

KACH CAPITAL ESTATES LTD



**ES LANDSCAPE
PLANNING**
Part of the ES Group

LAND SOUTH OF CHARINGWORTH
DRIVE, HATTON PARK,
WARWICK

Landscape & Visual Technical Note

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CONTENTS

1	INTRODUCTION	1
2	BASELINE ASSESSMENT	2
3	THE PROPOSALS	10
4	ASSESSMENT OF LANDSCAPE & VISUAL EFFECTS	12
5	SUMMARY AND CONCLUSIONS	21

APPENDICES

APPENDIX 1	Extract from Natural England National Character Area Profile: “Arden” NCA 97
APPENDIX 2	Extract from Warwickshire Landscape Character Assessment – “Arden Wooded Estatelands” LCA
APPENDIX 3	Photographic Record
APPENDIX 4	Architect’s Proposed Layout and Elevations
APPENDIX 5	Landscape Strategy Plan

1. INTRODUCTION

1.1. Background

- 1.1.1. ES Landscape Planning Ltd was instructed by KACH Capital Estates to review the potential landscape and visual implications arising from the proposed development of eight dwellings on land to the south of Charingworth Drive, Hatton Park.

1.2. Approach

- 1.2.1. The purpose of this assessment is to objectively assess the proposed development in the context of the existing landscape character, visual environment and landscape related policy environment.

- 1.2.2. This Landscape & Visual Technical Note will take the following format:

- Introduce the site and its context in terms of landscape related policy, existing landscape character and the receiving visual environment;
- Introduction of the proposed development, including the proposed landscape strategy;
- Assessment of landscape and visual effects upon the existing receptors / resource and in relation to landscape related planning policy; and
- The conclusions of the assessment will be set out.

- 1.2.3. While this does not constitute a full Landscape and Visual Impact Assessment (LVIA), it has been prepared by chartered landscape architects in accordance with the guidance within Guidance for Landscape and Visual Impact Assessment Third edition (GLVIA3), prepared by the Institute of Environmental Management and Assessment (IEMA) and the Landscape Institute (LI) in 2013.

- 1.2.4. This Technical Note forms part of the suite of documents submitted as part of the planning application and should be reviewed as part of this submission.

2. BASELINE ASSESSMENT

2.1. The Site

2.1.1. The site lies within the settlement of Hatton Park, approximately 1.5km to the north west of Warwick. The A177 forms a primary approach to Warwick from the north west. The site is illustrated on Figure 1 below.



Figure 1: Site Location Plan

2.1.2. Hatton Park is a new settlement that was established at the end of the 20th century and emerged from the redevelopment of the main General Hospital and King Edward VI Memorial Hospital. The original hospital opened in the mid-19th century and developed across a series of campuses to the north of the A177. The hospitals closed in 1995 and redeveloped as a new village soon after. A number of the larger buildings were retained, forming focal points within the new settlement, and converted to apartments. The settlement grew up around these nodes, establishing a nucleated character.

2.1.3. Charingworth Drive extends north from the A177 and forms part of the estate road network, connecting the southern and eastern part of the settlement with the wider

development to the north west and the wider highways network to the south. The road corridor has a suburban character with footways on either side, together with streetlighting, traffic calming measures and ornamental planting characterising the route. While the residential properties, to the north of the site, are set back from the road corridor, the localised topography elevates them above the streetscene and reinforces the residential setting of the site.

2.1.4. The site currently comprises a leftover parcel of land, located between the estate road of Charingworth Drive and the woodland of Smiths Covert. There does not appear to be any purpose for excluding the site from the development, it is simply the result of the site-wide masterplanning and development of the road network. The site comprises an area of ruderal scrub which appears to be periodically mown and managed. The sites context is illustrated on Figure 2 below.



Figure 2: Site Context Plan

2.1.5. As can be seen on Figure 2, the immediate setting of the site is characterised by residential development located to the north, east and south west. This is largely contemporary development, comprising a mix of detached, semi-detached and

terraced properties. A number of the former hospital buildings have also been converted into flats, extending the mix of tenures across the development.

- 2.1.6. The land rises to the north of Charingworth Drive, with the properties on Dorsington Close located above the streetscene and the site beyond. The prominence of these buildings is emphasised by the fact that they include a terrace of three storey town houses, set in an elevated position. A line of two storey terraces lie to the north west of the site, again elevated above the road corridor, behind landscaped embankments. The presence of ornamental planting, on the northern side of Charingworth Drive, reinforces the domestic character of the sites setting.
- 2.1.7. To the east of the site lies further residential development which comprises a mix of 2 and 2½ storey, contemporary built form. The properties nearest to the site are predominantly detached forming a lower density setting to the higher density development of the apartments within the former hospital building to the east. These properties are evident from Charingworth Drive as one approaches from the west. Again, a mix of domestic boundary treatments and ornamental planting reinforces the residential character of the sites immediate setting.
- 2.1.8. Smiths Covert lies immediately to the south of the site, comprising over 3 hectares of native deciduous woodland. The woodland edge, to the south of the site, extends to over 15m in height, and while the land falls to the south, the mature woodland ensures that there is no intervisibility between the more elevated landscape in which the site sits (and which extends to the north) and the wider landscape setting to the south. The woodland also forms a substantial green backdrop to the site in the limited views from the localised, adjoining streetscenes. It is noted that the large arable fields to the south of Smiths Covert are identified as a housing allocation within the Adopted Local Plan.
- 2.1.9. As set out above, and can be perceived on the ground, this area has undergone significant changes over the past 25 years and the sites immediate setting is characterised by contemporary residential development. The site can be accessed via Charingworth Drive which links it to the wider amenities of Hatton Park and the local area.
- 2.1.10. The site is in private ownership, with no adopted public rights of way across it. It is noted that there is an informal route between Charingworth Drive and the woodland that has been created by local residents, but this is not a permissive or adopted route.

2.2. Landscape Related Policy Background

- 2.2.1. The site is covered by the policies of the Adopted Warwick District Local Plan (2017) and lies within the settlement boundary of Hatton Park.
- 2.2.2. Neither the site, nor its setting, are subject to any qualitative landscape designations.
- 2.2.3. The landscape around the settlement is identified as Green Belt, however, the site is separated from this designation by the existing built environment to the north, east and west and Smiths Covert to the south. Figure 3, below, illustrates the policy context of the site.

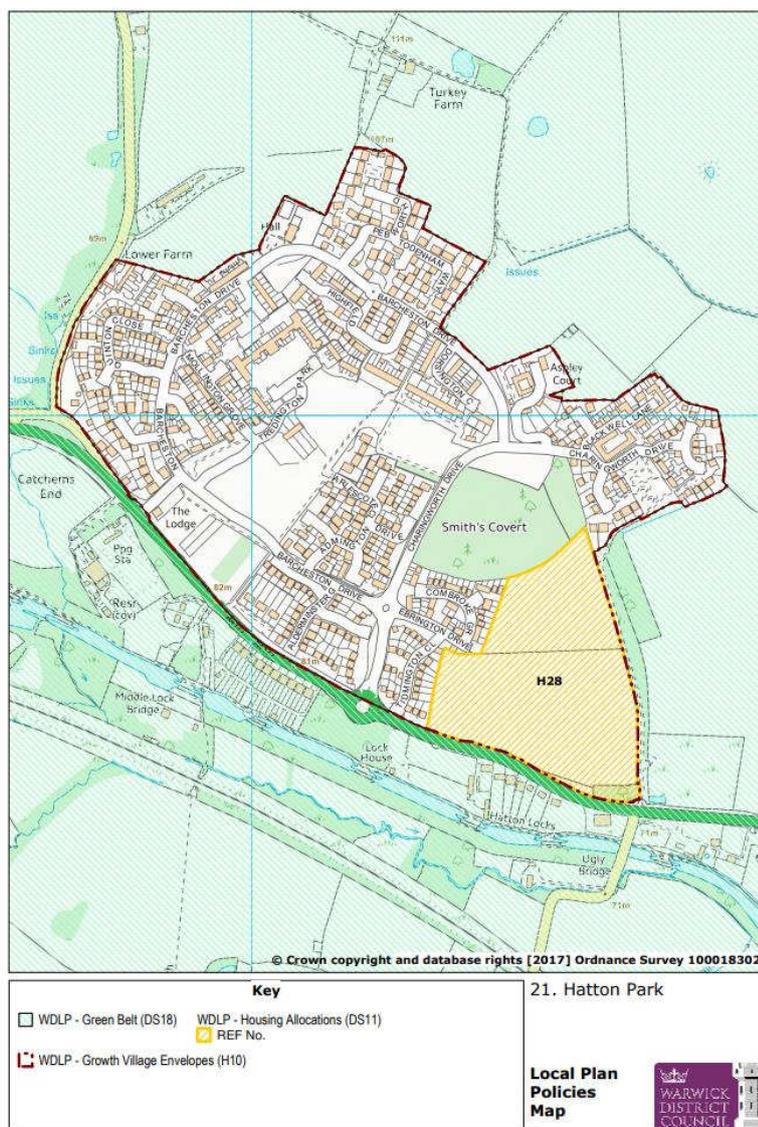


Figure 3: Extract from Warwick District Local Plan (2017)

2.2.4. It is noted that Smiths Covert, to the south of the site, is identified as an Ancient Woodland and, as such, the site is subject to a 15m buffer to protect the root protection areas of the trees and other flora associated with the woodland. The parcel to the east is identified as a priority habitat (deciduous woodland) but does not qualify as Ancient Woodland.

2.2.5. In terms of landscape related policies, Policy BE1 relates to layout and design which requires new development to harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use, relate well to local landscape features and respect surrounding built form in terms of scale, height, form and massing.

2.2.6. Policy NE4 relates specifically to landscape and states that:

“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.”**

2.2.7. It is noted that the site was not assessed as part of the District-wide landscape sensitivity study (November 2013) that formed part of the evidence base of the

adopted Local Plan. Hatton Park was identified and a number of larger parcels around the settlement were assessed. However, the assessment did not look at smaller parcels within the existing development and, as such, no judgement of sensitivity was applied to the site.

- 2.2.8. The policies within the Adopted Local Plan will inform the design development of the proposals to ensure that the landscape character, appearance and green infrastructure of the site and its setting are maintained and, where possible, enhanced.

2.3. Landscape Character

- 2.3.1. As part of the baseline assessment, published landscape character assessments have been identified and reviewed and these have informed the design development of the proposals.

Regional Landscape Character Assessment

- 2.3.2. Natural England have prepared the Character Map of England which provides a broad assessment of landscape character at a regional level. The site lies within the “Arden” national character area (NCA 97). An extract of the assessment is included within Appendix 1.

- 2.3.3. The regional assessment is useful in introducing the wider landscape character context in which the site is set. However, the assessment does not provide an assessment of sensitivity or value.

Local Landscape Character Assessment

- 2.3.4. At a more local level, a review of the Warwickshire Landscape Character Assessment (1993) shows that the site, and Hatton Park, are located within the “Arden Wooded Estatelands” landscape character area. An extract from the district-wide assessment is included within Appendix 2.

- 2.3.5. The published landscape character assessment identifies a series of key characteristics associated with the “Arden Wooded Estatelands” which include:

- **“A large scale rolling topography with occasional steep scarp slopes**

- **Large woodland, often associated with rising ground**
- **Mature hedgerow and roadside oaks**
- **A semi-regular pattern of medium to large sized fields**
- **A varied settlement pattern of small villages and scattered farmsteads.”**

2.3.6. The Warwickshire assessment does not include an assessment of landscape value, susceptibility or sensitivity.

2.3.7. The Landscape / Management Strategy for the landscape character area seeks to conserve and enhance the overall structure and well-wooded character of the landscape.

2.3.8. The published assessments and guidance form a useful baseline on which to develop the proposed layout and associated landscape proposals, to ensure that they adopt a sensitive approach which is sympathetic to the prevailing character and respond positively to their setting.

2.3.9. At a more site-specific level, the site comprises an area of fallow, ruderal scrub that is influenced by the recent residential development to the north and east and the enclosure created by the treescape of Smith Covert to the south. The established vegetation creates a degree of separation between the site and the wider countryside setting to the south and ensures that the site is perceived within the context of the residential estate, rather than the agricultural landscape that forms the setting of the village to the south. The existing townscape setting is evident within the immediate context of the site. The localised built environment adopts a variety of materials finishes, and varies in height between 2, 2½ and 3 storeys. The site is not apparent on approaches to Hatton Park from the wider setting or Charingworth Drive to the south west. Nor does it extend any further than the existing built environment to the north and east. There are no internal landscape features of note and there are no characteristics associated with the site that are considered particularly rare or representative. While it is acknowledged that Smiths Covert is identified as an Ancient Woodland, the site itself is not subject to any landscape, ecological or heritage designations.

2.4. The Visual Environment

2.4.1. As part of the initial desk study and the subsequent site visit, a number of key views have been identified, which are taken from publicly accessible locations, showing the

site in its localised and wider landscape context. The viewpoints, within Appendix 3, seek to reflect the views of the site by more sensitive receptors, such as walkers on the local public right of way network, however, the viewpoints are considered representative and not exhaustive.

- 2.4.2. Viewpoints 1, 2, 3 and 5 are taken from Charingworth Drive, moving from east to west. The views illustrate the localised nature of views towards the site, with the mature treescape of Smiths Covert creating a degree of separation and enclosure from the wider landscape setting and forming a green backdrop to the site. The views also illustrate the residential context of the site, characterised by the properties to the north and east, together with the ornamental planting that characterises the Charingworth Drive streetscene. While the primary receptors of these views would be pedestrians, who are typically more sensitive to change, the suburban character and setting of Charingworth Drive is evident and reduces the susceptibility of these views to change resulting from residential scale development.
- 2.4.3. Viewpoint 4 is taken from Barcheston Drive, to the north of the site, looking south. From this location, planting and built form either side of the road creates a degree of visual containment to the wider site. Residential built form to the west of the road is evident, and its presence, is emphasised by its elevated position above the road as well as being 3 storeys. Smiths Covert forms a robust backdrop to the site, characterising the skyline and containing longer distance views.
- 2.4.4. Viewpoint 6 is taken from Ugly Bridge Road, to the south of Smiths Covert, looking north. The view illustrates the degree of physical separation and visual containment created by the woodland.
- 2.4.5. As illustrated by the Photographic Record, views of the site are highly localised as a result of the topography, built form and vegetation cover that characterises the immediate setting of the site. Section 4.3 of this Technical Note assesses the potential effects of the proposals upon these views.

- 3.3. The proposals also seek to incorporate a high quality landscape to the site frontage, comprising a native hedgerow and fastigate tree planting that will contribute to the sylvan setting of the site, as well as breaking up the perceived built elevation.
- 3.4. The proposals would be set back from Charingworth Drive behind private driveways and landscaped front gardens. This would ensure that the proposals do not appear prominent or overbearing within the context of the localised streetscene.
- 3.5. The proposals would comprise seven detached 2 and 2½ storey dwellings. The proposed built form has been informed by the localised townscape setting in terms of massing and scale, and would also adopt a simple palette of materials which complement the local vernacular. The height of the woodland to the south of the site would ensure that the proposals do not break the skyline or appear prominent in the context of this part of Hatton Park. The scale of development is illustrated against the backdrop of Smiths Covert on the architect's site section in Appendix 4.
- 3.6. The site benefits from an established landscape setting and, as such, the proposals would not require significant landscape mitigation in order to integrate them into their landscape or townscape setting. The proposals would require the removal of some smaller, self-set trees within the south eastern part of the site, however these lie outside of the Ancient Woodland designation and the proposals include a comprehensive scheme of new planting which would mitigate for the loss of these trees. It is considered that details of the landscape scheme could be dealt with by condition.

4. ASSESSMENT OF LANDSCAPE & VISUAL EFFECTS

4.1. Background

4.1.1. In line with the guidance in GLVIA3, it is appropriate to assess the effect of the proposed development upon the baseline landscape character and visual environment as identified in Section 2 of this Technical Note.

4.2. Effect upon Landscape Character

Regional Landscape Character Assessment

4.2.1. With regard to the effect of the proposals upon the “Arden” national character area (NCA 97), it is considered that the proposals would not introduce any new or alien features into context of this regional character and would not compromise any of the existing positive characteristics or features. Nor would the proposals compromise any of the Statements of Environmental Opportunity as identified by the assessment (refer Appendix 1). It is concluded that the proposals could be integrated without detriment to the “Arden” NCA.

Local Landscape Character Assessment

4.2.2. As noted within Section 2, the site is located within the “Arden Wooded Estatelands” LCA. A review of the published assessment identifies a number of key characteristics associated with this LCA and it is considered appropriate to assess the likely effect of the proposals against each of these to assess the overall effect upon the character area, refer Table 1 below.

Table 1: Effect on Published Landscape Characteristics

Key Characteristics associated with the “Arden Wooded Estatelands” as identified by the published assessment	Effect of the Proposals
<i>A large scale rolling topography with occasional steep scarp slopes</i>	No Change – The proposals comprise a small scale development of detached dwellings that would adapt to the localised topography of the site, as illustrated by the site section in Appendix 4 and would not require any

	<p>significant ground remodelling. The proposals would not affect the perceived rolling topography of the LCA.</p>
<p><i>Large woodland, often associated with rising ground</i></p>	<p>No Change – As illustrated on the architect’s layout, the proposals would be set back from the established woodland of Smiths Covert ensuring that this feature would not be compromised by the proposals. The detached nature of the proposals would also ensure that intervisibility between Charingworth Drive and the woodland. The proposals would conserve the wooded character of the LCA.</p>
<p><i>Mature hedgerow and roadside oaks</i></p>	<p>No Change – The Charingworth Drive frontage is currently open and the proposals would not require the removal of any existing hedgerows or established, roadside oaks. The proposals would introduce a native species hedgerow to the frontage, creating a degree of unity and softening the perceived built elevations of the proposed development. Tree planting within the hedge would emulate the presence of hedgerow trees within the wider landscape setting and ensure that the proposals complement the localised character.</p>
<p><i>A semi-regular pattern of medium to large sized fields</i></p>	<p>No Change – The site comprises a small, leftover parcel of land as a result of the recent development of Hatton Park. The proposals would not affect the perceived field pattern of the wider Wooded Estatelands.</p>
<p><i>A varied settlement pattern of small villages and scattered farmsteads</i></p>	<p>No Change – As set out in Section 2, the immediate setting of the site is characterised by contemporary residential built form that has been developed over the past 25 years. There is a mix of massing, height and architectural finishes. The proposals will comprise a mix of 2 and 2½ storey, detached units. These reflect the localised townscape context and would not introduce any new or alien components that would be at odds with the prevailing character of Hatton Park. The proposals would be located within the settlement of Hatton Park and would not give rise to the perception of the settlement extending out into the wider landscape setting.</p>

- 4.2.3. As set out above, it is considered that the proposals would not affect the key characteristics identified within the published assessments or extend the perception of development within the context of the receiving LCA.
- 4.2.4. While it is acknowledged that the proposals would result in the loss of an area of ruderal scrub, this landcover is not considered rare or distinctive, and any greenfield development, no matter the scale, would result in some perceived change. However, the National Planning Policy Framework does not protect green fields for their own sake. The proposals have been informed by correspondence with the Warwickshire Wildlife Trust to ensure that biodiversity is enhanced and an appropriate transition between the development and the Ancient Woodland is achieved.
- 4.2.5. The proposals would not compromise the townscape character of Hatton Park, which is a relatively recent development within this part of Warwickshire, and reflects contemporary masterplanning solutions. The residential setting to the north and east and mature woodland to the south form robust and defensible edges to the site and would ensure that the proposals would not give rise to the perception of the settlement extending out into the wider countryside setting. As can be seen on Figure 2, the existing built form of the settlement already extends the perceived built edge further north, east and south than the site.
- 4.2.6. The proposals would comprise a mix of 2 and 2½ storey units, reflecting the character of the localised townscape setting. The proposals would not be taller than the 15m+ high treescape associated with Smiths Covert, which forms a backdrop to the site. The vegetated skyline, characterised by the woodland would not be compromised by the proposals. The site section within Appendix 4 illustrates the vegetated backdrop and skyline that would be maintained.
- 4.2.7. The palette of materials would be simple and would reflect the local vernacular, ensuring that the proposals appear as a natural addition to Hatton Park. The proposals would incorporate an appropriate set back from the southern boundary ensuring that the Ancient Woodland is not affected by the development and the enclosed and compartmentalised character of the site and its immediate setting is maintained. The proposals would not result in the loss of any key landscape features. The proposed layout would incorporate opportunities for new planting which would include native tree and hedgerow planting and species-rich grassland, ensuring a positive contribution to local biodiversity.

4.2.8. As set out above, it is considered that the proposals could be integrated without harm to the “Arden Wooded Estatelands” LCA or the sites more localised setting. It is concluded that the proposals have been carefully and sympathetically designed so as to ensure that the proposals could be integrated in this location without harm to the character and appearance of the settlement and its wider countryside setting.

4.3. **Effect upon the Visual Environment**

4.3.1. In terms of the effect of the proposals upon the receiving visual environment, it is considered appropriate to assess them in the context of the views included within Appendix 3.

4.3.2. Within the context of Viewpoint 1, the intervening vegetation structure and boundary treatments would obscure views of the proposals. Where glimpsed views of the roofscape were possible during the winter, the proposals would be seen in the context of the localised townscape setting which is characterised by contemporary residential built form and, as such, would not materially affect the character or qualities of this view or the setting of Charingworth Drive.

4.3.3. Within the context of Viewpoints 2, 3 and 5, the proposals would be visible to the south of Charingworth Drive, however, they would be seen within the context of other residential built form which already characterises the streetscene and the immediate setting of the site. The existing built form comprises contemporary 2 – 3 storey properties associated with the re-development of Hatton Park at the end of the 20th century. The scale, massing and appearance of the proposals are considered appropriate within this townscape context. The proposals would be set back from Charingworth Drive ensuring that they do not appear overbearing, with proposed tree and hedgerow planting along this frontage softening the perceived built elevations. Breaks between the properties would not only break up the perceived bulk of the built form but also ensure that views through to the woodland edge beyond are maintained. It is acknowledged that the proposals will represent a degree of change within these views, however, the townscape context of the viewpoints must be recalled. The proposals would not introduce any new land uses or built form that would appear at odds within the surrounding residential development. It is concluded that while the proposals will represent a magnitude of change this would not be notable and the proposals could be integrated without significantly affecting the localised visual environment.

- 4.3.4. Viewpoint 4 is taken from Barcheston Drive. The evergreen planting to the left of the road corridor and built form to the right would contain views of the proposed built form within the eastern and western parts of the site, however, the proposals within the central part of the site would be evident beyond Charingworth Drive. The proposed built form would be seen within the context of the contemporary residential built form in the foreground of the view and, as such, would not introduce any new or alien components. The proposals would also be set below the vegetated skyline, formed by Smiths Covert, ensuring that the green backdrop to the view is maintained. New hedgerow and tree planting along the Charingworth Road frontage would soften the perceived built elevation and reinforce the sylvan setting of Hatton Park. While the proposals would represent a degree of change, the existing townscape context of the view would ensure that the magnitude is low and the effect would not be notable.
- 4.3.5. Viewpoint 6 is taken from Ugly Bridge Road to the south of Smiths Covert and the site. The proposals would not break the skyline and the dense nature of the woodland would ensure that there are no views through the treescape. The proposals would not affect this view or the perception of Hatton Park on approaches from the south.
- 4.3.6. As an overview, it is acknowledged that the proposals would be visible from Charingworth Drive immediately adjacent to the site. However, within these views the proposals would be seen within the context of existing, surrounding contemporary residential built form and, as such, would not represent a new or alien feature within the receiving visual environment which would be at odds with the immediate townscape setting. The proposals would be set back from the road corridor and adopt a landscaped frontage ensuring that they would not appear prominent or overbearing and the built elevations would be softened. Breaks between the properties would maintain intervisibility between the localised streetscene and Smiths Covert.
- 4.3.7. The prominence of the woodland becomes more evident with distance from the site. the proposals would not be taller than the existing mature treescape and would ensure that the vegetated skyline was maintained.
- 4.3.8. Beyond the immediate setting, intervening built form and vegetation structure would contain views of the proposals ensuring that the approaches to Hatton Park and its perceived setting would not be adversely affected.

4.3.9. It is concluded that the proposals could be integrated into the receiving visual environment without giving rise to any notable adverse effects.

4.4. Effect upon Landscape Related Policy

4.4.1. In terms of the effect upon national and local landscape related policy, it is noted that the site is not subject to any qualitative landscape designations and lies outside of the Green Belt that covers part of the district and wraps around Hatton Park.

4.4.2. As set out above, within Sections 4.2 and 4.3, it is considered that the proposals could be integrated without harm to the character or appearance of the area. The proposals comprise seven detached dwellings located within a contemporary suburban context that has emerged over the past 25 years.

4.4.3. With reference to Policy BE1 of the Adopted Local Plan, it is considered that the proposals are in harmony with the existing settlement of Hatton Park in terms of physical form, patterns of movement and land use. The immediate setting is characterised by residential built form, which varies in height between 2 and 3 storeys which front onto Charingworth Drive. It is considered that the proposals would reflect this existing townscape character and would not appear out of context within Hatton Park. The proposals would not affect the perceived topography of the area and would not affect any key landscape features associated with the site or its setting. It is considered that the proposals comply with Policy BE1.

4.4.4. Policy NE4 relates to landscape and sets out a series of criteria against which new development must be tested. Table 2 below assesses the proposals against each of these criteria.

Table 2: Assessment of the proposals in relation to Policy NE4

<i>Development proposals will be required to demonstrate that they:</i>	Do the proposals comply?
<i>a) integrate landscape planning into the design of development at an early stage;</i>	Yes – ES Landscape Planning have worked closely with the architects and the ecologists to ensure that a high quality, sympathetic development would be achieved. The ecologists have also been liaising with the Warwickshire Wildlife Trust to ensure that the

	<p>treatment of the buffer with Smiths Covert is appropriate and sympathetic to its Ancient Woodland status.</p>
<p><i>b) consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;</i></p>	<p>Yes – The site is influenced by the surrounding townscape setting, which is characterised by contemporary residential built form associated with Hatton Park, which has been developed over the past 25 years. The presence of this existing townscape and mature woodland to the south separates the site from the wider rural landscape setting and ensures that the proposals would not compromise the perceived distinctive character or tranquility of this part of Warwickshire.</p>
<p><i>c) relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;</i></p>	<p>Yes – The small scale, detached nature of the residential proposals would ensure that the proposals could be integrated without the need for any significant ground remodelling and, as such, would not affect the perceived topography of the area. The proposals have been carefully developed to achieve an appropriate offset from the Ancient Woodland, ensuring that this feature would not be compromised. Correspondence with the Wildlife Trust has identified a sympathetic approach to the 15m buffer that would be incorporated ensuring that a high quality transition between the development and the woodland is achieved. The buffer would be accessible to maintenance contractors ensuring that this area could be managed in an appropriate manner.</p>
<p><i>d) identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;</i></p>	<p>Yes – As set out in Section 4.3, visual effects would be highly localised and, where visible, the proposals would be seen in the context of the existing contemporary residential setting and, as such, would not introduce any new or alien components that would be at odds with the surrounding townscape. The proposals would introduce new hedgerow and tree planting along the Charingworth Drive frontage to soften the perceived built elevations and reinforce the sylvan setting of Hatton Park.</p>

<p><i>e) aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;</i></p>	<p>Yes – As set out above, the proposals have been carefully developed to achieve an appropriate offset from the Smiths Covert Ancient Woodland, which would include a comprehensive scheme of native planting.</p>
<p><i>f) avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area;</i></p>	<p>Yes – The proposals would not affect Smiths Covert or the contribution it makes to the wider wooded character of the LCA. The proposals would also be set back from any of the more established, former hospital buildings associated with Hatton Park, located within the context of the more contemporary, varied residential properties.</p>
<p><i>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;</i></p>	<p>Yes – As above.</p>
<p><i>h) maintain the existence of viable agricultural units, and;</i></p>	<p>Yes – The proposals would utilise a small leftover parcel of land that is not under agricultural use and would not affect the rural character of the wider setting of Hatton Park.</p>
<p><i>i) are sensitive to an area’s capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements.</i></p>	<p>Yes – The site was not identified as being sensitive to change within the 2013 Landscape Sensitivity Assessment. The proposals would not give rise to the perception of Hatton Park extending out beyond its established boundaries. Nor would the proposals give rise to the potential risk of Hatton Park coalescing with any of its neighbours.</p>

4.4.5. As set out in Table 2, it is considered that the proposals comply with Policy NE4.

4.4.6. National and local policy seek to achieve high quality and sustainable development. As set out earlier in this section, the proposals have been assessed in terms of their potential effect upon the receiving landscape character and the visual environment. The assessment identifies that, while there would be some change within the immediate site, the proposals have been carefully designed to respect the characteristic treescape and hedgerows and present the opportunity to enhance features, like the hedgerows, through additional planting and improved management.

- 4.4.7. It is considered that the proposals comply with the aims and objectives set out within the national and local planning policy framework from a landscape and visual perspective.

5. SUMMARY AND CONCLUSIONS

- 5.1. ES Landscape Planning Ltd was instructed by KACH Capital Estates Ltd to review the potential landscape and visual implications arising from the proposed development of seven dwellings at land to the south of Charingworth Drive, Hatton Park.

Baseline Assessment

- 5.2. The site comprises a leftover parcel of land, located between the estate road of Charingworth Drive and Smiths Covert within the contemporary settlement of Hatton Park. The site currently comprises an area of ruderal scrub which appears to be periodically mown and managed.
- 5.3. The immediate setting of the site is characterised by residential development located to the north, east and south west. This is largely contemporary development, comprising a mix of detached, semi-detached and terraced properties. Smiths Covert lies immediately to the south, comprising an Ancient Woodland, which separates the site from the wider countryside setting.
- 5.4. The site and its setting are not subject to any qualitative landscape designations and lie outside of the Green Belt. Smiths Covert is identified as an Ancient Woodland and, as such, any development proposals must adopt an appropriate buffer.
- 5.5. The site lies within the “Arden Wooded Estatelands” landscape character area as identified by the Warwickshire published character assessment.
- 5.6. Views of the site are highly localised as a result of the topography, built form and vegetation cover that characterises the immediate setting of the site.

Effect upon Landscape Character

- 5.7. In terms of the potential effect of the proposals upon the receiving landscape character, while it is acknowledged that the proposals would result in the loss of an area of ruderal scrub, this landcover is not considered rare or ecologically valuable, and any greenfield development, no matter the scale, would result in some perceived change. However, the National Planning Policy Framework does not protect green fields for their own sake. The proposals have been informed by correspondence with the Warwickshire Wildlife Trust to

ensure that biodiversity is enhanced and an appropriate transition between the development and the Ancient Woodland is achieved.

- 5.8. The proposals would not compromise the townscape character of Hatton Park, which is a relatively recent development within this part of Warwickshire and reflects contemporary masterplanning solutions. The residential setting to the north and east and mature woodland to the south form robust and defensible edges to the site and would ensure that the proposals would not give rise to the perception of the settlement extending out into the wider countryside setting.
- 5.9. The proposals would comprise a mix of 2 and 2½ storey units, reflecting the character of the localised townscape setting. The proposals would not be taller than the 15m+ high treescape associated with Smiths Covert, which forms a backdrop to the site. The vegetated skyline characterised by the woodland would not be compromised by the proposals.
- 5.10. The palette of materials would be simple and would reflect the local vernacular, ensuring that the proposals appear as a natural addition to Hatton Park. The proposals would incorporate an appropriate set back from the southern boundaries ensuring that the Ancient Woodland is not affected by the development and the enclosed and compartmentalised character of the site, and its immediate setting, is maintained.
- 5.11. As set out above, it is considered that the proposals could be integrated without harm to the “Arden Wooded Estatelands” LCA or the sites more localised setting. It is concluded that the proposals have been carefully and sympathetically designed so as to ensure that the proposals could be integrated in this location without harm to the character and appearance of the settlement and its wider countryside setting.

Effect upon Views

- 5.12. In terms of the potential effects upon the receiving visual environment, it is acknowledged that the proposals would be visible from Charingworth Drive immediately adjacent to the site. However, within the context of these views the proposals would be seen within the context of existing, surrounding contemporary residential built form and, as such, would not represent a new or alien feature within the receiving visual environment which is at odds with the immediate townscape setting. The proposals would be set back from the road corridor and adopt a landscaped frontage ensuring that they would not appear prominent or overbearing and the built elevations would be softened. Breaks between the

properties would maintain intervisibility between the localised streetscene and Smiths Covert.

- 5.13. The prominence of the woodland becomes more evident with distance from the site. the proposals would not be taller than the existing mature treescape and would ensure that the vegetated skyline was maintained.
- 5.14. Beyond the immediate setting, intervening built form and vegetation structure would contain views of the proposals ensuring that the approaches to Hatton Park and its perceived setting is not adversely affected.
- 5.15. It is concluded that the proposals could be integrated into the receiving visual environment without giving rise to any notable adverse effects.

Effect upon Landscape Related Policy

- 5.16. National and local policy seek to achieve high quality and sustainable development. As set out earlier in this section, the proposals have been assessed in terms of their potential effect upon the receiving landscape character and the visual environment and it is considered that the proposals would comply with the aims and objectives set out within the national and local planning policy framework from a landscape and visual perspective.

Conclusions

- 5.17. It is considered that the development of the site for seven dwellings could be integrated in this location without long term adverse effects upon the receiving landscape character and visual environment. It is concluded that the proposals are supportable from a landscape and visual perspective.

APPENDIX 1

Extract from Natural England's Character Map of England –
"Arden" NCA 97

Introduction & Summary

Description

Opportunities

Key facts
and data

Landscape
change

Analysis



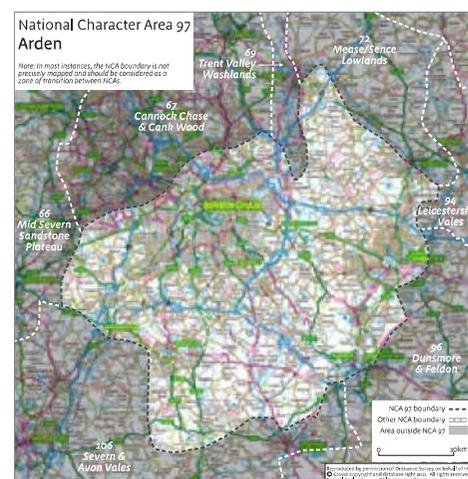
Summary

Arden comprises farmland and former wood-pasture lying to the south and east of Birmingham, including part of the West Midlands conurbation. Traditionally regarded as the land lying between the River Tame and the River Avon in Warwickshire, the Arden landscape also extends into north Worcestershire to abut the Severn and Avon Vales. To the north and north-east it drops down to the open landscape of the Mease/Sence Lowlands. The eastern part of the NCA abuts and surrounds Coventry, with the fringes of Warwick and Stratford-upon-Avon to the south. This NCA has higher ground to the west, the Clent and Lickey Hills and to the east, the Nuneaton ridge. The landscape of the lower lying central area is gently rolling with small fragmented semi-natural and ancient woodlands. Mature oaks set in hedgerows, distinctive field boundaries, historic parklands and narrow river corridors are key features, all on the doorstep of a heavily urbanised area.

Land use throughout the area is mainly, residential, agricultural and industrial including coal mining, which is still active in the north-east of the NCA. Numerous transport corridors; road, rail, air and canal run through the area. There is likely to be increased development and greater pressure upon the existing infrastructure, particularly around Birmingham, Coventry and the main towns. This pressure could lead to the creation of new green infrastructure linking the urban areas out into the more rural areas. This NCA is among the most geologically diverse. This has had a strong impact on the landscape's character and development and is further reflected in the range of locally and nationally important geological assets across the NCA. There are also many local biodiversity assets and strong cultural links with William Shakespeare and his 'Forest of Arden'.

Statements of Environmental Opportunity

- **SEO 1:** Manage and enhance the valuable woodlands, hedgerows, heaths, distinctive field boundaries and enclosure patterns throughout the NCA, retaining the historic contrast between different areas while balancing the needs for timber, biomass production, climate regulation, biodiversity and recreation.
- **SEO 2:** Create new networks of woodlands, heaths and green infrastructure, linking urban areas like Birmingham and Coventry with the wider countryside to increase biodiversity, recreation and the potential for biomass and the regulation of climate.
- **SEO 3:** Conserve and enhance Arden's strong geological, industrial, and cultural resource, to increase public access, enjoyment, recreation and to retain a sense of place and history.
- **SEO 4:** Enhance the value of Arden's aquatic features such as the characteristic river valleys, meadows and standing water areas like Bittell Reservoirs, to increase resource protection such as regulating soil erosion, soil quality and water quality.



Click map to enlarge; click again to reduce.

Description

Physical and functional links to other National Character Areas

To the north-west of Arden is the Mid Severn Sandstone Plateau NCA on the edges of Hagley Park. The Birmingham conurbation then links Arden with Cannock Chase and Cank Wood NCA. These National Character Areas, along with Arden, form the Natural Area referred to as 'The Midlands Plateau'.

In the north-east, the M42 transport corridor links the Mease/Sence Lowlands NCA and a sliver of the Trent Valley Washlands with Arden along the edge of Tamworth. On the eastern edge, the Warwickshire landscape flows into the Leicestershire Vales. In the central section of Arden the River Arrow starts its journey south and then merges into the River Avon near Bidford on Avon in the Severn and Avon Vales. Moving south, the River Avon flows into Dunsmore and Feldon then on into Severn and Avon Vales in the south-west.

From the highest point in Arden (Walton Hill, in the Clent Hill range), there are views from the summit looking south-west into the Shropshire Hills, Malvern Hills, Teme Valley and south into the Cotswolds. There are also views across the NCA taking in the southern fringes of Birmingham from the Heart of England Way near Meriden.



The eastern slopes of Walton Hill, the highest point in the NCA.

Key characteristics

- Well-wooded farmland landscape with rolling landform.
- Geologically diverse with rocks ranging from the Precambrian to the Jurassic and overlain by superficial Quaternary deposits.
- Mature oaks, mostly found within hedgerows, together with ancient woodlands, and plantation woodlands that often date from the time of enclosure. Woodlands include historic coppice bounded by woodbanks.
- Narrow, meandering clay river valleys with long river meadows; the River Blythe SSSI lying between the cities of Coventry and Birmingham is a good example of this.
- Numerous areas of former wood-pasture with large, old, oak trees often associated with isolated remnants of more extensive heathlands. Village greens/commons have a strong association with remnant lowland heath. Fragmented heathland persists on poorer soils in central and northern areas.
- Diverse field patterns, ranging from well hedged, irregular fields and small woodlands that contrast with larger semi regular fields on former deer park estates, such as, Packington Hall and Stoneleigh Park.
- Complex and contrasting settlement pattern with some densely populated where traditional settlements have amalgamated to form the major West Midlands conurbation while some settlements remain distinct and relatively well dispersed.
- North-eastern industrial area based around former Warwickshire coalfield, with distinctive colliery settlements. North-western area dominated by urban development and associated urban edge landscapes such as managed greenspace, for example allotments, gardens, parks, golf courses (rough areas) and public open spaces; playing fields, churchyards, cemeteries and institutional grounds (schools, hospitals).
- Transport infrastructure, the M42, M40, M6 and M5 are major transport corridors that sit within the landscape of this NCA.
- Shakespeare's 'Forest of Arden', featured in 'As You Like It', is still reflected through the woodland cover, mature oaks, small ancient woodlands and former wood pasture.



Demonstrating the undulating landscape between Coventry and Birmingham - looking west along A45, near to Meriden.



An example of the meandering clay river valleys with long river meadows typical of the Arden landscape.

APPENDIX 2

Extract from Warwickshire Landscape Character Assessment –
“Arden Wooded Estatelands” LCA

ARDEN

An historic region of former wood pasture and heath characterised by ancient woodlands, mature hedgerow oaks, and a dispersed settlement pattern of brick and half-timbered farmsteads and wayside cottages.

General strategy
Conserve the historic, well-wooded character of the region.

ANCIENT ARDEN

Overall character and qualities
A small scale farmed landscape with a varied, undulating topography, characterised by an irregular pattern of fields and narrow winding lanes.

- Characteristic features**
- A varied undulating topography.
 - A network of winding lanes and trackways often confined by tall hedgebanks.
 - An ancient irregular pattern of small to medium sized fields.
 - Hedgerow and roadside oaks.
 - Field ponds associated with permanent pasture.
 - Many place names ending in Green or End.

Management Strategy
Conserve and restore the ancient irregular landscape pattern.

ARDEN PASTURES

Overall character and qualities
A small scale, enclosed landscape, often pervaded by suburban influences and characterised by small fields, typically bordered by mature hedgerow trees.

- Characteristic features**
- A gently rolling topography.
 - A well defined pattern of small fields and paddocks.
 - Numerous mature hedgerow oaks.
 - Permanent pasture often grazed by horses.
 - A network of minor lanes often with ribbon development.
 - Many place names ending in Heath.

Management Strategy
Conserve and enhance the unity and small scale enclosed character of the landscape.

ARDEN PARKLANDS

Overall character and qualities
An enclosed, gently rolling landscape defined by woodland edges, parkland and belts of trees.

- Characteristic features**
- Middle distance views enclosed by woodland edge.
 - Belts of mature trees associated with estate lands.
 - Many ancient woodlands, often with irregular outlines.
 - Large country houses set in mature parkland.
 - Remnant deerparks with ancient pollard oaks.
 - Thick roadside hedgerows, often with bracken.

Management Strategy
Retain and enhance the effect of wooded enclosure.

WOODED ESTATELANDS

Overall character and qualities
A well wooded estate landscape characterised by a large scale rolling topography and prominent hilltop woodlands.

- Characteristic features**
- A large scale rolling topography with occasional steep scarp slopes.
 - Large woodlands, often associated with rising ground.
 - Mature hedgerow and roadside oaks.
 - A semi-regular pattern of medium to large sized fields.
 - A varied settlement pattern of small villages and scattered farmsteads.

Management Strategy
Conserve and enhance the overall structure and well-wooded character of the landscape.

INDUSTRIAL ARDEN

Overall character and qualities
A rather variable, often run-down urban fringe landscape characterised by mining settlements, spoil heaps, and pockets of farmland.

- Characteristic features**
- A varied, often steeply undulating topography.
 - Pockets of farmland, often surrounded on two or more sides by urban development.
 - An often poorly defined pattern of small hedged fields.
 - Small, closely spaced mining settlements, often on hill tops.
 - Rows of terraced houses along roadsides.
 - Disused spoil heaps with semi-natural grassland and scrub.
 - Golf courses, playing fields and other non-agricultural land.

Management Strategy
Conserve the diversity and local distinctiveness of the landscape.

ARDEN RIVER VALLEYS

Overall character and qualities
Narrow meandering river corridors with riverside trees and grazing meadows.

- Characteristic features**
- River corridors defined by narrow alluvial floodplains.
 - Grazing meadows, often with patches of wet grassland.
 - Curvilinear hedgerows along the edge of the floodplain.
 - Diverse meandering river channels with shingle beds and much marginal vegetation.
 - Fringing elders and scrub.
 - Old willow pollards.

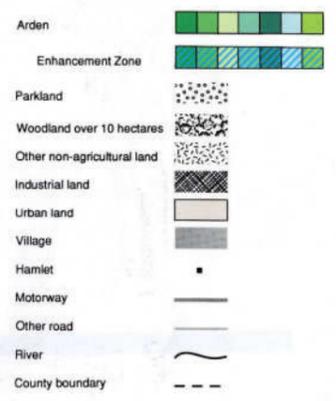
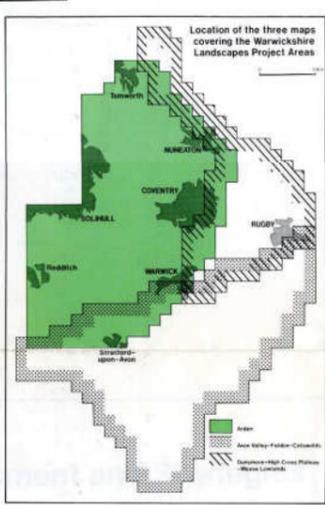
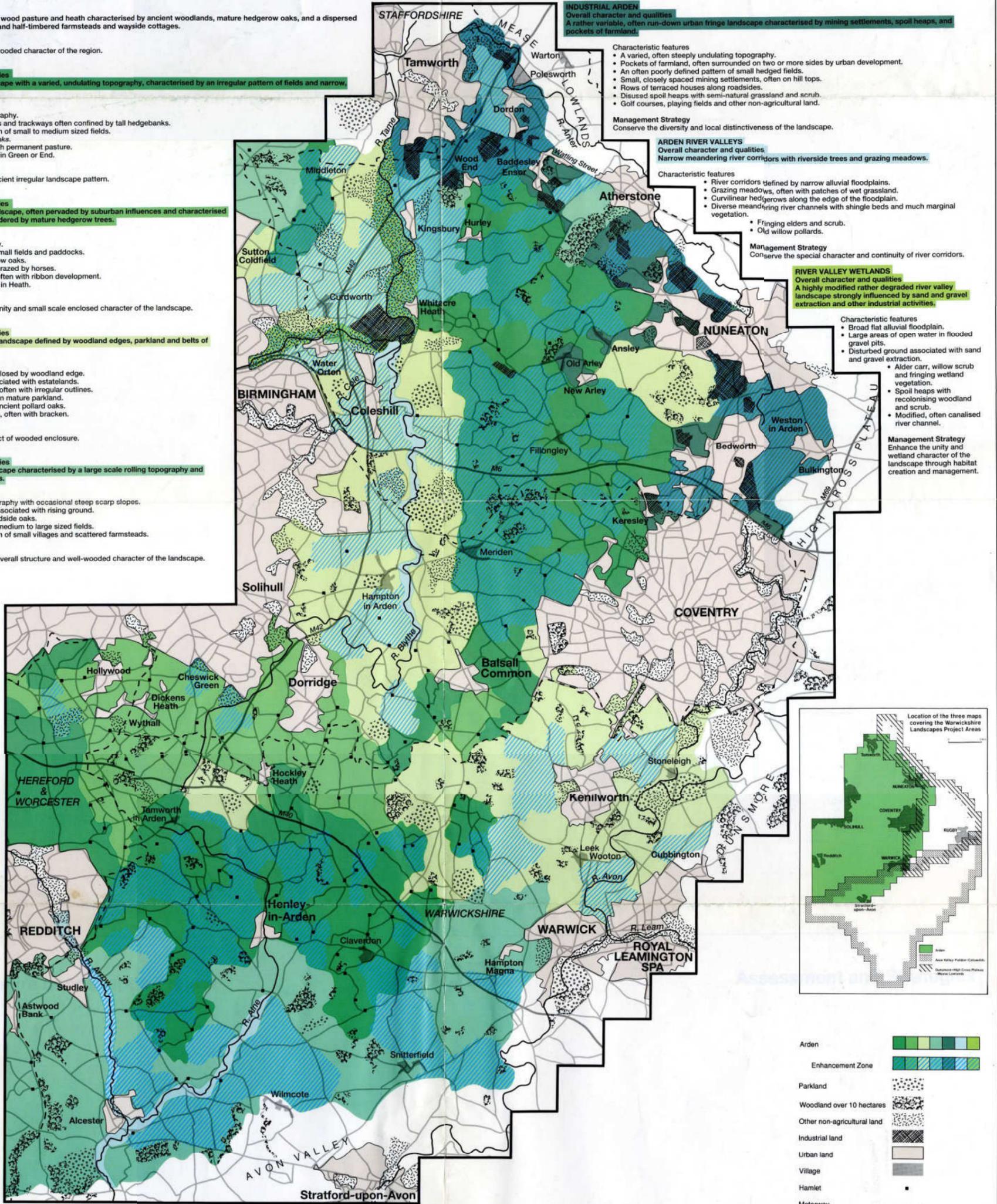
Management Strategy
Conserve the special character and continuity of river corridors.

RIVER VALLEY WETLANDS

Overall character and qualities
A highly modified rather degraded river valley landscape strongly influenced by sand and gravel extraction and other industrial activities.

- Characteristic features**
- Broad flat alluvial floodplain.
 - Large areas of open water in flooded gravel pits.
 - Disturbed ground associated with sand and gravel extraction.
 - Alder carr, willow scrub and fringing wetland vegetation.
 - Spoil heaps with recolonising woodland and scrub.
 - Modified, often canalised river channel.

Management Strategy
Enhance the unity and wetland character of the landscape through habitat creation and management.



APPENDIX 3

Photographic Record

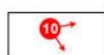


Not to Scale

Key



Site Boundary



Viewpoint Location

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**Charringworth Drive
Viewpoint Location Plan**

Client: KACH Capital Estates Ltd

Drawing Ref: 8785L.VLP.003

Date: Nov 2021 Drawn: AM Checked: AM



Site beyond intervening vegetation

Charingworth Drive

Viewpoint 1



Smiths Covert

Site

Charingworth Drive

Viewpoint 2



Viewpoint 3



Viewpoint 4



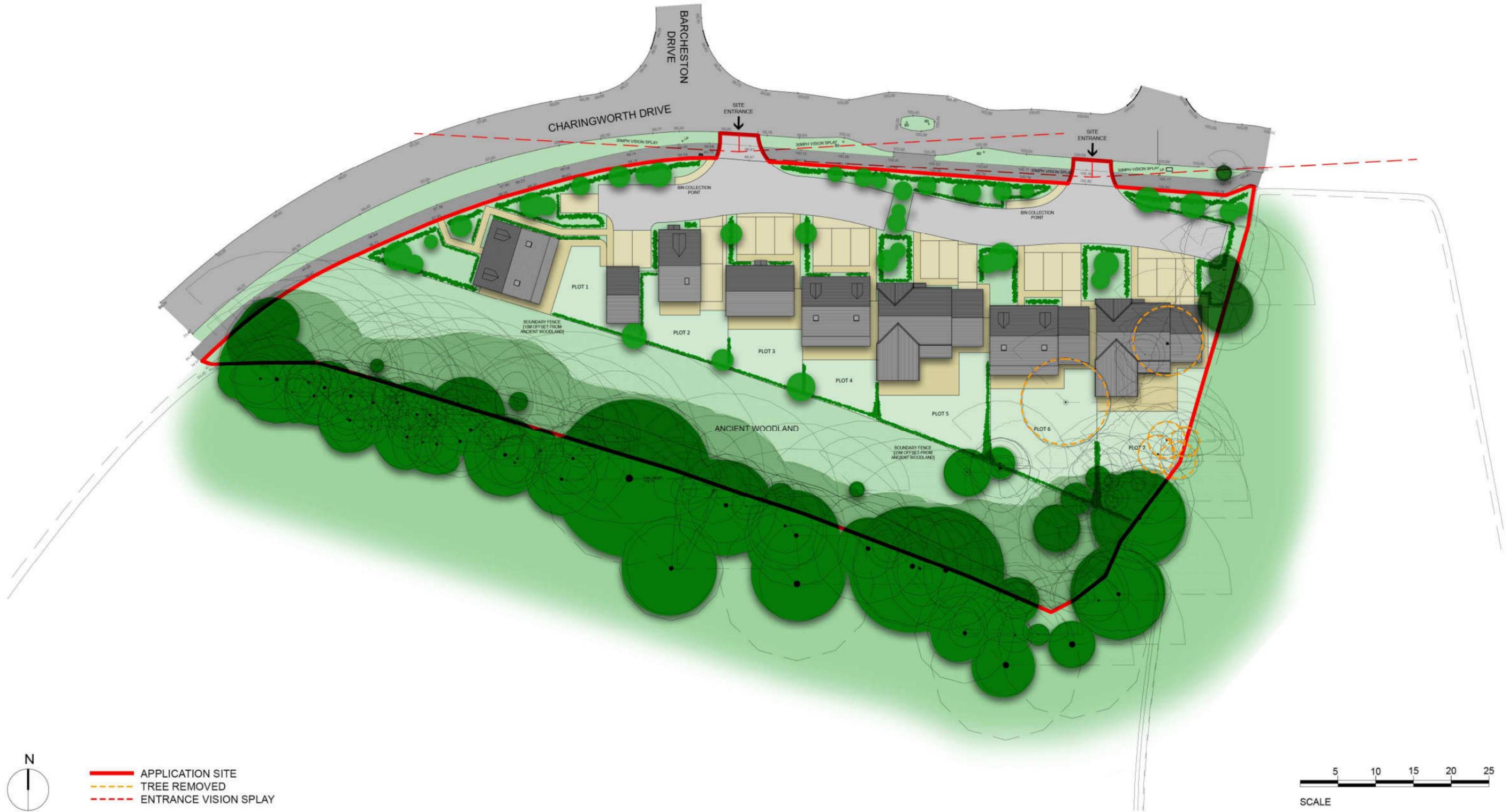
Viewpoint 5



Viewpoint 6

APPENDIX 4

Architect's Proposed Layout and Elevation



Date xx.xx.2019 Rev - First Issue (Author)

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HEALTH AND SAFETY INFORMATION

All works should be carried out by a competent contractor working to an appropriate method statement and paying attention to current and relevant Construction (Design and Management) project documentation including the designers risk assessment.

BENCHMARK ARCHITECTS

Project Title: HATTON PARK
Drawing Title: SITE PLAN [PROPOSED]

Client: KACH CAPITAL
Date: AUGUST 2021
Scale: 1:500@A3

Project No: RS21038
Drawing No: 03-02-003
Revision: -



PROPOSED SITE PLAN



SITE SECTION A-A_PROPOSED

--- EXISTING SITE TOPOGRAPHY



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Date	Rev	First Issue (Author)
xx.xx.2019	-	

BENCHMARK ARCHITECTS
 Project Title: HATTON PARK
 Drawing Title: SITE SECTION [PROPOSED]
 Client: KACH CAPITAL
 Date: AUGUST 2021
 Scale: 1:200@A2

Project No: RS21038
 Drawing No: 03-04-001
 Revision:

APPENDIX 5

Landscape Strategy Plan

Indicative Planting Palette

Street Trees

Fastigate Hornbeam
Fastigate Field Maple

Buffer Tree Planting

Pedunculate Oak
Field Maple
Rowan
Silver Birch
Wild Cherry

Boundary Hedges

Hornbeam
Beech

Frontage Shrub Planting

Bergenia
Cornus
Hebe
Heuchera
Hydrangea
Lavender

Native Shrub Planting

Blackthorn
Dog Rose
Field Maple
Hawthorn
Hazel
Spindle
Wayfaring Tree

Bulb Planting

Crocus
Native Daffodil
Snowdrops

Woodland Buffer Grassland

Emorsgate Woodland Mixture
EW1 - comprising 16 native wildflower species and 7 native grasses. This grassland mix is ideally suited for partially and fully shaded sites

The proposals have been informed by the advice received from the Warwickshire Wildlife Trust - Habitat Biodiversity Audit, which stated that:

"The vegetation within the buffer should be kept semi-natural with a low level of management, with this accessed by a gate, which when not in use by contractors should have restricted access. We recommend suitable fencing between the gardens and the buffer to prevent any incursions from nearby households with no easy access from private gardens into the buffer area.

The buffer should consist of a graded woodland habitat, comprising of a broad planted belt of suitable native shrubs, locally sourced and already present within the woodland. This should be planted along the woodland boundary and include native species such as Field Maple, Hawthorn, Hazel and Blackthorn. Between this belt and the fence line of the new development should be a strip of rough grassland (at least 5m wide) which is cut once a year in September, with access via the gate."



Pavements: Marshalls Saxon Paving or similar

Woodland Buffer Fencing: 1.2m Timber Closeboard Fence with Trellis

Internal Garden Boundaries: 1.8m Timber Closeboard Fence

External Boundaries to Woodland Buffer: Wooden Post and Livestock Fencing



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Scale 1:200 @ A1
0m 2m 4m 8m

Rev.	Date	Summary
A	21.02.20	Shrub Added
B	02.03.20	Revisions to Plot 8
C	26.04.20	Revisions to parking
D	15.11.21	Revisions to grass, hedges and soft landscaping

Key

- Site Boundary
- Proposed Trees
- Proposed Shrub
- Proposed Lawns
- Proposed Bulbs
- Proposed Woodland Edge Grassland
- Proposed 1.2m Closeboard Fence with Trellis
- Proposed 1.8m Closeboard Fence
- Proposed Post & Wire Fence with 3m wide, 5-bar timber gate

Charingworth Drive Landscape Strategy Plan
KACH Capital Estates Ltd
ES LANDSCAPE PLANNING
Drawing Ref: 8785L.SLP.001 Rev. D
Date: Nov 2021 Drawn: AM Checked: AM



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