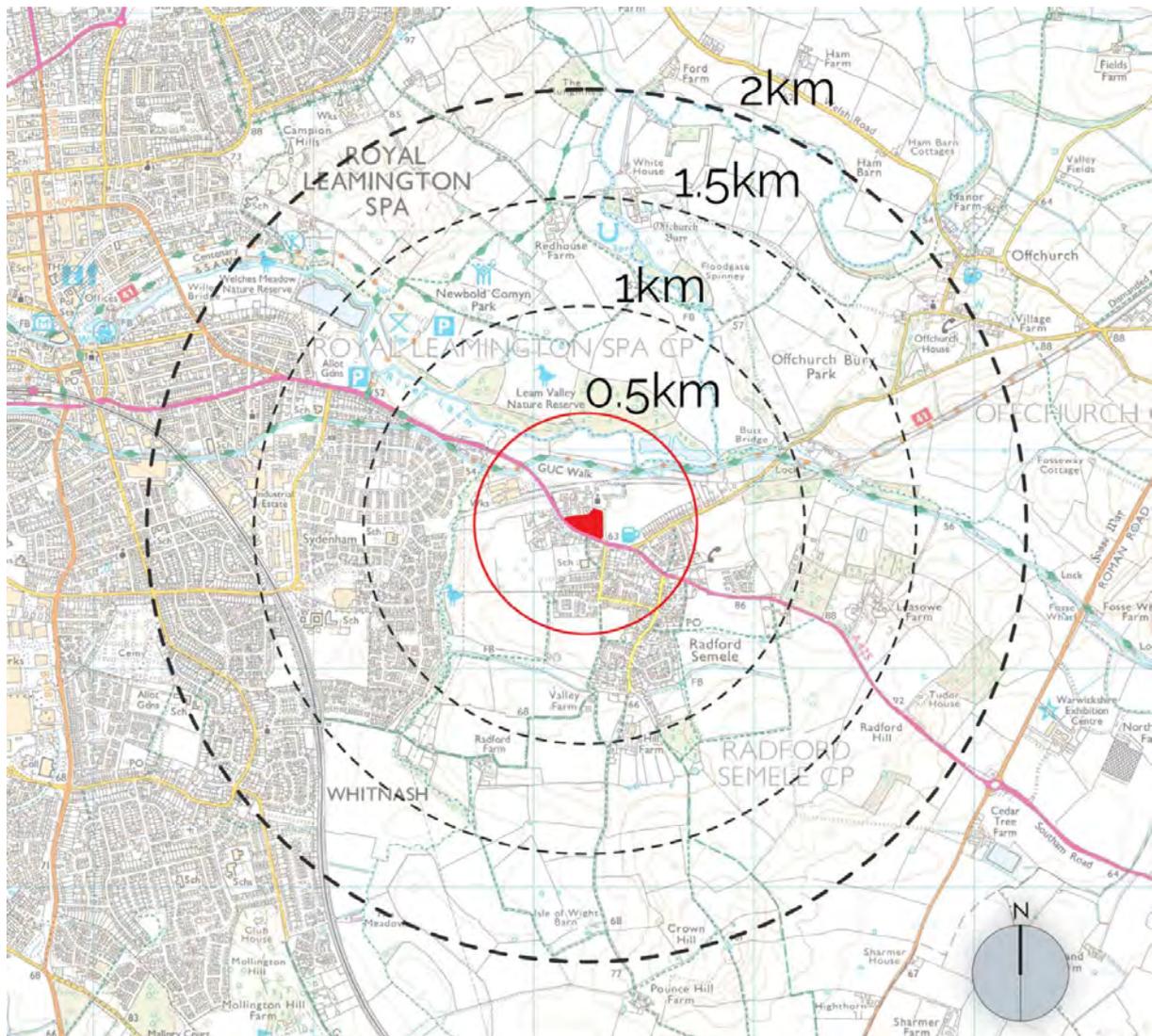


Figure 4: Study Area



3. Baseline Study – Policy

3.1 Introduction

3.1.1 This section has been structured to provide an overview of national and regional planning policy considered relevant to the location and nature of the Proposed Development. An assessment of the policy implications is included in the Planning Statement, submitted separately.

Level	Adopted Policy
National Planning Policy Framework Feb 2019	12. Achieving well-designed places
	15. Conserving and enhancing the natural environment
	16 Conserving and enhancing the historic environment
Warwick District Local Plan 2011-2029	H1: Directing New Housing
	DS5: Presumption in Favour of Sustainable Development
	SCO: Sustainable Communities
	BE1: Layout and Design
	BE3: Amenity
	HE1: Protection of Statutory Heritage Assets
	NE3: Biodiversity
NE4: Landscape	
Canal Conservation Area Appraisal	Warwick District Canal Conservation Area (Designated 2019)
Level	Emerging Policy
Radford Semele Regulation 16 Draft Neighbourhood Plan February 2020	RS2: Local Green Space
	RS6: Conserving and Enhancing Radford Semele's Landscape Character
Level	Supplementary Guidance
Supplementary Planning Guidance	Warwickshire Landscape Guidelines -1993
	Residential Design Guide - May 2018
	Open Space – January 2019

Figure 5: Relevant planning policy summary table

3.2 National

3.2.1 The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2019) sets out the Government's planning guidance and policy approach. The NPPF is therefore a key component in the consideration and determination of all planning applications for proposals within England. It also provides a framework within which locally prepared plans can be produced. The following extracts from each of the policies listed in Figure 5 are of particular relevance to this study:



12. Achieving well-designed places

3.2.2 Planning policies and decisions should ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

15. Conserving and enhancing the natural environment

3.2.3 Planning policies and decisions should contribute to and enhance the natural and local environment by:

- *protecting and enhancing valued landscapes, Sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*

16. Conserving and enhancing the historic environment

3.2.4 Planning policies and decisions should set out a positive strategy for the conservation and enjoyment of the historic environment. This strategy should take into account:

- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*

3.3 Regional

3.3.1 Warwick District's Local Plan (Adopted September 2017) is the development plan for the district through to 2029. The Plan includes the vision for the district and strategic priorities. The following extracts from each of the policies listed in Figure 5 are of relevance to this study.

H1: Directing New Housing

3.3.2 Housing development will be permitted in the following circumstances:

- *within the boundaries of Growth Villages and Limited Infill Villages, as identified below and as shown on the Policies Map;*
- *in the open countryside where:*
 - the Site is adjacent to the boundary of the urban area or a growth village, and*
 - there is an identified housing need to which the Proposed Development can contribute, and*

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



iii. the proposal is for a small-scale development that will not have a negative impact on the character of the settlement and the capacity of infrastructure and services within the settlement, and iv. the proposal is within a reasonable safe walking distance of services (such as school and shop) or is within reasonable safe walking distance of a public transport interchange providing access by public transport to services, and v. the proposal will not adversely affect environmental assets (including areas of ecological value, areas of high landscape value and designated heritage assets) unless these can be suitably mitigated in line with other policies in the Plan.

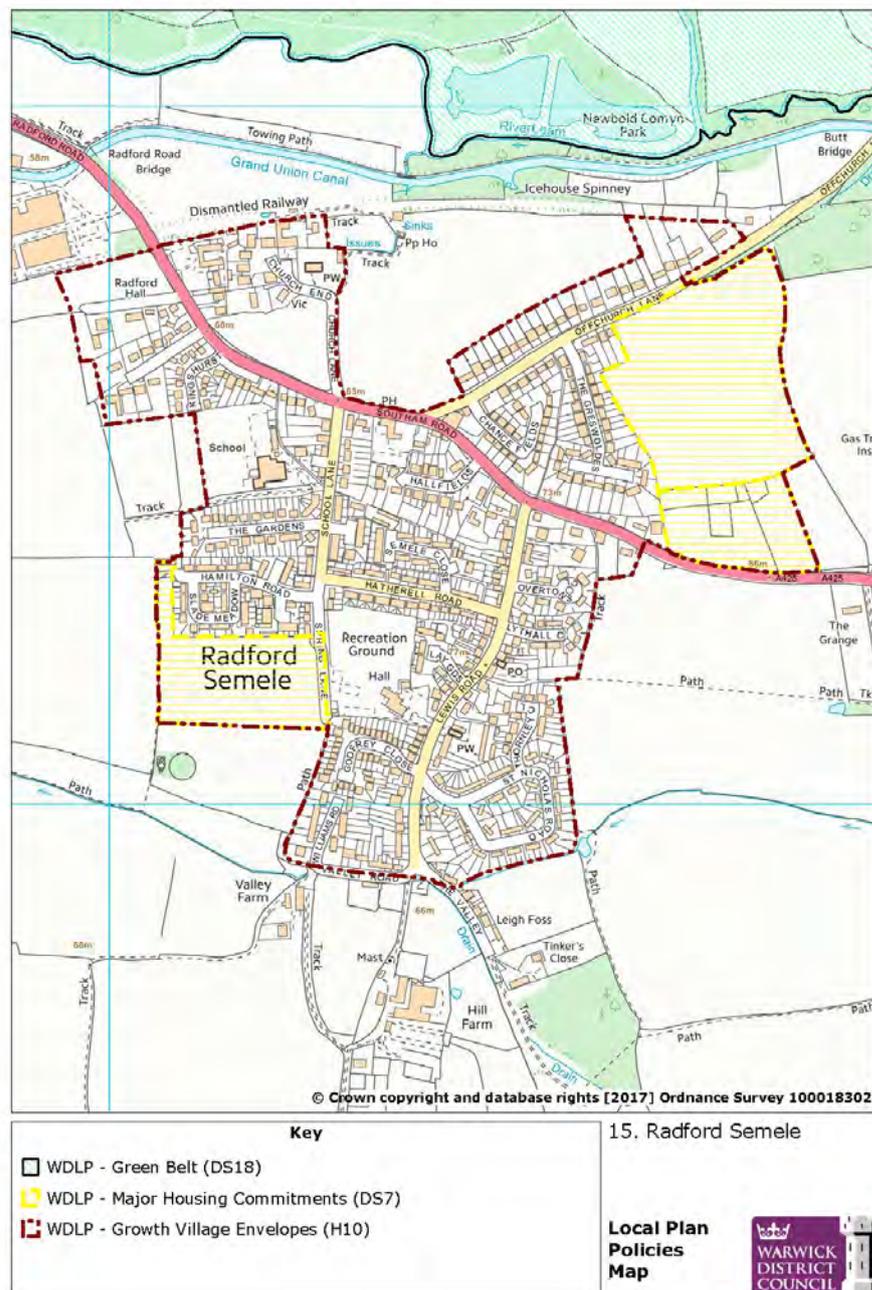


Figure 6: Radford Semele Policy map indicating the Growth Village Envelope



DS5: Presumption in Favour of Sustainable Development

3.3.3 When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions that mean proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and where relevant with policies in neighbourhood plans) will be approved without delay.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- i. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- ii. Specific policies in that Framework indicate that development should be restricted.*

SCo: Sustainable Communities

3.3.4 New development should be high quality and should ensure that it is brought forward in a way which enables strong communities to be formed and sustained. It is also important that new development protects and enhances the historic, built and natural features that make Warwick District a great place. To achieve this the development should:

- *deliver high-quality layout and design to integrate with existing communities;*
- *ensure access and circulation are inclusive and provide for a choice of transport modes, including public transport, cycling and walking;*
- *take account of community safety, including measures to prevent crime and road accidents;*
- *provide good access to community facilities including meeting places, local shops, transport services, health facilities and open space;*
- *ensure proposals are adaptable to climate change;*
- *have a focus on healthy lifestyles, including measures to encourage walking and cycling, to provide access to open space, play areas, playing fields and sports facilities and to encourage healthy diets;*
- *protect and where possible enhance the natural environment including important landscapes, natural features and areas of biodiversity;*
- *protect and where possible enhance the historic environment and particularly designated heritage assets such as listed buildings, registered parks and gardens and conservation areas; and*
- *manage flood risk to ensure that proposals do not unduly increase the risk of flooding*

BE3: Layout and Design

3.3.5 New development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:



- *harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;*
- *relate well to local topography and landscape features;*
- *reinforce or enhance the established urban character of streets, squares and other spaces;*
- *reflect, respect and reinforce local architectural and historical distinctiveness;*
- *enhance and incorporate important existing features into the development;*
- *respect surrounding buildings in terms of scale, height, form and massing;*
- *adopt appropriate materials and details; h) integrate with existing paths, streets, circulation networks and patterns of activity;*
- *incorporate design and layout to reduce crime and fear of crime;*
- *provide for convenient, safe and integrated cycling and walking routes within the Site and linking to related routes and for public transport;*
- *provide adequate public and private open space for the development in terms of both quantity and quality;*
- *incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features including incorporating sustainable water management features;*
- *ensure all components, e.g., buildings, landscaping, access routes, parking and open spaces are well-related to each other and provide a safe and attractive environment;*
- *make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;*
- *meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender;*
- *ensures that layout and design address the need for development to be resilient to climate change 85; and*
- *ensure that there is an appropriate easement between all waterbodies / watercourses to allow access and maintenance*

BE3: Amenity

- 3.3.6 Development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents and /or does not provide acceptable standards of amenity for future users and occupiers of the development.

HS2: Local Green Space

- 3.3.7 The Council supports the principle of designating land as Local Green Space. Local and neighbourhood plans have the opportunity to designate areas of particular local importance as Local Green Space, which affords similar protection to that of green belt. The Council considers that it is appropriate for local people to determine what areas of open space are valuable to them through neighbourhood plans in accordance with national planning policy.



HE1: Protection of Statutory Heritage Assets

3.3.8 Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the Site; and*
- b) No viable use of the heritage asset itself can be found that will enable its conservation; and*
- c) Conservation by grant funding or charitable or public ownership is not possible; and*
- d) The harm or loss is outweighed by the benefit of bringing the Site back into use.*

Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

NE4: Landscape

3.3.9 New development will be permitted that positively contributes to landscape character. Development proposals will be required to demonstrate that they:

- a) integrate landscape planning into the design of development at an early stage;*
- b) consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;*
- c) relate well to local topography and built form and enhance key landscape features, ensuring their long-term management and maintenance;*
- d) identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;*
- e) aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;*
- f) avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area;*
- g) address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing these features through means such as buffering and reconnecting fragmented areas;*
- h) maintain the existence of viable agricultural units, and;*
 - i) are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements.*

3.4 Canal Conservation Area Appraisal

3.4.1 The Site falls within the Canal Conservation Area which was designated in January 2019. A Conservation Area is an area of special or historical interest, the character or appearance of which it is desirable to preserve or enhance. The designation of the Conservation Area is a material consideration in the determination of planning applications within and adjacent to it. The Conservation Area seeks to preserve and enhance the special character and appearance of the canal and its immediate environs. The appraisal documents states:

The Canal Conservation Area seeks to promote intelligent and inspired design, which is responsive to local distinctiveness, respects history and context and can bring about economic and social benefit.



3.4.2 Within the Conservation Area there are stricter controls over demolition and new works and it affords additional protection to trees (restrictions are similar to those covered by a Tree Preservation Order).

3.4.3 The section of the canal relating to the Site is the Character Length no. 6 known as 'Fosse' which is situated between Radford Road and Welsh Road. It is a predominantly rural section following the valley of the River Leam. The listed buildings in Radford are discussed in the appraisal document which also confirms they are set on higher ground than the canal and that Radford became separated from the canal by the now dismantled railway. There is no indication in the document as to why the Site is included in the Conservation Area boundary, only that the listed building in the Site vicinity formed the original part of the village settlement.

3.5 Radford Semele Draft Neighbourhood Development Plan

3.5.1 The Radford Semele Neighbourhood Development Plan is not yet adopted although its contents will be a material consideration in the decision-making process.

3.5.2 Some of these draft policies relate to the Proposed Development. The following extracts from each of the policies listed in Figure 4 are of particular relevance to this study:

Policy RS2. Local Green Spaces

3.5.3 Three areas on the policy map are designated as Local Green Spaces in the village and one of these areas is RS1/2 'Church Fields West and East', the Site sits within the west field. The objective of the policy is to protect and enhance local green spaces and the policy states that proposals affecting Local Green Spaces will be assessed against national Green Belt Policy. The field to the west is described as mainly grassland and is sometimes occupied by horses and sheep and is assessed as having high landscape value.

The whole area, including the Site area is described in the document as:

"A unique open green space seen by visitors when entering and leaving village along the A425. The views into these fields are of special importance to the community, giving Radford Semele its village identity. The space provides beautiful views of the iconic St Nicholas Church, key heritage assets and the surrounding countryside typical of the Dunsmore and Feldon NCA. The area provides a quiet agricultural setting for listed buildings/monuments (Parish Church of St Nicholas, Churchyard Boundary Wall and Lychgate to South of Church, The White Lion Public House, The Glebe House, 64 and 66 Southam Rd and The Manor Cottage). The much-loved view has remained largely unchanged since medieval times. At night the area to the east is dark and tranquil because there is little in the way of artificial lighting, giving a rare aspect of the setting when approaching the church along Church Lane. Previous excavations on the east field have identified a possible 'shrunk' settlement, previously part of the medieval settlement of Radford Semele. At the entrance into Church Lane is the Site of the ancient village stocks. WDC have included this area within the Conservation Area for the canal corridor. This area provides a valuable open space for Flood Risk management."

Policy RS6. Conserving and Enhancing Radford Semele's Landscape Character

3.5.4 The objective of this policy is to protect local landscape and heritage. Any new development must project, conserve and enhance the area's landscape character by:

- *Protecting the historic character and settlement pattern of the area. Particularly the distinct settlement pattern of Radford Semele, individual farmsteads and key heritage assets;*
- *protecting the mosaic of woodland, trees and hedgerows;*
- *planting new hedgerows and improving redundant and gappy existing hedgerows;*



- *by protecting the essential character of the Parish of Radford Semele as shown on the policy map no.6, view number 2 'view of Church and Church fields from corner of A425/Offchurch Lane'. Relates to the Proposed Development and is described as a Community Valued View.*
- *screening urban forms of development and having appropriate transition from urban to rural areas.*

3.6 Supplementary Planning Guidance

Warwickshire |County Council Landscape Guidelines SPG

3.6.1 The Warwickshire County Council Landscape Guidelines (1993). Categorise the area of Radford Semele as within the area of 'Dunsmore' which is:

"a well wooded, and in places urbanised region characterised by low glacial plateaus, sandy soils and remnant healthy vegetation."

3.6.2 The Site sits within an area described as Plateau Fringe. The Site and surroundings are not defined as an area for enhancement.

Warwick District Council Residential Design Guide SPG

3.6.3 The design guide develops key adopted policies in the Local Plan (including BE1 (Layout and Design) and H1 (Directing New housing) as noted in Section 2.3.1. The residential design guide (2018) provides a design framework for anyone involved in providing residential development within Warwick District. It seeks to promote high quality and innovative design, sensitive to and in keeping with the area in which it is located.

Public Open Space SPG

3.6.4 This document sets out guidance for the provision, enhancement, adoption and future maintenance of Public Open Spaces (POS) required in conjunction with new residential and commercial development across Warwick District. The primary objectives are:

- To secure and ensure the provision of high quality, appropriate Public Open Spaces
- To give clarity to developers as to what will be expected of them in terms of on-Site POS provision or where appropriate commuted contributions or enhancements to existing open space
- To help secure safe and convenient access to POS, including children's play facilities to all residents of new housing developments and allotments where appropriate
- To ensure that POS is designed, laid out and maintained to an acceptable standard • To help ensure that financial contributions for off-Site POS enhancements to existing provision are calculated fairly in accordance with the Council's standards and spent appropriately
- To help enhance the environment and ecology/ biodiversity in the vicinity of new housing developments



4. Baseline Study – Landscape

4.1 Landscape Fabric

Boundaries

4.1.1 The Site comprises grassland with some boundary vegetation. There are no buildings or structures within the Site.

4.1.2 The northern boundary, opposite the church, is defined with a metal estate railing which allows views across the Site.



Figure 7: Northern boundary railing, opposite the church

4.1.3 The northwest boundary is shared with rear gardens to neighbouring properties. Number 27 Southam Road (Glebe Orchard) has timber fences. The boundary with the Vicarage is defined with a mix of vegetation and fencing. The Glebe House has a distinctive red brick boundary wall with some tree planting along the wall, see Figure 10 below. The trees are a mixture of Japanese walnut and hornbeam.



Figure 8: Fence to No. 27 (Glebe Orchard)



Figure 9: Vegetated boundary to the Vicarage



Figure 10: The brick wall boundary to The Glebe House with tree planting in the Site.

- 4.1.4 The southwest boundary along Southam Road is marked with a post and wire fence and is largely open to the road (Figure 11). A wide grass verge to the road with trees of varying maturity and species sit outside the Site boundary but form a local landscape feature on this side of the Site.



Figure 11: Trees, fence and bus stop to Southam Road verge

- 4.1.5 The eastern boundary is defined by a line of mature hedgerow trees along Church Lane. The hedgerow is mainly ash, lime and wild cherry with some birch and rowan. The ecology report notes that this hedge includes some Himalayan bramble which is invasive species and should be removed.



Figure 12: Hedgerow vegetation to Church Lane

Topography

- 4.1.6 Radford Semele is located on the gentle slopes to the River Leam and the Grand Union Canal, the Site itself is relatively flat, with a slight gradient falling towards the church.
- 4.1.7 Figure 13 (below) shows where the Site sits in the study area topography; it lies within the village plateau with the main village centre at 63AOD.
- 4.1.8 Land further north and west of the Site gently slopes before falling more steeply into stream valleys. North of the Site the Grand Union Canal and River Leam are in low ground. Beyond, the woods of Leam Valley Nature Reserve climb gently.
- 4.1.9 To the south, the highest point on the edge of the village is Crown Hill at 101AOD.
- 4.1.10 The Site is located with Flood Zone 1 and therefore has a low probability of flooding.

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3

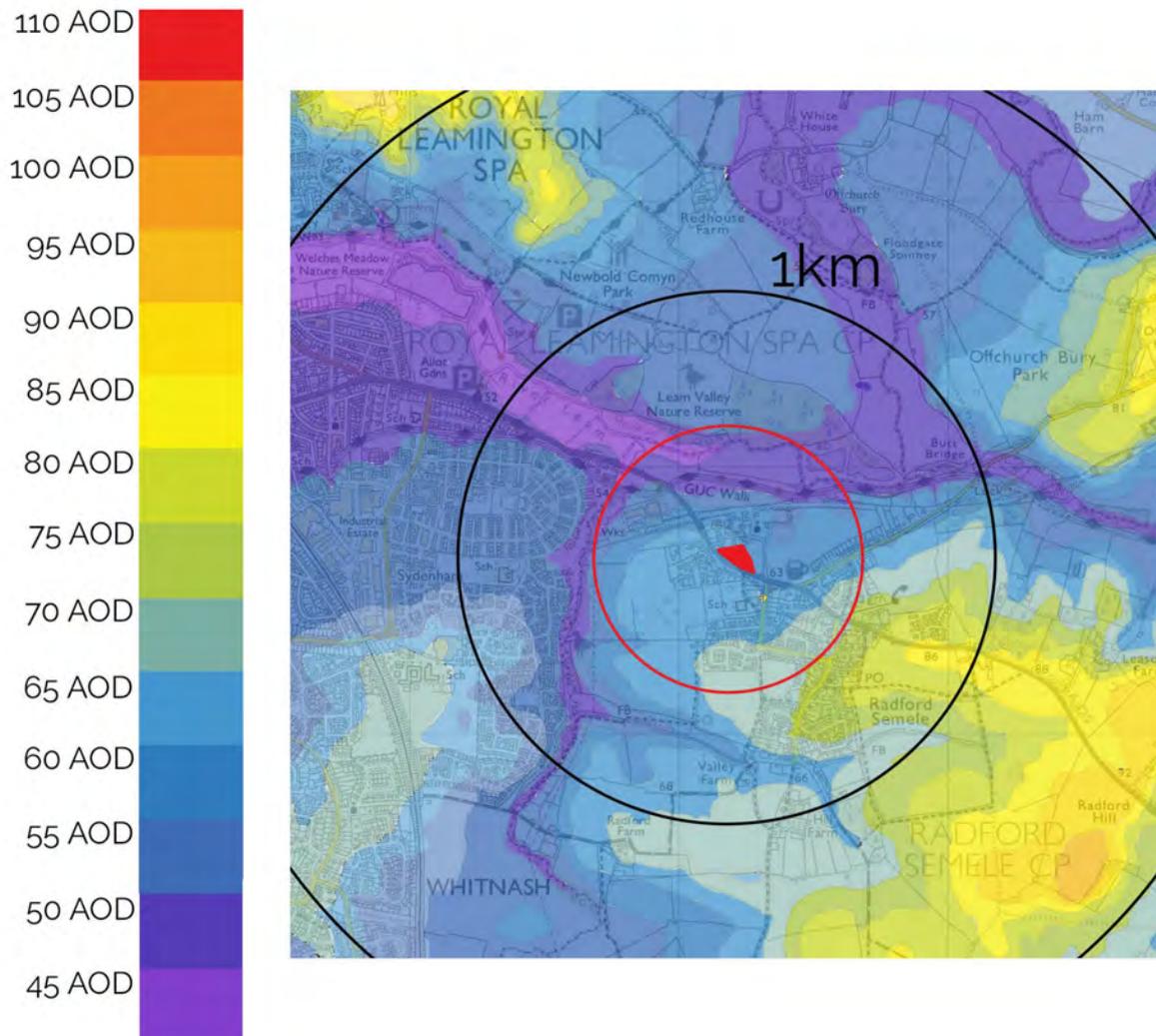


Figure 13: Study Area topography

4.2 Statutory and Non-Statutory Designations

Landscape

- 4.2.1 The Site is located within the Canal Conservation Area.
- 4.2.2 The Site is located within the Growth Village Envelope.
- 4.2.3 Radford Semele has a Neighbourhood Development Plan which can proceed to referendum subject to some modifications. Within this document the Site is called 'Church Fields West' and is designated as a 'Local Green Space'.
- 4.2.4 The Neighbourhood Development Plan defines the field as having high landscape value.

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



LEGEND

-  Local Green Space
-  Canal Conservation Area
-  Growth Village Envelope
-  Footpaths
-  Site Boundary
-  Listed Buildings



Figure 14: Site Context



4.2.5 There are 11no. listed buildings in Radford Semele. All are Grade II listed. The nearest are The Glebe House (Figure 15) which is situated on the northwest boundary and The Parish Church of Saint Nicholas, boundary wall and lychgate (Figure 16) which is immediately to the north of the Site.



Figure 15: The Glebe House



Figure 16: Parish Church, wall and lychgate

4.2.6 In the Site vicinity the Grade II listed buildings are as follows.

List Entry	Date first listed	Location on map (Figure 11)
Building name		
Parish Church of Saint Nicholas	1967	No. 2 – Immediately north of the Site on Church Lane,
The Glebe House	1985	No. 1 - Property boundary adjoins northwest Site boundary
Radford Hall	1967	No. 4 - Located north of the Site, does not adjoin Site boundary
The White Lion Public House	1987	No.6 - Located southeast of Site on Southam Road, does not adjoin Site boundary
Built features		
Churchyard Boundary wall and Lychgate to south of church, Southam Road	1987	No. 3 - Immediately north of the Site on Church Lane, Opposite Site boundary
Garden Wall and doorway to south gate piers to west of Radford hall	1967	No. 5 - -Located north of the Site, does not adjoin Site boundary

Figure 17: Listed Buildings within 100m of the Site boundary

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



- 4.2.7 Three other Grade II Listed buildings are within the village, situated to the southwest and are over 100m away. These are Nos. 64 and 66 Southam Road, The Manor Cottage, No. 1, The Old Dairy and Mornington Cottage all on Lewis Road, (see Figure 14 for locations).
- 4.2.8 The corner at the junction of Church Lane and Southam Road is the historic site of the village stocks, although no visible features remain and it is not marked. The site of the stocks is included as a non-designated heritage asset in the Neighbourhood development Plan.
- 4.2.9 A heritage statement has been prepared by RPS Group and is submitted separately.

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



Figure 18: Site Features



Ecology

- 4.2.10 The Site has no statutory ecological designations.
- 4.2.11 Local Wildlife Sites nearest the Site are Leam Valley to the north (approximately 500m away) and the Whitnash Brook nature reserve to the west (approximately 1km away).
- 4.2.12 A preliminary ecological assessment, including a Phase 1 Habitat Survey has been carried out by Midland Ecology and is submitted separately. The ecology report covers the Site as defined in this report.
- 4.2.13 The report states that most of the Site is dominated by improved grassland with a patch of introduced shrub (snowberry) with some ash trees in the north-west corner. Along the northern border with residential properties a line of trees is located adjacent to the brick wall. Bramble, ivy and common hogweed form tall ruderal vegetation are present along the Southam Road fence line. The line of trees to the eastern boundary (Church Lane) is possibly a former hedge that has over matured.
- 4.2.14 The area surveyed was suitable for protected species and was confirmed to support breeding birds and foraging badgers, it has a medium likelihood of supporting foraging bats.
- 4.2.15 The Site falls within the Impact Risk Zones of two Sites of Special Scientific Interest (SSSI) which are further field (both over 4km away) The report confirms that the Site does not share similar habitats or strong connectivity with either of these Sites.
- 4.2.16 Within the Study Area of the report, habitats of woodland fragments, traditional orchard, woodpasture/parkland and good quality semi-improved grassland are present and are likely to be classified as priority habitats of principal importance
- 4.2.17 The recommendations in the report are:
- Any works undertaken within the bird nesting season should be checked beforehand by an ecologist.
 - Removal of trees should be mitigated with planting of native species to provide a biodiversity net gain.
 - The hedgerow to the east (Church Lane) should be restored with infill native hedge planting. The Himalayan bramble along the Church Lane hedgerow is invasive and should be removed
 - Nest boxes should be incorporated on residential properties or on existing trees to compensate for any loss and add net gain.
 - Provision should be made to retain badger foraging opportunities to compensate for any loss.
 - Any tree removal should be outside bat maternity season with potential roosting features checked prior to felling.
 - Opportunities for enhancement include hedgehog houses along the rear garden boundaries linking to the retained grassland and the creation of a wildlife pond in the north of the Site.
- 4.2.18 It should be noted that the Magic.defra.gov.uk database shows the Site is within an area highlighted for targeting the priority species of the Lapwing.



Access

- 4.2.19 There are no public rights of way (PRoW) within the Site itself.
- 4.2.20 There is a network of PRoW within the 2km Study Area. The nearest to the Site is W121 which northern most point begins opposite the bus stop on Southam Road,
- 4.2.21 The next closest PRoW to the Site are within and surrounding the village settlement to the south and to the west. The network of PRoW within the Study Area are shown in Figure 20. This includes the Grand Union Canal Walk which is a well-used public route and situated along the canal towpath, approximately. 200m to the north of the Site.
- 4.2.22 The proposals for the Public Open Space include a new, surfaced pedestrian path around the field with an access point at the corner of Southam Road and Church Lane. The path emerges next to the existing field gate opposite the church.
- 4.2.23 Vehicles currently access the Site via the field gate at the northern corner near the church. As part of the Proposed Development a new access point to the housing is proposed off Southam Road, opposite Kingshurst.



Figure 19: Looking across the Kingshurst junction with Southam Road towards the proposed new access point to the Site



Figure 20: PRoW within Study Area

4.3 Landscape Character

4.3.1 Landscape character is defined as the distinct pattern or combination of elements that occur consistently in a particular landscape to make it different and unique from one place to another. It is how we perceive the interaction of several aspects recognised as the earth sciences, historical and cultural influences, biodiversity, visual and sensory qualities, which all combine to create local distinctiveness and a sense of place. Landscape Character Assessment can be undertaken at a number of scales from national level through to local or Site level.

A desk study revealed that the following Character Assessments were applicable to the Site and the surroundings:

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



Assessment	Character Area/Type	Date
National		
National Character Area	96: Dunsmore and Felton	2013
Regional & Local		
Land South of Warwick and Leamington	Plateau Farmlands	1993

Figure 21: Landscape Character Assessments

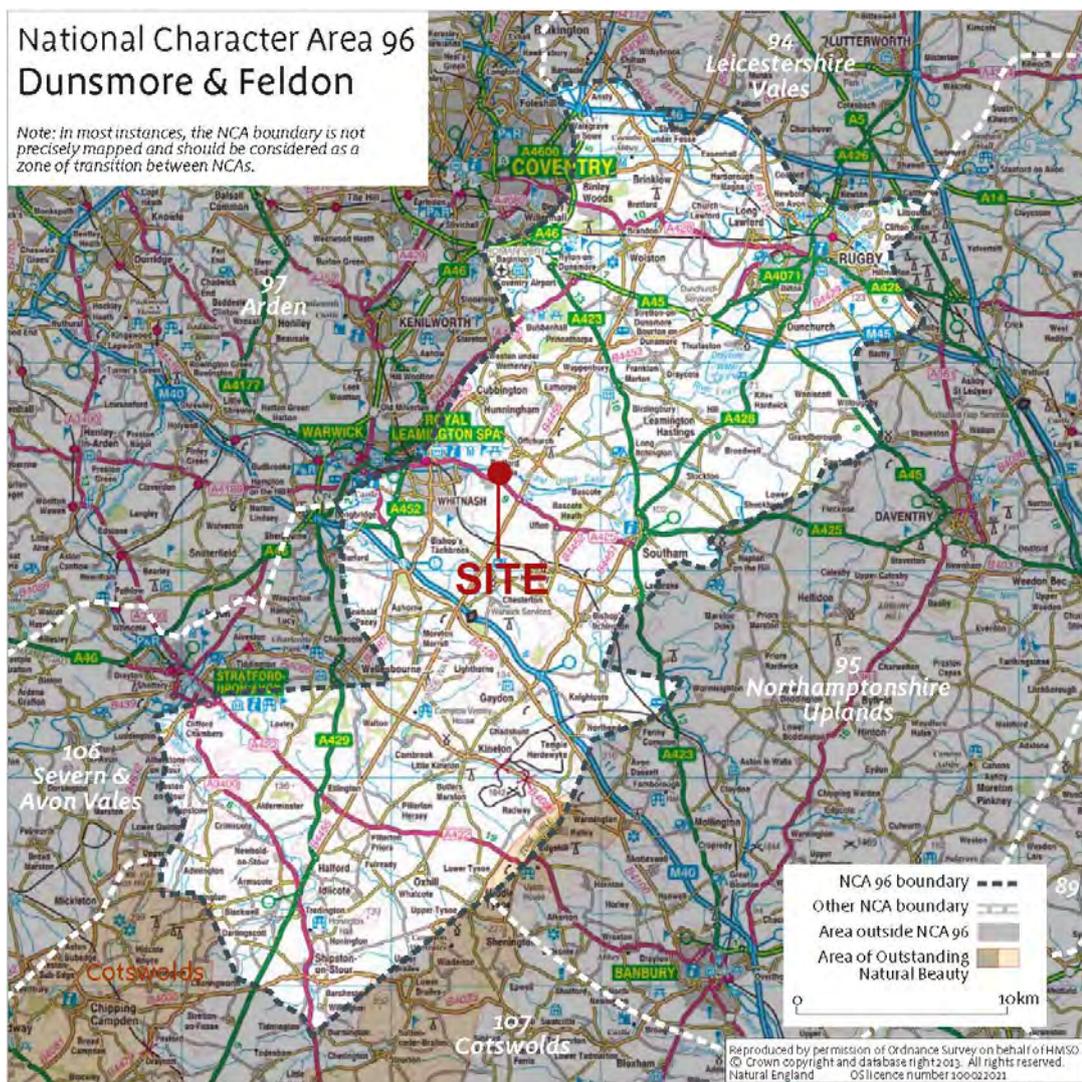


Figure 22: National Character Area (NCA) 96

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



4.3.2 Natural England places the Site within National Character Area (NCA) 96: Dunsmore and Felton. The key characteristics of this landscape and how they relate to the Site are discussed in the following table:

Key Characteristic	Evident Within Site	Description in relation to the Site
The sense of a predominantly quiet, rural landscape is heightened by its close proximity to several urban areas, with a gently undulating landscape of low hills, heathland plateau and clay vales separated by the occasional upstanding escarpment.	✓	The Site is within a quiet, rural landscape setting, it is very gently undulating with no escarpment. in the vicinity.
The underlying lower Lias clays and Mercia mudstones are similar throughout Dunsmore and Felton but the Quaternary 'superficial' deposits are what mark the change in character between Dunsmore and Felton.	✓	Soil type unknown, assume geology is consistent with the area.
Light sandy soils associated with the west (Dunsmore) supporting mixed farming and some intensive arable with fertile alkaline soils to the east (Feldon) supporting grazed pasture.	✓	Soil type unknown but the Site supports grazing.
Generally low woodland cover across the area, although there are areas of well-wooded character and ancient woodlands, especially in the north, providing habitats for bluebells, molluscs and fritillary butterflies, these woodlands are linked with landscaped parklands and hedgerow trees.	X	The Site does not contain any woodland habitat.
Remnants of the formally extensive Dunsmore Heath, preserving characteristic heathland archaeology, can still be found in woodland clearings. Natural regeneration on sand and gravel soils also occurs along road verges although bracken is often abundant.	X	The Site does not contain any woodland clearing habitat.
Narrow, meandering river valleys with pollarded willows, streamside alders and patches of scrub supporting dipper, kingfisher, otter and Atlantic stream crayfish.	X	The Site does not contain or adjoin any watercourses. The nearest is River Leam, 400m to the north.
Canals, including the Grand Union Canal, and Draycote Reservoir provide important riparian habitats and a well-used recreational resource.	X	The Site is within the Canal Conservation Area, although the Canal is located 250m away from the Site and there is no visual link.
Mainly large fields, with regular or rectilinear shapes, although some smaller fields also feature. Numerous areas of remnant ridge-and-furrow and earthwork remains of mediaeval settlements as found at Lower Tysoe, Radwell and Napton on the Hill.	✓	The Site is a small, triangular shaped field with possible remnant ridge-and-furrow.
Predominantly nucleated settlement pattern with a low density of isolated farmsteads and some field barns sitting within a landscape of piecemeal and planned enclosure of the open fields which extend from the villages over large parts of this area. Many villages have recently expanded but the traditional buildings, constructed of red bricks or Lias limestone, still retain their blue brick or ironstone details.	✓	The Site extends from the village which contains traditional buildings.
The busy roads and large industrial units on the outskirts of the main settlements of Leamington Spa, Coventry and Rugby exert an urban influence on the surrounding area.	✓	Leamington Spa is west of the Site, the A425 is busy with traffic although the north of the Site and surroundings are very rural.
Limestone quarrying for the cement industry was formally a feature in the centre and south of the area, and disused quarries are now prominent elements in the landscape. The rock exposures and spoil heaps are of geological importance, as well as having interesting grassland communities.	X	There is no evidence of quarrying in or around the Site.

Figure 23: Key characteristics of NCA 96: Dunsmore and Felton



4.3.3 The above table demonstrates that the Site is consistent with 6 of the eleven key characteristics of NCA 96 and therefore is making a contribution to the characteristics of the character area but to a limited extent due to the size of the site.

4.3.4 The NCA sets out Statements of Environmental Opportunity (SEO) for the area as follows:

- **SEO 1:** *Protect and appropriately manage the historic character, settlement pattern and features of Dunsmore and Feldon, in particular its areas of archaeological and heritage interest, including the deserted settlements and ridge-and-furrow Sites, ancient woodlands, veteran trees, farmsteads, country houses and landscaped parklands, and enhance the educational, access and recreational experience for urban and rural communities.*
- **SEO 2:** *Protect and appropriately manage Draycote Reservoir and the important network of natural and man-made rivers, streams, ponds, canals and other wetland habitats for their important role in water provision and water quality, for the species they support and for their contribution to recreation, sense of place and geodiversity.*
- **SEO 3:** *Protect and manage the mosaic of habitats including woodlands, hedgerows and heathlands, particularly ancient and semi-natural woodlands, together with sustainable management of agricultural land, and new planting of woodland and heathland, where appropriate, to ensure continued provision of food, to extend the timber and biomass resource and to contribute to pollination, biodiversity and carbon storage, and for the benefits of soil and water management.*
- **SEO 4:** *Protect and manage the landscape character, high quality tranquillity levels and the historic settlement character to enhance sense of place and of history and to promote recreational opportunities; and ensure that new development is sensitively located and designed, integrate green infrastructure links into development, encourage new woodland planting to soften urban fringe developments and promote recreational assets such as the National Cycle Routes.*

4.3.5 The NCA provides a generalised wider background however, it is considered that the smaller assessment scale of regional and local assessments afford a sounder understanding of the local subtleties that determine the character at an appropriate level.

4.3.6 The area of Radford Semele is within the area of 'Dunsmore' in the Warwickshire County Council Landscape Guidelines (1993). This area is

"a well wooded, and in places urbanised region characterised by low glacial plateaus, sandy soils and remnant healthy vegetation."

4.3.7 The Site sits within an area described as Plateau Fringe:

Overall character and Qualities:

A rather variable, often large-scale farmed landscape with a varied undulating topography and characterised by a nucleated settlement pattern of small, often shrunken villages.

Characteristic features:

- *An undulating topography of low rounded hills and narrow, meandering river valleys.*
- *Large arable fields, often with poorly defined field pattern.*
- *Pockets of permanent pasture and smaller hedged fields, usually associated with more steeply sloping ground.*

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



- *A nucleated settlement pattern typically comprising loose clusters of dwellings.*
- *Isolated, brick-built farmsteads.*
- *screening urban forms of development and having appropriate transition from urban to rural areas.*

4.3.8 A greater understanding of the specific local landscape character of the Site is described in the NDP policy description relating to Local Green Spaces (Section 2.5)



5. Baseline Study – Visual

5.1 Visibility

- 5.1.1 Potential visibility was initially determined through desk study to identify the extent upon which the Proposed Development has the potential to affect the visual amenity of the area.
- 5.1.2 Site visits were undertaken within the Study Area to refine the visual envelope and to assess the potential nature and extent of views within this area.
- 5.1.3 Visibility of the whole Site is considered however, the area of proposed built development in the western part of the Site was the focus of the visual appraisal. The area of Public Open Space is to be retained as an open field.
- 5.1.4 The overall extent of visibility is significantly contained by existing built development and vegetation.
- 5.1.5 Following the Site visit it was established that long distance views of the Site from PRow and roads were not possible. Footpaths in the wider area (within 2km of the Site), indicated in Figure 20 were checked and it was confirmed that the Site is only visible from within the village.
- 5.1.6 Local views, within the village, were identified as the most sensitive. The majority of these were along Southam Road which is an A road to and from Leamington Spa used by cars and pedestrians.
- 5.1.7 Users of Church Lane would have views to the Site if it were not for the large established hedgerow along the entire length (west side) which significantly restricts views to the Site. Church Lane continues round to the west, in front of the church building and lychgate, at this point the field boundary is open and clear views are possible. This was selected as another viewpoint
- 5.1.8 The Grand Union Canal Walk is situated to the north of the Site it would have been the tow path to the canal. Due to the topography, although the path comes within 200m of the Site, the church is visible from the path but the Site is not (see Figure 24, below).



Figure 24: View towards the church from the Grand Union Canal Walk

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



5.1.9 The following sensitive visual respondents were identified as representative views and photographed:

- Viewpoint 1 – View looking northeast from Kinghurst/Southam Road junction
- Viewpoint 2 – View from PRow W121 looking north
- Viewpoint 3 – View across the corner of Church Lane looking northwest
- Viewpoint 4 – View from outside the White Lion Public House looking west
- Viewpoint 5 – View from the church gate looking southwest



Figure 25: Location of representative viewpoints

Green markers indicate viewpoints which have been appraised, Red markers show where the viewpoint was found to have no visibility of the Site.

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



5.2 Viewpoints

5.2.1 A series of representative viewpoint photographs were taken as outlined in 4.16 above.



Figure 26: Viewpoint 1 – View looking northeast from Kinghurst/Southam Road junction. Approximately 22m from Site boundary.

- 5.2.2 Viewpoint 1 is taken from Kinghurst which is opposite the Site and is the location of the proposed new Site access. A post and wire fence defines the southern boundary of the Site. The Glebe House and its brick wall boundary are clearly visible.
- 5.2.3 This is a typical view from the footpaths and roads at this junction of Southam Road. To the left of the view the houses will be visible through the intervening vegetation.
- 5.2.4 In the summer leaf-cover on the off-site trees on Southam Road would filter direct views to the Site.
- 5.2.5 The character of the view will change in part as there will be an extension to the built form to the left. From this position the view to the west elevation of The Glebe House will be obscured. The view to the right, looking north across the proposed Public Open Space to the landscape and hedgerows beyond will be retained as existing.

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



Figure 27: Viewpoint 2 – View from PRow W121 looking north. Approximately 16m from Site boundary.

- 5.2.6 Viewpoint 2 looks north from the northern-most point of PRow W121 which emerges onto Southam Road opposite the bus stop. The south elevation of The Glebe House is clear from this position.
- 5.2.7 To the left of the view the proposed properties will be visible through the intervening vegetation. To the centre the church is clearly visible and to the right the hedgerow vegetation to Church Lane can be seen.
- 5.2.8 In the summer leaf cover on the trees to Southam Road would filter direct views to the Site.
- 5.2.9 The character of the view will change in part as there will be an extension to the built form within the Site area to the left. From this viewpoint the position of the proposed rear garden boundaries ensures the view to the south elevation of The Glebe House will be retained. The view across the proposed Public Open Space to the church will be retained as existing.

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



Figure 28: Viewpoint 3 – View across the corner of Church Lane looking north-west. Approximately 32m from Site boundary.

- 5.2.10 Viewpoint 3 looks north west across the corner of Church Lane to the Site.
- 5.2.11 To the left of the view the Development will be visible through the intervening vegetation. To the centre The Glebe House is clearly visible and the hedgerow to church lane is in the foreground on the right-hand side. The corner of church lane is the historical location of the village stocks.
- 5.2.12 Hedgerow vegetation associated with the Church Lane field boundary would obscure views to the Site in the summer. Leaf cover on the trees to Southam Road would filter direct views to the Proposed development and to The Glebe House.
- 5.2.13 Mitigation in the form of hedge planting and orchard tree planting is proposed to soften the view across to the development boundary.
- 5.2.14 The character of the view will change in part as there will be an extension to the built form within the Site area. From this position the view to The Glebe House and the field to the right will be retained.

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



Figure 29: Viewpoint 4 - View from outside the White Lion Public House looking west. Approximately 90m from Site boundary.

- 5.2.15 Viewpoint 4 looks northwest across Church Lane to the Site and the church. The view is taken from outside the White Lion Public House which is a Grade II Listed building.
- 5.2.16 To the left of the view the Proposed Development will only be partially visible in winter through the intervening vegetation. The view to the right is a clear view of the church tower above the hedge line.
- 5.2.17 Hedgerow vegetation associated with the Church Lane field boundary would obscure views to the both the Site and the field in the summer. Leaf cover on the trees to Southam Road would further obscure views to the Site. In summer views to the church tower and roof would still be possible.
- 5.2.18 This view is representative of the Community Valued View no. 2 in the NDP.
- 5.2.19 There will be a slight change to the character of the view as there will be an extension to the built form within the Site area however the existing view across to the proposed Public Open Space and to the church will be retained.

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3



Figure 30: Viewpoint 5 - View from the church gate looking south-west. Approximately 8m from Site boundary.

- 5.2.20 Viewpoint 5 looks south from the church lychgate on Church Lane. The boundary estate railing to the field is clearly visible in the foreground. The view looks across the large expanse of the field which rises slightly towards Southam Road.
- 5.2.21 The Proposed Development is to the right, this view looks onto the new development boundary obliquely.
- 5.2.22 Church Lane is a quiet road only serving the church and some houses and agricultural buildings on Church End.
- 5.2.23 The new pedestrian route around the Public Open Space will emerge next to the existing field gate to the right.
- 5.2.24 Views towards properties on the opposite side of Southam Road would be filtered in the summer by the trees along Southam Road
- 5.2.25 There will be a change to the character of the view to the right as there will be additional built form within the Site area and rear garden boundaries will be visible. The change to this view can be mitigated by planting to soften the edge of the development; hedge planting to the garden fence and orchard planting are proposed.
- 5.2.26 The principal view across the proposed Public Open Space, to and from the church, is retained.

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3

6. Development Proposals

6.1 The Proposed Development

- 6.1.1 The Proposed Development provides an opportunity to create a small-scale housing development appropriate to the setting and a valuable landscape resource for the community.
- 6.1.2 The scheme is for a housing development of 5no. homes and associated infrastructure. The home are detached properties with garages. A large area of Public Open Space (1.1 hectares) is also to be provided on the adjacent field.
- 6.1.3 A new vehicular access is proposed off Southam Road, opposite Kingshurst. The existing field gate access on the adjoining field will remain in use for maintenance access to the field.
- 6.1.4 There are no trees of significance on Site, only some ash in the northwest corner and tree planting parallel with the boundary wall to the Glebe House. These trees are to be retained and protected during construction.
- 6.1.5 The southwest Site boundary adjoins the verge and trees to Southam Road, this is off Site and is to be retained except for one tree (a crab apple) which is required to be removed to provide the bell mouth for the new access road.
- 6.1.6 As part of the design process mitigation measures have been considered and included where appropriate. Mitigation is defined as: *"Measures proposed to prevent/avoid, reduce and where possible remedy (or compensate for) any significant adverse landscape and visual effects..." (GLVIA3)*

6.2 The Landscape Masterplan

- 6.2.1 The proposed Landscape Masterplan (shown in Figure 31) provides an outline landscape framework. Some of the key features of the plan are as follows:
 - A. 5no. residential plots are created within the western part of the Site. The plots are positioned in a linear arrangement, close to the neighbouring residential properties and the road. The plots face onto the road with generous frontages to continue the settlement pattern found elsewhere along the Southam Road. Tree planting, hedges and ornamental planting to plot frontages are proposed to create a green street scene.
 - B. Within the Site the plots are arranged so that built form and plot boundaries do not obscure the view across from Southam Road to the south elevation of The Glebe House. The open views to the church are retained across the adjoining field of Public Open Space.
 - C. The Public Open Space will retain the existing open character of the Site in order to protect views across the Site and provide opportunities for increased biodiversity. Proposed enhancements include a wetland scrape, a variety of grass regimes, hedgerow shelters and nesting boxes. The existing hedgerow to Church Lane will be managed to remove Himalayan bramble and gapped up with hawthorn and hornbeam as required.
 - D. Additionally, within the Public Open Space, a new hard-surfaced, pedestrian footpath will provide a route to the church and seats are included for users to enjoy views to the church and fields beyond. The field will be managed with areas of meadow grass, wildflowers and native bulbs.

Landscape and Visual Appraisal

VERSION: V3 DATE: March 2021

REF NO: 210128_1188 Radford Semele LVA V3

7. Conclusions

- 7.1.1 The proposal is to develop a 1.4 hectare Site situated off Southam Road. The Proposed Development comprises 5no. houses with associated infrastructure on the western part of the site (0.3 hectares). To the east a large, new Public Open Space is to be provided (1.1 hectares).
- 7.1.2 The proposed housing development will result in a permanent change to the fabric of the Site however, this is less than a quarter of the total Site area and there are no notable landscape features within it. The fabric of the remaining area of the Site will be retained, protected and enhanced as a new area of Public Open Space.
- 7.1.3 The existing line of trees along Southam Road have amenity value, only 1no. existing tree will need to be removed to allow for a new access point; overall the proposed tree planting to the development provides a net gain of trees.
- 7.1.4 The Site is currently rural in character and pending status as a Local Green Space, but, due to the proximity of the main road and adjacent dwellings, the western part of the site (where the houses are proposed) is heavily influenced by the surrounding settlement and can be described as having moderate landscape value. The remainder of the field, to the east, can be described as having high landscape value.
- 7.1.5 The housing development will result in a permanent change to the character of the western part of the Site; however, the character of the wider landscape is retained due to the small-scale of the Proposed Development and the provision of Public Open Space which will be in keeping with the existing landscape character.,
- 7.1.6 Development of the Site will have a neutral effect on the character of the Canal Conservation Area due to the small-scale of built form, its position away from the canal itself and the lack of any visual connection.
- 7.1.7 The heritage of the Site is sensitive due to the proximity of listed buildings and features; the Parish Church of Saint Nicholas, the churchyard boundary wall and lychgate and The Glebe House. The siting and layout of the housing within the Site retains important views to these buildings and protects the rural setting of the church by establishing the eastern part of the field as Public Open Space.
- 7.1.8 There are no long-distance views of the Site.
- 7.1.9 The greatest visual sensitivity is found within the village, from Southam Road and the Church. Viewpoints have been selected accordingly. (These can be seen in Figures 26-30).
- 7.1.10 The proposals form a very small pocket of infill to the settlement of Radford Semele within the Growth Village Envelope. Appropriate development of the Site and provision of landscape enhancements with approximately three quarters of the site area retained as open space will successfully integrate the Proposed Development into the local surroundings.
- 7.1.11 Development of the Site is in line with the existing settlement pattern along Southam Road. A Site Plan (Figure 3) and a Landscape Masterplan (Figure 31) are provided to illustrate the proposed layout and green framework for the Site.
- 7.1.12 The existing field is of limited ecological value, the proposed meadow management, native planting and nest boxes to the green space will provide biodiversity enhancements. The intention is for the Public Open Space to include a community orchard area to be managed and enjoyed by the local community in perpetuity.

