



WARWICKSHIRE GOLF AND COUNTRY CLUB:

DRIVING RANGE BAYS

Landscape and Visual Appraisal

by

Hankinson Duckett Associates

for

The Club Company

Rev B

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1 INTRODUCTION

1.1 Instructions

1.1.1 Hankinson Duckett Associates (HDA) was appointed by The Club Company to undertake a Landscape and Visual Appraisal (LVA) for the redevelopment of driving ranges, at Warwickshire Golf Course, north of Warwick (see plan HDA 1). This report assesses the likely landscape and visual effects of the scheme (here after referred to as 'the site') involving a new driving range structure which would be single storey where it replaces existing uncovered driving range bays, and two storey where it replaces an existing single storey driving range building at a lower level. This assessment considers the proposals as shown on the Proposed site plan and elevations included in Appendix 1.

1.2 Methodology

1.2.1 National landscape guidance uses landscape character as a basis for policy. Natural England has established the current methodology for the character-based approach to landscape assessment. This provides a foundation, with adaptation, for use in project-specific landscape assessment. It describes the application of landscape character assessment at different scales: the national/regional scale, local authority scale and local scale. The third edition of the 'Guidelines for Landscape and Visual Impact Assessment' sets out landscape assessment methodology, which provides the basis for use in project-specific landscape assessment.

1.2.2 The approach to this Landscape and Visual Appraisal is based upon the latest guidance, and upon HDA's extensive practical experience of assessment work. The site survey was undertaken in November 2021 and included assessment of the wider area.

2 LANDSCAPE PLANNING POLICY CONTEXT

2.1 Introduction

2.1.1 The landscape and visual appraisal has regard to the requirements of the development planning process. The planning framework assists in the identification of the issues related to landscape, particularly in relation to landscape designation and policy objectives.

2.2 National Planning Policy Framework

2.2.1 The National Planning Policy Framework sets out the government's planning policy. Relevant paragraphs from the Framework are identified below:

Achieving Sustainable Development

2.2.2 Paragraph 8 of the Framework sets out how sustainable development can be achieved, through three overarching objectives:

- a) Economic;
- b) Social; and
- c) Environmental.

2.2.3 The environmental objective, c), seeks *'to protect and enhance our natural, built and historic environment'*. Paragraph 10 states that *'at the heart of the Framework is a **presumption in favour of sustainable development**'*.

Rights of Way

2.2.4 Paragraph 100 concerns the protection of rights of way and access. Planning policies and decisions should protect and enhance public rights of way and access, *'including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.'*

Green Belt

2.2.5 The site and its surrounding landscape is washed over by Green Belt. 'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.' (Paragraph 137). Section 13 of the Framework sets out policies for 'Protecting Green Belt Land'.

2.2.6 Paragraph 138 lists the five purposes of the Green Belt. These are:

1. *to check the unrestricted sprawl of large built-up areas;*
2. *to prevent neighbouring towns merging into one another;*
3. *to assist in safeguarding the countryside from encroachment;*
4. *to preserve the setting and special character of historic towns; and*
5. *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land*

2.2.7 Paragraph 145 considers the possible benefits to the Green Belt:

'Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.'

2.2.8 Paragraphs 147 to 151 of the Framework consider the protection of the Green Belt through local planning policy. Paragraphs 149 and 150 describe occasions where development may not be considered inappropriate in the Green Belt:

'149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) *buildings for agriculture and forestry;*
- b) *the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds*

and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.**

150. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;*
- b) engineering operations;*
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.'*

Conserving and Enhancing the Natural Environment

2.2.9 Section 15 of the Framework relates to 'Conserving and enhancing the natural environment'. The means by which this can be achieved are set out within Paragraph 174 and include:

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

- a) 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);*

- b) *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;*”

2.2.10 Section 16 addresses the protection and enjoyment of heritage assets including Conservation Areas, Scheduled Monuments and Listed Buildings. Potential effects on the landscape setting to a heritage asset are also considered as part of the LVA process. Paragraph 189 states that:

“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites, which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

2.3 Local Policy

2.3.1 The site falls within the district of Warwick and is covered by the Warwick District Local Plan 2011-2029, which was adopted in 2017. Below are the policies within the Adopted Local Plan which are relevant to this assessment.

Policy DS18 Green Belt

2.3.2 Policy DS18 states:

“The extent of the green belt is defined on the Policies Map. The Council will apply national planning policy to proposals within the green belt.”

Policy NE1 Green Infrastructure

2.3.3 Policy NE1 states:

“The Council will protect, enhance and restore the district’s green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy. The natural environment will be planned for at a variety of spatial scales:

- a) *sub regional level, crossing administrative boundaries;*
- b) *district-wide scale;*
- c) *town-wide scale, and at;*
- d) *local and neighbourhood scales.*

The Council recognises the Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy and will support the periodic updating of this important strategic document.

The Council will continue to work with partners, including neighbouring authorities and the Local Nature Partnership, to plan for green infrastructure at a landscape scale;

- *protecting and enhancing existing habitats and restoring fragmented areas;*

- ensuring access to natural green space; and
- improvements to landscape character.”

Policy NE2 Protecting Designated Biodiversity and Geodiversity Assets

2.3.4

Policy NE2 states:

“The Council will protect designated areas and species of national and local importance for biodiversity and geodiversity as set out below.

Sites of National Importance

Sites of Special Scientific Interest (SSSI) are of national importance; therefore, development will not be permitted which will destroy or adversely affect these unless, in exceptional circumstances, it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity.

Where development is permitted that has an adverse impact on a SSSI, whether direct or indirect, measures to enhance the condition of the site will be required.

Sites of Local Importance

Development will not be permitted that will destroy or adversely affect the following locally important sites and assets unless it can be demonstrated that the benefits of development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity;

- a) Ancient Woodland, aged and veteran trees;
- b) Local Nature Reserves;
- c) Local Wildlife Sites and potential Local Wildlife Sites;
- d) Local Geological Sites;
- e) Protected, rare, endangered or priority species or other sites of geological or geomorphological importance.

All proposals likely to impact on the above assets will be subject to an ecological assessment. The ecological assessment should include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development. Development affecting these sites will only be permitted where:

- i. *the proposal is justified against the above criteria, and*
- ii. *where it can be demonstrated that the proposed mitigation or compensatory measures are equivalent to the value assigned to the site / asset in the ecological assessment.”*

Policy NE4 Landscape

2.3.5

Policy NE4 states:

“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.*

2.4 Neighbourhood Plan Policy

2.4.1 The Leek Wootton and Guy's Cliffe Neighbourhood Plan 2018-2029 was 'made' in 2018, and forms part of local planning policy. The overall vision for the Neighbourhood Plan is described as:

"In 2029 Leek Wootton and Guys Cliffe Parish will continue to be a thriving, rural neighbourhood set within the Green Belt. It will be a sustainable community which provides decent homes for all its residents whilst maintaining its vitality and intrinsic character. The Neighbourhood Plan will have ensured that any development improves and is sympathetic to the environment, landscape, look and feel of the area.

The Neighbourhood Plan will provide enhanced educational and training opportunities for its residents alongside sporting and recreational activities and will welcome businesses that fit within its ethos. The community will also continue to seek improvements to vehicle, pedestrian and cycle safety.

Leek Wootton and Guys Cliffe Parish shares the Local Plan vision of wanting to be a great place to live, work and visit."

2.4.2 The Neighbourhood Plan sets out six specific objectives, with Objective 1 related to Natural Environment. In turn, Policies LW1 and LW2 respond to Objective 1.

Policy LW1 – Protecting and Enhancing the Local Landscape Character

2.4.3

Policy LW1 states:

“Development proposals should include landscaping schemes to protect and enhance the distinctive rural landscape character of the Parish of Leek Wootton and Guy’s Cliffe.

Landscaping schemes should be designed to incorporate the following landscape design principles wherever possible to ensure opportunities are maximised for supporting local biodiversity and to ensure new development responds positively to this high quality local environment:

- 1. Species selection along woodland edges should include native trees and shrubs and tree cover should be enhanced on and around development sites through the planting of new woodlands and belts of trees;*
- 2. Existing parkland should be retained and enhanced and where opportunities arise, consideration should be given to restoring areas of former parkland;*
- 3. Primary hedgelines should be conserved and enhanced by reintroducing mixed native species hedgerows along primary boundaries;*
- 4. Opportunities should be taken for re-establishing areas of heathland on suitable sites;*
- 5. Tree cover within and around rural settlements should be conserved and enhanced. Where appropriate woodland planting on rising ground will be supported;*
- 6. Schemes should protect and enhance the internal open spaces and the irregular outline of village settlements;*
- 7. The re-creation of riverside wetland habitats should be provided where appropriate; and*
- 8. The sinuous hedgerows defining river floodplains and the wooded character of river corridors should be retained and enhanced.”*

Policy LW2 – Protecting and Enhancing Local Wildlife

2.4.4

Policy LW2 states:

“Where appropriate new development should incorporate measures which would preserve, support or enhance local biodiversity. In particular new developments should:

- 1. Demonstrate how the design has taken into account its potential impact on local habitats, species and landscape character; and*
- 2. Ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats as shown in paragraph 6.1.11 and Map 4.*

Subject to other policies in this Plan new development proposals which include the creation of new green infrastructure will be supported.”

- 2.4.5 Objective 2 of the Neighbourhood Plan is regarding conservation of historical assets. Policy LW3 ‘Protecting and Enhancing Built Heritage’ relates to this objective and includes a requirement that “*new development should be sited and designed to enhance the identified important views (see Map 6) and not obscure them.*” The twelve important views shown on Map 6 related to areas surrounding the conservation area and the former Warwickshire Police Headquarters.

3 SITE CONTEXT

3.1 Location (see plan HDA 1)

- 3.1.1 The site is located within the Warwickshire Golf Course, approximately 1km north of the northern edge of Warwick to the south, and approximately 1km to the south-west of Leek Wootton village. The site is situated to the south-west of the Club House and car park which are located towards the centre of the golf course, and are accessed via a driveway which winds through the golf course from Warwick Road located to the east of the site.

3.2 Geology

- 3.2.1 The site is located within an area of the sedimentary bedrock geology, and is underlain by the Helsby Sandstone Formation, formed during the Triassic Period. No superficial deposits are recorded.

3.3 Landform and Drainage

- 3.3.1 The local area is undulating, falling generally eastwards from approximately 105m AOD west of the site, down to approximately 50m AOD along the River Avon to the east of the site. Landform rises west of the River Avon up to a high point of approximately 70m AOD at Old Milverton. The landscape falls towards lakes and a tributary of the Avon, within the central eastern portion of the golf course, then rises again northwards towards Leek Wootton up to approximately 90m AOD. Landform across the golf course is highly undulating with frequent artificial mounding and ground shaping.

- 3.3.2 Landform within the vicinity of the site itself rises from the south-east to the north (see plan HDA 3). The southern portion of the site is relatively flat at approximately 83m AOD, there is then a rise to the northern portion of the site which is between approximately 85.5m AOD and 86.2m AOD. There is then a further rise up to approximately 88.5m just outside the site to the north and north-east.

3.4 Local Land Use and Vegetation

- 3.4.1 The site is located within an extensive golf course ‘designed’ landscape, set within the wider rural landscape of mainly pastoral and arable farmland along with areas of woodland and remnant parkland. The golf course includes significant areas of woodland, including Terrace Hill Wood to the north, linear tree belts and other groups of mature trees between

the mown grass fairways. There are large lakes within the central eastern portion of the golf course, and numerous sand filled bunkers across the area. The golf course includes a number of buildings, car parking, roads and paths. A line of large electricity pylons border the golf course to the south-west and continue across the wider area to the north-west and south-east of the site.

3.4.2 The wider area includes significant blocks of woodland, including Ash Plantation, Range Plantation and Larch Covert, which enclose the golf course to the west. Elsewhere, frequent smaller blocks of woodland, tree belts and parkland style tree groups within fields contribute to the extensive tree cover within the area. Field boundaries within the wider area, particularly to the west, are predominantly lined by hedgerows with mature trees, including oak. Fields on lower ground alongside the River Avon to the east are slightly more open, with less frequent woodland than to the west of the site.

3.5 Settlement Pattern

3.5.1 There are a number of settlements locally, with Warwick and Leamington Spa forming a large area of settlement either side of the River Avon, to the south and east of the site, and the town of Kenilworth to the north. Nearby villages and hamlets are located towards high points in the landscape, and include Leek Wootton village to the north-east of the site. The 'village envelope' identified in the current Local Plan extends southwards along a short length of Warwick Road to include All Saints Academy, and houses at the entrance to the Warwickshire Golf Course, including Lime Tree Cottage, Lime Villa, The Lodge and a recent small development of houses known as The Cedars. Warwick Road continues further south to a junction with the A46 dual carriageway, which links Warwick with Coventry to the north. To the south-east of the site, on the opposite side of the A46 and the River Avon, is the small hamlet of Old Milverton, located on rising ground above the river valley.

3.5.2 Within the grounds of the golf course there are a number of buildings, including dwellings. A complex of buildings formed originally from a former farmstead, is located towards the middle of the golf course, and includes the Club House and North Woodloes Farmhouse. Just inside the entrance to the golf course are the large Health Centre building and The Hayes. Elsewhere within the golf course there are small maintenance sheds and the existing single storey driving range building.

3.5.3 An activity complex, including rifle ranges and go-karting, is located to the south-west of the site, separated from the golf course by woodland, and buildings which formed the former Warwickshire Police headquarters is located to the north, also set within woodland which separates them from the golf course.

3.5.4 Within the wider rural landscape, settlements consists of dwellings which form part of dispersed farmsteads, and occasional isolated small groups of houses and individual large houses. Within the south-west corner of the Leek Wootton conservation area are Mulberry Cottage and Stone Edge, and bordering the golf course to the south are 1-2 Gaveston Wood Cottages, Avenue Lodge, Avon Cottage, and Misty Meadows. Further to the south are Middle Woodloes Cottage, The Laurels, Woodloes Barn, Loes Cottage, Covert Hall and Woodloes Farm. To the west are Goodrest Farm, Prospect Farm and Range Cottage.

3.6 Designations (See plan HDA 2)

3.6.1 There are no landscape designation covering the site or within its vicinity. However, the site, the golf course and the majority of the landscape between Leek Wootton and Warwick, are within a swathe of Green Belt policy.

3.6.2 There is no ancient woodland within the vicinity of the site. The nearest ancient woodland is over 1km from the site at Blackbrake Plantation to the south-west and at Black Spinney to the north-east.

3.6.3 Part of Leek Wootton is included within a conservation area, which was designated in 1969 and reviewed in 2002. The conservation area incorporates the historic core of the village and extends southwards to incorporate two small fields between Stone Edge at the south-west corner of the conservation area and Warwick Road to the east. This southern edge of the conservation area is approximately 1km from the site. The conservation area includes a number of Grade II listed buildings, including the church of All Saints.

3.6.4 Outside the conservation area, there are several other Grade II listed buildings within the wider landscape. The closest to the site is North Woodloes Farmhouse which is part of the complex of buildings which includes the golf course Club House, approximately 200m to the north-east of the site. Approximately 700m to the south of the site is the Grade II listed Loes Grange. Nearly 1km to the south of the site is the Grade II* listed Woodloes Farmhouse and Grade II South Barn. Other listed buildings include groups at Guy's Cave, nearly 2km to the south-east of the site, and at Old Milverton including the Church of Saint James.

3.6.5 Guy's Cave is an ancient monument, and there are two further ancient monuments, approximately 1km to the north-west of the site at Wedgnock Park Pale and Goodrest Lodge.

3.6.6 There is a network of public rights of way within the local landscape, including the Centenary Way and Millennium Way Long Distance Paths, which follow the same

alignment within the eastern edge of Ash Plantation as public right of way 208/W179/1, approximately 300m to the west of the site at the closest.

3.6.7 Public footpath 208/W223/1 runs along the eastern edge of the existing driving ranges and north-west along an unclear route across the golf course, to connect with public footpath 208/W179/4 (also part of Centenary Way and Millennium Way). To the south-east of the site, footpath 208/W223/1 continues along the Club House driveway until it reaches public footpaths 208/W179d/3 and 208/W179d/1. Footpath 208/W179d/3 in turn has a connection to Warwick Road and public footpath 208/W178/1. Footpath 208/W178/1 runs broadly north-south through the eastern portion of the golf course, and ascends northwards to meet the southern end of the conservation area.

3.6.8 These routes connect to various other public footpaths further from the site, with links into Leek Wootton and Warwick. Public footpaths connecting with Old Milverton to the south-east of the site include 238/W177b/1 which climbs the sloping landform to the south of the Church of Saint James.

4 LANDSCAPE BASELINE

4.1 Landscape Character

National Scale

4.1.1 Natural England divides the country into broad scale National Character Areas (NCA). The site is located within Area 97 'Arden'. The Character Area profiles for each area cover a large approximate area, and the extent to which they are appropriate to this localised appraisal is limited.

4.1.2 Relevant key characteristics described by the Character Area profile include:

- 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.
- Diverse field patterns, ranging from well hedged, irregular fields and small woodlands that contrast with larger semi regular fields on former deer park estates...
- 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).
- 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.

District Scale

4.1.3 The 'Warwickshire Landscape Guidelines' was published in November 1993 by Warwickshire County Council in partnership with the Countryside Commission (now Natural England). The assessment pre-dates current best practice character assessment guidance, consisting of Natural England's 2014 'An Approach to Landscape Character Assessment', but remains a useful, more localised assessment of the landscape than the National Character Area profiles. The guidelines identify seven landscape types within the Arden regional character area, including 'Arden Parklands' within which the site is located.

4.1.4 The document describes the overall character and quality of the Arden Parklands as "*An enclosed, gently rolling landscape defined by woodland edges, parkland and belts of trees*" and sets out the characteristics features of the Arden Parklands as follows:

- Middle distance views enclosed by woodland edge.
- Belts of mature trees associated with estatelands.
- 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.

4.1.5 The overall management strategy for the Arden Parklands landscape type is described as "*Retain and enhance the effect of wooded enclosure*".

4.2 Local Landscape Character and Site Features (see plan HDA 3)

4.2.1 The site has been part of a 'designed' landscape since the 18th and 19th centuries when large parkland estates were created in the area. Design of the local landscape has evolved into the 20th century with the creation of substantial areas of golf courses, resulting in a highly manipulated landscape. The landscape surrounding the site is characterised by artificial undulating landform including extensive mounding, relatively large lakes and

smaller 'bunker' depressions. The landscape is peppered with small tree groups, linear tree belts and some larger areas of woodland between the fairways. Although part of the designed landscape, tree cover across the golf course, contributes to the wooded character of the area in combination with surrounding woodland, and provides intermittent enclosure and shortening of views within the landscape surrounding the site, partially in keeping with the characteristic features of the Arden Parklands identified in the Warwickshire Landscape Guidelines. A group of trees in relatively good condition forms an L-shape, up to a maximum of approximately 13m high, adjacent to the south and south-eastern edges of the site. This tree group includes a large multi-stemmed Willow (13m high) within its centre, and individual Alder (5m high), Himalayan birch (9m high) and Oak (6m high) within the northern portion of the tree group. To the north and west of the large Willow there are a number of trees located closely together, including further Alder, Birch, Oak and Willow, along with Ash, Beech, Hawthorn and Scots pine, up to a maximum of approximately 12m high.

4.2.2 The area incorporates complexes of buildings and smaller structures associated with the golf course, along with roads, paths, car parking and other hardstanding. A large car park is close to the north-eastern edge of the site, and to the north-east of the car park is a group of buildings including the Club House, the Grade II listed North Woodloes Farmhouse and other structures including an open sided barn. Within the site itself there is a single storey driving range building up to approximately 4m high, set with the lower southern part of the site, and a line of uncovered driving range bays within the upper northern part of the site. The rest of the site consists of mown grass, and there is a small area of ornamental planting to the north-east of the existing building. A path adjacent to the north-eastern edge of the existing driving ranges accommodates public footpath 208/W223/1.

4.3 Landscape Sensitivity

4.3.1 Key landscape receptors that have potential to be affected by redevelopment of the site are as follows:

- The site landscape
- Features along the site boundaries
- The adjacent landscape surrounding the site
- The wider landscape character.

4.3.2 The landscape sensitivity of a receptor comprises a combination of landscape value and susceptibility to change. Landscape value can be derived from designations placed upon a landscape or where Local Plans refer to specific landscape qualities of an area. Where designations or such local plan references are absent, judgements can be made on quality criteria and experiential associations which may include:

- **Landscape quality (condition):** *'A measure of the physical state of the landscape'*. This includes land use, the intactness of the landscape and the quality and condition of

the features within the landscape and the influence of incongruous features or elements;

- **Scenic quality:** The effect that a landscape is likely to have on the senses. For example, visual enclosure/openness or the pattern and scale of the landscape, whether there is a distinctive sense of place, striking landform or visual interest in the landscape
- **Rarity:** *'the presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type'*;
- **Representativeness:** whether the landscape or features within it are exemplary for the local area or whether the landscape being considered covers a high proportion of a particular character area;
- **Conservation interests:** recognition of importance through designation, or local consensus. Includes features of wildlife, archaeological, historic and cultural interest;
- **Recreation value:** *'evidence that the landscape is valued for recreational activity where experience of the landscape is important'*;
- **Perceptual aspects:** including tranquillity and appropriateness of substitution of the characteristics affected;
- **Associations:** *'with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area'*.

There are variations between the various landscape receptor groups in the study area with differences, at a local scale, in tranquillity, landscape condition, scenic quality and representativeness.

4.3.3 The susceptibility to the type of development proposed would also vary between receptors. In landscape terms, susceptibility is *'the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation'* (GLVIA Page 158). Landscape receptors within the wider landscape which are distant from proposals and largely outside the visual envelope, would be less susceptible to the changes brought about by a development than rural landscapes immediately adjacent to the site.

4.3.4 The small site currently consists of mown grass, a small area of ornamental shrubs, and hard standing with a single storey building and uncovered driving range bays. In landscape terms these features are of low value and susceptibility, and therefore the site itself is considered to have Low landscape sensitivity.

4.3.5 Boundary features include the small group of trees adjacent to the south of the site. These have some limited scenic value, and would take time to replace if lost, but are generally of

moderate maturity and condition, and are considered to have Medium landscape sensitivity.

4.3.6 The landscape surrounding the site consists of extensive golf courses. This is an artificial, manipulated landscape with typical features characteristic of this type of land use. The susceptibility of the existing golf course to small scale golf related development is therefore low. The golf course is however a relatively attractive landscape in good physical condition, with extensive tree cover, and overall are considered to have Medium landscape sensitivity.

4.3.7 The wider landscape, of farmland, woodland, boundary hedgerows, mature trees and limited settlement, is a relatively intact rural landscape of considerable scenic quality that would be difficult to recreate if lost. The surrounding landscape has therefore been assessed as High sensitivity.

4.3.8 The following table sets out the sensitivity of landscape receptors considered within this assessment:

Landscape Receptors	Sensitivity
The site landscape	Low
Features along the development site boundaries (tree group)	Medium
The landscape character surrounding the site (golf course)	Medium
The landscape character of the wider landscape	High

5 VISUAL BASELINE

5.1 Methodology

5.1.1 The visual baseline serves to establish the type of Visual Receptor (VR) that may be affected by the proposed development, the extent and character of existing views, the contribution that the site makes to each view/local visual amenity and the susceptibility to change in views. This in part correlates with the degree to which the site is visible from a VR.

5.1.2 A visual appraisal of the site was undertaken from public footpaths and roads. Views were assessed based on 1) existing visibility 2) views after development. Views of the proposed redevelopment were estimated by visualising the scale and form of the proposed driving range structure, and associated tree planting. Views from properties could not be assessed from the houses themselves; in most cases, the likely extent of the view could be adequately estimated identified using a reverse view, i.e. an assessment of the extent to which a property was visible in views from within the site (or its perimeter) looking outwards.

5.1.3 The visual appraisal is based on a grading of degrees of visibility. There is, in any visual appraisal, a continuity of degrees of visibility from not visible to fully open in the view. To indicate the degree of visibility of the site from selected locations, that continuum has been divided into four categories, as follows:

- **None:** no view (no part of the site or proposed development is discernible, or it is difficult to perceive);
- **Glimpse:** only a minor area of the site or proposed development is discernible and/or the view is transient or at a distance;
- **Partial:** the site or proposed development forms a relatively small proportion of a wider view. There are open views of part of the site or proposed development such that it is easily visible as part of the wider view;
- **Open:** there are clear views of the site or proposed development such that it forms a substantial part (is a dominant element) of the overall view and affects its overall character and visual amenity; or the site or proposed development is the dominant feature of the view, to which other elements become subordinate.

5.1.4 The visual appraisal was carried out in November 2021 with leaf cover beginning to reduce. Views of the site are likely to decrease in summer months when deciduous vegetation is fully in leaf. As part of the assessment methodology HDA has taken into account the latest guidance from the Landscape Institute with regard to the assessment of private views. Private views are likely to be experienced by individual residents, whereas public views are likely to relate to those receptors engaged in the enjoyment of the landscape for its own sake, and thus may be given more weight.

5.2 Site Visibility (see plan HDA 4, and photographs 1 to 32)

5.2.1 The visual envelope of the site is primarily contained within the golf courses due to a combination of surrounding woodland and tree cover on undulating landform within the golf courses. Views of the site are mainly limited to views experienced by nearby users of the existing golf courses.

5.2.2 The site is not visible from the majority of surrounding public vantage points. Public views of the site are restricted to open views from a length of the adjacent public footpath, which reduce to glimpses further from the site, a glimpse along the driveway to the Club House, and a distant glimpse from a short length of footpath on an elevated position to the south of Leek Wootton.

5.2.3 Visual receptors are described in groups below.

Public views

Public Rights of Way

5.2.4 The site is not visible, or is difficult to perceive, from the majority of public rights of way in the local area. Extensive intervening woodland prevents views of the site from public

footpaths and bridleways to the north and west. A number of smaller woodland blocks and boundary hedgerows, combined with undulating topography and intervening features within the golf courses, prevent views of the site from the majority of public rights of way to the south and east of the site.

5.2.5 There are open views of the site from a short length of public footpath 208/W223/1 as it passes adjacent and near the existing driving ranges (photograph 1). From this location, the uncovered driving range bays are visible at close range and the single storey covered driving range is visible with adjacent trees forming a backdrop. The site is seen in context with other existing features of the golf courses, including the nearby maintenance hut, car parking, paths, the complex of buildings which include the Club Houses, pylons in the background and woodland on the horizon. Views of the site from along the footpath quickly turn to glimpses (photograph 2) and then no view (photographs 3 and 4) to the north-west of the site due to the intervening roll in topography to the north of the site. Views of the site from public footpath 208/W223/1 as it continues south-east from the site reduce to partial (photography 5) and glimpses (photograph 6) due to the tree group adjacent to the south of the site and landform which intervenes further from the site. Further from the site, there is no view of the site from the majority of footpath 208/W223/1 as it continues south-east along the driveway through the golf course (photographs 7, 8, 9 10 and 12), with the exception of a short length (photograph 11), where there are distant, minor glimpses of the existing single storey driving range building through the understorey of the tree group adjacent to the south of the site, seen with a wooded context including woodland on the horizon behind the site. Given the unclear alignment of the route from the site and across the golf course to the north-west, and no evidence of its use at the time of survey, it is likely public footpath 208/W23/1 is used infrequently by walkers.

5.2.6 There is no view of the site from public footpath 208/W179d/3 or 208/W178/1 as they pass through the golf courses (photographs 12 and 14) due to intervening topography, tree cover and buildings with the golf courses. However, as footpath 208/W178/1 climbs on rising ground to the south of Leek Wootton, the roof of the existing single storey driving range building is just about detectable in the distance between gaps in vegetation (photograph 17). However the site building is barely visible with the naked eye in clear weather, and seen in context above the slightly more identifiable buildings associated with the Club House, forms a very small part of the wider views and has a negligible contribution to the view experienced by walkers along this short length of footpath. There is no view of the site from the footpath as it continues north, including at the southern edge of the conservation area (photograph 18).

5.2.7 There is no view of the site from public footpaths west of Leek Wootton (photographs 19, 20, 21 and 22) including within the vicinity of the ancient monuments of Wedgnock Park

Pale and Goodrest Lodge (photograph 23), due to a combination of intervening topography and vegetation. There is no view of the site along Centenary Way or Millennium Way due to boundary vegetation along the eastern edge of the route (photograph 24) trees within the eastern edge of Ash Plantation (photographs 25, 26 and 27) and other intervening vegetation (photograph 28). Intervening vegetation and topography also prevents views of the site from footpaths to the south of the golf course (photographs 29, 30 and 31).

- 5.2.8 There are easterly views across the rural landscape, including the Avon valley, from elevated footpaths to the south of Old Milverton. Extensive woodland is visible to the west from public footpath 238/W177b/1 (photograph 32), including on the horizon behind the site, but the site itself is not visible.

Roads

- 5.2.9 As Warwick Road leaves the southern end of Leek Wootton, there are views westwards of the entrance to the golf course, and over the roadside hedge to buildings and trees within the golf course grounds (photograph 16), and views eastwards to the Avon valley. However, the site is not visible due to intervening topography, vegetation and buildings. Intervening trees prevent views of the site from the southern end of Warwick Road. (photograph 13). Intervening features also prevent views of the site from the A46.

Private Views

Surrounding settlement and properties

- 5.2.10 Topography, vegetation and buildings combine to obscure the site from surrounding properties. There are no views of the site from the nearby Grade II listed North Woodloes Farmhouse due to the orientation of its windows and adjacent intervening structures. Similarly, there is no view of the site from the Club House. At greater distance, intervening vegetation on undulating topography, and the Club House complex of buildings obscure the site in views from the Health Centre, The Hayes and properties near the entrance to the golf courses.
- 5.2.11 A combination of vegetation, topography and buildings obscure the site from other properties with the locality, including all listed buildings, Leek Wootton conservation area and the built up areas of Leek Wootton and Warwick.

5.3 Visual Sensitivity

- 5.3.1 The visual sensitivity of a particular visual receptor is assessed as a combination of viewer susceptibility and the value attached to the view. The type of activity that a person – or visual receptor is engaged in affects susceptibility, as does the experience of the viewer at a particular location and the extent to which the viewer can accept change of a particular

type and scale without unacceptable adverse effects on the character and extent of the view.

Public views

Public rights of way

- 5.3.2 The visual receptors most sensitive to changes within a view are people whose activities are likely to be focussed on the landscape, including users of public rights of way, in particular Long Distance Paths. Public rights of way, including the Centenary Way and Millennium Way which surround the golf course travel through rural, relatively unspoilt landscape, and therefore their sensitivity is judged to be High. Footpaths 208/W223/1, 208/W179d/3 and 208/W178/1 which are within the golf course are also used for recreation to varying degrees, and although a pleasant landscape, the existing presence of golf course related features makes views from these three footpaths less susceptible to change from the type of development proposed. Therefore the sensitivity of the three footpaths within the golf course is considered to be Medium.

Roads

- 5.3.3 Trees alongside Warwick Road, and views east towards the Avon valley results in a relatively attractive stretch of road, likely to be valued locally by pedestrians. However, motorists travelling along Warwick Road are less likely to be focussed on the view than walkers along public rights of way, and are likely to be travelling at speed, meaning that views towards the site would be transient in nature, and therefore less sensitive than views experienced by residents or pedestrians. Views along Warwick Road are seen by motorists whose attention may only be partially focused on the scenic quality of the view, and are therefore considered to have a low to moderate susceptibility to a change in the view. Overall, the sensitivity of visual receptors along Warwick Road is assessed as Low/Medium.

Private Views

- 5.3.4 Local residents with open views from the primary living space of their property, or visitors to commercial properties for recreation, are accepted to be susceptible to changes within the view.
- 5.3.5 Paragraph 6.17 of GLVIA states that:
“In some cases it may also be appropriate to consider private viewpoints, mainly from residential properties”.
- 5.3.6 In March 2019, The Landscape Institute published technical guidance on Residential Visual Amenity Assessment (RVAA). Residential visual amenity is defined within the document as:

“The overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage. It represents the visual component of Residential Amenity”.

5.3.7 Paragraph 1.5 of this document states that:

“Changes in views and visual amenity are considered in the planning process. In respect of private views and visual amenity, it is widely known that, no one has ‘a right to a view.’ This includes situations where a residential property’s outlook / visual amenity is judged to be ‘significantly’ affected by a proposed development, a matter which has been confirmed in a number of appeal / public inquiry decisions.

5.3.8 Paragraph 1.6 states:

“It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new development into the landscape. In itself this does not necessarily cause particular planning concern. However, there are situations where the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before”.

5.3.9 The following table sets out the key public visual receptors that have the potential to be affected by the proposed development and their associated visual sensitivity:

Visual Receptor (public views)	Sensitivity
Walkers	
Public footpaths within the golf course (208/W223/1, 208/W179d/3 and 208/W178/1)	Medium
Public footpaths within the wider landscape	High
Motorists	
Warwick Road	Low/Medium

6 THE PROPOSED DEVELOPMENT

6.1 Description of the Proposals

6.1.1 Proposals for the site are indicated on the proposed site plan and elevations included in Appendix 1.

6.1.2 The proposed redevelopment of the site involves replacement of the existing site building and uncovered bays with a new driving range structure. At the lower, southern part of the site, the proposed structure would be approximately 7.3m high with two storeys reaching up to a maximum roof level of 90.48m AOD, and would replace the existing 4m high building. On the upper, northern part of the site, the proposed structure would be single

storey, up to approximately 3.7m high. This single storey portion of the structure would be set down by approximately 0.7m below existing ground level, and would have a maximum roof level of 88.95m, similar to the ground level which rises to the north of the site. The new structure would be constructed in materials which are recessive in colour, including matt black stained shiplap timber boarding and olive green profiles metal roof. Existing flood lighting would be replaced with modern targeted lights attached to the proposed roof fascia.

6.2 Landscape Strategy

6.2.1 The small area of ornamental planting adjacent to the existing driving range building would be removed to allow for the new structure and reconfiguration of access adjacent to the existing path, which would be retained.

6.2.2 The existing tree group adjacent to the site would be retained and enhanced through improved management, including selected thinning with the removal of poor quality species and dead branches to improve the overall health and vigour of retained trees. Appropriate native understorey shrubs would also be introduced within the tree group.

6.2.3 A small group of native trees and species rich shrubs would be planted between the central portion of the site and the existing car park to help soften built form and increase green infrastructure generally in the form of tree cover.

7 PREDICTED EFFECTS OF THE PROPOSED DEVELOPMENT

7.1 Introduction

7.1.1 The potential effects of the proposed redevelopment are assessed below at year 0, when the potential effects are at their greatest and at year 10, following the establishment of the landscape strategy. In order to assess the potential effects of the proposals, certain assumptions have been made as follows:

- It is assumed that tree sizes would ranging from approximately 1m to 3m in height at the time of planting.
- New planting is assumed to have no growth in the first year after planting, and 0.35m per year thereafter. Actual growth rates will depend on environmental conditions and tree species.
- Tree heights after ten years of growth would range from approximately 4m to 6m in height.

7.1.2 The magnitude of change is a judgement on the size or scale of effect and is combined with the landscape or visual sensitivity to give a judgement on the significance of effects resulting from the proposed development.

7.2 Predicted Landscape Effects

- 7.2.1 During the time of construction, the existing site building and hardstanding would be removed, and the small group of ornamental shrubs and an area of mown grass would be lost. The landscape effect on the main body of the site is judged to be temporarily Low adverse magnitude of change, and therefore given its low sensitivity, a negligible effect on the site landscape. The tree group along the southern boundary of the site would be protected and retained during construction, and would not be affected at the time of construction.
- 7.2.2 The removal of the existing site building at the time of construction would have a limited beneficial effect on the landscape character surrounding the site, but this would be countered by temporary influence from construction activity. Therefore, the effect is considered to be Minor adverse on the landscape character surrounding the site, at the time of construction. Any effect on the landscape character of the wider landscape is likely to be difficult to perceive at the time of construction, and is considered in this assessment as not applicable.
- 7.2.3 At completion, the site would remain as driving range bays, but with increased built form and reduced mown grass. However there would be new native tree and species rich shrub planting, and the commencement of improved management of the retained tree group at the southern boundary of the site, which at completion would outweigh the minor loss of existing ornamental shrubs and mown grass. At completion, there would be an increase in the extent of built form across the site. However, the proposed structure would be softened by the retained tree group to the south, and would be set down within the landform to the north. The proposed structure would be seen in association with the existing maintenance shed, car park and complex of buildings which include the Club House and would not appear out of place within its existing golf course setting.
- 7.2.4 10 years post completion, proposed tree shrub planting would have established, more than compensating for the initial loss of shrubs and grass, and the health of the adjacent tree group would have improved through enhanced management. There would be a minor improvement in general landscape structure and the proposed redevelopment would have a beneficial effect on the landscape of the site itself and the adjacent boundary features 10 years after completion.
- 7.2.5 After 10 years, the proposed structure would be increasingly softened by the maturing planting and would be consistent with the character of the golf course. After 10 years the proposed redevelopment of the site would have a negligible effect on the character of the landscape surrounding the site, and a no discernible effect on the wider landscape character.

7.2.6 The table below summarises the predicted effects on landscape receptors:

Landscape Receptors	Sensitivity	Construction		10 Years Post Completion	
		Magnitude of Change	Effects	Magnitude of Change	Effects
The site landscape	Low	Low adverse	Negligible	Low beneficial	Negligible
Features along the development site boundaries (tree group)	Medium	n/a	n/a	Low beneficial	Minor beneficial
The landscape character surrounding the site (golf course)	Medium	Low adverse	Minor adverse	Very Low adverse	Negligible
The landscape character of the wider landscape	High	n/a	n/a	n/a	n/a

7.3 Predicted Visual Effects

7.3.1 As with the existing site, the proposed redevelopment would have a limited visual envelope due to the surrounding vegetation, topography and buildings. The small number of receptors with views of the existing site, would initially also have views of the proposed driving range structure.

7.3.2 The most noticeable public views of the proposed development during construction would be from footpath 208/W223/1 as it passes adjacent and near the proposed driving range structure, with open views of the construction at close range, albeit likely to be experienced by a limited number of walkers compared to other routes. Given its Medium sensitivity, and the obvious change in the view, the effect of the proposed development on this receptor is judged to be Moderate adverse at the time of construction. Public footpaths within the wider landscape are considered to have higher sensitivity than those within the golf course, but from these routes construction activity is unlikely to be discernible, or would be at such a distance that it would be difficult to perceive. The site would not be visible from Warwick Road, surrounding properties, including listed buildings, or the conservation area, at the time of construction.

- 7.3.3 Once completed, the site would be visible from a greater length of public footpath 208/W223/1 due to the increased extent and height of the proposed driving range structure compared to the existing site building. The increase in built form would have an adverse effect on the views from the footpath, however the adverse effect would be tempered through siting of the two storey portion of the proposed structure within the lowest part of the site, and by keeping the height of the single storey portion to a minimum with a similar roof level to the rising landform to the north of the site. The roof level of both portions of the proposed driving range structure would be below the majority of the adjacent retained tree group, which would continue to act as a backdrop to the site in views from the north-west and screen or filter views of the site from views to the south and south-east. The proposed redevelopment would be seen in context with the existing golf course, including the nearby maintenance shed, large car park, and the complex of buildings which include the Club House. The driving range structure would not appear incongruous within the existing 'designed' landscape, and as such would have a limited effect on the general experience of walkers as they passes through the golf course.
- 7.3.4 From the short elevated length of public footpath 208/W178/1, south of Leek Wootton, where the existing site building can be detected in clear weather, the increase in built form at the time of completion would be barely identifiable in the distance behind the complex of buildings which include the Club House, and it is considered that the proposed redevelopment of the site would not have a material effect on views experienced by walkers at this vantage point. The proposals would not effect views from Warwick Road, properties including listed buildings or the conservation area.
- 7.3.5 After 10 years, the proposed structure would be increasing soften by the maturing planting and would not appear out of place in views from within the golf course, including from public footpath 208/W223/1. It is considered that after 10 years the proposed development would have a minor adverse effect on public footpaths with in the golf course, would have no significant effect on public footpaths within the wider area, and would not effect views from Warwick Road, properties or the conservation area.
- 7.3.6 The following table sets out the predicted effects of the proposed development on the identified public visual receptors:

Visual Receptor/ Viewpoint Location	Sensitivity	Construction		10 Years Post Completion	
		Magnitude of Change	Effects	Magnitude of Change	Effects
Walkers					
Public footpaths within the golf course (208/W223/1, 208/W179d/3 and 208/W178/1)	Medium	Medium adverse	Moderate adverse	Low adverse	Minor adverse
Public footpaths within the wider landscape	High	n/a	n/a	n/a	n/a
Motorists					
Warwick Road	Low/ Medium	n/a	n/a	n/a	n/a

8 REVIEW OF RELEVANT POLICY

8.1 Introduction

8.1.1 This section summarises the landscape related planning policy context relevant to the proposed development.

8.2 National Planning Policy Framework

8.2.1 The proposed redevelopment of the driving ranges would broadly conform to the Framework. Although there is no scope to enhance public access as part of the proposals, public footpath 208/W223/1 would be protected and maintained on its current alignment, in keeping with paragraph 100 of the Framework. The proposal structure would be adjacent to an existing tree group and set down in the landscape when viewed from the north, and would not significantly reduced the degree of openness afforded to the Green Belt by the existing golf course. The proposals would be consistent with the existing golf course and would not harm the function of the Green Belt in preventing sprawl of built-up areas and the merging of towns, and safeguarding the countryside from encroachment. The proposals would not affect the landscape setting to the conservation area and would be a redevelopment of an existing land use, in line with the purposes of the Green Belt as set out in the Framework.

8.2.2 The proposed redevelopment would “*conserve and enhance the natural environment*” (paragraph 174 of the Framework), with the existing adjacent tree group retained and enhanced, and new native tree and species rich shrub planting. The proposals would not

affect the landscape setting to listed buildings, Leek Wootton conservation area, or ancient monuments in the wider area, in line with section 16 of the Framework regarding the Historic Environment.

8.3 Local Policy

8.3.1 The proposed redevelopment of the site would comply with landscape related local policy. The landscape strategy accompanying the proposals would enhance green infrastructure (policy NE1), and would not have an adverse effect on designated biodiversity and geodiversity assets such as SSSIs, ancient woodland, Local Nature Reserves, Local Wildlife Sites or Local Geological Sites (policy NE2).

8.3.2 The proposals are also in keeping with relevant elements of policy NE4. In particular, new planting and enhancement of the retained tree group is an integral part of the proposed design, and would have a positive contribution to landscape character in keeping with the extensive tree cover in the area. The proposals respond to the topography of the site with the proposed structure set down to minimise visual prominence, would avoid effects on features which contribute to historic assets, and would not effect potential coalescence between settlements.

8.4 Neighbourhood Plan Policy

8.4.1 The proposed development also has regard for objectives 1 and 2 and related relevant policies contained within the Neighbourhood Plan as set out in section 2.4 above, including provision of appropriate planting and retention of existing tree cover. The proposals do not effect the twelve important views identified in the Neighbourhood Plan in relation to policy LW3 regarding protection and enhancement of built heritage.

9 SUMMARY AND CONCLUSIONS

9.1 National and local policy identify the importance of protecting and enhancing the landscape. The development responds to these policies by retaining and enhancing existing tree cover adjacent to the site and including new native tree and species rich shrub planting as part of the scheme, which would enhance the local green infrastructure. The proposed redevelopment of the site would have no material effect on the five purposes of the Green Belt or on the landscape setting of listed buildings and Leek Wootton conservation area, and no impact on ancient woodland.

9.2 Proposed planting would be beneficial to the landscape of both the site and its southern boundary, more than compensating for the minor loss of existing landscape features, increasing tree cover in keeping with the wooded character of the golf course and local area.

- 9.3 The proposed driving range structure would have a limited visual envelope, with discernible views limited to nearby vantage points within the existing golf course. The proposed design responds sensitivity to site levels, and where visible built form would appear consistent with its context within the golf course and would be soften over time by planting.
- 9.4 In summary, the proposed development has regard for landscape related policy, and over time would have a minor beneficial effect on landscape features, and a very limited effect on landscape character and views.