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1 Introduction

1.1 Introduction

- 1.1.1 This Background Document relates to land located south of Gallows Hill / West of Europa Way, Warwick (the site). The document is submitted on behalf of Gallagher Estates Ltd who have a controlling interest over the land. Attached at **Figure 1.1**, Site Context Plan, is a plan which identifies the site.
- 1.1.2 The site covers 21.8 hectares and is subject to an outline planning application by Gallagher Estates Ltd which seeks approval for residential development (up to 450 dwellings) with access, open space and associated infrastructure. The application is accompanied by an Environmental Statement (ES) and a range of attendant supporting documentation. There is, therefore, extensive technical information available in relation to the site.
- 1.1.3 The Background Document should be read in association with Gallagher's representations to the draft Local Plan. Collectively the submissions demonstrate that further land needs to be identified to assist in meeting the objectively assessed need for housing in Warwick District and that the inclusion of this site, south of Gallows Hill / West of Europa Way, would be appropriate, justified, effective, deliverable, consistent with national policy and soundly based.

1.2 Purpose of the Background Document

- 1.2.1 The Background Document is cognisant of the evidence base published by the District Council as summarised in the 'Site Selection Methodology and Site Selection Table' (April, 2014). The site is included within the Site Selection Table as part of a wider area incorporating additional land to the immediate west of the Gallagher Estates Ltd site bounded by Gallows Hill to the north and Banbury Road to the west (Site Ref W10 and W26). There is no separate assessment provided of the site which is the subject of this Background Document.
- 1.2.2 In light of the above, within the chapters that follow (see section 1.4 below), the Background Document draws on Gallagher Estates Ltd extensive technical knowledge of the site alongside the evidence base as published by the Council. Chapter 8, in turn, concludes by summarising the reasons why the allocation of this site as an additional strategic development allocation would be suitable, achievable, available and that, in essence, the allocation of the site would be sound.

1.3 Site Description and Context

- 1.3.1 The site is currently in agricultural use and is predominantly made up of a single large rectangular shaped arable field, with a smaller rectangular pasture field located in the site's south eastern corner. This smaller field is separated from the larger arable field by an east to west flowing brook. Mature vegetation is evident along this brook, including trees and scrub species. The northern half of the site is generally level, whilst the southern half of the arable field slopes gently to the south towards the brook. The pasture field itself is located on a small hillock. There are no public rights of way located within the site boundary.
- 1.3.2 **Figure 1.2**, Site Location Plan, shows the site in its immediate context. The site is situated on the southern urban edge of Warwick / Leamington. The site has firm boundaries. To the north the site is bounded by Gallows Hill. Beyond Gallows Hill, opposite the site, the land is in agricultural use. It is noted that this land is a proposed allocation for development in the Publication Draft Local Plan (Sites E1 & HO1).
- 1.3.3 To the immediate north west of the site, on the northern side of Gallows Hill, is the Warwick Technology Park. To the immediate east is Europa Way (A452) which runs north/south and is a major arterial route into Warwick/Leamington from the south including, in particular, the M40 motorway. Beyond Europa Way to the east is land in agricultural use. This land is a proposed allocation for development in the Publication Draft Local Plan (Site HO2) and is also land over which Gallagher Estates Ltd have a controlling interest. Indeed, an outline planning application by Gallagher Estates Ltd has been submitted on land to the east of Europa Way, south of Harbury Lane (known as Lower Heathcote Farm) which seeks approval for residential development (upto 785 dwellings) with access, extensive open space, a local centre, primary school and associated infrastructure.

- 1.3.4 The north eastern edge of the development is formed by the existing Europa Way, Harbury Lane, Gallows Hill roundabout. Land beyond the junction, to the north of Harbury Lane was granted consent to Gallagher Estates Ltd for the development of up to 220 dwellings in August 2013. Development has not yet commenced on site.
- 1.3.5 The southern extent of the site is formed by mature vegetation including woodland blocks and a narrow stream corridor with the land beyond to the south comprising of countryside. To the west the site is bounded, in part, by mature vegetation and agricultural land which is part of the same field as the site. The site to the west is also being promoted as suitable for development through the Local Plan process.
- 1.3.6 The site is not proposed for development in the Publication Draft of the Local Plan. It is of note, however, that the site has been consistently found suitable for development by the District Council in previous iterations of the Local Plan. The site was proposed for development, in association with adjoining land, both in the Preferred Options of May 2012 and in the subsequent Revised Development Strategy (RDS) of June 2013. As set out in the accompanying representations, the proposed allocation of this site in previous iterations of the Local Plan was, in our view, soundly based. Collectively, the submissions to this Plan on behalf of Gallagher Estates Ltd (including the representations, this Background Document and the Housing Background Paper) demonstrate that further land needs to be identified to assist in meeting the objectively assessed need for housing in Warwick District and that this site, located south of Gallows Hill / west of Europa Way, should be reinstated into the Plan as a proposed allocation for up to 450 dwellings with associated green infrastructure.

1.4 Organisation of the Background Document

- 1.4.1 The Background document is structured as follows:
- **Chapter 1:** Introduction- provides an introduction to the site and explains the purpose and content of the document.
 - **Chapter 2:** Masterplanning and Design Concept - provides an "Indicative Masterplan" for the site with an accompanying discussion which demonstrates how proposals could be successfully accommodated on the site.
 - **Chapter 3:** Landscape and Visual Issues - considers the capacity of the site to accommodate development in relation to landscape and visual issues.
 - **Chapter 4:** Ecology - considers ecological and nature conservation issues in relation to the site.
 - **Chapter 5:** Built Cultural Heritage - considers the built cultural heritage issues that are relevant to this site.
 - **Chapter 6:** Transport and Accessibility - considers the accessibility of the site to public transport and nearby facilities and discusses the capacity of the surrounding highway network and potential access arrangements.
 - **Chapter 7:** Other Issues – Looks at a range of other technical issues relating to the site including flood risk and drainage, archaeology, noise, air quality, agricultural land quality, land contamination and geotechnical issues and utilities & services.
 - **Chapter 8:** Summary & Conclusions – provides an overview of the Background Document's findings and draws conclusions. The chapter includes a site assessment table for the site using the Council's criteria from the "*Site Selection Methodology and Site Selection Table*" of April 2014.
- 1.4.2 The specialist consultants who have contributed to the preparation of this background information are referenced in the Project Directory at the front of this document.

2 Masterplanning and Design Concept

2.1 Introduction

2.1.1 This chapter gives consideration to the opportunities and constraints of the site located South of Gallows Hill/West of Europa Way. An assessment of these opportunities and constraints has enabled a design concept to be developed, which has facilitated the formulation of indicative development proposals. These development proposals are discussed below and are illustrated on **Figure 2.2**, Indicative Masterplan.

2.2 Opportunities, Constraints and Design Principles

2.2.1 An evaluation of the site has highlighted specific opportunities, constraints and design principles which have been utilised to inform and structure the design of potential development proposals. These opportunities and constraints are set out below and illustrated on **Figure 2.1**, Constraints and Opportunities Plan:

Opportunities

- Provision of highway improvements to Gallows Hill, Heathcote Lane, and Europa Way,
- Creation of a high quality gateway to the Europa Way/Gallows Hill/Harbury Lane junction;
- Development of connections to the existing highway and public rights of way network;
- Development of a sustainable residential development for up to 450 new homes with a unique identity and character that also complements and takes positive design cues from the local vernacular;
- Provision of a range of house types, sizes and tenures;
- Provision of a network of public open space/green infrastructure to the south of the site, which complements the existing green links as well as providing for the needs of the new community;
- Provision of a strong landscape framework that utilises and retains existing vegetation and landscape features on site; and
- Provision of a sustainable urban drainage system
- Potential to integrate with the proposed allocations to the north and east. It is also noted that land to the immediate west is being promoted for development. This development proposal can also integrate with any development proposed to the west.

Constraints

- The retention of existing hedgerows, mature woodland and other landscape features;
- The retention and protection of identified protected species habitats; and
- The incorporation of existing services

Design Principles

2.2.2 Achieving a high standard of design for the proposals at land South of Gallows Hill/West of Europa Way has been an issue of considerable importance, in line with National and Local Government Guidance and Policy. The identification of the constraints and opportunities as listed above, in tandem with clear design principles and objectives will help ensure a high quality layout can be implemented on the site, and one that will successfully assimilate into the site and its surrounding landscape.

2.2.3 It is acknowledged that successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions. The principles discussed below have been derived from detailed site assessments, including those disciplines discussed throughout this document, and have been developed in order to steer the design of any potential new community on the site South of Gallows Hill/West of Europa Way to achieve this successful relationship.

Function and Quality

“Developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development” (Paragraph 58, point 1, NPPF)

- The development provides the opportunity to establish a distinctive identity to a place which, whilst having its own character, integrates with the surrounding built form and landscape context;
- Retention and potential enhancement of the existing landscape features on the site, including the existing boundary vegetation and mature woodland;
- Establish a distinctive identity through well-designed spaces and built form;
- Varying building height and materials by encouraging high quality design that creates variety and visual interest, that assists in creating a diverse and distinctive, comprehensive development;
- Minimise the impact of the development on the open countryside and surrounding context,;
- and
- Protection of the existing floodplain around the Tach Brook, which flows east to west within the site, to ensure that the development does not increase the risk of flooding in the area.

2.2.4 A Green Infrastructure Strategy has been integral to the design of the indicative proposals for South of Gallows Hill and has been an essential tool in integrating measures to enhance biodiversity and amenity value of the site. The strategy ensures that any development on the site provides connected and multi-functional landscapes and green spaces, not only within the individual site itself, but also the wider existing and/or potential future surroundings. The strategy identifies key GI hubs, creates physical and accessible links along existing and potential new green corridors, and incorporates coherent planting infrastructure within the design proposals.

2.2.5 Further information on the Green Infrastructure and Landscape Strategy is discussed within Chapter 4, Landscape and Visual Issues, which further assists in demonstrating how a well designed proposed development on the site South of Gallows Hill /West of Europa Way can indeed function well and add to the overall quality of the area.

Quality of Public Realm

“Developments will establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit” (Paragraph 58, point 2, NPPF 2012)

- Provision of a clear hierarchy of connected spaces and places, including streets that are accessible by a variety of users and which consider the design of the space as well as the streets function as a movement corridor;
- Provision of, and easy access to green spaces encompassing various forms of recreational activities for different age groups, ;
- Incorporation of different types of play areas that form an integral part of the open space strategy;
- Creation of green links to act as wildlife corridors through the site, especially from the south and western woodland borders, thus linking wildlife habitats both on and off the site as well as providing increased connectivity to the surrounding countryside;
- Integration of existing and proposed landscape features such as the hedgerows and woodland in order to soften the built form,;
- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces;
- Control of access to private areas, particularly rear gardens and parking courts; and
- The provision of a variety of publicly accessible open spaces and recreation areas that meet the needs of the local community and are central and accessible within the development to encourage social activity.

Accessibility

“Developments optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public spaces as part of developments) and support local facilities and transport networks” (Paragraph 58, point 3, NPPF 2012)

- Integration of the development into the existing movement network, including new or existing public transport provision with bus stops located within easy walking distance of all the new dwellings;

- Convenient, safe and direct access for all residents to the existing and proposed local services and facilities including local schools, retail and other community uses;
- Provision of multiple access points into the development forming part of a permeable network of streets which assists in dispersing traffic (vehicular and pedestrian);
- Enhancement and extension of the existing public rights of way network as an integral part of the development, particularly facilitating access to the town centre and existing employment areas;
- Maximisation of the opportunities for alternative modes of transport to the car particularly walking, cycling and bus travel;
- Creation of a clear movement hierarchy providing easily recognisable routes which balances the street as a space alongside its function as a movement corridor;
- Maximisation of the connections to the town centre via sustainable routes for pedestrians, cyclists and public transport users; and
- Provision of buildings that assist in navigation through the development as well as signify gateway points;

Response to Context

Developments will respond to local character and history, and reflect the identity of local surrounding and materials, while not preventing or discouraging appropriate innovation” (Paragraph 58, point 4, NPPF 2012)

- Integration of the development into the existing built form fabric found within the wider setting, particularly in relation to scale, height and massing;
- Provision of architecture that, where appropriate, reflects positive design elements of the local vernacular;
- Respond to the existing site topography and minimise the impact of the development on the open countryside and surrounding context including the consideration of views in and out of the site;
- The incorporation of physical and visual connections into the development proposals through an integrated landscape design approach as well as consideration to creating/maintaining views and vistas;
- Retention of the existing landscape features and habitats on the site, including the retention of existing woodland trees, onsite hedgerows to the south of the site and other ecological features wherever possible;
- Protection of the existing floodplain round the Tach Brook, which flows east to west within the site, to ensure that the development does not increase the risk from flooding; and
- Protection of existing and proposed residential amenity through the use of frontage development thereby enclosing rear gardens.

Safe and Accessible Environments

“Developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion” (Paragraph 58, point 5, NPPF 2012)

- Creation of clearly defined public realm through the provision of continuous built frontage lines and variations in enclosure of private spaces; and
- Control of access to private areas, particularly rear gardens and parking courts.

Sustainability and other key considerations

- Provision of a mix of uses which cater for the everyday needs of the new residents, including education, leisure, recreation and retail activities;
- Provision of a range of house types, tenures and sizes in order to cater for choice and a variety of households;
- Creation of a development which allows ease of movement for all types of users and provides equal employment, social, community, leisure and retail activity opportunities for all;
- Provision of Sustainable Drainage Systems as part of the flood mitigation proposals, with special consideration to mitigating flood risk from the Tach brook flowing through the site;
- Consideration of the proposals in relation to the location of the buildings on site, gradients, and the relationship between various uses and transport infrastructure, particularly for those with disabilities;
- In-built ‘robustness’ – the ability of the development, including individual buildings, to adapt to changes such as use, lifestyle and demography over time;

- Make efficient use of land through proposing a development with an appropriate density;
- Encouragement of walking, cycling and public transport use rather than the use of the private car thereby reducing the reliance on natural resources;
- Use of energy efficient building techniques; and
- Achievement of high levels of passive solar gain through the careful orientation of buildings, where appropriate.

2.3 Design Proposals

2.3.1 The six design principles set out above have each been carefully considered within the masterplanning process in order to inform and structure the indicative design proposals, which are described further below, and are illustrated in **Figure 2.2**, Indicative Masterplan. This plan illustrates one way in which development could be successfully accommodated on the site South of Gallows Hill/West of Europa Way. The proposals, particularly the uses and disposition, have evolved over a significant amount of time in tandem with discussions with key stakeholders, including Warwick District Council planning department, the Environment Agency and members of the local community, to help enhance the function, biodiversity and amenity of proposals for the site.

2.3.2 It is considered that the site South of Gallows Hill/West of Europa Way could successfully accommodate the following:

- Up to 450 residential units with a mix of size, tenures and types;
- Provision of access points from a new road link leading from Gallows Hill to Europa Way;
- Comprehensive green infrastructure and open space network, including children's play space, amenity green space/informal open space, and natural areas including SUDs, retained and newly planted hedgerows and greenways;
- Pedestrian and cycle paths which connect to the surrounding area and existing public rights of way;
- Roads and associated infrastructure; and
- Foul and surface water drainage infrastructure, including an attenuation pond forming part of the Sustainable Urban Drainage System infrastructure.

Residential

2.3.3 It is considered the site South of Gallows Hill /West of Europa Way could successfully provide up to 450 residential units with a range of dwelling types and tenures of varying sizes, including affordable housing.

2.3.4 The average net density would allow the formation of differing densities across the development including higher density towards the existing urban areas and lower densities near rural edges, in accordance with the 'Garden Suburbs' approach. Overall, the suggested density would result in the efficient use of the site, whilst at the same time promoting densities which are appropriate to the local area and which will help assimilate the development into the surrounding areas. This would also allow for a range of dwellings across the site with varying sizes and tenures in order to accommodate a variety of household types. This would provide a hierarchy of dwellings from large detached properties with larger plots, through to smaller terraced forms, allowing for a variety in the proposed streetscape.

2.3.5 Affordable housing would be provided in any development in line with current policy and would likely be provided in a series of clusters. This would include social rented, affordable rented, shared ownership and low cost/reduced cost market housing.

Public Open Space and Green Infrastructure

2.3.6 Any proposed development at the site South of Gallows Hill/West of Europa Way would provide a comprehensive green infrastructure and open space network in accordance with Warwick District Council's adopted Open Space SPD 2009 requirements. The indicative proposals at **Figure 2.2** illustrates a total of approx 6.77ha of open space (not including attenuation areas), which is comprised a number of different types of green infrastructure elements, such as amenity green space, natural areas and recreational children's/youth areas.

- 2.3.7 The proposed linked network of green spaces, planting and sustainable drainage features could provide a sense of place, help enhance local landscape character, aid sustainability and improve the area's biodiversity and nature conservation interest.

Accessibility

- 2.3.8 The indicative proposals illustrate the potential disposition of land uses across the site South of Gallows Hill/West of Europa Way and subsequently a potential structure for movement within the development. A well-connected movement network, accessible by all users is illustrated, which would help to ensure that all areas of the development are easy to navigate, safe and secure. There is a clear movement hierarchy in the illustrated proposals which clearly defines main routes, such as the spine road and main tree lined avenues, and also caters for other minor routes, which could incorporate garden streets, landscape shared surfaces, private drives and quiet lanes, all of which helps to achieve a permeable layout. The layout and utilisation of different street types, recognises the need combine the function of the street as a movement corridor, alongside its place function.
- 2.3.9 The overall vehicular access strategy for the site has been established using the appropriate junction modelling system. Traffic data from the model has been extracted and used to define the most appropriate form of access, which is proposed to be via two traffic signal controlled junctions, the first of which is formed with Europa Way and the second is formed with Gallows Hill. This latter junction could also provide access to the 'Land at Lower Heathcote Farm'. The two access points are linked within the site via a spine road from which access to individual development parcels will be derived.
- 2.3.10 The location of the site close to the established community, accessible town centre and to public transport nodes are positive characteristics which can be maximised through the provision of safe, direct, convenient and attractive pedestrian routes in any proposals.
- 2.3.11 There are currently no public rights of way through the site, and any development would specifically aim to provide new footpaths and cycleways with enhanced surfacing, lighting and signage which will provide links with public transport facilities and local amenities. A pedestrian/cycle network within the site would be, and has been to date, seen as an integral part of the transport infrastructure for the proposals. With the aim to promote journeys on foot or by bicycle, as opposed to the car. The pedestrian and cycle network could permeate through any proposed development on the site, providing access to the surrounding areas and new and existing open space, particularly to the countryside to the south of the site. The potential for connection to any future off-site network would also allow users of all ages and abilities to move safely and conveniently between all points of any proposed development and surrounding facilities.

2.4 Conclusions

- 2.4.1 This chapter gives consideration to the opportunities and constraints of the site located South of Gallows Hill/West of Europa Way. An assessment of these opportunities and constraints has enabled design concepts and principles to be developed, which can be taken forward within any detailed design schemes for the site South of Gallows Hill/West of Europa Way.
- 2.4.2 This analysis has facilitated the formulation of indicative development proposals, which illustrate one way in which development could be successfully accommodated on the site. These indicative proposals, as shown in **Figure 2.2** Indicative Masterplan, demonstrates that a functional, sustainable and desirable layout of the site can be achieved which respects the local character of the site and surroundings and also accords with the principles of high quality design, and best practice.
- 2.4.3 It can be concluded, and has been shown within this chapter, that development on the site South of Gallows Hill/West of Europa Way can achieve and deliver the following:
- The creation of an integrated residential community with a sensitive relationship to the existing settlement;
 - The provision of a series of highways improvements in order to mitigate the impact arising from the development;
 - Providing a development that is well connected , readily understood and easily navigated , thus promoting a layout which reduces dependence on the car and enhances public transport, cycling and walking networks ;
 - The protection and enhancement of existing landscape and ecological features ;

- The creation of a strong landscape and open space structure that responds to the local area and retains and enhances the immediate locality ;
- Providing a range of dwelling sizes, types and tenures that offers an accessible and acceptable choice of lifestyles;
- A development form that creates recognisable streets and spaces;
- The potential to link in with the proposed allocations North of Harbury Lane and east of Europa Way, and the potential to link in to any development, should it come forward, to the west of the site.
- The creation of a Gateway Feature to Europa Way /Gallows Hill.

3 Landscape and Visual Issues

3.1 Introduction

3.1.1 This chapter considers the site located south of Gallows Hill/ West of Europa Way; its context in landscape and visual terms; associated opportunities and constraints; and the capacity of the site to accommodate development in relation to landscape and visual issues. These opportunities and constraints have informed the design principles, which may be taken forward within any detailed design scheme for the site south of Gallows Hill / West of Europa Way.

3.2 The Site

Landscape Planning Designations

3.2.1 Landscape and other relevant environmental designations are illustrated on **Figure 3.2**. There are no national or regional landscape relevant designations within close proximity of the site. There are no local landscape relevant designations within close proximity of the site.

Landscape Resources

Topography and landform

3.2.2 Landform on site is largely flat to the north, at approximately +65m AOD and slopes down to a stream to the south of the site at approximately +55m AOD. The landform does not have a particularly strong influence on the landscape character of the area.

Land use

3.2.3 The site consists of agricultural land bounded by mature hedgerows. Farmland is considered to be typical of the landscape character of the Feldon Parklands as defined by the Warwickshire Landscape Guidelines.

Vegetation

3.2.4 Vegetation consists of that associated with the stream to the southeast, with banks lined with trees and scrub species. Hedgerows form the northern and eastern boundaries of the site. Hawthorn is the dominant species, in addition to blackthorn, ash, elder and bramble.

Hydrology

3.2.5 A network of minor water courses including brooks and ditches drain the countryside in the surrounding area. The River Avon is located approximately 1.6km to the west. The Tach Brook drains into the Avon and runs in an east-west direction along the south-eastern section of the site. There are two ponds off-site to the southeast.

Public access

3.2.6 There are no public rights of way within the site. The closest public footpath is located approximately 500m south. The Centenary Way / Grand Union Canal Walk long distance footpaths are located approximately 1.5km to the north. There are a limited number of public rights of way and public open spaces within the vicinity of the site.

Landscape Character

3.2.7 Landscape character areas/types are illustrated on **Figure 3.3**.

3.2.8 The following landscape character description has been developed with reference to both national and local published studies.

Local Landscape Character

- 3.2.9 At a local level, reference has been made to the Warwickshire Landscape Guidelines (1993). The site is located within the Feldon landscape character area and the Feldon Parklands landscape character type (**Figure 3.3**). The key characteristics of the Feldon Parklands landscape character type are:
- 3.2.10 A varied undulating topography often associated with steep wooded scarp slopes.
- A well-defined geometric pattern of small to medium sized fields.
 - Many hedgerow and roadside trees.
 - A nucleated settlement pattern of large and small villages.
 - Vernacular style Blue and White Lias limestone buildings.
 - Disused quarries with semi-natural grassland and scrub.
- 3.2.11 Of these characteristics, most are found in the surrounding area and within the site itself. The Feldon Parklands Landscape Character Area, in the context of the site, is described as follows.

Feldon Parklands Landscape Character Area

- 3.2.12 The merged settlements of Royal Leamington Spa and Warwick form the northern boundary of the Feldon Parklands landscape character type in this location. There are a number of typical urban fringe land uses such as Leamington and Country Golf Club to the south of Whitnash and disused sewage works south of Heathcote. Otherwise land use is predominantly agricultural interspersed with a nucleated settlement pattern of medium to small sized villages such as Bishop's Tachbrook. There are a number of woodland blocks including Nursery Wood, Barford Wood and Lodge Wood to the east. This area is also a registered park and garden. Field boundaries are typically hedged with many hedgerow trees; this is also evident along roadsides. Landform is gently undulating, sloping down to a stream south of Heathcote. There are a number of public rights of way that cross the landscape north-west and south of Bishop's Tachbrook. A number of linear transport corridors cut through the landscape including the M40 motorway to the south-west and A-roads to the south and west.
- 3.2.13 The wooded character of this landscape character type creates a sequence of linked wooded spaces which define the scale and pattern of the landscape. In this location the continuity of that pattern is variable, and where tree cover is weaker, the structure of the landscape is fragmented. The removal of hedgerows also contributes to the decline of the landscape structure. In some areas hedgerows have been truncated or removed completely.

Landscape value

- 3.2.14 In terms of perceptual aspects, views throughout the Feldon Parklands in this area are generally framed by woodland blocks and other vegetation, with some more open views from elevated areas. Main roads such as the A452 Europa Way bring traffic into the area and Warwick Technology Park on the edge of the character area has an urbanising effect. Perceptual aspects are generally influenced by the urban edge to the north, in particular through views of the edge of settlement at Heathcote and Warwick Technology Park.
- 3.2.15 The landscape has some recreational value in terms of the public right of way network that crosses the landscape to the south. There are a number of designations in the area, including Warwick Castle Registered Park and Garden and Warwick Conservation Area to the west. Bishop's Tachbrook Conservation Area and Mallory Court Registered Park and Garden are also located to the south-east.
- 3.2.16 The management strategy as set out in the Warwickshire Landscape Guidelines is aimed at creating a more unified landscape by enhancing the wooded character of the area. The management strategy also suggests the importance of conserving primary hedgerows and strengthening wooded streamlines to reinforce enclosure. Field pattern is a dominant visual element in this landscape and any new woodland planting should complement the small scale geometric pattern of hedged fields.

Visual Amenity

- 3.2.17 A number of viewpoint photographs were taken in February 2014, and illustrate views towards the site in the context of the surrounding landscape. The locations of viewpoints are illustrated on **Figure 3.1** and the associated panoramic viewpoint photographs are shown in **Figure 3.6**. The views are described as follows.

Viewpoint 1: Public footpath south of Landor Road

- 3.2.18 This viewpoint is taken from the public footpath south of Landor Road, looking west at approximately +83m AOD. An area of arable farmland characterises the foreground and middle distance and views beyond this towards the site are limited by intervening field boundary vegetation. The fence line denoting the rear boundary of properties along Landor Road is visible to the north. Mature vegetation screens views of properties along Harbury Lane to the south. Receptors are people engaged in outdoor recreation using the local public right of way network.

Viewpoint 2: Junction of Harbury Lane and Oakley Wood Road

- 3.2.19 This viewpoint is taken from the junction between Harbury Lane and Oakley Wood Road, looking southwest, at approximately +70m AOD. A well-established hedgerow, including two significant hedgerow oaks, screen views from this location to the south and east. Harbury Lane is visible heading away from the viewpoint to the northeast. Receptors are people travelling generally through the landscape on roads.

Viewpoint 3: Oakley Wood Road

- 3.2.20 This viewpoint is taken from Oakley Wood Road, looking west. The viewpoint is located at approximately +70m AOD. Rolling arable fields are visible in the foreground and middle distance, sloping down to the Tach Brook to the south. Vegetation associated with the eastern edge of Castle Park provides a partial, distant backdrop to views from this location. The open nature of the landscape is broken up somewhat by occasional individual trees in the middle distance. Receptors are people travelling generally through the landscape on roads.

Viewpoint 4: Oakley Wood Road

- 3.2.21 This viewpoint is taken from Oakley Wood Road near to Chapel Hill Farm, looking northwest at approximately +65m AOD. Arable fields are visible in the foreground, these fields slope down to Brookside Farm which sits within a localised depression in the landform to the north. The agricultural field patterns of the wider landscape are visible to the northeast. In the middle ground the disused sewage works located off Harbury Lane and its associated vegetation is visible. Receptors are people travelling generally through the landscape on roads.

Viewpoint 5: Public footpath north-west of Bishop's Tachbrook

- 3.2.22 This viewpoint is taken from a public footpath north-west of Bishop's Tachbrook, looking north at approximately +70m AOD. Arable fields are visible in the foreground and stretch across the landscape to the east. The line of a public right of way is visible passing through the arable landscape to the west. In the middle distance the disused sewage works and associated vegetation is visible along the horizon. The site south of Gallows Hill is located beyond the existing woodland visible in the distance to the west. In the far distance, Warwick Castle is just visible and punctuates the skyline. Receptors are people engaged in outdoor recreation using the local public right of way network.

Viewpoint 6: Public footpath north-west of Bishop's Tachbrook

- 3.2.23 This viewpoint is taken from a public footpath north-west of Bishop's Tachbrook looking north, at approximately +70m AOD. An area of grassland and field boundary vegetation associated with New House Farm is visible in the foreground, as is the plantation woodland to the north in the middle distance. This tree planting serves to screen views towards the site south of Gallows Hill. The surrounding landscape is characterised by arable farmland, gently sloping to a local stream to the north. The disused sewage works off Harbury Lane is visible to the north. Vegetation lining Harbury Lane forms a backdrop to views of the site. Grove Farm is visible in the far distance to the northeast. Receptors are people engaged in outdoor recreation using the local public right of way network.

Viewpoint 7: Public footpath north-west of Bishop's Tachbrook

- 3.2.24 This viewpoint is taken from a public footpath north-west of Bishop's Tachbrook looking north, at approximately +73m AOD. A very large arable field is visible in the foreground to the north and west; this is bounded by mature vegetation. There is a remnant hedgerow in the centre of the field. Built

form associated with Lower Heathcote Farm is visible to the north. Existing recent residential development at Heathcote is just visible in the far distance. The Old Grange farm building associated with New House Farm is visible to the east. Receptors are people engaged in outdoor recreation using the local public right of way network.

Viewpoint 8: Public footpath north-west of Bishop's Tachbrook

- 3.2.25 This viewpoint is taken from a public footpath north-west of Bishop's Tachbrook looking north, at approximately +68m AOD, 300m south of the land to the land at Lower Heathcote site. A very large arable field is visible in the foreground to the north and west; this is bounded by mature vegetation. There is a remnant hedgerow in the centre of the field. The Old Grange is visible to the east. The disused sewage works is visible to the east of the site. Receptors are people engaged in outdoor recreation using the local public right of way network.

Viewpoint 9: Public footpath north-west of Bishop's Tachbrook

- 3.2.26 This viewpoint is taken from a public footpath north-west of Bishop's Tachbrook looking north, at approximately +65m AOD. A very large arable field is visible in the foreground; bounded by mature vegetation, particularly to the west with the boundary with Europa Way. This vegetation serves to screen views towards the site south of Gallows Hill. The disused sewage works and associated vegetation is visible to the east of the site. Vegetation associated with Harbury Lane and the disused sewage works form the backdrop to views along the skyline. Receptors are people engaged in outdoor recreation using the local public right of way network.

Viewpoint 10: Public footpath west of the A452

- 3.2.27 This viewpoint is taken from a public footpath west of the A452 looking northeast, at approximately +70m AOD. Open, arable fields are visible in the foreground and middle distance, bounded by the heavily vegetated Europa Way to the southeast. Some existing residential development is visible beyond the site to the north. Land South of Gallows Hill is unlikely to be visible from this location. Receptors are people engaged in outdoor recreation using the local public right of way network.

Viewpoint 11: Public footpath west of the A452

- 3.2.28 This viewpoint is taken from a public footpath west of the A452 looking north-east, at approximately +70m AOD. A pasture field is visible in the foreground, with a well-defined footpath along the post and rail field boundary to the northwest. The Asps property is visible to the north-west and beyond is Nursery Wood in the middle distance. Warwick Technology Park is visible through gaps in intervening vegetation to the north. Some existing commercial development is visible in the far distance to the north, and individual properties such as Hawkes Farm and Lower Heathcote Farm are visible between gaps in existing vegetation. Existing residential development at Heathcote is visible to the northeast. Receptors are people engaged in outdoor recreation using the local public right of way network.

Viewpoint 12: A425 Banbury Road

- 3.2.29 This viewpoint is taken from Banbury Road looking north at the access to New House Farm. It is located at approximately +70m AOD. Arable fields are visible in the foreground; the access track to New House Farm is also visible to the north, bounded by a banked hedgerow to the east. The site south of Gallows Hill is visible in the middle distance with the existing urban edge of Warwick forming a backdrop to the north. This includes existing commercial development which is noticeable to the north. The vegetated corridor of Europa Way is visible in the middle distance and provides some filtering of views towards Warwick to the north. Receptors are people travelling generally through the landscape on roads.

Viewpoint 13: A425 Banbury Road

- 3.2.30 This viewpoint is taken from Banbury Road looking east at approximately +62m AOD, close to The Asps residential property. Arable and pasture fields bounded by post and rail fencing, hedgerows and remnant hedgerow trees are visible in the foreground and middle distance. Recent coniferous planting along a field boundary can be seen to the north. The Asps residential property is visible to the east. The rooflines of residential development at Heathcote can be seen in the far distance to the east. Receptors are people travelling generally through the landscape on roads. This viewpoint is also representative of views from occupiers of the residential property at The Asps and is located in close proximity to the eastern edge of Warwick Conservation Area and Warwick Castle Registered Park and Garden.

Viewpoint 14: Gallows Hill

- 3.2.31 This viewpoint is taken from Gallows Hill, looking south-east at approximately +68m AOD. A large pasture field is visible in the foreground and middle distance, sloping from the south to the north-west. The boundary of the site at Land South of Gallows Hill is located to the south, in the left of the view. The woodland belt associated with Turnbull Gardens is visible along the horizon to the south. Receptors are people travelling generally through the landscape on roads. This viewpoint is also representative of views from people at work at Warwick Technology Park.

Viewpoint 15: Europa Way

- 3.2.32 This viewpoint is taken from Europa Way looking south-west, at approximately +63m AOD, 200m north of the site south of Gallows Hill, which is located to the east and west of the main carriageway in the middle distance. Commercial units including a car garage are visible to the east. Formal grassed areas and mature avenue style planting lining Europa Way is also visible in the foreground and middle distance. A well vegetated embankment screens views of the wider landscape to the west. Receptors are people travelling generally through the landscape on roads.

Viewpoint 16: Heathcote Lane

- 3.2.33 This viewpoint is taken from Heathcote Lane looking southwest at approximately +65m AOD, 25m northeast of the site south of Gallows Hill. The site south of Gallows Hill is located beyond Harbury Lane and vegetation associated with Lower Heathcote Farm to the right of the view. A hawthorn hedgerow is visible to the south with mature hedgerow trees forming a boundary between the road and the agricultural arable field beyond. The roofline of the health and fitness centre is visible beyond the intervening hedgerow and hedgerow tree vegetation to the south. Lighting columns associated with Macbeth Approach are also visible above the tree line. Receptors are people travelling generally through the landscape on roads.

Viewpoint 17: Public open space, Heathcote

- 3.2.34 This viewpoint is taken from the public open space adjacent to Cranmer Grove looking southwest. The viewpoint is located at approximately +65m AOD, 300m southeast of the land south of Gallows Hill. An area of amenity green space with recent tree planting is visible in the foreground and middle distance. Receptors are people engaged in outdoor recreation using the local public right of way network.

Viewpoint 18: Public open space, Heathcote

- 3.2.35 This viewpoint is taken from the public open space adjacent to Tamora Close looking southwest. The viewpoint is located at approximately +67m AOD. Foreground views are characterised by Harbury Lane and a fragmented but mature hedgerow to the south. Receptors are people who are engaged in outdoor recreation, in this case using the local public open space. This viewpoint is also representative of views from occupiers of residential properties at Heathcote.

Viewpoint 19: Harbury Lane / Europa Way

- 3.2.36 This viewpoint is taken from the traffic island at the junction between Harbury Lane and Europa Way, looking southeast. The viewpoint is located at approximately +64m AOD, 30m west of the site south of Gallows Hill. A large scale arable field is visible in the foreground. Lower Heathcote Farm and associated boundary vegetation is visible in the middle distance to the north-east. To the west of the farm the view consists of gently undulating agricultural land, bounded by hedgerows and framed by woodland edges. Lighting columns associated with Europa Way are visible to the west. Receptors are people travelling generally through the landscape on roads.

Viewpoint 20: Gallows Hill

- 3.2.37 This viewpoint is taken from Gallows Hill looking southwest at approximately +65m AOD, 20m north of the land to the west of Europa Way application site. A mature hedgerow lines the road in the foreground, containing a number of hedgerow trees. The hedgerow is fragmented which allows views into the arable field beyond. The woodland belt at Turnbull Gardens is visible in the distance to the south. Receptors are people travelling generally through the landscape on roads.

Viewpoint 21: A452 Europa Way

- 3.2.38 This viewpoint is taken from the A452 Europa Way looking west at approximately +60m AOD. The roadside vegetation lining Europa Way is visible in the foreground which consists of mature trees on embankment, limiting views to the surrounding landscape from this location. A short gap in the

vegetation allows a glimpsed view into the land west of Europa Way. Receptors are people travelling generally through the landscape on roads.

Viewpoint 22: A452 Europa Way

- 3.2.39 This viewpoint is taken from the A452 Europa Way looking east at approximately +55m AOD. Roadside vegetation lining Europa Way is visible in the foreground, largely consisting of mature trees and overgrown hedgerow shrubs. A short gap in the vegetation allows a glimpsed view of the sloping landform south of Harbury Lane. Receptors are people travelling generally through the landscape on roads.

Viewpoint 23: Banbury Road

- 3.2.40 This viewpoint is taken from Banbury Road looking east at approximately +68m AOD, 260m west of the site south of Gallows Hill. Roadside vegetation lining Banbury Road is visible in the foreground, largely consisting of mature trees and overgrown hedgerow shrubs. A short gap in the vegetation allows a glimpsed view of the arable field which rises gently to the western edge of the site south of Gallows Hill. Receptors are people travelling generally through the landscape on roads. This viewpoint is located in close proximity to the eastern edge of Warwick Conservation Area and Warwick Castle Registered Park and Garden.

Viewpoint 24: Gallows Hill

- 3.2.41 This viewpoint is taken from Gallows Hill near to Tollgate Cottage looking southeast at approximately +54m AOD, 730m northwest of the site south of Gallows Hill. Road infrastructure is visible in the foreground, beyond which the post and rail fence bounding the arable field to the southeast and some associated planting is visible. The field beyond ascends to the southeast and is framed by woodland associated with Turnbull Gardens to the south and trees lining Gallows Hill to the north. The eastern most part of this field comprises the site south of Gallows Hill. Receptors are people travelling generally through the landscape on roads. This viewpoint is located in close proximity to the eastern edge of Warwick Conservation Area and Warwick Castle Registered Park and Garden.

Summary

- 3.2.42 The site located south of Gallows Hill is generally visually well contained by the vegetated road infrastructure of the area and the nature of the topography and the valley of the Tach Brook. Most close views are facing into this valley. Long distance views are limited from the north by the built edge of Leamington and Warwick, and by intervening landform and vegetation from the south, east and west.

3.3 Opportunities and Constraints

- 3.3.1 The following opportunities and constraints have been identified:

Opportunities

- The existing green infrastructure network both within the site and along its boundaries, providing the opportunity for further enhancement;
- The site has strong visual and physical links with the existing urban edge of Warwick;
- The combination of undulating contextual landform with vegetation across it serves to provide visual containment from a number of areas to the south, east and west;
- Existing built form also serves to provide visual containment from a number of areas to the north;
- The 'urban fringe' character of the immediate overall site area;
- The potential to create a high quality development that ties together the existing fragmented elements of the urban edge, and create a more attractive 'gateway' into this part of Warwick;
- The opportunity to make improvements to the local Green Infrastructure network by connecting the site with areas off-site;

- The opportunity to make improvements to the Green Infrastructure on site to include access, open spaces, visual connectivity, and the existing landscape resources including water features and woodland vegetation;
- Integration of the ponds on site into a sustainable urban drainage system; and
- Use of the flatter parts of the site as a practical platform for development.

Constraints

- Views into the site from the existing settlement edge;
- Steeply sloping landform on the southern parts of the site precluding practical development;
- A generally weak landscape infrastructure around various parts of the site boundaries.

3.4 Indicative Development Strategy

3.4.1 An indicative development envelope has been identified with reference to the landscape and visual constraints and opportunities. The indicative development strategy is described as follows:

- The southern edge of the development envelope has been aligned in order to avoid the steeper sloping topography towards the southern boundary;
- Consideration has been given to the southwestern part of the development envelope in respect of its proximity to the area known as Turnbolls Garden;
- Introduction of landscape infrastructure planting along the western edge of the indicative development will serve to soften and filter views of built development along this boundary.
- Proposed creation of a structured and considered green infrastructure strategy to include the following key elements:
 - Informal planting arrangement to the south and southwest of the development envelope to link with the eastern extent of Turnbolls Garden and provide a softer presentation of the overall urban edge when viewed from the south;
 - Enhancement of the existing hedgerow network where possible, including retaining and replacing boundary hedgerows where possible; and combining these corridors with pedestrian green links where feasible;
 - Integration of the existing water features on site into a SUDS;
 - Creation of a hierarchy of green open spaces to include a gateway landscape treatment; a central green walk to include children's play space; attenuation areas; and informal accessible linear open spaces associated with the stream corridor along the overall southern/south-western site boundary; and
 - Provision of increased public access.
- Proposed enhancement of planting in public open spaces and along the western boundary to maintain and enhance key aspects of the Feldon Parklands landscape character type.

3.4.2 A number of long sections have been drawn which help to illustrate the parameters of any proposed built form on the site and help demonstrate the site's ability to accommodate development.

5.1.1 Sections AA and CC are taken through the site south of Gallows Hill. In terms of the height of the development envelope, any development on this site would take into consideration the location of units relative to the site levels, as well as the retained perimeter vegetation in association with supplementary planting. Section AA (**Figure 3.9**), illustrates how the landform falls to approximately +55m AOD to the north of the public right of way to the west of Europa Way and how associated existing and proposed vegetation serves to partially filter views across the landscape towards the indicative proposals at south of Gallows Hill from the public right of way. Rooflines of taller buildings are likely to be visible from the public footpath to the south.

5.1.2 Section BB (**Figure 3.9**) illustrates the rise in landform from the northwest at Gallows Hill to the southeast at the western boundary of the indicative proposal. Views towards the indicative

proposals are screened, in part, and deflected by the 20m wide landscape infrastructure planting (including localised earth mounding) along this western edge.

3.5 Green Infrastructure Strategy

3.5.1 The identified landscape and visual constraints and opportunities detailed in section 3.3 of this chapter and illustrated in **Figure 3.5** have helped to guide the proposed land use, distribution and scale of development that is suggested in the indicative masterplan (Figure 2.2). Consequently, within the proposals, landscape and visual mitigation has been integral with the design layout.

3.5.2 The indicative proposals at Figure 2.2 illustrate a total of 6.77 ha of open space, which is comprised of a number of different types of green infrastructure, such as amenity green space, natural areas and recreational and play space.

3.5.3 Any proposed development at the site south of Gallows Hill would provide a comprehensive green infrastructure and open space network in accordance with Warwick District Council's adopted Open Space SPD 2009 requirements. The green infrastructure strategy would also be informed by Warwick District Council's Green Infrastructure Study (2010); Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Study (2011); Strategic Green Infrastructure Delivery Assessment (2012); and Options for Future Expansion in Warwick District Considerations for Sustainable Landscape Planning (2012).

3.5.4 A comprehensive landscape strategy and masterplan has been developed for the site south of Gallows Hill to ensure that proposed green infrastructure principles and concepts are taken forward in a coherent manner to ensure that an appropriate landscape scheme would be incorporated into the design of any development. Key elements which could be incorporated into development on site are as follows:

- Retention or replacement of vegetation where possible, including trees and hedgerows along site boundaries;
- Enhancement planting where there are existing gaps in vegetation along boundaries;
- Drainage attenuation areas to the southwest of the site contribute to a sustainable urban drainage system;
- Public open space tree and shrub planting throughout the development;
- Primary route tree planting to provide a sense of place and aid legibility;
- Proposed surfaced pedestrian and cycle paths and mown paths through the site and any associated connections to the wider local area;
- Urban tree planting within development plots; and
- Structure planting enhancement, in particular to provide visual containment of the development, including woodland buffer planting to the western boundary of the site.

3.5.5 As part of a green infrastructure strategy a number of landscape character zones may be developed that could provide broad guidelines to the design of landscape and green infrastructure if development were to come forward on the site. The landscape character zones would both promote a sense of identity for the site and reflect the surrounding landscape character.

3.6 Conclusions

The extent of the indicative development envelope has been balanced against the landscape and visual opportunities and constraints, and further influenced by the delivery of an integral landscape strategy (**Figure 3.8**).

3.6.1 The site is generally visually well contained by the vegetated road infrastructure of the area and the nature of the topography. Most views are achieved from a short distance, close to the boundary of the site. Long distance views are limited from the north by the existing built edge of Leamington and Warwick. This visual character has an influence on the site's ability to accommodate development.

- 3.6.2 It is considered that development on the site at south of Gallows Hill can deliver an integrated residential community with a sensitive relationship to the existing settlement and a strong green infrastructure strategy. This green infrastructure strategy will allow development to be implemented without harming the character of the local landscape by retaining as much existing vegetation as possible and introducing new amenity and structure planting throughout the site. The strategy will also deliver a multi-functional network of open spaces with enhanced opportunities for public recreation and local ecology.

4 Ecology & Nature Conservation

4.1 Introduction

4.1.1 This chapter considers the site South of Gallows Hill/ West of Europa Way in relation to ecological issues and draws upon the full ecological impact assessment which has been undertaken in relation to the outline planning application currently submitted to Warwick District Council. In particular, this chapter sets out the existing conditions at the site and reviews the potential ecological constraints and opportunities, demonstrating how the site South of Gallows Hill/ West of Europa Way could accommodate development.

4.2 Site Analysis and Existing Conditions

Nature Conservation Designations

4.2.1 Information from Warwickshire Biological Records Centre (WBRC) and MAGIC indicate that there are no Environmental Statutory Nature Conservation Designations within 2km of the site although one Geological Special Site of Scientific Interest at Coton End Quarry is located within 2km of the site.

4.2.2 A number of Non-Statutory Nature Conservation sites have been identified within this radius, including the Tach Brook and tributaries Local Wildlife Site which is located along the southern boundary of the site. Amongst the Non-Statutory Nature Conservation sites identified in the area; eight are of county importance and are designated as Local Wildlife Sites and a further eight are designated as potential Local Wildlife Sites. The sites and the reason for their designation are summarised in Table 4.1.

Table 4.1 – Local Wildlife Sites and Potential Local Wildlife Sites within 2km of the Site		
Site Name	Site Reference	Reason for designation
<i>Local Wildlife Sites (LWS)</i>		
River Avon and Tributaries	Ecosite 20/26	Supports rare, notable and protected species and functions as a habitat corridor and linear feature.
Alderham Pasture and Osier Beds	Ecosite 26/26	North of the M40 a variety of habitats from species rich grassland to swamp, wet woodland and sedge beds. The half south of the M40 is a potential LWS.
Plestowes Stream	Ecosite 46/26	A stream and associated habitats including semi-natural and plantation wood, ponds and grasslands.
Myton Hamlet Mill Pond	Ecosite 93/26	Part of the River Avon LWS described above.
Gog Brook	Ecosite 112/26	Part of the River Avon LWS described above with evidence of otter.
Warwick Castle Park	Ecosite 120/26	Includes part of the River Avon LWS described above and a pond and swamp. Nursery Wood within the site is a potential LWS.
Com Brook	Ecosite 162/26	A tributary to the River Avon LWS described above.
Tach Brook and tributaries (along the southern boundary of the site)	Ecosite 08/36	Part of the River Avon LWS described above.
<i>Potential Local Wildlife Sites</i>		
Greys Mallory	Ecosite 09/26	Mixed site with broadleaved semi-natural woodland, plantation and pools.
Barford Quarry	Ecosite 11/26	A regenerating quarry with typical mosaic common to post industrial sites

Grand Union Canal	Ecosite 30/26	Important linear wildlife corridor with records of water vole.
Railway – Leamington Spa to Birmingham	Ecosite 116/26	Deep railway cutting includes semi-improved grassland, tall ruderal, scrub and scattered trees.
Warwick Technology Park	Ecosite 126/26	Area had potential but due to development may no longer meet requirements.
Ashbeds Wood and the Lilacs	Ecosite 115/26	Semi-natural broadleaved woodland
GWR Railway – Warwick to Banbury	Ecosite 06/36	Embankment and cuttings with broad-leaved semi-natural woodland, scrub and grassland communities.
River Leam	Ecosite 16/36	Important to rare, notable and protected species and as a linear feature and connects to the Newbold Common Local Nature Reserve.

- 4.2.3 In addition to these designated sites 'Nature on the Map' has revealed the presence of four BAP (Biodiversity Action Plan) habitat types within 2km of the site: coastal, floodplain grazing marsh, reed beds, traditional orchards and deciduous woodlands. There are no ancient woodland sites present within 2km of the site and no information on tree preservation orders (TPOs) within or directly adjacent to the site boundary received from Warwick District Council.

Habitats and Flora Field Analysis

- 4.2.4 Following the onsite Extended Phase 1 habitat survey on the site South of Gallows Hill / West of Europa Way, the following habitat vegetation types were identified. These habitats are also illustrated on **Figure 4.1, Phase 1 Habitat Plan**:

Arable fields

- 4.2.5 At the time of survey, the site included a large arable field which due to its intensive agricultural use, was species poor and negligible value for nature conservation. A c.3.5m wide field margin was however present which was relatively species rich.

Poor Semi- Improved grassland

- 4.2.6 The field in the southern part of the site was assessed as part of the Extended Phase 1 Habitat survey undertaken in September 2012 and was, at this time, classified as Improved Grassland. A further assessment was undertaken on the 13 June 2013 however which classified the site as poor semi-improved grassland. This field is species poor dominated by perennial rye grass and white clover and offers little opportunities for wildlife, although, it does offer some habitat diversity in an area of intensive agriculture.

Hedgerows & Trees

- 4.2.7 Hedgerows shape the northern and eastern boundaries of this site. A number of mature trees are present within the hedgerow along the northern boundary of the site as well as along the stream corridor. Additionally, an area of willow trees is present at the south-western end of this stream corridor where this stream meets the Tach Brook. The mature trees on site have the potential to support roosting bats as well as other fauna including nesting birds.

Stream Corridors

- 4.2.8 There are two stream corridors present within the site South of Gallows Hill/ West of Europa Way. The Tach Brook runs along the southern boundary of the site and is classified under the Water Framework Directive as having 'poor ecological status'. The banks of the brook along this section are vegetated with tall ruderals. The watercourse channel is within a valley, approximately 1.5m deep and 3m wide; however at the time of the survey the water was less than 1m wide and less than 10cm deep with a relatively fast flow.

- 4.2.9 An additional vegetated stream corridor flows between the arable field and field of improved grassland to join the Tach Brook in the south of this site. This corridor is lined with tall ruderals, scrub and mature trees. The watercourse channel is within a valley, approximately 2.5m deep and 4m wide, however at the time of survey the water was less than 1m wide and less than 10cm deep with a relatively fast flow.
- 4.2.10 The Tach Brook which runs along the southern boundary of the site and the tributary to the Tach Brook provide habitat diversity within an intensively agricultural landscape and have the potential to provide wildlife corridors for a variety of wildlife. Both these vegetated watercourses have steep wide banks but had a shallow water level at the time of the survey. The sections of these watercourses that could be observed indicated that the sections on or adjacent to the site are unsuitable for water vole and no evidence of this species was observed. Neither of these streams is considered to be suitable as breeding habitat for amphibians due to the fast flow of water.

Protected / Notable Species

During the Extended Phase 1 Habitat Survey at the site South of Gallows Hill/ West of Europa Way, no legally protected, rare or scarce flora species were recorded on the site. Therefore, the habitats on the site are considered to be of negligible value for protected flora species.

Fauna Analysis

Amphibians

- 4.2.11 WBRC hold records of great crested newts, smooth newt, common frog and common toad within 2km of the site, however none of these records are located on or directly adjacent to the site.
- 4.2.12 OS maps show a total of 10 (offsite) water bodies and 5 streams on or within 500m of the site. The locations of these water bodies are shown on **Figure 4.2**. Of these 10 offsite water bodies, 5 could not be accessed, one was dry and the remaining 4 were considered to offer limited potential for breeding amphibians. The two streams located within the site are not considered to be suitable as breeding habitat for amphibians due to the speed of water flow. The locations of the water bodies and watercourses are shown on **Figure 4.2**.
- 4.2.13 A summary of the water bodies and streams identified is provided in Table 4.2 below:

Table 4.2 – Summary of ponds and streams within 500m		
<i>Pond/Stream Reference</i>	<i>Pond Access and Status</i>	<i>HIS Score</i>
P1	Dry	N/A
P3	Fishing Lake - very limited suitability due to presence of fish and lack of aquatic vegetation	0.32 (Poor)
P4	Fishing Lake - very limited suitability due to presence of fish and lack of aquatic vegetation	0.32(Poor)
P5	Large rectangular pond on field margin surrounded by scrub and tussocky grassland – suitable for supporting GCN.	0.78 (Good)
P6	Large rectangular pond on field margin surrounded by scrub and tussocky grassland – suitable for supporting GCN.	0.78(Good)
P7	Small circular field pond containing silage bales – suitable for supporting GCN.	0.6 (Average)
P8	Small pond within field – suitable for supporting GCN.	0.65 (Average)
P9	Large shallow depression of standing water fed by a culverted stream to east and overflow area from Tach Brook – suitable for supporting GCN.	0.75 (Good)
P10	Ornamental Pond in Technology Park - very limited suitability due to presence of fish and lack of aquatic vegetation	0.37 (Poor)
P11	Ornamental Pond in Technology Park - very limited suitability due to presence of fish. Further surveys not possible as no access available to waters edge.	0.64 (Average)
S3	Fast flowing stream – unsuitable for GCN	N/A
S4	Tach Brook – Fast flowing stream – unsuitable for GCN	N/A
S5	Shallow ornamental stream, small waterfalls, stone substrate – unsuitable for GCN	N/A
S6	Does not exist	N/A
S7	Does not exist	N/A

- 4.2.14 The field of improved grassland and hedgerows within the site could provide terrestrial foraging and sheltering habitat for amphibians should they be present in the area. To a lesser extent, arable habitat could also be used by amphibians.
- 4.2.15 To identify whether amphibians are likely to use the site's terrestrial habitats, six ponds and a shallow drainage ditch within 500m of the site were subject to further surveys. Frogs and smooth newts were identified in a number of these locations; however no evidence of great crested newts was recorded. The results are summarised in Table 4.3 below:

<i>Pond Number</i>	<i>Survey Methods Used</i>	<i>Dates of surveys</i>	<i>GCNs Present</i>	<i>Other amphibians</i>
P3	Torch & bottle & egg searches (all visits)	17.04.13, 02.05.13, 21.05.13, 11.06.13	N	frogs
P4	Torch & bottle & egg searches (all visits)	17.04.13, 02.05.13, 21.05.13, 11.06.13	N	frogs
P5	Torch & bottle (all visits) No suitable aquatic vegetation observed for egg searching	18.04.13, 02.05.13, 21.05.13, 12.06.13	N	Smooth newts, frogs
P6	Torch & bottle (all visits) No suitable aquatic vegetation observed for egg searching	18.04.13, 02.05.13, 21.05.13, 12.06.13	N	Smooth newts
P7	Torch & bottle (all visits) No aquatic vegetation for egg searching	18.04.13, 02.05.13, 21.05.13, 12.06.13	N	Smooth newts
P8	Torch & bottle on visits 1 - 3, no torching on Visit 4 as turbidity levels too high (visibility – 0) No egg searching as substrate too soft causing H & S concerns.	18.04.13, 02.05.13, 21.05.13, 11.06.13	N	-

Badgers

- 4.2.16 WBRC states that there are a number of records of badger activity within 1km of the site.
- 4.2.17 A badger survey was undertaken in September 2012, the results of which have been presented in the ecological assessment submitted as part of the outline application. Mindful of the sensitive nature of this information, only a short summary of the findings are presented here.
- 4.2.18 In summary badger activity was found on the edge of and outside of the site, in the form of two outlier setts. These setts however were considered to only be used periodically, and it is considered that any development on the site could ensure retention of these setts, with mitigation measures being incorporated as required.

Bats

- 4.2.19 The site South of Gallows Hill/ West of Europa Way lies adjacent to the broad-leaved woodland edge and contains several hedgerows and stream corridors with the potential to provide suitable foraging and commuting corridors for bats. Some of the mature trees within the northern hedgerow and along the stream corridor may provide suitable roosting sites for bats.
- 4.2.20 Bat activity surveys (dusk and dawn) were therefore undertaken throughout April and June 2013 under suitable weather conditions.
- 4.2.21 During the spring activity survey species observed included common and soprano pipistrelle and *Myotis* sp. including Daubenton's (*Myotis daubentonii*). Activity was concentrated along the southern boundary adjacent to the Tach Brook and the woodland.
- 4.2.22 During the summer dusk activity survey, species observed include common and soprano pipistrelle, unidentified pipistrelle and *Myotis* sp. Activity was concentrated in the south along the stream and Tach Brook and along the north boundary where bats were observed foraging around street lamps.

- 4.2.23 During the summer dawn activity survey, species observed included common, soprano and unidentified pipistrelles. Activity was concentrated along the southern part of the tree line adjacent to Europa Way..
- 4.2.24 In summary the bat surveys undertaken recorded at least four species of bat foraging and commuting on the site with activity concentrated along the southern boundary adjacent to the Tach Brook and woodland edge and along the northern boundary where bats were observed foraging around street lamps. Overall the site is considered to be of local value for at least four species of bat for foraging and commuting.
- 4.2.25 Some of the mature trees along the northern hedgerow and along the stream corridor, where bats have been recorded, could have the potential to be used for bat roosting. However, it is likely that these trees can be retained in any development for the site.

Birds

- 4.2.26 WBRC holds two records for barn owl located within 2km of the site, the closest 1.2km south of the site.
- 4.2.27 During the Extended Phase 1 Habitat Survey for South of Gallows Hill/ West of Europa Way the following bird species were recorded within, or close to, the site: wood pigeon (*Columba palumbus*), blue tit (*Cyanistes caeruleus*), gold finch (*Carduelis carduelis*), buzzard (*Buteo buteo*) and magpie (*Pica pica*).
- 4.2.28 The mature trees and hedgerows have the potential to offer suitable breeding and nesting sites for birds, and the fields in the site provide suitable foraging habitat for a variety of bird species. The open fields, although of less value for birds, do also hold nesting opportunities for ground nesting birds such as skylark.
- 4.2.29 The mature trees on site are considered to have limited potential for nesting barn owl. The majority of the site comprising an arable field and an area of improved grassland is considered to be poor foraging habitat for this species. The field margins are considered to only offer limited foraging habitat for this species.

Dormouse

- 4.2.30 The hedgerow along the northern boundary of the site contains some species suitable for dormouse although the favoured food source, hazel, is rare. WBRC holds no records of dormice within 2km of the site and no evidence of dormouse activity was observed on the site at the time of the habitat survey and it is therefore unlikely that dormice are present on site.

Invertebrates

- 4.2.31 WBRC holds records for both wall and small heath butterflies which are UKBAP species. Neither of these species has been recorded on or directly adjacent to the site.
- 4.2.32 The majority of the site comprises arable field which is unlikely to support a notable assemblage of invertebrates. The hedgerows, streams and field of improved grassland offer the most value for invertebrates within the site. Flowering plants on site could potentially be a source of nectar for species such as bees and butterflies.

Reptiles

- 4.2.33 WBRC holds records for adder and grass snake within 2km of the site, with grass snake being recorded along the southern boundary of the site.
- 4.2.34 The majority of the site comprises arable field, considered unsuitable for reptiles, and is therefore concluded to have low value for common reptile species. However the hedgerows, field margins and stream corridor have the potential to provide limited habitats for small, common reptile species, and are therefore considered to be of neighbourhood value for a small number of common reptiles.
- 4.2.35 Reptile surveys were therefore undertaken in July and September 2013. During the survey periods no reptiles were observed on any of the survey sites. The site is therefore considered to be of negligible value for reptiles.

Water vole and Otter

- 4.2.36 The Tach Brook which runs along the southern boundary of the site and the stream which runs through the site have steep wide banks but had a shallow water level at the time of the survey. There are records for water vole within close proximity to the southern boundary of the site. The sections of watercourses on and adjacent to the site boundary that could be observed are not considered suitable for water vole as they are very small and extremely shaded by dense scrubby vegetation without the grassy slopes that water voles favour. No evidence of this species was observed.
- 4.2.37 There is the potential for otter to forage along the watercourses on and adjacent to the site however no evidence of use by this species was observed at the time of the survey.

Other fauna

- 4.2.38 WBRC holds records for brown hare and hedgehog within 2km of the site. The fields of arable crop and the hedgerows may offer potential sheltering and foraging habitat for brown hare and the hedgerows and areas of scrub could potentially provide suitable resting and foraging habitat for hedgehogs.

Summary of Nature Conservation Value

- 4.2.39 Overall the majority of the area is of negligible value for nature conservation in a local context because it is for the most part intensively used agricultural land. The hedgerows, trees and streams provide shelter, foraging and nesting opportunities for a range of fauna species.

4.3 Ecological Constraints and opportunities

- 4.3.1 As evidenced by the above discussion, the majority of the site is considered of low ecological value, and therefore any development proposal on the site South of Gallows Hill/ West of Europa Way presents the opportunity to deliver numerous ecological enhancements over the existing ecological circumstances, providing benefits to the local biodiversity.
- 4.3.2 Whilst any development onsite will inevitably result in permanent loss of agricultural land, and potential impacts on existing habitats, it is considered that the careful master planning of the site has the potential to provide real benefits to biodiversity and wildlife while still maximising the developable potential of the site.
- 4.3.3 Figure 2.2, Indicative Masterplan, demonstrates one way in which development could be successfully accommodated on the site South of Gallows Hill/ West of Europa Way. Specific key concepts have been integral throughout the development of these indicative proposals, which aim to avoid or reduce in severity any ecological impacts and exploit opportunities through habitat creation and enhancement. The specific key concepts considered, which can be incorporated into any proposals for the site, include the following:
- Maintain and enhance existing features, particularly retaining the continuity and functioning of linear habitats such as hedgerows and use these as a basis for any proposal layout;
 - Enhance and create new habitats and features with methods such as tree and shrub planting throughout the development and introduction of attenuation ponds;
 - Create linked network of habitat corridors to improve wildlife movement, including permeability into the proposed built environment as well as open space areas, linking habitats both within the site and external; and
 - Create areas which are of value to wildlife and amenity.
- 4.3.4 As illustrated on the Indicative Masterplan for the site, any proposed development provides the opportunity to not only retain key features where possible, such as the linear hedgerows, mature trees and stream corridors, but also to introduce a variety of additional planting and features across the site. Planting would be designed to enhance ecological biodiversity by including foraging/nesting opportunities for a range of species and to take into account the habitat requirement of the local fauna, improving the current ecological habitats. The creation of habitats will also help to specifically contribute to BAP targets. SUDs and greenways will be designed to be sensitive of and suitable for local flora and fauna.
- 4.3.5 Furthermore, additional strategic planting and pockets of open space, would help create a linked network of green infrastructure over the site, especially from species rich field margins and adjacent

woodland and stream corridors, enabling the management of species across an otherwise unsuitable, intensively managed habitat, thereby increasing the benefit to the local wildlife population. This has the opportunity of continuing to provide additional wildlife corridors and linkages to habitats both within, and external, to the site.

- 4.3.6 Any proposed development at the site South of Gallows Hill/ West of Europa Way would provide a comprehensive green infrastructure and open space network in accordance with WDC's adopted Open Space SPD 2009 requirements, which the above concepts could be incorporated into.
- 4.3.7 As illustrated on the Indicative Masterplan at Figure 2.2, the proposed areas of open space provides numerous opportunities for a variety of habitats and recreational areas, such as a wetland meadow corridor, enhancement planting, and the retention and planting of groups of native trees, including species such as willows and alders evocative of flood plain meadows. Clearly, in addition to providing biodiversity benefits, this area would also bring amenity benefits to both existing and future residents where public access was deemed appropriate. Any open space areas would also be appropriately managed to help maintain these positive benefits and secure biodiversity gain in the long term.
- 4.3.8 Further information on the Green Infrastructure opportunities of the site South of Gallows Hill/ West of Europa Way is discussed within Chapter 4, Landscape and Visual Issues; this includes discussion surrounding Indicative Green Infrastructure and Landscape Strategies and a more detailed Landscape Masterplan.
- 4.3.9 Obviously these ideas can be progressed further at the detailed design stages in any proposed development; however these concepts and recommendations illustrate how development of the site South of Gallows Hill/ West of Europa Way could provide real benefits to biodiversity in the long term.

4.4 Conclusions

- 4.4.1 Drawing upon the full ecological impact assessment which has been undertaken in relation to the outline application at South of Gallows Hill / West of Europa Way, it is evidenced that the majority of the site is of low ecological value due to the site, for the most part, being intensively used agricultural arable land which is found to be species poor. The hedgerows, trees and woodland areas do however provide some shelter, foraging and nesting opportunities for a range of fauna species.
- 4.4.2 Whilst development onsite will inevitably result in permanent loss of agricultural land, and potential impacts on some habitats, it is however considered that any development proposal presents the opportunity to deliver numerous ecological enhancements over the current low ecological value of the site. Any proposed development at the site South of Gallows Hill / West of Europa Way would provide a comprehensive green infrastructure and open space network, providing ecological and biodiversity benefits.
- 4.4.3 On review of the potential ecological constraints and opportunities, it is therefore considered that the careful masterplanning of the site is capable of providing real benefits to biodiversity and wildlife while still maximising the developable potential of the site, demonstrating that the site at South of Gallows Hill / West of Europa Way could successfully accommodate development.

Appendix 5.2 – Assessment of Significance

Assessment of Significance

All designated heritage assets identified within a 1km radius of Land South of Gallows Hill are assessed below. These assessments have been undertaken in accordance with current English Heritage settings guidance, *The Setting of Heritage Assets* (EH 2011), and current English Heritage guidance regarding significance, *Conservation Principles* (EH 2008). The assessments within this section of the report equate to Step 1 (identify the heritage asset and its setting) and Step 2 (assess the contribution of setting to the significance of the heritage asset) of the English Heritage settings guidance.

Grade I Listed Warwick Castle (NHLE: 1364805)



Figure 1 – Warwick Castle

Character and Significance

The Grade I Listed Warwick Castle, and the uninhabited Warwick Castle Scheduled Monument (NHLE: 1005757), are located over 1km to the north-west of Land South of Gallows Hill. Warwick Castle stands on a sandstone bluff above the River Avon, set behind a 16th century retaining wall. The Castle is constructed around a broadly rectangular courtyard, with the 11th century motte or mound situated to the south west and the domestic ranges to the south east. A pair of low octagonal 15th century towers (Bear Tower and Clarence Tower) flank an entrance in the west wall and the north east façade of the Castle is dominated by two very large late 14th century towers (Guys Tower and Caesars Tower), these are connected to a gate house and barbican by crenelated walls/battlements. The domestic range to the east of the courtyard consists of two-storey private apartments and state apartments (Figure 1). These were constructed at various dates and have significant interiors.

The Castle dates predominantly from the 14th century but has pre-conquest origins and was altered and restored in the 19th century. The uninhabited part of the Castle includes the surviving 11th century earthwork motte. The town of Warwick was laid out as a fortified burgh in AD 914 by Ethelfleda ‘Lady of the Mercians’, and in 1068 William I built a motte and bailey castle between the town and the north bank of the River Avon. A programme of rebuilding was commenced in the 1300s and Richard III spent time at Warwick and made alterations to the buildings. Sir Fulke Greville spent £20,000 restoring the castle and laying out new gardens and the fourth Lord Brooke who inherited the Castle in 1658 undertook a major programme of restoration and improvement between 1669 and 1678. Few changes were made until Francis, eighth Lord Brooke (latterly Earl of Warwick) made alterations to the castle from the mid-1740s and appointed Lancelot Brown to complete the modernisation of the gardens. The castle was seriously damaged by fire in 1871, but was restored by Anthony Salvin.

The Castle is heralded as an exemplary example of an English medieval fortification, latterly characterised as a country residence/house. It has a strong and dominant form and is a focal point within the designed setting of its parkland and Warwick town beyond. The significance of the Castle is primarily derived from its considerable evidential (architectural) and historical values, as well as its communal and aesthetic values. The setting of the Castle also contributes to its significance by enhancing these values.

The Setting of the Asset and its contribution to Significance

The Asset's Physical Surroundings

Warwick Castle occupies an elevated and defensive position at the northern extent of the grade I registered Castle Park and overlooks the River Avon, located on a bluff on the northern banks of the watercourse. The river and bluff form natural defences and were intentionally selected by the original architects of the stronghold to provide a strategic position. The topographic context also reflects the intention for the castle to dominate the surrounding landscape. This contributes to the historical and aesthetic value of the asset.

The castle has a series of complex relationships with other heritage assets, both within the surrounding park and the wider town of Warwick. Most important of these is the relationship between the castle and the surrounding Grade I Registered Park. The castle forms the focal point within the park, whilst the park's designed landscape features prominently within the extensive vistas possible from the towers of the castle. This relationship makes an important contribution to the historical and aesthetic value of the castle.

Other important relationships include the Grade II* Listed Old Castle Bridge (NHLE: 1035499) and Grade II* Listed Castle Bridge (NHLE: 1184083). The castle was designed to defend the important crossing of the River Avon and this relationship contributes to its historical value. The castle also has an important relationship with the historic core of Warwick (Warwick Conservation Area) and the Listed Buildings it contains. The castle was designed to defend the town and this relationship contributes to its historical value.

The scale and definition of the surrounding landscape is varied. In the immediate vicinity the surrounding landscape is defined by Castle Park, which provides a measured scale and definition to the castle's surroundings. To the north and north west the dense townscape of Warwick provides a tight 'grain', whilst to the east and south the surrounding landscape is characterised by open agricultural land. This agricultural land was formerly under the ownership of the Castle Park estate.

The castle is situated within a landscape of formal design. The Castle courtyard is laid out with a gravel carriage turn enclosing an elliptical-shaped lawn. To the south the courtyard adjoins the Mount which is planted with evergreen shrubbery and specimen trees, and to the west and north of the carriage turn there are further areas of lawn, planted with mature specimen pines. The gateway to the north-west, flanked by Bear Tower and Clarence Tower leads to the pleasure grounds and a further gateway at the south west corner of the courtyard leads to a carriage drive that passes through the pleasure grounds to Castle Park. The courtyard was laid out in its present form by Lancelot Brown. These elements of formal design contribute to the aesthetic value of the asset.

The informal gardens and pleasure grounds lie to the north, west and south west of the Castle. The formal gardens (including a 20th century Harold Peto garden) are to the north and north west and comprises lawns, specimen trees and evergreen shrubbery, the Pageant Field and Fox's Study, a serpentine walk, a rose and rock garden with a cascade and pool and a terraced walk leading to a formal flower garden known as the Peacock or Italian Garden. The dry moat surrounds the Castle to the north and a drive leads south eastwards below the Mount to reach a late 20th century timber bridge which crosses over the River to an island within the River Avon. The pleasure grounds achieved their present form when Lancelot Brown completed the removal of the formal gardens.

The Grade I Registered Castle Park extends south and south east from the Castle. The park is today in mixed agricultural use with level pasture planted with some scattered specimen trees. It is now in separate private

ownership and cannot be publicly accessed. The Castle Park is discussed in further detail below, but it forms an important part of the physical surrounds of the castle. The park preserves an area of designed landscape to the south of the castle, and many of its components – such as the New Waters, a number of Lodges, and its avenues – were specifically designed to reference the castle. This contributes to the aesthetic and historical value of the castle.

At ground level within the courtyard of the castle there is a strong sense of enclosure, created by the surrounding buildings and curtain walls. This contrasts with the extensive views and sense of openness possible from the towers. These attributes of the castle's setting reflect its role as a historic stronghold and contribute to its historical and aesthetic value.

The castle has an important functional relationship with the historic core of Warwick, stemming from the defensive role the castle played in relation to the original walled town. Although this relationship has been eroded, to a degree, by historical development the association between the castle and historic settlement core is clearly discernible. This contributes to the historical value of the asset.

The castle has undergone a degree of change over time, with successive owners removing, modifying or adding to the structure. However, this historic change has not altered the castle's appearance as a defensive stronghold and aristocratic residence, and this integrity contributes to its historical value.

Experience of the Asset

The character of the surrounding landscape is varied. To the north and west the setting is dominated by built form, while to the south and east the setting is characterised by green space and the River Avon. This contrast between the designed green space of the parkland and the townscape emphasises the castle's strategic position on the southern periphery of the historic settlement and contributes to its historical value.

Views from the castle, at ground level within the courtyard, generally only extend to surrounding buildings and the curtain walls. This creates a strong sense of enclosure and intimacy. From outside the curtain wall views are generally defined by the tree belts within the surrounding parkland in the middle distance or by the urban form of Warwick to the north and west. These views emphasise the landscape context of the castle and contribute to its historical and aesthetic values.

From the wall tops and towers of the Castle there are extensive views in all directions, particularly across the Castle Park to agricultural land beyond the tree belts defining the eastern limits of the designed landscape. Views from Caesar's Tower and Guy's Tower extend for a considerable distance to the south and east across the surrounding landscape beyond the park. These views are extensive and include areas of modern development at Heathcote, and even extend to Leamington Spa. Intervening areas of agricultural land visible beyond the tree belts within the park distinguishes the designed landscape from the built form in the vicinity of Heathcote Hill. These wide-ranging views emphasise the castle's intended role to strategically dominate the surrounding landscape, as well as its relationship with the surrounding park, and contribute to its historical and aesthetic value.

Other important views from the castle include the view north-east along the course of the river towards the two Grade II* Listed Bridges, as well as views south along the course of the River Avon towards Lodge Wood. These views emphasise the castle's important relationship with the River Avon and its role within a wider designed landscape, contributing to its aesthetic value.

The Castle is most visible within the park itself and a number of views within and across the park were specifically designed to focus and centre upon it. The list entry description for Castle Park notes that there is a complex system of views within the registered park, with particularly significant reciprocal views of the castle from Spiers Lodge and Temple Hill. Significant views from the Grade II* Listed Castle Bridge on Banbury Road are also noted, comprising designed views to the south west down the river to the Castle and the ruins of the medieval bridge. These are framed by gardens attached to properties in Mill Street and Bridge End; and there

is a reciprocal view of the river, gardens, and bridges from within the Castle (see above). These views towards the castle are important and make a considerable contribution to its aesthetic value.

The Asset's Associative Attributes

The castle has various associations with other structures and buildings including lodges, stables, bridges, a boat house and a conservatory. There is a 1748 grade II* listed Hunting Lodge to the south of the Castle within the registered park.

The castle also has an important association with the wider agricultural landscape. Although this is frequently not visible from the castle, the surrounding rural landscape played an important role in the historic development of the medieval stronghold. The agricultural hinterland surrounding the castle would have been fundamental to its power base, and the Warwick estate drew much of its wealth through the economic productivity of surrounding farmland. This association contributes to the historical value of the castle. The

Summary of the key attributes of Warwick Castle's setting

The significance of Warwick Castle is considered to primarily derive from the considerable evidential and historic value of its built fabric and architectural form. Its setting is also considered to contribute to its significance. The key elements of its setting are considered to comprise:

- The relationship between the castle and its surrounding designed landscape
- The relationship between the castle and the historic core of Warwick to the north
- The numerous designed views to and from the castle from both the surrounding designed landscape and the historic town to the north
- The extensive views possible from, and to, the castle across the surrounding rural landscape which emphasise its role as a strategic stronghold
- The dominance of the castle within the wider landscape
- The castle's association with the wider landscape, including agricultural land beyond the historic designed landscape of Castle Park

Warwick Castle Grade I Registered Park and Garden (NHLE: 1000386)

Figure 2 – Warwick Castle Registered Park and Garden



Character and Significance

Warwick Castle Grade I Registered Park is located 220 metres, at its closest point, to the west of the Land South of Gallows Hill. The 280 hectare park comprises approximately 23 hectares of gardens and pleasure grounds, and 257 hectares of parkland. The park comprises the designed landscape associated with the grade I listed Warwick Castle and its character is largely defined by the River Avon, which flows in a serpentine course through the park from the north to south west, while the Tach or Ram Brook enters the park from the east and flows to its confluence with the River Avon. The Tach Brook was dammed to form a lake, the New Waters, in the 18th century. The park currently comprises a mixture of agricultural land and surviving designed parkland.

Castle Park had historic associations with the Earls of Warwick in the medieval period, but its modern origins lie in its expansion after 1743 by Francis Greville, first Earl of Warwick and first Earl Brooke, and the structural landscaping by Lancelot Brown. Under the eighth Lord Brooke, later becoming the Earl of Warwick, changes were made to the park and this included the enclosure of agricultural land to the south of the Castle in 1743 to create what is now known as Castle Park. Later (between 1749 and 1761), Lancelot Brown began work on landscaping Castle Park and he enlarged it to the south. This involved the opening up of the landscape within the park and the creation of large tree plantations and formalised boundaries to screen the farmland to the east and south.

In 1782-9 the final expansion of the Park was overseen by the second earl. This was achieved through the diversion of Banbury Road and the incorporation of land to the east into the park. In the process of enlarging the park, a section of the old road was flooded to create a new lake named 'New Waters'. The new lake was created by the enlargement and extension of a former canal constructed under Lancelot Brown. Historic map evidence shows that the newly created Banbury Road acted as a dam and New Waters extended across the road to create a feeder or de-silting pool for the new lake. This was made possible by enclosure of a field at Myton, together with incorporation of land already in Greville ownership.

The New Waters feeder pool was silted up by 1886 and was later used as a withy bed. It became a waste tip in the 20th century and an access for a caravan park was more recently created at the location of the former neck of the pool. Historic maps show that the pool to the east of Banbury Road was surrounded to the north by plantations and this is now more established, limiting views northwards to the agricultural land beyond.

Although New Waters extended across the new Banbury Road from the late 1700s, historic map evidence shows that the eastern boundary of Castle Park (along the western edge of Banbury Road) was consistently planted with trees, evident from the 1786 map attributed to Lancelot Brown and shown as a thinner belt on the 1791 and 1806 maps below (referred to as the Long Thins), following expansion of the Park and the creation of New Waters (Figures 10, 11 and 12). This boundary is referred to in the list entry description for the registered park as follows:

"The park is enclosed to the east by a predominantly deciduous plantation which screens the Banbury Road which was diverted to its present course by the second Earl in 1782-7."

Warwick Castle Registered Park contains a number of historic and Listed Buildings, of which Warwick Castle is the main focus and the park itself is of intrinsic heritage value, particularly the northern area in the vicinity of the castle. It is highly significant as an example of 18th century garden and landscape design. The significance of Castle Park is primarily derived from its considerable aesthetic (designed landscape) and historical value, as well as its evidential and communal values. The setting of Castle Park also contributes to its significance by enhancing these values.

The Setting of the Asset and its contribution to Significance

The Asset's Physical Surroundings

The list entry summary for the registered park and garden provides an overview of the varied setting around it; bounded to the north west by Castle Lane and by domestic properties on Castle Close. The stone wall to the north and north east separates the grounds from other domestic properties on the west side of Mill Street and

by the river frontage of properties on the east side, including Castle Bridge. The north east boundary is marked by Park House, Greville House and other properties and the east boundary is formed by the A425 Banbury Road, beyond which is agricultural land. To the south, the boundary is formed by the A452 and M40 roads. The south west boundary adjoins agricultural land, while to the west the park adjoins agricultural land, light industrial premises, and mid-20th century domestic properties.

The topography within the park is largely defined by the course of the River Avon. Further key components of Castle Park are the New Waters and Temple Hill Spinney, which form distinctive natural features at the core of the park. To the east of the River the land within the park rises to Temple Hill and Nursery Wood, whilst to the west the park comprises the floodplain of the river. The local topography has been formalised within the design of the park, with designed views extending along the river valley, as well as the establishment of vistas between the castle and the prominent hillocks (especially Temple Hill) in the eastern part of the park. The local topography makes an important contribution to the historical and aesthetic value of the asset.

The park has important relationships with the Listed Buildings it contains, including the Grade I Listed Warwick Castle, the Old Castle Bridge and Castle Bridge, and other historic buildings within the parkland. These historic components of the park landscape make a considerable contribution to its historical and aesthetic value.

Tree belts on the perimeter of the parkland provide clear definition to the boundaries of the historic designed landscape and contrast to the open agricultural land beyond. The townscape to the north of the park provides a further contrast to the designed landscape of Castle Park. The definition and scale of the surrounding landscape therefore helps to clearly define the boundaries of the historic park. This contributes to its aesthetic value.

The physical surrounds of Castle Park are strongly influenced by formal design. This is most appreciable along the eastern boundary of the park, where Banbury Road was established as an 18th century approach – bordered by tree belts (Nursery Wood and the Long Thins) to the west – towards Castle Bridge, Warwick Castle and the historic core of Warwick. Within the park there are further prominent examples of formal design, with a number of avenues, formal gardens, paths (especially Nursery Wood which retains features of an ornamental woodland with a system of walks and drives surviving from George Greville’s extensions) and designed vistas. Spiers Escarpment (Lodge Wood) incorporates 17th century avenues, which were retained by Brown in the 18th century.

In the late 18th century a tree belt was planted along the eastern boundary of the park to define its formal extent, and distinguish the park from the adjacent agricultural land that was owned by the estate. The surrounding agricultural land use, beyond the park to the east of the Banbury Road tree belt, enables the historic boundary of the designed landscape to be fully appreciated, and contributes to the open aspect (along with Warwick School and Myton Fields) appreciable within the approach to Warwick Castle Park. The surrounding agricultural land in the vicinity of The Asps and Turnbolls Garden, formerly under the ownership of the estate until being sold off in the 20th century, provides clarity to the boundaries of the park, by reinforcing the visual influence of the tree belt to the west of the road. The surrounding land use therefore contributes to the aesthetic value of the asset.

The park has undergone considerable change over time. This is perhaps most noticeable through the shift of the park’s axis. In the early 17th century Fulke Greville had planted avenues across Castle Park from the Castle towards Temple Hill, creating a vista from the Mount and Castle (the medieval motte was utilised as a viewing point). This principle north-south avenue was ‘broken’ by Lancelot Brown in c 1755, when the park was extended to the east and the New Waters lake established. These changes shifted the axis of the park to the east and created a new designed approach to Warwick Castle and Warwick town along Banbury Road (1782-87). Since these 18th century alterations, the park has retained a high degree of integrity. This contributes to the historical value of the asset.

Experience of the Asset

The agricultural character of the surrounding landscape to the east and south of Castle Park plays a role in its experience. The open green space provides a rural context to the prominent tree belts that border the park to the east and contributes to its aesthetic value. The historic townscape to the north of the park also provides an important context to the designed landscape, emphasising the relationship between Castle Park and historic core of Warwick and contributing to its historical value.

There is a complex system of vistas within the park with particularly important reciprocal views of the Castle from Spiers Lodge, Temple Hill and the grade II listed Leaffield Bridge. The tree belts within the park included drives and walks which would also have given views both into and out of the park. Views from within the park, at ground level, generally extend towards the tree belts that surround the designed landscape. Views of the wider landscape beyond the park are generally not possible due to vegetation, although partial glimpses are possible, and Spiers Lodge has an important view of Warwick town to the north. To the east, Castle Park is enclosed by a predominantly deciduous plantation (including Nursery Wood and The Long Thins) which screens Banbury Road and prevents views eastwards and serves to visually separate Castle Park from Banbury Road and adjacent agricultural land. There is a possible view eastwards from Temple Hill out of the park across the tree belt towards the agricultural landscape beyond, but this is likely to be partial and largely screened by vegetation. The views within the park emphasise its formal design, especially its clearly delineated boundary, and contribute to its aesthetic value.

Views towards the park from beyond its boundaries are also generally confined to views of the tree belts that surround its perimeter. Banbury Road, and to a lesser extent Gallows Hill, affords views of the tree belt on the eastern boundary of Castle Park, emphasising the historic enclosure of the park. The formal design of the plantation contrasts with the agricultural land to the east of Banbury Road (north of Turnbolls Garden), further distinguishing the historic designed landscape. The technology park to the north of Gallows Hill is visible, but doesn't detract from this appreciation. The views towards the park from surrounding roads emphasise the strong sense of privacy and enclosure afforded by the tree belts and contribute to the aesthetic value of the park.

Views through the park largely terminate at the tree belts surrounding the designed landscape. Views immediately out of the park may be possible through the eastern tree belt and the historic route ways through Nursery Wood may also allow for an appreciation of the wider agricultural landscape to the east. These views, however, will be partial. The most significant views across the park are those possible from the Castle towers. The viewpoints from the towers clearly show the well-defined enclosed nature of the registered park and allow it to be appreciated within its wider landscape context. This contributes to the historical and aesthetic value of the asset.

There are also a number of further views within the park that include elements of the designed landscape. George Greville was responsible for the 18th century enlargement of the park and planned the approach along Banbury Road to the Castle as a sequence of views. These commenced from the southern part of Banbury Road, where the spire of the Grade I Listed St Nicholas Church (NHLE: 1364801) can be seen on the horizon. Further to the north along Banbury Road the features of the historic town gradually unfold, terminating with views from the Grade II* Listed New Castle Bridge extending south-west along the river towards the castle and the ruins of the medieval bridge. All of these views include the tree belts of the eastern boundary of Castle Park as a framing feature. The views along this approach contribute to the aesthetic value of the park.

Further important views including elements of the park comprise the views south along Banbury Road. The 'experience' of the park from Banbury Road is largely confined to the highly legible and defined boundary of the park established by the tree plantation around its perimeter. From Toll Cottage junction there is a clear view across agricultural land, and the relationship of the Castle Park to the open countryside can be fully appreciated within this open aspect. This contributes to the aesthetic value of the park.

Warwick Castle is visually dominant within the park, and there is intentional inter-visibility between the Castle and various other elements of the historic designed landscape. These relationships reflect the original design of the 18th century park and contribute to its historical and aesthetic value.

The majority of the park is not open to the public. Permeability and patterns of movement are therefore generally restricted, although a number of historic carriage and drive ways are discernible. The most prominent of which is the 18th century Banbury Road, with a tree belt on its western flank screening views into the park. It is noted within a report prepared by Barwood Strategic Land II LLP¹ that Gallows Street formed a continuation of Gallows Hill to the east of Warwick, serving as a medieval route over the former bridge into both the Castle and town through Bridge End. It has also been suggested in representations submitted by the Parkland Consortium² in connection with the emerging Warwick Local Plan that in enlarging the park and creating the new Banbury Road, this formed an access road for the functional areas of the estate. These routes of movement retain the historic form of the 18th century designed landscape and contribute to its aesthetic and historical value.

The Asset's Associative Attributes

Together with the strong associations Castle Park has with Warwick Castle, it also has an associative relationship with other statutorily listed buildings and structures within the registered park. The Park also has an important association with Francis and George Greville, and their advisor Lancelot Brown, who were largely responsible for the current form of the park. The Park has a number of artistic associations, including a view of the town from Spiers Lodge painted by Paul Sandby in 1776. These associations contribute to the historical and aesthetic value of the asset.

As noted in relation to the castle, the estate has an important association with the wider agricultural landscape and the park formed part of a much wider land holding. Although this is frequently not visible from within the grounds of the park, the agricultural hinterland surrounding the park provides a contrast to its formal design, and the Warwick estate drew much of its wealth through the economic productivity of surrounding farmland. This association contributes to the historical value of the park.

Summary of the key attributes of Warwick Castle Park's setting

The significance of Warwick Castle Park is considered to primarily derive from the considerable aesthetic and historic value of its designed landscape. Its setting is also considered to contribute to its significance. The key elements of its setting are considered to comprise:

- The influence of the River Avon and the local topography on the form of the designed landscape
- The relationship between the designed landscape and Warwick Castle, which forms a focal point within the park
- The contrast between the formal design of the park with the surrounding agricultural landscape and the townscape to the north
- The integrity of the formal designed landscape and the intelligibility of the 18th century alterations to its form
- the designed views within the parkland, which frequently make reference to the castle and the River Avon

¹ Barwood Strategic Land II LLP, The Asps, Warwick - Heritage Setting Assessment (January 2014)

² Parkland Consortium, Warwick Castle Park Objection to Preferred Option PO4 (July 2012)

- the prominent tree belts along the perimeter of the park that largely confine views within the park
- the approach north along Banbury Road, reflecting the 18th century changes to the park and allowing for an appreciation of the prominent eastern tree belt
- the views south along Banbury Road which allow for an appreciation of the relationship between the park and the surrounding agricultural landscape



Figure 3 – Warwick Castle Park c.1786³

³ Warwickshire Record Office, Warwick Castle Park c.1786 (WRO CR1886 M24A)

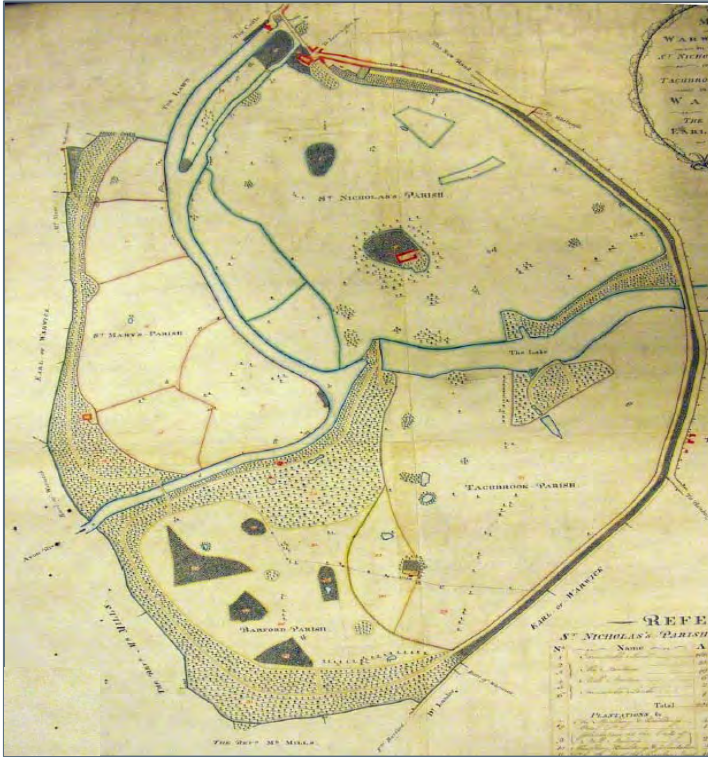


Figure 4 – Survey of Warwick Castle Park c.1791⁴

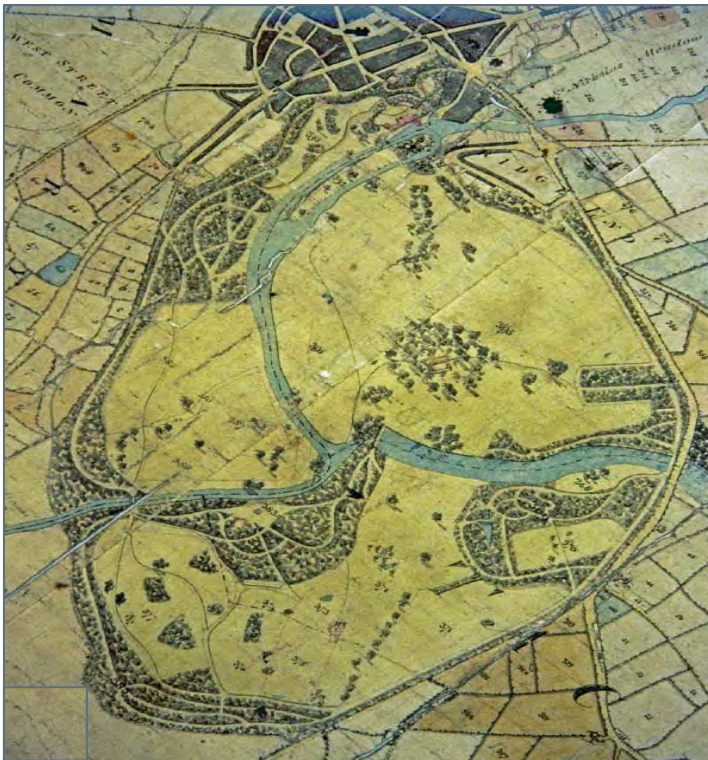


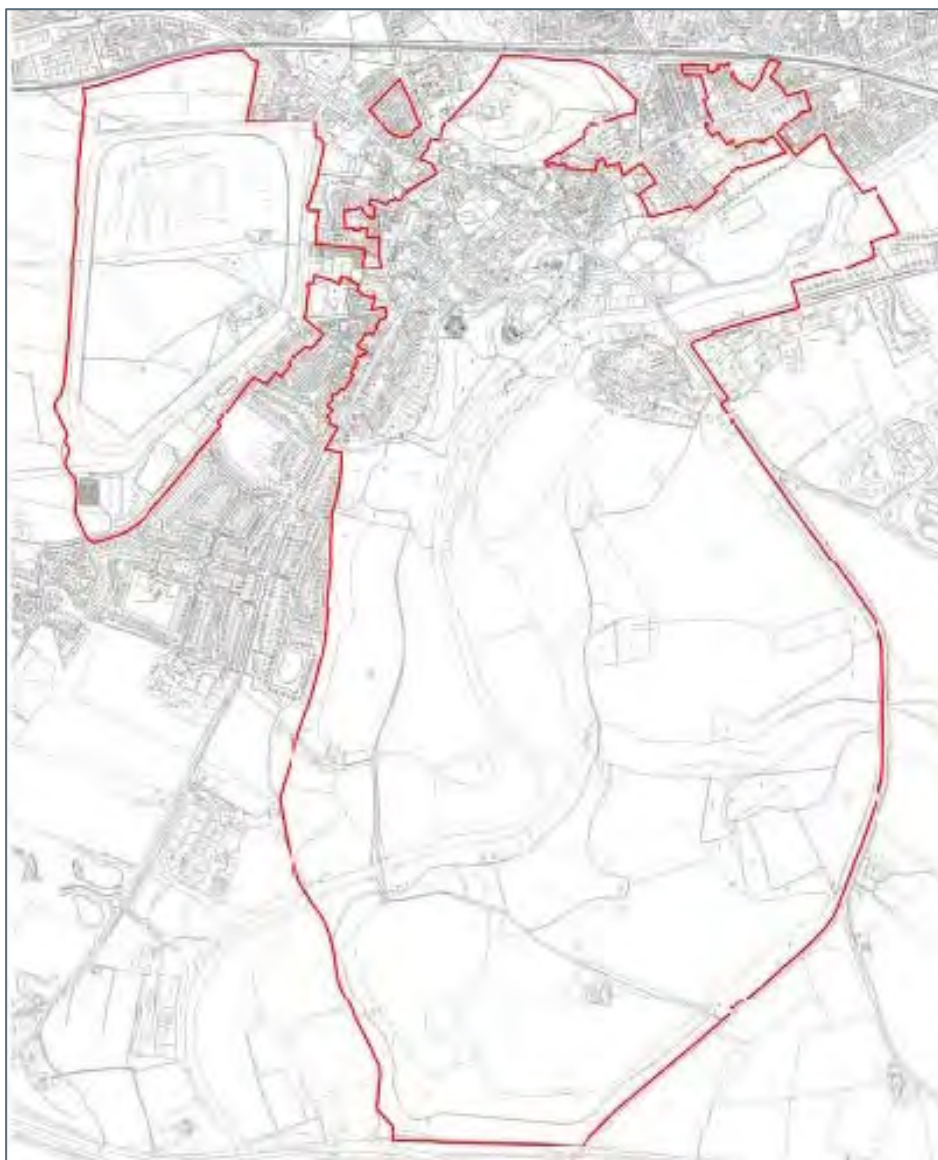
Figure 5 – Survey of Warwick Castle Park c.1806⁵

⁴ Warwickshire Record Office, Survey of Warwick Castle Park c.1791 (WRO CR1886 M23)

⁵ Warwickshire Record Office, Survey of Warwick Castle Park c.1806 (WRO CR1886 M34A)

Warwick Conservation Area

Figure 6 – Map of Warwick Conservation Area⁶



Historic Development, Character and Appearance

The Conservation Area is extensive in size and encompasses the medieval town of Warwick, formerly enclosed and protected by a wall. The designated area contains a large number of statutorily listed buildings, including Warwick Castle and the Church of St Mary. The Conservation Area also includes the registered area of Castle Park. Warwick is a town of considerable archaeological significance due to its buried remains and standing buildings. It is also of considerable architectural importance due to the merit of certain buildings and designed spaces and in terms of its widely appreciated picturesque qualities and key landmarks. The significance of the Conservation Area is therefore derived from its evidential (archaeological and architectural), historical, aesthetic and communal values. The setting of the Conservation Area enhances all of these values.

Warwick District Council has produced summary guidance on the character and appearance of the Conservation Area, subdividing the designated area into a series of character areas. Land South of Gallows Hill is considered to form part of the setting of three of these character areas, Character Areas 2, 3 and 10, whilst the remaining character areas are not considered to include the site as part of their setting and are not assessed further.

⁶ Warwick District Council, Map of Warwick Conservation Area

Area 2 is focussed on St Nicholas Park, a 20th century municipal park. It is noted in the Council guidance that the overall visual quality of the area is extremely high and the view west from Castle Bridge towards Warwick Castle forms 'one of the country's great 'set piece' views.'

Area 3 around Bridge Street and Bridge End is described as having ancient origins as the former medieval town at the foot of the medieval bridge. The area is predominantly residential in character, including traditional and modern properties. The visual quality of the area is described as 'generally extremely high', with Warwick Castle providing a significant backdrop. It is noted by the Council that the landscape strip fronting Banbury Road provides a significant buffer between the road and built development and the area between the River Avon and the Park House development forms another important 'landscaped' buffer.

Area 10 includes the Castle and Castle Park to the south and is described as an impressive castle complex on high ground to the north, overlooking the River Avon. The castle is recognised as an important landmark building. Other buildings in the area are principally Victorian and stone, brick, tile and slate are the prevailing building materials. It is acknowledged that in landscape terms the area is important, both locally and nationally and has 'exceptionally' high visual quality.

The discussion of setting provided below focuses primarily upon the contribution that setting makes to these areas of the Conservation Area.

Contribution made by Setting to the Significance of this part of the Conservation Area

The Asset's Physical Surroundings

The part of the Conservation Area in the vicinity of Land South of Gallows Hill comprises the grounds of Warwick Castle registered park. As such, the discussion provided above (see section 4.31 onwards) in relation to the setting of the park is directly relevant to the Conservation Area and should be referred to for detailed analysis.

The key elements of the physical surrounds of the Conservation Area comprise the areas of green space to the east of Banbury Road and the strong sense of enclosure that the tree belts in the eastern part of Warwick Castle Park provide to the Banbury Road approach to the town centre.

Experience of the Asset

The experience of the Conservation Area in the vicinity of Land South of Gallows Hill is identical to that of Warwick Castle park and the discussion provided above (see sections 4.38 onwards) should be referred to for detailed analysis.

In summary, the southern part of the Conservation Area follows the boundary of Castle Park, and as previously noted in relation to the park, views into this part of the Conservation Area are largely limited by the dense, enclosing tree belt around the perimeter of the registered park. As discussed within the Castle Park assessment above, Banbury Road forms a key approach to the Park and the Conservation Area and there are significant views northwards along this thoroughfare, including clear views north-westwards along Banbury Road of the Grade II listed Castle Bridge and Grade I Listed St Nicholas Church, as well as the historic settlement in the vicinity of the Bridge End Area.

Banbury Road is a key approach into the Conservation Area, aligned on St Nicholas Church and appearing as a tree lined route when viewed looking south from Castle Bridge. From Banbury Road the views of the Conservation Area are of a tree-lined road which includes Castle Park tree belts, trees associated with Bridge End and trees within St Nicholas's park. The Banbury Road part of the Conservation Area forms a gateway into the historic town and provides a transition from the surrounding rural landscape into the historic core. The character of the approach is defined by the historic settlement of Bridge End, the tree belts of Warwick Castle Park to the west and the areas of open green space to the east. The Banbury Road approach to Warwick is unique, and offers a green approach into the heart of the historic town. There is no comparable approach

into the historic core of Warwick. This makes an important contribution to the significance of the Conservation Area.

There are views from the edge of the Conservation Area to the south-east which include long views along Banbury Road where the tree belts of Castle Park and trees along the boundary the agricultural land to the east channel views along the thoroughfare. The extensive views along Banbury Road extend from Castle Bridge in the north to Turnbuls Garden in the south. This provides an important rural approach to the heart of the Conservation Area and also provides a direct visual link to the surrounding rural countryside from the heart of the historic settlement.

Views towards the Conservation Area from the wider landscape are numerous, and the church spire of St Nicholas Church is frequently prominent along Banbury Road. Views towards the Conservation Area from the high point of Banbury Road, beyond Turnbuls Garden, include a distant view of the spire of St Nicholas, framed by the tree belt to the west and agricultural boundaries to the east. This view, and the prominence of the church spire, contributes to the historical and aesthetic value of the Conservation Area.

The Asset's Associative Attributes

The associative attributes of the Conservation Area in the vicinity of Land South of Gallows Hill are the same as those identified in relation to Warwick Castle Park above (see Section 4.46 above).

Toll House (Grade II)

Architectural and historic Interest

The Toll House is a late 18th century or early 19th century former toll house constructed of ashlar stone, with a shallow pitched roof of Welsh slates. It is a low one storey building with a cavetto cornice, a pointed central doorway and pointed arch casement windows with glazing bars, together with pointed arch wooden mullioned windows. The building is of significance due to its former functional use as a toll house. It is now in use as a house and despite extension and alteration of the building to the rear, the front portion of the building is well preserved and it retains its architectural character and quality. It is of interest as a physical reminder of the 18th century transport system.

The Historic Environment Record refers to the building as a Toll House built in the 'imperial period' to serve the toll road.



Figure 7 – View of the Tollhouse from the junction of Banbury Road and Gallows Hill



Figure 8 – View of the Tollhouse from Banbury Road

Contribution made by Setting to Significance

The Asset's Physical Surroundings

The Toll House has an altered setting due to modernisation of the road network. It now sits in an isolated position on what is effectively an island at the junction of Banbury Road and Heathcote Lane. The front portion of the building is surrounded by a low hedge. As previously stated, it has been altered and extended and to the rear of the building is a large private domestic garden which contains tall trees and shrubs and is enclosed by a tall close boarded timber fence to maintain privacy. This limits the visual relationship the building has with land to the south.

Experience of the Asset

The Toll House is clearly visible and the front portion of the building can be appreciated from Banbury Road, Gallows Hill and the junction between the two routes. Although altered and modernised the relationship the Toll House still has with the surrounding transport network prevails and provides a connection with its former use and contributes to our understanding and appreciation of the building. When viewed from the north, the building sits against a backdrop of the surrounding fields/countryside, this contributes to a degree to the significance of the building and still gives the impression of an arrival and departure point.

The Asset's Associative Attributes

The asset has no known associative attributes.

Heathcote Hill Farmhouse



Figure 9– View of Heathcote Hill Farmhouse from Gallows Hill

Architectural and historic Interest

Heathcote Hill Farmhouse is a late 18th century or early 19th century traditional farmhouse constructed of red brick and with a tiled roof. It is two storeys in height and has three bays of 16 pane sliding sash windows. The centrally positioned main door has a fanlight over and is set within a large and robust stone surround with a cornice. There are tall chimney stacks at the eastern and western ends of the roof.

Contribution made by Setting to Significance

The Asset's Physical Surroundings

The farmhouse is distanced to the north east of Gallows Hill and is positioned at the end of a long driveway. The building forms part of a large site with a large triangular landscaped domestic garden to the south and a courtyard arrangement of farm buildings set around a farmyard to the rear. There is a large field to the east of the farmhouse and to the west land previously associated with the farm has been acquired to enable development of Warwick Technology Park.

Experience of the Asset

The building is visible across fields to the east of the farmhouse and in the distance from Gallows Hill due to its distinctive red brick construction and the white window sills. There are glimpsed views southwards from the building, but these are filtered by hedgerows functioning as field boundaries to the north and south of Gallows Hill. The farmhouse is principally appreciated from the lane leading northwards from Gallows Hill and from the fields to the east.

The Asset's Associative Attributes

There are no known associative attributes, with the exception of the land evidently associated with the farmhouse and the traditional farm buildings to the north.

The Aspens



Figure 10 – View of the Aspens from Banbury Road

Architectural and historic Interest

The Aspens is a robust house, with 17th and 18th century components. It is assumed to have been originally been a farmhouse and it now forms part of a complex of buildings with The Asps Farm and The Asps cottages. It is of brick construction, painted white and has a hipped plain roof. It is of two storeys and three bays and has a moulded wooden doorcase and a series of sash windows with plaster rusticated lintels and sills. The lower 17th century portion of the building is at right angles to the rear of the building and has a steeply pitched plain tile roof with gabled ends and visible timber framing in the gable.

Contribution made by Setting to Significance

The Asset's Physical Surroundings

The house faces but is set back from Banbury Road and the ground floor of the building is partially screened by a tall hedge that encloses the garden associated with the building. The building now sits within a largely lawned plot. It is accessed from a driveway leading directly from Banbury Road. There is a lane to the south the property that terminates with a gate providing access to the fields beyond. To the north east of the listed building is a large L-shaped complex of modern agricultural buildings and there is a dense grouping of mature planting and trees along the northern boundary of the land associated with the building.

Experience of the Asset

The asset is principally experienced from and visible from Banbury Road. The distinctive white painted finish ensures that the building is highly visible and prominent above the hedge line, however views when travelling southwards along Banbury Road are limited by the large trees and landscaping belt immediately to the north. The large complex of buildings to the north east of the farmhouse screen it and ensure that the listed building cannot be appreciated from the surrounding countryside to the north, north east. There may be some limited views of the rear of the building from the east and south east.

The Asset's Associative Attributes

The Asps (or Naspes) is referred to as a hamlet and dates from the 14th century. Today, the asset forms part of The Asps farm and has an associative relationship with The Asps Cottages to the south.

Barn

Figure 11 – View of Barn and Newhouse Farm



Architectural and historic Interest

The Barn is an early 18th century structure (listed in 1989) with some 20th century alterations associated with its conversion into residential use. It is a timber framed building, consisting of square panel framing with brick infill, together with some 20th century windows, amounting to 4 bays. It has a plain tiled roof, half hipped to the left end and there are surviving cart doorways. The interior is of note and contains a series of queen post and queen strut trusses with clasped principals and a ridge piece. The list description confirms that the buildings adjacent to the barn are not of special architectural interest.

The building is of significance due to its age and as a good example of a timber framed barn.

Contribution made by Setting to Significance

The Asset's Physical Surroundings

The barn forms part of an L-shaped range. It faces southwards and sits in a slightly raised/elevated position with views to the north and south of the surrounding countryside. To the east of the listed building is an altered farmhouse and another building which is also agricultural in character. The building complex is surrounded by fields and there are distant views of development to the north of the barn.

Experience of the Asset

The barn and associated buildings are accessed from a long lane leading northwards from Banbury Road and the asset is principally experienced and appreciated in views of its main front elevation from the south. Due to its slightly elevated position and the sloping topography to the south, the rear of the barn is visible in distant and wide ranging views from fields to the north-west, north and north-east.

The Asset's Associative Attributes

Although not contemporary with the buildings to the east, the barn does have a visual/physical connection with these.

Greys Mallory

Architectural and historic Interest

Greys Mallory is a large house dating from 1903 and attributed to Percy Richard Morley-Horder. It is Elizabethan in style and has an L-shaped plan, with the house forming the north to south range and a service wing and garage in the east to west range. The building has steeply pitched plain tile roofs with gabled ends and is constructed with a red brick plinth, with rough cast render and stone dressings. It is built over two storeys and has seven window bays. The entrance is centrally placed and has a semi-circular portico of four stone

columns. To the left and right of the entrance there are two storey bay windows with semi-circular headed gables. Elsewhere there are stone mullioned and transomed casement windows and there are three red brick chimney stacks at the ridge.

Although recently fire damaged. The list description for the building notes that it has fine period interiors.

There is a central carriage arch with a lantern above, containing a clock, surmounted by a cupola and weathervane.

Contribution made by Setting to Significance

The Asset's Physical Surroundings

The house is accessed from Banbury Road, past two lodges flanking a carriage archway containing a wrought iron gate. The house is reached by a tree lined drive and occupies a private plot containing landscaped gardens and a swimming pool to the rear. The Historic Environment Record for the building makes reference to an architectural terrace within the garden and rose gardens to the rear. The site appears to be well enclosed. The house occupies a countryside setting and there is a thickly wooded area to the north of the dwelling.

Experience of the Asset

The house has a limited relationship with land to the north and east due to the extent of woodland and the degree of privacy and enclosure that is created by the lodges and central archway/gate and the distance of the house from the road. There are no long ranging views northwards or eastwards to or from the asset due to topography and the level of tree cover. The asset is principally experienced from within the garden and from the avenue of trees leading from the arched carriageway flanked by the lodges.

The Asset's Associative Attributes

The house is contemporary with the lodges to the east and the central archway. It has a designed garden.

West Lodge/East Lodge and Archway

Figure 12 – View of West Lodge/East Lodge and Archway to Greys Mallory



Architectural and historic Interest

The west and east lodges are a pair of one storey cottages, separated by a large archway at the entrance to Greys Mallory. They are broadly contemporary with the principal building and are also attributed to Percy Richard Morley-Order. They have a rough cast render finish and have steeply pitched plain tile roofs with hipped ends – the ends face the driveway with small gables at the ridge. The cottages have casement windows with leaded panes. The front doors are recessed within a porch.

The cottages are separated by a large carriage archway. This is also roughcast rendered with stone dressings. It has a narrow hipped plain tile roof to the top of the archway and a pair of large wrought iron gates is set within it.

Contribution made by Setting to Significance

The Asset's Physical Surroundings

The east and west lodges flank a small triangular area to the east of Banbury Road and together with the archway, mark the entrance to Greys Mallory. They define the entrance to Greys Mallory house to the west. Both are positioned at an angle and are orientated to address the space at the entrance to the site. Banbury Road is a major road to the east, beyond which there are views of the wider countryside to the east, but due to the topography of the land in this area and the lower setting of the lodges and the house, these views are not long ranging.

Experience of the Asset

The lodges are experienced in conjunction with Greys Mallory and have a strong functional and aesthetic relationship with the house. They form part of an overall designed ensemble of buildings and a designed garden. They are not readily visible from Banbury Road until a widening at the entrance.

The Asset's Associative Attributes

The lodges have strong association with each other and with Greys Mallory itself, designed aesthetically and functionally with the house.

Church of St Mary including Beauchamp Chapel

Figure 13 – View of St Mary's Church



Architectural and historic Interest

The Church of Saint Mary is a medieval collegiate church. The nave, tower and transepts were rebuilt by Sir William Wilson in 1697-1704 after destruction in the great fire of 1694. The design was supervised and perhaps modified by Sir Christopher Wren. The building retains much of its Gothic character, although the details and mouldings are Renaissance in style. The church has a late 14th century chancel and a Norman crypt. The interior has an 18th century organ case and various effigies. The west tower is a tall focal structure and local landmark

The Beauchamp Chapel (Lady Chapel to south of Chancel) is a good example of the Perpendicular style, built in 1442-63 to contain the well-known tomb and bronze effigy of Richard Beauchamp, Earl of Warwick.

Further interesting features of the interior include fan vaulting, richly carved stone figures, stained glass and other tombs.

The building is of principal significance due to the architectural quality of its medieval fabric.

Contribution made by Setting to Significance

The Asset's Physical Surroundings

Located on Old Square, at the junction of Northgate Street and Church Street, the church has an east to west orientation/alignment and faces onto Market Square. It has its own defined churchyard/immediate setting to the east and has a strong relationship with Northgate Street and Church Street, as identified in the English Heritage list description. More generally, the church has a mixed/varied setting although this is principally connected with the historic core of Warwick.

Experience of the Asset

The list description notes that the church tower can be seen for many miles and therefore the upper stages of the building have an extensive setting including the immediate built development and townscape of Warwick town centre, beyond which is the open space and green quality of the Castle Park and surrounding countryside beyond. The setting of the Church is therefore varied and is both urban and rural. Elements of the setting of the Church that contribute to its significance are noted in the list entry description for the building. It states that the church is of 'high value in association with Northgate Street, also with Church Street, The Court House and adjoining buildings'.

The Asset's Associative Attributes

There are no specific known associations, but the church clearly has strong associations with the historic town of which it forms part.

Appendix 5.1 – Policy Framework

Policy Framework

Legislation: Statutory Duties (1990 Act)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning functions with respect to any buildings or land in a conservation area that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The concept of 'preserve' has been interpreted through case law to mean 'to cause no harm'.

National Planning Policy: The National Planning Policy Framework (2012)

The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. Chapter 12 outlines the Government's guidance regarding the conservation and enhancement of the historic environment.

Paragraph 126 of the NPPF states that Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

Paragraph 128 of the NPPF outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 129 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal . . . They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."

Paragraph 131 elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 requires when considering the impact of a proposed development on the significance of a designated heritage asset, that great weight should be given to the asset's conservation and the more important the asset, the greater that weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification. It is noted that substantial harm to or loss of a grade II listed building should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm and or loss is necessary to achieve substantial benefits that outweigh that harm or loss, or all of the following apply:

"the nature of the heritage asset prevents all reasonable uses of the site; and

no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

the harm or loss is outweighed by the benefit of bringing the site back into use"

Paragraph 134 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 135 confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. It also states the following:

"In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

Setting

Paragraph 137 requires local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. With respect to setting, the policy notes that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. The setting of a heritage asset is defined by the NPPF as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral".¹

Paragraph 138 highlights that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Consideration of 'Harm'

The statutory duty to have special regard to the desirability of preserving the special interest and setting of a listed building is a matter which should be accorded considerable importance and weight. The presumption is therefore that development proposals should not give rise to harm to the special interest of a listed building.

In the event that harm is perceived to arise from proposals, the NPPF provides a policy framework at paragraphs 133 and 134 within which such harm can then be weighed against public benefits (133) or substantial public benefits (134) bearing in mind the considerable weight to be attached to the statutory duty.

The National Planning Practice Guide (NPPG), published 6th March 2014, provides guidance on how to assess if there is substantial harm. This states:

"What matters in assessing if a proposal causes substantial harm is the impact on the significance of the asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting."

Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be addressed. The harm may arise from works to the asset or from development within its setting."

¹ NPPF Annex 2, Glossary

Guidance Documents

Principles of Selection for Listing Buildings, DCMS (2011)

This guidance sets out the general principles applied when deciding whether a building is of special architectural or historic interest and provides a useful framework for assessing and understanding significance of such designated heritage assets.

English Heritage Conservation Principles: Policies and Guidance

This guidance document sets out English Heritage's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values".

The Setting of Heritage Assets, English Heritage Guidance (2011)

This document sets out English Heritage's guidance on managing change within the settings of heritage assets. Section 2 of the guidance provides advice on the definition of setting and general principles. Section 3 deals with setting in the context of strategic planning and in subsequent sections deals with assessing the implications of change.

Seeing the History in the View, English Heritage (2011)

This guidance was issued in May 2011 and explains how English Heritage intends to systematically and consistently assess the historical significance of views. It is the most recent English Heritage guidance to include advice and details on a methodology for assessing significance and impact within views analysis.

Appendix 5.3 – Heritage Asset Plan

5 Cultural Heritage Considerations

5.1 Introduction

5.1.1 This chapter provides a review of the potential heritage considerations associated with development at the site South of Gallows Hill/West of Europa Way.

5.2 Assessment Approach

5.2.1 All designated and non-designated above ground heritage assets, both within the site known as South of Gallows Hill/West of Europa Way and within approximately 1km of the site have been identified and the effect of development has been assessed (the 'study area').

5.2.2 The following designated heritage assets have been identified within the study area:

- Warwick Castle Registered Park and Garden (Grade I Listed);
- Warwick Conservation Area;
- The Toll House (Grade II Listed);
- Heathcote Hill Farmhouse (Grade II Listed);
- The Hunting Lodge (Grade II* Listed);
- The Aspens (Grade II Listed);
- Barn approximately 30 metres north west of Newhouse Farmhouse (Grade II Listed);
- Greys Mallory (Grade II Listed);
- West Lodge, East Lodge and Archway to east of Greys Mallory (Grade II Listed).

5.2.3 Warwick Castle (Grade I Listed and Scheduled Ancient Monument) and St Mary's Church (Grade I Listed) fall outside the Study Area but have been identified by Warwick District Council as having the potential to be affected by future development on the site South of Gallows Hill/West of Europa Way. These assets and the potential impact of development have therefore been considered in this chapter.

5.2.4 Any future development on the site South of Gallows Hill/West of Europa Way would not result in a direct impact on designated heritage assets; the focus of this chapter is therefore the potential impact of development upon the setting and thereby potentially the significance of the identified heritage assets.

5.2.5 The grade II* Hunting Lodge, although within the Study Area, is located within Warwick Castle Registered Park and Garden. There is no inter-visibility between this asset and the site and therefore the impact of any future development on this asset has not been considered.

5.2.6 This assessment has been carried out in light of the statutory duties of The Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant policies of the National Planning Policy Framework (NPPF) and national planning guidance for the historic environment (PPS5: Planning Practice Guidance and National Planning Policy Guidance).

5.2.7 A baseline assessment has been undertaken using a combination of desk-based study, research and fieldwork to identify and assess the heritage significance of the designated and non-designated heritage asset receptors. This has also established which elements of setting and why, including the land at the site South of Gallows Hill/West of Europa Way, contribute to the heritage significance of these assets. The assessments of heritage significance are included at Appendix 5.2.

5.2.8 The Study Area and identified heritage assets are shown on the Heritage Asset Plan included at Appendix 5.3.

5.3 The Site South of Gallows Hill / West of Europa Way

- 5.3.1 The site South of Gallows Hill/West of Europa Way is comprised of two fields; one rectangular shaped arable field bounded to the north by Gallows Hill and the east by Europa Way and a rectangular shaped pasture field to the south east.

Potential Impact of Development on Warwick Castle

- 5.3.2 Warwick Castle is located over 1km to the north west of the site South of Gallows Hill/West of Europa Way. As set out in Appendix 5.2 the Castle occupies an elevated and defensive position at the northern extent of the Grade I registered Castle Park and overlooks the River Avon. The river and bluff form natural defences, intentionally selected to provide a strategic position and the topographical context also reflects the intention for the castle to dominate the surrounding area. This important element of setting would not be altered by development on the site South of Gallows Hill/West of Europa Way, nor would the series of complex relationships the castle has with other heritage assets, both within the surrounding registered park and the town of Warwick to the north. The relationship with the park itself and the castle's role as a focal point within the designed landscape would also not be altered by development.
- 5.3.3 Other relationships, for example with the Grade II* listed Old Castle Bridge and the Grade II* listed Castle Bridge would similarly not be altered, nor would the scale and definition of the surrounding landscape.
- 5.3.4 The elements of formal design attributed to the registered park surrounding the Castle would not be altered by future development at the site South of Gallows Hill/West of Europa Way, nor would the informal gardens and pleasure grounds to the north, west and south west or the southern portion of the registered park and garden, now in separate private ownership.
- 5.3.5 The strong sense of enclosure created around the Castle by the surrounding buildings and curtain walls would be unaffected, the functional and former defensive relationship the building has with the historic core of Warwick would also be unaltered.
- 5.3.6 Development would not alter the varied character of the surrounding landscape or alter the contrast between the designed parkland and the townscape to the north that emphasises the Castle's strategic position. It would not alter important views from the castle including those to the north east towards the Grade II* listed bridges or views south towards Lodge Wood. Development at the site South of Gallows Hill/West of Europa Way would also not alter the complex system of views within the park itself or affect the associations the Castle has with other structures and buildings.
- 5.3.7 Development of the site South of Gallows Hill/West of Europa Way would have the potential to impact upon the scale and definition of the surrounding landscape, views from the castle towers and the association between the Castle and wider agricultural landscape. However, through assessment it is concluded that the wider views from the upper stages of the castle, the relationship between the castle, its designed landscape and the wider agricultural landscape would remain discernible and would not be altered by development. The visibility of proposed development on the site South of Gallows Hill/West of Europa Way would not detract from an appreciation of the historic boundary of the designed parkland. Development would be viewed within the context of the existing Technology Park and would not prevent wide ranging views or appreciably alter the scale or definition of the surrounding landscape. The association between the castle and its wider agricultural hinterland would not be appreciably harmed and any development would appear in context with the existing built form to the north of Gallows Hill (road).
- 5.3.8 Development would represent a further modern addition to the landscape visible from the castle towers, but would not harm the appreciation of the structure as a stronghold and the overall significance of the asset would remain unharmed.

Potential Impact of Development on Warwick Castle Registered Park and Garden

- 5.3.9 Castle Park is located 220 meters to the west of the site South of Gallows Hill/West of Europa Way. With the exception of the area formerly occupied by the feeder or de-silting pool and the associated plantation, the agricultural land to the east of Banbury Road formed part of the wider estates belonging to the Earl of Warwick, but did not form part of Castle Park. The site South of Gallows Hill/West of Europa Way is to the north of the area formerly occupied by the pool and plantation.

- 5.3.10 The topography within the park, largely defined by the course of the River Avon, rising to Temple Hill and Nursery Wood in the east and comprising the floodplain of the river in the west would not be altered by development of the site South of Gallows Hill/West of Europa Way, nor would the relationship the park has with the listed buildings it contains.
- 5.3.11 The physical surrounds of Castle Park, including Banbury Road as an 18th Century approach bordered by tree belts to the west and leading to Castle Bridge, Warwick Castle and the historic core of Warwick, together with the formal design elements of the park itself would not be altered by development of the site South of Gallows Hill/West of Europa Way. As previously stated in relation to the effect of development on Warwick Castle, the complex system of views within the park would also not be altered by development on the site South of Gallows Hill/West of Europa Way.
- 5.3.12 To the east, Castle Park is enclosed by a predominantly deciduous plantation (including Nursery Wood and the Lay Thins) which screens Banbury Road and adjacent agricultural land. Any development on the site South of Gallows Hill/West of Europa Way would not therefore alter views within the park. Reciprocal views towards the park from beyond its boundaries are generally confined to views of the three belts that surround its perimeter. Development of the site South of Gallows Hill/West of Europa Way would not prevent views of the Park boundary from Banbury Road.
- 5.3.13 The approach along Banbury Road, including features of the town gradually unfolding and terminating with views of the Castle from New Castle Bridge, would not be altered, nor would development alter the permeability of, or patterns of movement within, the park itself. Associative attributes between the Castle Park and the Castle and other listed structures within the park would not be altered by development to the east, on the site South of Gallows Hill/West of Europa Way.
- 5.3.14 Development of the site South of Gallows Hill/West of Europa Way would have the potential to affect only a small number of the setting attributes of Warwick Castle Park and only in a minor way as summarised in paragraphs 5.3.15 to 5.3.17.
- 5.3.15 The site South of Gallows Hill/West of Europa Way is screened from the majority of the park's interior by the extensive tree planting along Banbury Road (taking into consideration potential views from Temple Hill and from the Castle towers). It is likely that any visibility of development on the site through the tree belt on the eastern park boundary, would be extremely limited. The existing technology park north of Gallows Hill (road) is likely to remain visually dominant in such views.
- 5.3.16 Views south along Banbury Road allow for an appreciation of the park's tree belt in the context of the wider agricultural landscape. It is likely that development on the site South of Gallows Hill/West of Europa Way would harm the appreciation of the relationship between the park boundary and surrounding agricultural land from this vantage point, resulting in a small degree of harm to the significance of the park. Development would also be visible on the periphery of views north along Banbury Road. However, the plantation (referred to as Turnbills' Garden) limits views from Banbury Road. Development would not alter the contribution the approach towards Castle Park and Warwick makes to the park.
- 5.3.17 Development on the site South of Gallows Hill/West of Europa Way would potentially harm, to a limited degree only, the historic association between the park and its surrounding historic agricultural hinterland through change in the character of the site. This would only affect a small element of the agricultural hinterland and the degree of harm to the overall significance of Castle Park would be very limited.

Potential Impact of Development on Warwick Conservation Area

- 5.3.18 The southern part of Warwick Conservation Area follows the boundary of Castle Park, and as previously noted in relation to the park, views into this part of the Conservation Area are largely limited by the dense, enclosing tree belt around the perimeter of the registered park. As discussed within the Castle Park assessment above, Banbury Road forms an approach to the Park and the Conservation Area and there are views northwards along this thoroughfare, including clear views north-westwards along Banbury Road of the Grade II listed Castle Bridge and Grade I Listed St Nicholas Church, as well as the historic settlement in the vicinity of the Bridge End Area. Development on the site South of Gallows Hill/West of Europa Way would not alter these views.
- 5.3.19 From Banbury Road the views of the Conservation Area are of a tree-lined road which includes Castle Park tree belts, trees associated with Bridge End and trees within St Nicholas's park. The character of the approach is defined by the historic settlement of Bridge End, the tree belts of Warwick Castle Park to the west and the areas of open green space to the east. The contribution

this makes to the significance of the Conservation Area would not be altered by development on the site South of Gallows Hill/West of Europa Way..

- 5.3.20 There are views from the edge of the Conservation Area to the south-east which include long views along Banbury Road where the tree belts of Castle Park and trees along the boundary of the agricultural land to the east channel views along the thoroughfare. The long distance views along Banbury Road extend from Castle Bridge in the north to Turnbells Garden in the south. Development on the site South of Gallows Hill/West of Europa Way would potentially be visible within these views, but would be seen in the context of other urban forms of development including Bridge End, Warwick Schools, and Warwick Technology Park.
- 5.3.21 Views towards the Conservation Area from the wider landscape are numerous, and the church spire of St Nicholas Church is frequently prominent along Banbury Road. Views towards the Conservation Area from the high point of Banbury Road, beyond Turnbells Garden, include a distant view of the spire of St Nicholas. This view, and the prominence of the church spire, contributes to the historical and aesthetic value of the Conservation Area, however development on the site South of Gallows Hill/West of Europa Way would not alter this view.
- 5.3.22 For the same reasons identified in relation to Warwick Castle Registered Park and Garden, it is concluded that development of the site South of Gallows Hill/West of Europa Way I also has the potential to cause a very limited degree of harm to Warwick Conservation Area.

Potential Impact of Development on other Designated Heritage Assets

- 5.3.23 There is potential for proposed development on the site South of Gallows Hill/West of Europa Way to be visible from the Toll House, there are however no known historic or functional considerations that would suggest that the site South of Gallows Hill/West of Europa Way plays any particular role in the significance of the asset.
- 5.3.24 The site South of Gallows Hill/West of Europa Way has no known historic or functional connections with Heathcote Hill Farmhouse. Some development may be visible from this asset, but this would be filtered by existing hedgerow and proposed landscaping. The farmhouse already co-exists alongside the large scale buildings of Warwick Technology Park.
- 5.3.25 The Aspens is surrounded by a complex of larger farm buildings and this would prevent views of development on the site South of Gallows Hill/West of Europa Way. There are no other associations between the listed building and the site.
- 5.3.26 Development would not be visible from the Barn to the south east or Greys Mallory or the associated lodges, also to the south east.
- 5.3.27 Development would be visible in distant views from the top of the west tower of the Church of St Mary. The upper stages of the building however have an extensive and varied setting which is both urban and rural. Added to this only a small section of development would be visible in views from the church tower and landscaping, along the western edge, would go a long way to successfully filter the appearance of development in these views.

Summary and Conclusion

- 5.3.28 Based on an assessment of the significance of the identified designated heritage assets and the contribution that elements of setting, including the site South of Gallows Hill/West of Europa Way, make to that significance, it is concluded that development of the site would have no harmful impact on the significance of Warwick Castle, the Church of St Mary, the Toll House, Heathcote Hill Farmhouse, the Barn, The Aspens or Greys Mallory and the associated lodges and archway.
- 5.3.29 Development of the site South of Gallows Hill/West of Europa Way could have a very limited harmful effect on the significance of Warwick Castle registered park and garden and Warwick Conservation Area. In light of relevant policy and guidance considerations, this would constitute far less than substantial harm. Paragraph 134 of the NPPF is therefore engaged and this harm would need to be weighed in the balance with the public benefits that would be secured from the development of the site.

5.4 Response to Council document 'The Setting of Heritage Assets'

- 5.4.1 Warwick District Council has produced a document entitled 'The Setting of Heritage Assets – Gallows Hill, Warwick' (referred to hereafter as the 'Council Report'). The document is intended to consider the effect of development on a number of designated heritage assets, principally comprising the following:
- Warwick Castle Park
 - Warwick Castle
 - Warwick Conservation Area
 - Warwick Castle Bridge
 - Tollgate Cottage
 - The Asps House
- 5.4.2 The document relates to the entire area of land to the south of Gallows Hill, extending from Banbury Road in the west to Europa Way in the east. The commentary provided below relates to the site South of Gallows Hill/West of Europa Way i.e. the omission site proposed for development in this Background Document.
- 5.4.3 The structure of the Council Report is based on the English Heritage guidance 'The Setting of Heritage Assets' 2010 and seeks to assess the setting of the identified heritage assets using the headings and methodology recommended by the English Heritage. The document seeks to identify the 'key attributes' of the identified heritage assets but falls short of describing the significance of these assets beyond a brief review of their national list entries as a basis for establishing which elements of setting contribute to their significance. The absence of a more refined and informed commentary results in a document that fails to adequately consider the contribution, if any, the site South of Gallows Hill/West of Europa Way makes to the heritage significance of the assets identified in the report. The English Heritage guidance makes it clear at paragraph 2.4 that setting itself is not a heritage asset but that its importance lies in what it contributes to the significance of the heritage asset.
- 5.4.4 Having considered the setting of each of the identified heritage assets, Chapter 6 of the Council Report seeks to establish whether development to the south of Gallows Hill, incorporating all of the land from Banbury Road in the west to Europa Way in the east would cause substantial or less than substantial harm to heritage assets. At paragraph 6.1.2 there is a summary of the harm caused to the identified heritage assets, set out in seven bullet points.
- 5.4.5 The first three bullet points summarise a position that directly equates 'change caused by development' to 'harm to heritage significance'. Change does not necessarily result in harm to a heritage asset. A judgement must be made based on the significance of the asset, the elements that contribute to its significance and, the nature of the proposed development. The approach taken in the Council report is inconsistent with the NPPF which defines the 'conservation' of heritage assets as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances significance.
- 5.4.6 The first bullet point concludes that the "*unique approach to all the identified heritage assets*" would be changed by the introduction of development to the south of Gallows Hill. The potential situation that development on the site South of Gallows Hill/West of Europa Way would result in a change within the setting of heritage assets is not contested. We conclude that development may be visible on the periphery of some views north along Banbury Road, whilst the tree planting around Turnbulls' Garden would limit other views of built development. However it is contested that this change will result in harm (substantial or otherwise) to the contribution that the approach makes to the significance of the Castle, Castle Park and the Conservation Area. Therefore on this specific matter we believe that the conclusions of the Council's evidence base are flawed.
- 5.4.7 In relation to the Council's reported change to the 'unique approach to the defensible town' set out in the second bullet point at paragraph 6.1.2 and 6.1.8, we conclude that the 'defensible qualities' of the Castle and town (and the way in which they are experienced) would in no way be harmed by development of this proposed omission site South of Gallows Hill/West of Europa Way. The functional and former defensive relationship between Warwick Castle and the historic core of Warwick would remain legible. The built form of the wider conurbation will retain a relationship with the surrounding agricultural landscape. We believe the Council Report has correctly identified an important element of townscape that retains heritage significance; however, statements that refer to "a lack of any form of significant development south of the river" (6.1.8) are wholly inaccurate and no weight should be afforded to arguments that cite this as part of the evidence base.

- 5.4.8 In relation to the claim that development to the south of Gallows Hill would compromise the setting of Warwick Castle Park, we have concluded that development on the omission site, South of Gallows Hill/West of Europa Way, has the potential to affect only a small number of setting attributes of Warwick Castle Park. As noted above, the site South of Gallows Hill/West of Europa Way is screened from the majority of the park's interior by the extensive tree planting along Banbury Road and the Turnbull's Garden plantation. It is likely that any visibility of development on the site through the tree belt on the eastern park boundary would be extremely limited and the existing technology park north of Gallows Hill (road) is likely to remain visually dominant in such views. Existing views south along Banbury Road allow for an appreciation of the park's tree belt partly in the context of the wider agricultural landscape. It is likely that the addition of development on the site South of Gallows Hill/West of Europa Way could harm, to a minor degree, the appreciation of the relationship between the park boundary and surrounding agricultural land from this vantage point. However, the plantation (referred to as Turnbolls' Garden) limits views from Banbury Road and as stated at 1.4.6 any development would not alter the contribution the approach towards Castle Park and Warwick makes to the park.
- 5.4.9 The Council Report states that the view from the Castle Towers and St. Marys (to a lesser extent) would be compromised. However, through assessment we have concluded that the wide views from the upper stages of the castle, the relationship between the castle, its designed landscape and the wider agricultural landscape would remain discernible and would not be altered by development of the site South of Gallows Hill/West of Europa Way. Development at this location would be viewed within the context of the existing Technology Park and would not prevent wide ranging views or appreciably alter the scale or definition of the surrounding landscape. The association between the Castle and the wider agricultural hinterland (within these views) would not be appreciably harmed and any development would appear alongside the existing built form to the north of Gallows Hill (road).
- 5.4.10 Development at the site South of Gallows Hill/West of Europa Way would only be visible in distant views from the top of the west tower of the Church of St Mary. The views from the upper stages of the tower are extensive and varied comprising both urban and rural elements. Only a proportion of development would be visible in views from the Church tower and the existing balance of 'urban and rural' elements of the landscape within these views will not be appreciably altered.
- 5.4.11 The conclusion of the Councils statement concerning the change to the agricultural setting of Castle Park (sixth bullet point of 6.1.2), are not contested. It is acknowledged that development on the site South of Gallows Hill/West of Europa Way could harm the appreciation of the relationship between the Park boundary and surrounding agricultural land from the north of Banbury Road, resulting in a small degree of harm to the significance of the Park. Development on the site South of Gallows Hill/West of Europa Way would also potentially harm, to a limited degree, the historic association between the Park and its surrounding historic agricultural hinterland. However, the degree of harm to its overall significance would be very limited and what lies at the heart of why the place is worthy of designation would in no way be harmed.
- 5.4.12 The Council Report concludes that although development south of Gallows Hill would cause less than 'substantial harm' the harm will be of the 'highest rating' due to the 'significant destruction' of the settings of the identified assets (6.1.10). These statements are ill-defined and poorly substantiated by the preceding discussions; and they are strongly contested. A detailed interrogation of the significances of the heritage assets (as is provided in the Appendices to this chapter) allows for a more reasoned judgment to be reached which acknowledges the scale of the change but concludes that the harm would be limited.
- 5.4.13 The following is set out at paragraph 6.3.4 of the Council Report:
- "The conclusion is, therefore, the site should not be developed either for housing or industrial use as the impact upon the setting of the highly significant assets although less than substantial harm could not be fully mitigated such that harm would not still be apparent to these historic assets of which only two other comparable groups exists within the District."***
- 5.4.14 This approach contradicts paragraph 134 of the NPPF which states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, development is not precluded, but rather this harm should be weighed against the public benefits of the proposal.
- 5.4.15 Therefore, we suggest that little authority should be attributed to the conclusions of the Council Report as it is founded on factual inaccuracies; it incorrectly equates 'change' with 'harm'; and by

developing conclusions from these errors of judgement places undue weight on the scale of the likely effects of development on heritage assets.

6 Transport and Accessibility

6.1 Introduction

6.1.1 This chapter sets out the transportation and highways related context for the potential development on land South of Gallows Hill/West of Europa Way and its surroundings.

6.1.2 As discussed in Chapter 1, Introduction, the site South of Gallows Hill/West of Europa Way is currently subject to an outline planning application with access not reserved. A Transport Assessment (TA), Framework Travel Plan (FTP) and ES Chapter were submitted in support of this application, the information from this is drawn upon in this chapter.

6.2 The Site and Surroundings

Existing Site and Access

6.2.1 The site South of Gallows Hill /West of Europa Way is situated to the south of Leamington Spa and is bordered to the north by Gallows Hill, to the east by the A452 Europa Way and to the south and west by open countryside. This site is currently accessed via a dropped kerb type access on Gallows Hill.

Local Highway Network

6.2.2 The local highway network is shown in **Figure 6.1**.

6.2.3 The development site is bound to the east by the A452 Europa Way, which runs in a north-south alignment. The A452 Europa Way provides a link between Leamington Spa in the north and the M40 at Junctions 13 and 14 in the south. Key junctions along Europa Way include:

- the four-arm A452 (Princes Drive / Europa Way) / A425 (Myton Road / Old Warwick Road) roundabout known as "Foundry Roundabout", to the north of the Grand Union Canal in Leamington Spa;
- the four-arm A452 (Europa Way) / Queensway / Tachbrook Park Drive roundabout known as "Shires Roundabout" to the south of the Grand Union Canal in Leamington Spa;
- the five-arm A452 (Europa Way) / Gallows Hill / Heathcote Lane / Harbury Lane roundabout to the north of the proposed development sites;
- the four-arm A452 (Warwick By-Pass / Europa Way / Banbury Road) / A425 (Banbury Road) roundabout known as "Greys Mallory Roundabout" to the south of the development sites; and
- the M40 Junctions 13 and 14.

6.2.4 The A425 runs from the grade separated A46 (Warwick By-Pass) / A4177 (Birmingham Road) / A425 (Birmingham Road) junction known as "Stanks" in the west to Daventry in the east via Warwick, Leamington Spa and Southam. Banbury Road is a separate spur of the A425 which runs in a north-south alignment from Warwick in the north to Greys Mallory Roundabout in the south (close to the M40 Junctions 13 and 14).

6.2.5 In addition to those junctions between the A425 and A452 previously mentioned, key junctions along the A425 in the area surrounding the proposed development site include.

- A425 (Banbury Road) / A425 (Myton Road) / Bridge End four-arm roundabout;
- A425 (Banbury Road) / Gallows Hill signalised T-Junction.

6.3 Sustainable Location

6.3.1 The site South of Gallows Hill /West of Europa Way is considered to be sustainably located and benefits from a range of amenities in the local area which are accessible via walking, cycling and public transport. The following sections discuss these issues further.

Sustainable Travel – Walking & Cycling

6.3.2 An assessment has been undertaken of the existing pedestrian and cycle network surrounding the site South of Gallows Hill/West of Europa Way including pedestrian and cycle links, crossing facilities and an analysis of the existing local facilities which can be reached on foot or by bicycle within reasonable journey times.

6.3.3 The local highway network has an existing footway network which allows pedestrians safe and convenient access to existing local bus stops and amenities. For example the area to the north of the site has existing provision for pedestrians and cyclists. There is an off-carriageway shared pedestrian / cycleway on the northern side of Gallows Hill linking Warwick Business Park to the Europa Way roundabout. This shared pedestrian / cycleway continues a short distance along the northern arm of Europa Way to a signal controlled crossing, allowing access across Europa Way for pedestrians and cyclists. The shared pedestrian / cycleway continues along the northern edge of the carriageway of Heathcote Lane to Heathcote Industrial Estate and beyond to the Warwick Gates development.

6.3.4 There are also off-carriageway shared pedestrian / cycleways along Macbeth Approach and Gallagher Way, which provide a north / south link for the pedestrian and cycle facilities along Heathcote Lane to Harbury Lane and Earl Rivers Avenue. The off-carriageway pedestrian / cycleways continue south east alongside Harbury Lane. The Warwick Gates development has pedestrian and cycleways throughout the development.

6.3.5 With respect to any potential development on the site South of Gallows Hill/West of Europa Way, pedestrian and cycle connections could easily be incorporated into any development proposals providing pedestrian and cycle connections and good connectivity within the development itself and also connecting to the existing surrounding infrastructure at strategic locations.

6.3.6 For Example, footways lining both sides of internal site roads, off-carriageway pedestrian connections, with a route emerging onto Gallows Hill from the site. The indicative masterplan at Figure 2.2 illustrates potential opportunities for such links.

6.3.7 In order to demonstrate pedestrian accessibility in the existing surrounding area of the site South of Gallows Hill/West of Europa Way, walking isochrones have been plotted. These have been plotted using the existing road network and therefore illustrate the actual distance walked as opposed the distance as the crow flies. Walking isochrones have been plotted for five, ten, fifteen and twenty minute journey times on foot.

6.3.8 The walking speed is based on guidance given in Paragraph 3.30 in the IHT's publication 'Guidelines for Providing for Journeys on Foot' which states: '*An average walking speed of 1.4m/s can be assumed which equates to approximately three miles per hour*'. It is therefore assumed that it is possible to walk 420m in five minutes, 840m in ten minutes, 1,260m in fifteen minutes and 1,680m in twenty minutes. Pedestrian access points around the development sites have been used as the starting points for the isochrones and therefore those living at the furthest extents of the sites will be required to walk a greater distance.

6.3.9 The walking isochrones have been plotted on **Figure 6.2**.

6.3.10 As shown in **Figure 6.2**, various employment and retail areas are accessible via walking from the site, along with the residential areas in Heathcote such as the Warwick Gates development. This shows that the retail facilities within the highlighted retail areas with an acceptable walking distance from the site, providing a viable sustainable alternative transport mode for residents at the proposed development. It also demonstrates that the site is within acceptable walking distance from local existing residential areas, providing a viable sustainable alternative transport mode for employees commuting to the proposed development.

6.3.11 In order to demonstrate cycling accessibility in the existing surrounding area, cycling isochrones have been plotted. These have been plotted using the existing road network and have been plotted for five, ten, fifteen and twenty minute journey times by bike.

- 6.3.12 Sustrans “Cycle Friendly Employers Information Sheet” recommends an acceptable cycling speed as being 4.4 m/s. It is therefore assumed that it is possible to cycle 1,320m in five minutes, 2,640m in ten minutes, 3,960m in fifteen minutes and 5,280m in twenty minutes.
- 6.3.13 The cycling isochrones have been plotted on **Figure 6.3**.
- 6.3.14 **Figure 6.3** shows the various employment and retail areas accessible within a 20 minute cycle ride from the site. It also shows that both Leamington Spa Railway Station and Warwick Railway Station are within a 10 minute cycle ride from the development. **Figure 6.3** illustrates the extent of the local residential areas accessible via cycling to / from the site, including Warwick, Leamington Spa, Sydenham, Whitnash and Heathcote. This demonstrates that the site is within acceptable cycling distance from local existing residential areas, providing a viable sustainable alternative transport mode for any future employees commuting to any development on the site South of Gallows Hill/West of Europa Way. It also demonstrates that the retail and employment facilities within the highlighted retail and employment areas are within an acceptable cycling distance from the site, providing a viable sustainable alternative transport mode for any future residents. The railway stations accessibility via cycling also provides a genuine rail option for any future potential users of the site South of Gallows Hill/West of Europa Way.
- 6.3.15 National Cycle Network Route 41 runs between Warwick and Leamington to the north of the site, and provides a largely traffic free route between the two. The route is accessible from Europa Way via Old Warwick Road.

Sustainable Travel – Public Transport

- 6.3.16 There are existing bus stops located in the area surrounding the site South of Gallows Hill/West of Europa Way, the nearest existing bus stops and corresponding distances are as follows:
- Bus stops on Gallows Hill approximately 360m from the nearest site access point onto Gallows Hill (served by number 68 bus service)
- 6.3.17 The number 68 bus service operates within the area immediately surrounding the site.
- 6.3.18 In addition, the number 67A, 67B, and 77 bus services operate close the site.
- 6.3.19 The number 68 bus service is the most frequent of these services and runs along Earl Rivers Avenue, Harbury Lane and Gallows Hill adjacent to the site frontage. This service routes between Hatton Park and Cubbington serving the centres of Warwick and Leamington en-route. This route operates Monday to Saturday at up to a 30 minute frequency. The number 68 service stops at Leamington Spa and Warwick Parkway railway stations as well as Warwick bus station allowing connections to other public transport services to be made.
- 6.3.20 The number 67A and 67B bus services operate on Sundays only and run along Earl Rivers Avenue and Harbury Lane. The 77 bus service operates at more infrequent intervals throughout the day and routes along Tachbrook Road to the Shires Retail Park. This service also provides connection to Leamington town centre.
- 6.3.21 These bus routes are summarised in Table 6.1.

Table 6.1: Local Bus Services

Service Number	Route	Typical Frequency (mins)		
		Mon - Fri	Sat	Sun
68	Hatton Park – Warwick – Leamington - Cubbington	30	30	-
67A	Harbury – Warwick Gates – Leamington - Cubbington	60 (Fri & Sat Eves only)		30
67B	Bishops Tachbrook – Warwick Gates – Leamington – Cubbington	-		120
77	Fenny Compton – Kineton - Leamington	120	120	-

- 6.3.22 With respect to any proposed development on the site South of Gallows Hill/West of Europa Way, there is the potential for these services to be improved, enhancing the sites sustainable credentials further.

- 6.3.23 Discussions have taken place with the operator of the number 68 service with regards to providing a route extension to the service in order to serve any development on site directly by routing the service through the development itself.
- 6.3.24 The nearest railway stations to the site are Leamington Spa (approximately 2.3km to the north of the site) and Warwick (approximately 2.7km to the north west of the site). The location of these stations relative to the development is illustrated on **Figure 6.4**.
- 6.3.25 The walking and cycling accessibility assessment highlights that both the railway stations can be accessed within a 10 minute cycle ride from the site. The local bus service assessment highlights that the number 68 bus service provides frequent connections to both the railway stations from the bus stops near the site.
- 6.3.26 Leamington Spa Railway Station is managed by Chiltern Railways and has cycle storage facilities. There are 75 covered cycle racks on the platforms, along with additional racks at the front of the station.
- 6.3.27 It is possible to travel directly from Leamington Spa to destinations such as Birmingham, Coventry, London, Manchester and Bournemouth as well as other destinations en-route.
- 6.3.28 Warwick Railway Station is managed by Chiltern Railways and has cycle storage facilities. There are 5 cycle racks on the platform which are uncovered, along with 5 cycle storage lockers at the front of the station.
- 6.3.29 It is possible to travel directly from Warwick to Birmingham, London and Stratford-upon-Avon as well as other stations en-route.
- 6.3.30 A summary of typical rail journey times from Leamington Spa and Warwick are provided in Table 6.2.

Table 6.2: Local Rail Services

Provider	Route	Typical Journey Time	Typical Frequency / Mins	
		Mins	Mon - Sat	Sun
Chiltern Railways	Birmingham – Warwick – London Marylebone	London Marylebone – (80 – 90)	30	30-60
Chiltern Railways	London Marylebone – Warwick – Birmingham Snow Hill	Birmingham Snow Hill – (40)	30-60	60
Chiltern Railways	Stratford – Leamington Spa – London Marylebone	London Marylebone – (70 – 90)	20	30
Cross Country	Bournemouth – Leamington Spa – Coventry – Manchester Piccadilly	Coventry – (10) Bournemouth – (160) Manchester – (150)	30	60

- 6.3.31 As shown by Table 6.2, London, Birmingham and Manchester are all accessible from the local railway stations, and are served by trains at frequencies up to every 30 minutes from Monday to Saturday.

Local Amenities

- 6.3.32 The site is situated in a location which benefits from reasonable accessibility to a range of existing amenities.
- 6.3.33 There are a number of local amenities within the surrounding area which can be reached by foot, cycle or bus, providing a range of services accessible from the site.
- 6.3.34 Employment opportunities are available in the area surrounding the site and are predominantly situated to the north. These include Warwick Technology Park, Heathcote Industrial Estate, Tachbrook Business Park, Spa Park, Shires Gate Retail Park and Queensway Trading Estate.

- 6.3.35 The nearest healthcare facilities to the site are situated to the north east at the Warwick Gates Family Health Centre, whilst Warwick Hospital is situated north of Warwick town centre, to the north west of the site.
- 6.3.36 Retail facilities are provided in the Warwick Gates local centre, the Shires Retail Park and in Leamington Spa and Warwick town centres.
- 6.3.37 Warwick Gates contains a co-operative food store, a chemist and other local shops, such as food take-away shops and an estate agent.
- 6.3.38 The Shires Retail Park contains a Sainsbury's supermarket, a Boots chemists and shops such as Debenhams, Halfords, Next and Harvey's. There are also restaurants such as Frankie & Benny's and KFC.
- 6.3.39 Leamington Spa and Warwick town centres contain a mix of retail, leisure and entertainment facilities.
- 6.3.40 St Joseph's Catholic Primary School, St Margaret's C of E Primary School, Whitnash Primary School and Briar Hill Infant School are situated to the east of the site in the Whitnash estate.
- 6.3.41 The nearest secondary schools are Myton School, situated to the north west of the site, Aylesford School, situated to the west of the site and Campion School situated to the north east of the site. Warwickshire College (Leamington Campus) is situated to the north of the sites.
- 6.3.42 Table 6.3 and **Figures 6.2** and **6.3** show local amenities and their distance from the site in terms of metres and in walking and cycling times respectively.
- 6.3.43 Distances measured for the amenities set out in Table 6.3 are from the nearest development site access point, (as illustrated on the indicative Masterplan on Figure 2.2) along the road network and using pedestrian/cycleways where appropriate.

Table 6.3: Local Amenities

Accessibility			Area	Amenity Type	Amenity Name	Approximate Distance from Nearest Site Access (km)
Walking	Cycling	Public Transport				Land South of Gallows Hill
Walking	Cycling	Public Transport	Warwick Gates	Foodstore	Co-Operative	3.2
				Pharmacy	Chemist	
				Take-Away	Fish Fair	
					Pawpaw	
			GP / Clinics	Warwick Gates Family Health Centre		
			The Shires Retail Park	Supermarket	Sainsbury's	2.4
				Pharmacy	Boots	
				Retail	Various e.g. Halfords, Next and Harveys.	
				Restaurants	Frankie & Bennys, KFC	
			Warwick Town Centre	Retail	Various	2.0
Foodstores	Various					
Restaurants	Various					
Leisure	Various					
Healthcare	Various					
Leamington Town Centre	Retail	Various	4.3			
	Foodstores	Various				
	Restaurants	Various				
	Leisure	Various				

6.3.44 As shown by Table 6.3 and **Figures 6.2** and **6.3**, there are a large number of local amenities accessible within reasonable walking and cycling distances of the site, and/or accessible by public transport.

6.3.45 The availability of these local facilities, and their accessibility by a number of modes of sustainable travel, will aid social inclusion and reduce reliance on the private car.

Sustainable Location Summary

6.3.46 As demonstrated through the above discussions, the site is considered to be located in an area with ready accessibility to the existing walking, cycling and public transport networks. It is considered that the sustainable credentials of the site could potentially be further improved, to the benefit of any future residents/employees through an extension to existing public transport services, linkages to the existing walking and cycling infrastructure networks and the implementation of a robust Travel Plan focussing on minimising single occupancy private car use.

6.4 Potential Site Proposals

6.4.1 As discussed in Chapter 1, Introduction, and earlier in this chapter the site South of Gallows Hill/West of Europa Way is currently subject to an outline planning application with access not reserved. As part of this application, a full Transport Assessment, including Framework Travel Plan was undertaken and submitted. This work was based upon similar proposals to those set out in the indicative Masterplan at Figure 2.2, this assumed the following development schedule (Table 6.4).

Table 6.4: Proposed Development Schedule

Development Site	South of Gallows Hill
Site Area (Built Form)	12.73 ha
Residential	450 dwellings
Other Uses (open space, play areas, allotments)	✓
Attenuation Areas	✓

6.4.2 The mixed use nature of the development proposals provides an opportunity for a significant level of self-sufficiency, thereby reducing the level of trips generated on the surrounding highway network.

Potential Access Arrangements

6.4.3 Following detailed discussions with Warwickshire County Council (WCC), the vehicular access strategy for the proposals subject to planning application was established using the WCC 2028 M40 Junction 12-14 corridor PARAMICS model (Myton Road extension version). Traffic data from the model was extracted and used to define the most appropriate form of access for the site.

6.4.4 This model included development on Land South of Gallows Hill/West of Europa Way and also the proposed development subject to outline planning application at Lower Heathcote Farm (up to 785 residential dwellings with Local Centre and 2 form entry Primary School). The following discussions set out the site access arrangements derived from this work and are subject to the planning application, demonstrating that the site South of Gallows Hill/West of Europa Way can safely be accessed.

6.4.5 All site access junctions have been designed accordingly to accommodate typical refuse, emergency and delivery vehicles which would access this type of development.

6.4.6 Two vehicular access points to the development site were designed. These include:

- Europa Way Site Access; and
- Gallows Hill Site Access;

Europa Way Site Access

6.4.7 This site access has been proposed to take the form of a new signalised crossroads junction providing access into the site South of Gallows Hill/West of Europa Way and also the site at Lower Heathcote Farm and a direct link between the two development sites. The traffic signal controlled junction provides opportunity to incorporate signal controlled crossing facilities for pedestrians and cyclists thereby providing permeability between the sites.

Gallows Hill Site Access

6.4.8 This site access has been proposed to take the form of a new signalised T-Junction on Gallows Hill, between the Warwick Technology Park and the five-arm A452 (Europa Way) / Gallows Hill / Heathcote Lane / Harbury Lane roundabout.

Potential Proposed Parking Provision

- 6.4.9 The current WDC parking standards are set out in Warwick District Council Vehicle Parking Standards Supplementary Planning Document (SPD) (November 2007) and prescribe permissible parking standards for cars, disabled users, motorcycles and cycles. The proposed development site is classified in the SPD as being in a low accessibility zone.
- 6.4.10 In any proposed development including the application submitted, cycle parking will be provided to a high standard and adhere to the following principles as a minimum where public or communal spaces are provided:
- Stands which permit the user to lock both the frame and wheels to the stand (e.g. Sheffield stands);
 - Stands to be covered to protect bicycles and users from the weather; and
 - Stands to be situated in a prominent position, as close to building entrances as possible, to benefit from a high level of natural surveillance.
- 6.4.11 It is assumed that cycle parking for houses will be accommodated using garages or sheds.
- 6.4.12 It is the preferred option of WDC to update the Vehicle Parking Standards SPD in light of the NPPF. NPPF at paragraph 39 states: *'If setting local parking standards for residential and non-residential development, local planning authorities should take into account:*
- *the accessibility of the development;*
 - *the type, mix and use of development;*
 - *the availability of and opportunities for public transport;*
 - *local car ownership levels; and*
 - *an overall need to reduce the use of high-emission vehicles.'*
- 6.4.13 These considerations can be incorporated when determining parking provision for any proposed development.

Potential Servicing Strategy

- 6.4.14 The proposed land uses identified for the site are unlikely to generate large numbers of heavy vehicle trips. The types of heavy vehicles which are considered to be likely to require access to any development on site are refuse vehicles for refuse collections.
- 6.4.15 Consultation with the local emergency services authority would be undertaken for any development as the design evolves to ensure that emergency access is facilitated to all areas which require access within the sites.
- 6.4.16 Guidance on servicing access is provided in MFS 1 and 2. It is intended that this guidance would be adhered to in any development proposals.

Potential Public Transport Strategy

- 6.4.17 It is recognised that it would be beneficial to provide public transport to serve any proposed development.
- 6.4.18 As part of the submitted planning application, a public transport strategy for the site was established based upon previous discussions with the bus operator, Stagecoach.
- 6.4.19 This strategy (or similar) could be incorporated into any development proposed and is set out below.
- 6.4.20 The developer is willing to make a fair and reasonable contribution to providing public transport provision to serve any development. In the first instance, it would be the intention to utilise the existing Monday to Saturday number 68 bus service which operates at a 30 minute frequency in each direction.
- 6.4.21 It is proposed that the public transport strategy could then be delivered in stages, as follows:

- Once the site infrastructure to allow buses to route through the site is constructed, it is proposed that the number 68 bus service would be re-routed accordingly.
- There are significant development aspirations in the area surrounding the proposed Lower Heathcote site and therefore should this further development come forward then a more bespoke service could be provided by the Council to serve the Lower Heathcote site and the wider development in this area.

6.4.22 The Council will be able to utilise the developer contributions to provide bus services that they feel are appropriate.

6.4.23 It was previously identified by Stagecoach, and more recently confirmed by WCC, that all dwellings should be situated within 400m of a bus stop where feasible and on this basis the rule of thumb is the provision of four stops per mile.

6.4.24 The existing and potential amended number 68 routes are illustrated on **Figure 6.5** for comparison.

Potential Pedestrian / Cycle Links

6.4.25 Within any proposed development for the site it would be the intent to provide a network of pedestrian/cycle routes through the development to link with the wider foot/cycle network outside the development site. Potential outline proposals for the wider area are detailed below:

- Refuge type crossing on Heathcote Lane to link Land North of Harbury Lane with existing shared use foot/cycleway on Heathcote Lane;
- Retention of the shared foot/cycleway on Heathcote Lane and Gallows Hill and existing toucan crossing over the A452 Europa Way and incorporation into scheme designs for the A452 Europa Way/Heathcote Lane/Harbury Lane/Gallows Hill junction;
- Toucan crossings and advanced stop lines incorporated within the proposed A452 Europa Way/Land West of Europa Way/Land South of Harbury Lane traffic signal controlled junction to facilitate east/west movements by pedestrians and cyclists between Land South of Gallows Hill and Lower Heathcote Farm;
- Two Refuge type crossings on Harbury Lane in line with the positioning of the proposed site access priority junctions formed with Lower Heathcote Farm;
- Shared foot/cycleway provision on Macbeth Approach and Harbury Lane linking the site accesses of Land north and south of Harbury Lane with existing shared use provision on Macbeth Approach and Earl Rivers Avenue; and
- Cycle parking provided in line with agreed WCC standards for each constituent land use.

6.4.26 Notwithstanding the comprehensive range of off-site sustainable transport infrastructure it is also the applicants' intention to ensure connectivity throughout the site for those travelling by sustainable means, in particular those on foot or travelling by bicycle.

Highway Infrastructure

Suitable mitigation measures, for off site locations that require highway improvement schemes, have been identified as part of the submitted Transport Assessment and the developer would be willing to make a fair and reasonable contribution towards delivering these in order to accommodate development on the site.

6.5 Conclusions

6.5.1 This chapter provides evidence to demonstrate that development (such as that proposed as part of the submitted planning application) on Land South of Gallows Hill/West of Europa Way is feasible and is supported by a sustainable location. Any relevant design guidance would be adhered to and suitable strategies can be achieved with respect to access, servicing and parking provision. Suitable mitigation measures have been identified as part of the submitted Transport Assessment and the developer would be willing to make a fair and reasonable contribution towards delivering these in order to accommodate any potential development on the site.

7 Other Environmental Issues

7.1 Introduction

- 7.1.1 This chapter gives consideration to other pertinent environmental disciplines which are of relevance to address when demonstrating the suitability of the site at South of Gallows Hill/West of Europa Way to successfully accommodate development. Numerous comprehensive technical assessments have been undertaken which accompanied the outline planning application for the site, as discussed in Chapter 1, Introduction. This included the following disciplines (in addition to those discussed previously in this document); archaeology, air quality, noise environment, flood risk/drainage/water resources, agricultural land, land contamination and geotechnical issues and utilities and services.
- 7.1.2 This chapter provides a short synopsis of the individual technical assessment findings, demonstrating these environmental issues are not a constraint to development.

7.2 Archaeology

- 7.2.1 A detailed archaeological assessment has been undertaken on the site (and relevant study area), which has included a desk based assessment, site walk over, geophysical survey and 4% detailed on-site trial trenching.
- 7.2.2 A review of the Warwickshire Historic Environment Records identified four non-designated entries, including three recorded findspots of a Mesolithic pick, medieval and post medieval coins, which have subsequently been removed from the site. The HER also records the former site of a gallows within the boundary of the site, although map regression indicates this was actually outside the boundary of the site.
- 7.2.3 Geophysical survey on site recorded evidence for ridge and furrow of probable medieval date and former post-medieval field boundaries which were shown on the 1886-87 OS map. Whilst the geophysical survey also recorded a limited number of possible soil filled features of possible archaeological origin, the trial trenching did not record any archaeological features apart from a post medieval trackway. Additional findspots recorded by the trial trenching comprised worked flints and pottery dated to the Iron Age, Romano-British and Medieval periods. The majority of finds were unstratified and/or residual.
- 7.2.4 Overall, it is considered that the site at South of Gallows Hill/West of Europa Way has a low archaeological potential and that there is no evidence for significant archaeological remains to be present within the boundary of the site.
- 7.2.5 Following consultation with the County Archaeologist (Anna Stocks) throughout the extensive work undertaken, it is therefore considered that there are no archaeological issues which would preclude or constrain development on the site, and no mitigation would be required.

7.3 Agricultural Land Use and Soils

- 7.3.1 A detailed agricultural land use and soil assessment has been undertaken with respect to the site South of Gallows Hill/West of Europa Way, specifically to determine the Agricultural Land Classification (ALC) of the site and identify the amount of 'best and most versatile' agricultural land which could potentially be impacted on by any development onsite.
- 7.3.2 The site at the time of survey comprised of three field units; one arable (barley production) and two grass fields (one fallows, one grass- silage). It was identified that the primary limitations to ALC on the site are droughtiness, soil wetness and gradient. The site exhibits 18.9ha of best and most versatile land, comprised entirely of Grade 2. No Grade 1 or 3a ALC areas were identified on site.
- 7.3.3 Any development on the site would obviously result in the removal of agricultural land and production, however this loss must be considered against the positive socio-economic benefits brought about by any development. As part of any scheme, consideration can also be given to the reuse of stripped soils within the development or off-site if deemed beneficial, minimising any impacts.

- 7.3.4 It is not considered that the agricultural land classification of the site South of Gallows Hill/West of Europa Way would preclude development.

7.4 Land Contamination and Geotechnical Issues

- 7.4.1 The existing ground conditions for the site South of Gallows Hill/West of Europa Way have been conjectured from desk study researches which have included a review of geological information, historical mapping and environmental information.
- 7.4.2 The site is recorded to have been farmland, with associated farm buildings, from the time of the earliest reviewed mapping in 1887. There is no evidence of other land uses on the site, therefore any contamination of soils is likely to be limited to that in relation to the arable land use of the site and the potential for traces of pesticides and fertilisers. Generally there is considered to be a low risk of significant contamination on the site South of Gallows Hill/West of Europa Way.
- 7.4.3 The ground conditions are conjectured to comprise fourth terrace river deposits and alluvium (adjacent to the Tach Brook) overlying Mudstones of the Mercia Mudstone Group beneath. Given this, alongside the historical land use and proximity to the Tach Brook, there is the potential for localised softening of shallow clay, which would need to be considered in determining foundation depths of any development. The nature and physical properties of the clay/cohesive materials found at the site would also need to be taken into consideration, including the desiccation and shrinkability of clay / cohesive materials. The presences of higher permeability Terrace Gravel deposits over the Mudstone could also potentially result in shallow groundwater and surface seepages, and would need to be borne in mind in any development, alongside the presence of moderate slopes within proximity of the Tach Brook.
- 7.4.4 In summary however, none of the above matters are of concern and would certainly not preclude development on the site South of Gallows Hill/West of Europa Way.

7.5 Air Quality and Noise Environment

- 7.5.1 As part of the technical assessments submitted with the outline planning application on land South of Gallows Hill/West of Europa Way, quantitative modelling for both the above disciplines was undertaken, so to establish what impact developing the site could potentially have with respect to air quality and noise. For the purposes of these assessments, assumptions were made on the amount and form of development on site, similar to that set out in the Indicative Masterplan at Figure 2.2.
- 7.5.2 Existing noise levels and existing and future year 'with no development' air quality conditions were established on and surrounding the site at identified existing and likely proposed sensitive receptors, such as residential dwellings and proposed primary school. It was found that neither the existing noise levels, nor the existing or 'no development' future year air quality conditions at these onsite and surrounding receptors would present significant constraint to development on the site, assuming sensible consideration is given to detailed layouts.
- 7.5.3 The existing (and with no development future year) conditions were then compared with the predicted conditions that would occur should development on the site come forward, primarily focusing on the impact of increased traffic and resulting implications. With respect to air quality, the assessments revealed that the predictions for those sensitive receptors, with development, would be well below the objectives, thereby concluding that air quality is not considered to be a constraint to development. With respect to noise, the assessments revealed that the increase in road traffic noise at existing receptors would be below the threshold of perception, and the predicted noise levels at proposed receptors should not be a determining factor in granting planning permission, providing standard mitigation and sensible design is considered within any detailed layouts.
- 7.5.4 In summary therefore, the quantitative technical assessments which have been undertaken, demonstrate that neither air quality nor noise matters are considered to present constraint to potential development, similar to that illustrated in Figure 2.2 Indicative Masterplan, on the site South of Gallows Hill/West of Europa Way.

7.6 Flood Risk, Drainage and Water Resources

- 7.6.1 As part of the technical assessments submitted with the outline application on South of Gallows Hill / West of Europa Way, a Flood Risk Assessment, including an outline drainage strategy, and an assessment of the water resources in and around the site have all been undertaken in order to ensure any development on site can be successfully accommodated.
- 7.6.2 The site lies within the Tach Brook catchment, a tributary of the River Avon in Warwickshire and bounds the southern edge of the site for a length of approximately 460m. A tributary of the Tach Brook also passes through the site, entering the site from land on the eastern side of Europa Way via a culvert. This tributary flows north-west then south-west through the south-eastern corner of the site for a total distance of approximately 287m. On the south side of Tach Brook (outside the southern site boundary) are two rectangular shaped artificial ponds which are owned and maintained by Warwick District Council.
- 7.6.3 The Environment Agency's Flood Zone Mapping indicates that the majority of the site does not fall within a designated flood plain (i.e. falls within Flood Zone 1, low probability of flooding). There is a small section at the southern boundary of the proposed site that lies within Flood Zone 2 (1 in 100 year event) and Flood Zone 3 (1 in 1000 year event). The Environment Agency have confirmed that there is no modelled data for this part of the Tach Brook. Analysis of the topographical survey reveals that the 1 in 100 year flood event is contained within the 52.5m contour line and the 1 in 1000 year flood event is contained within the 53.5m contour line. The Flood Map and topographical survey indicate that flooding over Europa Way (A452) would occur in a 1 in 1000 year event. Any overland flow from any proposed development onsite would be profiled to ensure flow is directed to the proposed retention facilities, areas of open space and finally the ditches.
- 7.6.4 Any development proposals for the site, as demonstrated in the indicative proposals within Figure 2.2, Indicative Masterplan, can locate development and attenuation facilities in Flood Zone 1 and no development will be located within Flood Zones 2 and 3.
- 7.6.5 Drainage strategies and a FRA for the site have been completed which were submitted in support of the outline planning application for the site. This work assumed development proposals similar to that presented in Figure 2.2, and demonstrates that development can indeed be accommodated on site. For any development proposals at land South of Gallows Hill / West of Europa Way, the management of surface water from the site can be based upon the following principles.
- Infiltration techniques are considered unsuitable for this location due to the underlying geology, therefore the SUDs design would look to utilise porous pavements, a series of swales and ponds and an attenuation system that results in discharge from the site more closely replicating the rural hydrograph than an urban hydrograph.
 - Runoff from the impermeable areas of the development could ultimately be attenuated by a gravity solution into two ponds. The indicative masterplan illustrated one pond at the south west of the site, with a further smaller pond in the low lying land in the south east corner. When proposed ground levels are finalised, should this allow a gravity connection then it could be possible for all surface water to be attenuated solely into the pond at the south west of the site, which would ultimately discharge into the Tach Brook tributary. The proposals shown on the indicative masterplan demonstrate that a gravity solution is available for the surface water discharge; and
 - Any overland flow from the development site would be profiled to ensure flow is directed to the proposed basin and areas of open space.
- 7.6.6 The work undertaken has confirmed that any proposed development on the site at South of Gallows Hill / West of Europa Way would not be affected by existing flooding and that surface water runoff from any development could be managed in a sustainable manner, ensuring that there will be no increase in surface water flooding and would, in fact, aim to reduce surface water run-off and flood risk.
- 7.6.7 By implementing inherent design measures within any site proposals, there would be no unacceptable impacts in relation to water quality, drainage or flood risk, demonstrating that the site at South of Gallows Hill / West of Europa Way is suitable for development.

7.7 Utilities and Services

- 7.7.1 Any proposed development on the site South of Gallows Hill/West of Europa Way will need to ensure that utility provisions, including electricity, gas, water and telecommunications can be facilitated. As part of the site assessments, the electricity, gas, water and telecommunications providers which operate in the area of the site have been contacted to establish the location of existing services and to determine any constraints and limitations for new service provisions.
- 7.7.2 At the time of investigation, the electricity providers confirmed that upstream reinforcement is likely to be required to serve any development on the site South of Gallows Hill/Europa Way, in addition to new electrical sub-stations on the site. Other statutory undertakers however have confirmed that upstream reinforcement measures are unlikely to be required, and connection points have been identified within the vicinity of the site which could potentially be utilised. Existing electrical cables across the site would also likely be diverted as part of any development works and under grounded through internal adoptable roads. The existing water main in the vicinity of the site would not be required to be diverted.
- 7.7.3 In summary, the provision of utilities which would be required to serve any potential development on the site South of Gallows Hill/West of Europa Way, is considered to be feasible to achieve; therefore service provision is not an issue which would preclude development of this site.

7.8 Conclusions

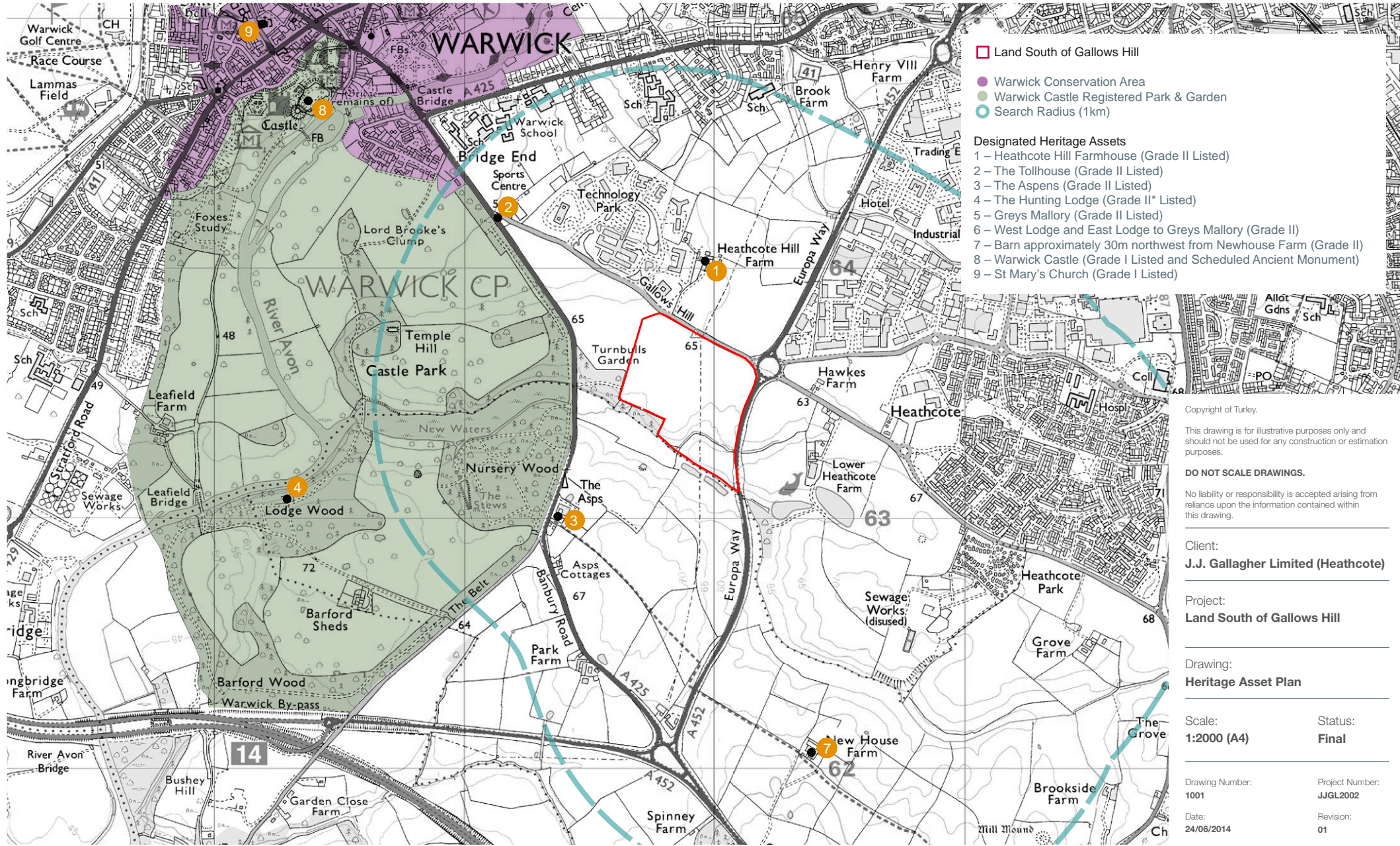
- 7.8.1 This chapter has provided a synopsis of the other environmental technical assessments which have been undertaken in relation to potential development at the site South of Gallows Hill/West of Europa Way. The assessments undertaken (in addition to those already considered earlier in this background document) have considered the following disciplines; archaeology, air quality, noise environment, flood risk/drainage/water resources, agricultural land, land contamination and geotechnical issues and utilities and services.
- 7.8.2 As demonstrated above, none of these other assessments undertaken have highlighted areas of concern that would preclude, or result in significant constraint to, development on the site, further demonstrating the suitability, achievability and sustainability of the site for development at South of Gallows Hill/West of Europa Way.

8 Conclusion

8.1 Conclusion

- 8.1.1 This Background Document relates to land located South of Gallows Hill/West of Europa Way, Warwick. The document is submitted on behalf of Gallagher Estates Ltd who have a controlling interest over the land. The Background Document should be read in association with Gallagher's representations to the draft Local Plan.
- 8.1.2 The land at South of Gallows Hill/West of Europa Way covers 21.8 hectares and is subject to an outline planning application by Gallagher Estates Ltd which seeks approval for residential development (up to 450 dwellings) with access, open space and associated infrastructure. An Indicative Masterplan demonstrating how these proposals could successfully be developed has been provided and discussed in Chapter 2 of this Background Document. An Environmental Statement and a range of supporting documentation was submitted with this application, therefore extensive technical information in relation to the site is available.
- 8.1.3 The chapters of the Background Document provide a composite assessment of the suitability of the site at South Gallows Hill / West of Europa Way for development, giving consideration to any potential environmental constraints including those in relation to landscape and visual, ecology, transportation and accessibility, flood risk and drainage, archaeology and cultural heritage, agricultural land, geotechnical and land contamination, noise environment, air quality and utilities and services.
- 8.1.4 Through these investigations, opportunities and constraints have been identified which has enabled an Indicative Masterplan to be produced which demonstrates how development could be successfully delivered, and accompanying text which explains the design philosophy behind the proposals. The Indicative Masterplan reflects the outline planning application that is currently submitted to Warwick District Council, however inevitably the detail of this would evolve through the design stages. The proposals set out in the Indicative Masterplan and accompanying discussions have the potential to provide a well designed and sustainable development which takes account of the sites constraints and maximises the opportunities that the site affords.
- 8.1.5 The Background Document is cognisant of the evidence base published by the District Council as summarised in the 'Site Selection Methodology and Site Selection Table' (April, 2014). The site is included within the Site Selection Table as part of a wider area incorporating additional land to the immediate west of the Gallagher Estates Ltd site bounded by Gallows Hill to the north and Banbury Road to the west (Site Ref W10 and W26). There is no separate assessment provided of the site which is the subject of this Background Document and which is being promoted as an omission site to be allocated for development to assist in meeting the District Council's objectively assessed need for housing.
- 8.1.6 The 'Site Selection Table' suggests that this site, in association with the land to the immediate west, should not be allocated for one reason only namely that the Council's evidence base suggests that there will be a significant impact on the Castle and Castle Park. The evidence provided in this Background Document, particularly chapter 5, sets out why this conclusion is disputed and that the heritage evidence base, in that regard, places too much weight on the way in which change to the setting of the heritage assets will cause harm to the heritage.
- 8.1.7 It is the case that the development of the site at Gallows Hill / West of Europa Way would have only a very minor adverse impact on the setting of the Park. It is not considered that it would have any adverse impact on the Castle itself. In this regard the very minor adverse impact to the setting of the park needs to be considered cognisant of paragraph 134 of the NPPF which is clear that; *"the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use"*.
- 8.1.8 In light of the above, given the clear imperative for the District Council to allocate additional sites to meet the objectively assessed need for housing, it is requested that the site South of Gallows Hill /West of Europa Way be reinstated into the emerging Plan as a proposed allocation for up to 450 dwellings with associated green infrastructure. This would deliver development in a location consistent with the strategy of the Local Plan and would not require incursions into the statutory Green Belt.

- 8.1.9 In conclusion, alongside the Representations being submitted on behalf of Gallagher Estates, this Background Document effectively demonstrates the suitability, achievability, availability and, in essence, the sustainability of this site for development. Collectively the submissions demonstrate that further land needs to be identified to assist in meeting the objectively assessed need for housing in Warwick District and that the inclusion of this site, South of Gallows Hill / West of Europa Way, would be appropriate, justified, effective, deliverable, consistent with national policy and soundly based.



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J.J. Gallagher Limited (Heathcote)

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Land South of Gallows Hill

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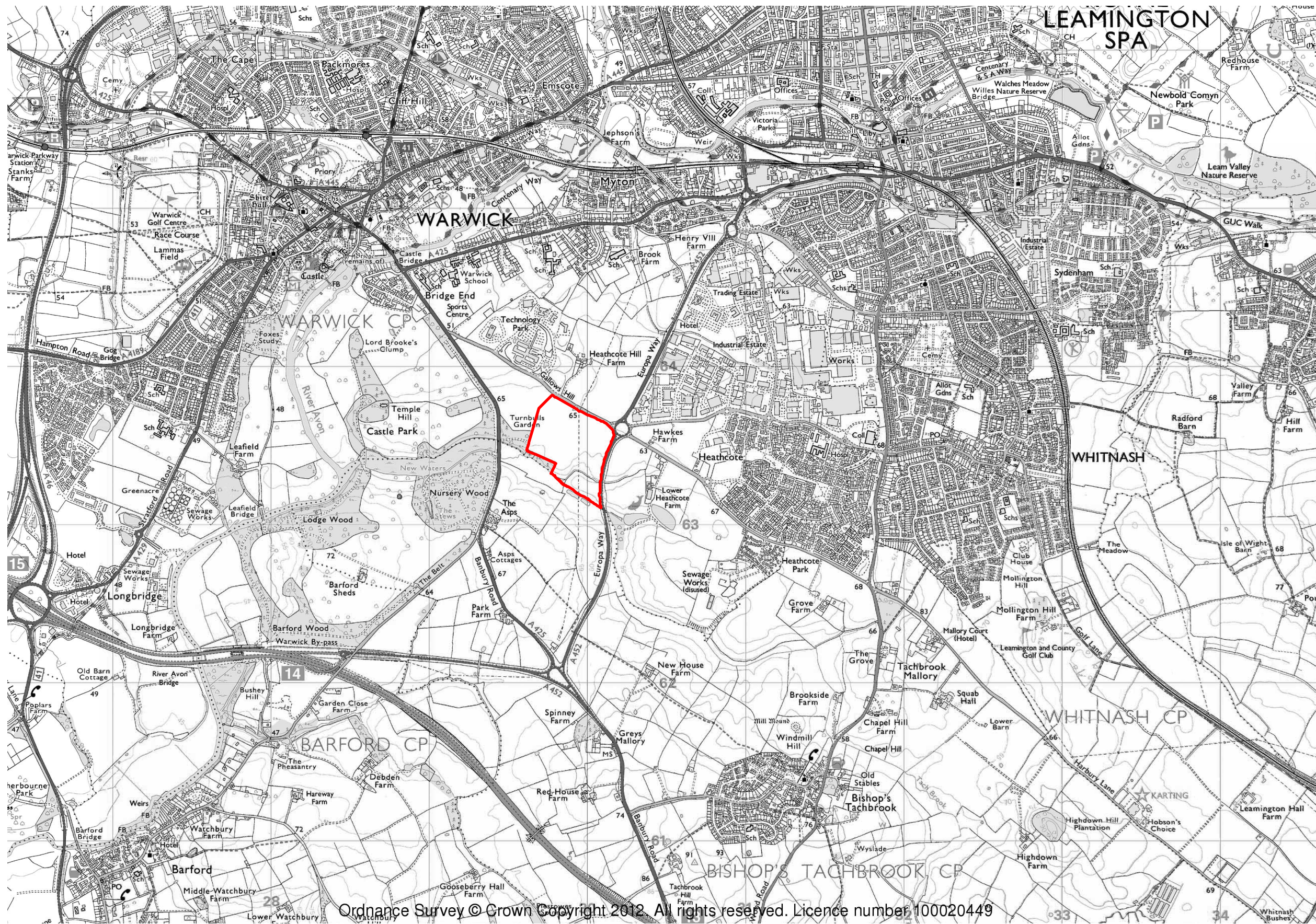
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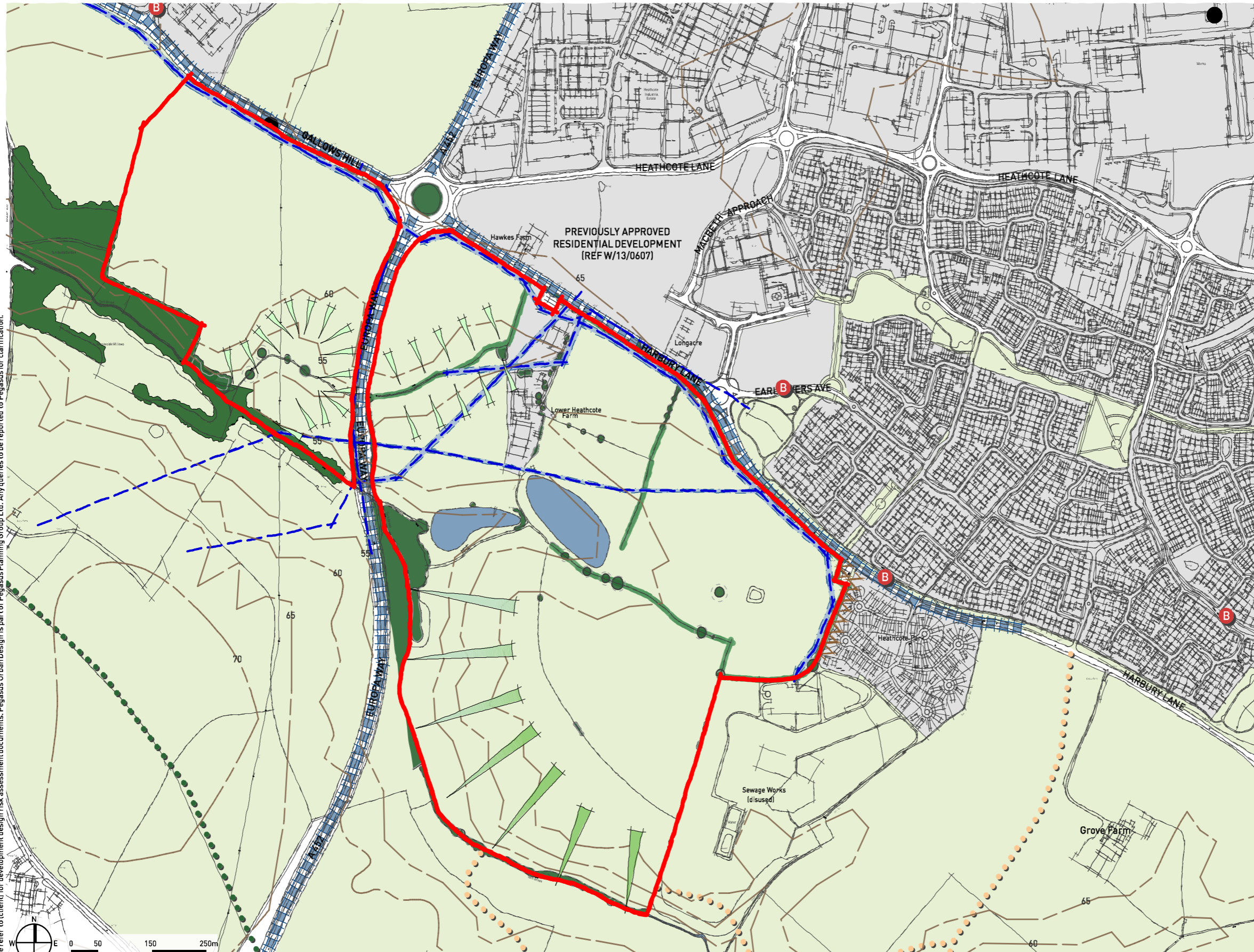
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










1.1 | FIGURE
Site Context Plan | TITLE

1:25000 @ A3 | SCALE
Bir.4361_56 | DWG. NO

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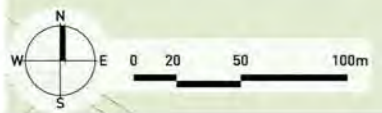
- KEY**
-  SITE BOUNDARIES
 -  EXISTING URBAN AREAS
 -  EXISTING VEGETATION
 -  EXISTING ROAD
 -  EXISTING BUS STOPS
 -  EXISTING SERVICES & ASSOCIATED EASEMENTS
 -  EXISTING PONDS
 -  GENERAL DIRECTION OF LOCALISED TOPOGRAPHY
 -  EXISTING GREEN ACCESS LINKS
 -  POTENTIAL GREEN ACCESS LINKS (WDC GREEN INFRASTRUCTURE PROPOSALS)
 -  SENSITIVE RESIDENTIAL EDGE

2.1 FIGURE
 Opportunities and Constraints TITLE

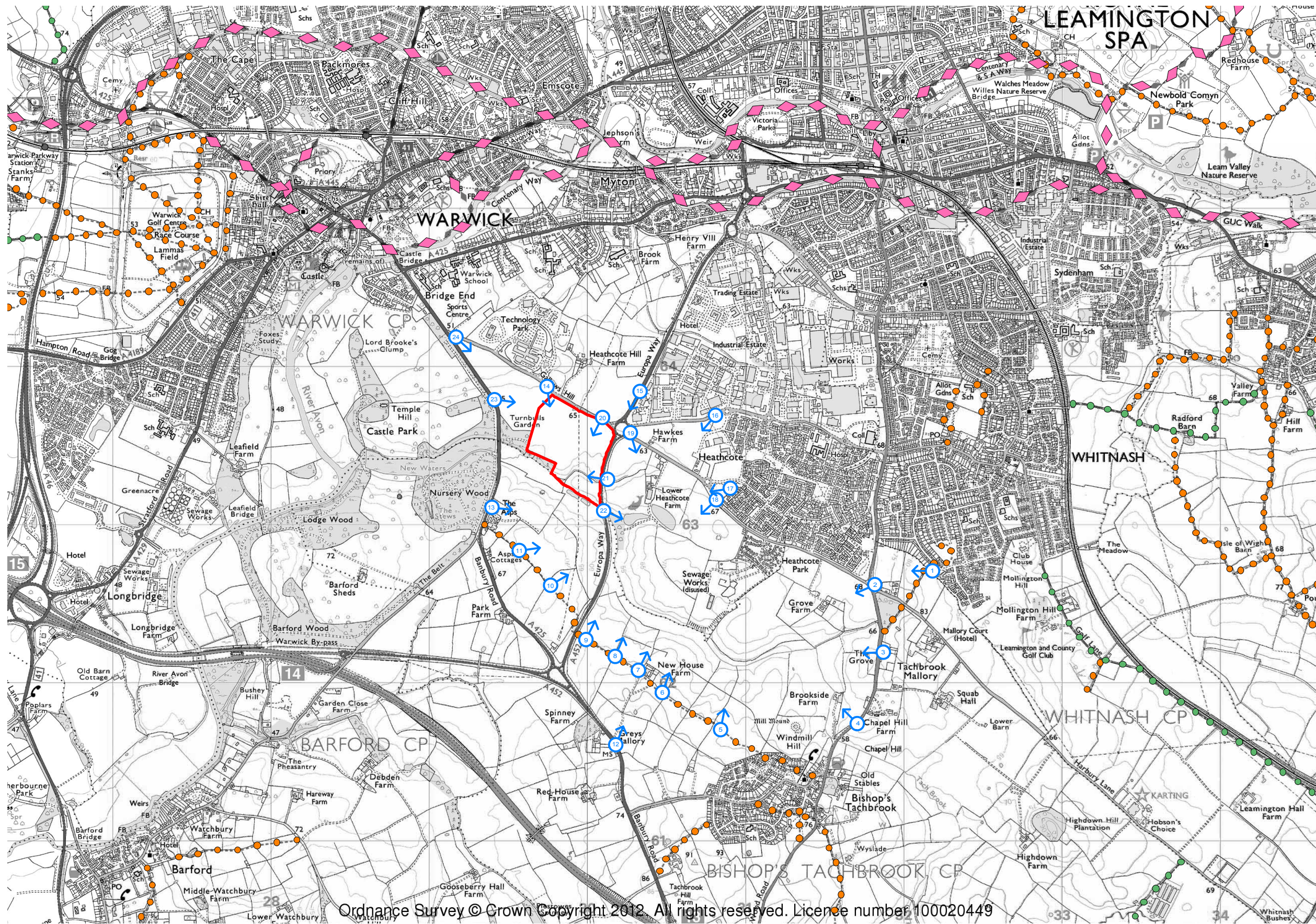
NTS @ A3 SCALE
 Bir.4361_09 DWG.NO








- LAND USES**
- SITE BOUNDARIES
 - INDICATIVE BUILT FORM
 - INDICATIVE FRONTAGES
 - INDICATIVE LOCAL CENTRE BUILT FORM
 - INDICATIVE PRIMARY SCHOOL (2 x 1 FORM ENTRY OPTION SHOWN)
 - PUBLIC OPEN SPACE
 - EXISTING VEGETATION
 - INDICATIVE PLANTING
 - INDICATIVE PRINCIPAL PEDESTRIAN LINKS
 - INDICATIVE PRINCIPAL PEDESTRIAN/CYCLE LINKS
 - POTENTIAL PEDESTRIAN/CYCLE LINKS
 - EXISTING GREEN ACCESS LINKS
 - POTENTIAL GREEN ACCESS LINKS (WDC GREEN INFRASTRUCTURE PROPOSALS)
 - POTENTIAL FOR LANDSCAPE DESIGNED GATEWAY
 - POTENTIAL LOCATION OF CHILDREN'S PLAY SPACE
 - POTENTIAL LOCATION FOR ALLOTMENTS
 - POTENTIAL LOCATIONS FOR FORMAL SPORTS PITCHES
 - EXISTING DEVELOPMENT
 - EXISTING GREEN INFRASTRUCTURE
 - POTENTIAL ATTENUATION AREA



2.2 FIGURE
 Indicative Masterplan TITLE
 1: 1500 @ A2 SCALE
 Bir.4361_05C-3 DWG.NO



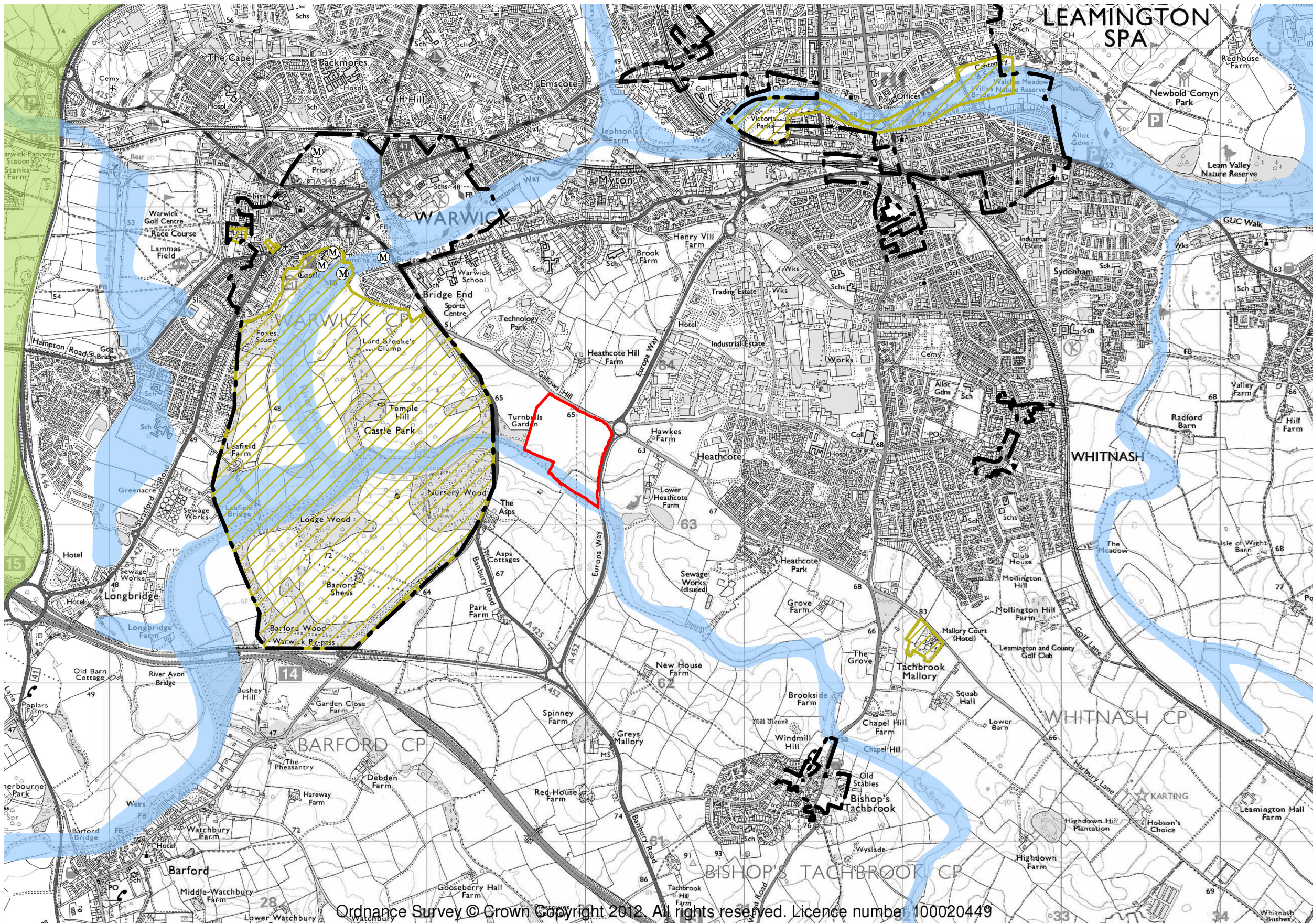
-  Site boundary
-  Public footpaths
-  Public bridleways
-  Long distance footpaths
-  Location of Photographic Viewpoints

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3.1 | FIGURE
 Site Location, Public
 Rights of Way and
 Viewpoint Locations | TITLE

1:25000 @ A3 | SCALE
 Bir.4361_37 | DWG. NO



- Site boundary
- Conservation Areas
- Flood Plain
- Parks & Gardens of Special Historic Interest
- Green Belt

Warwick District Local Plan
September 2007

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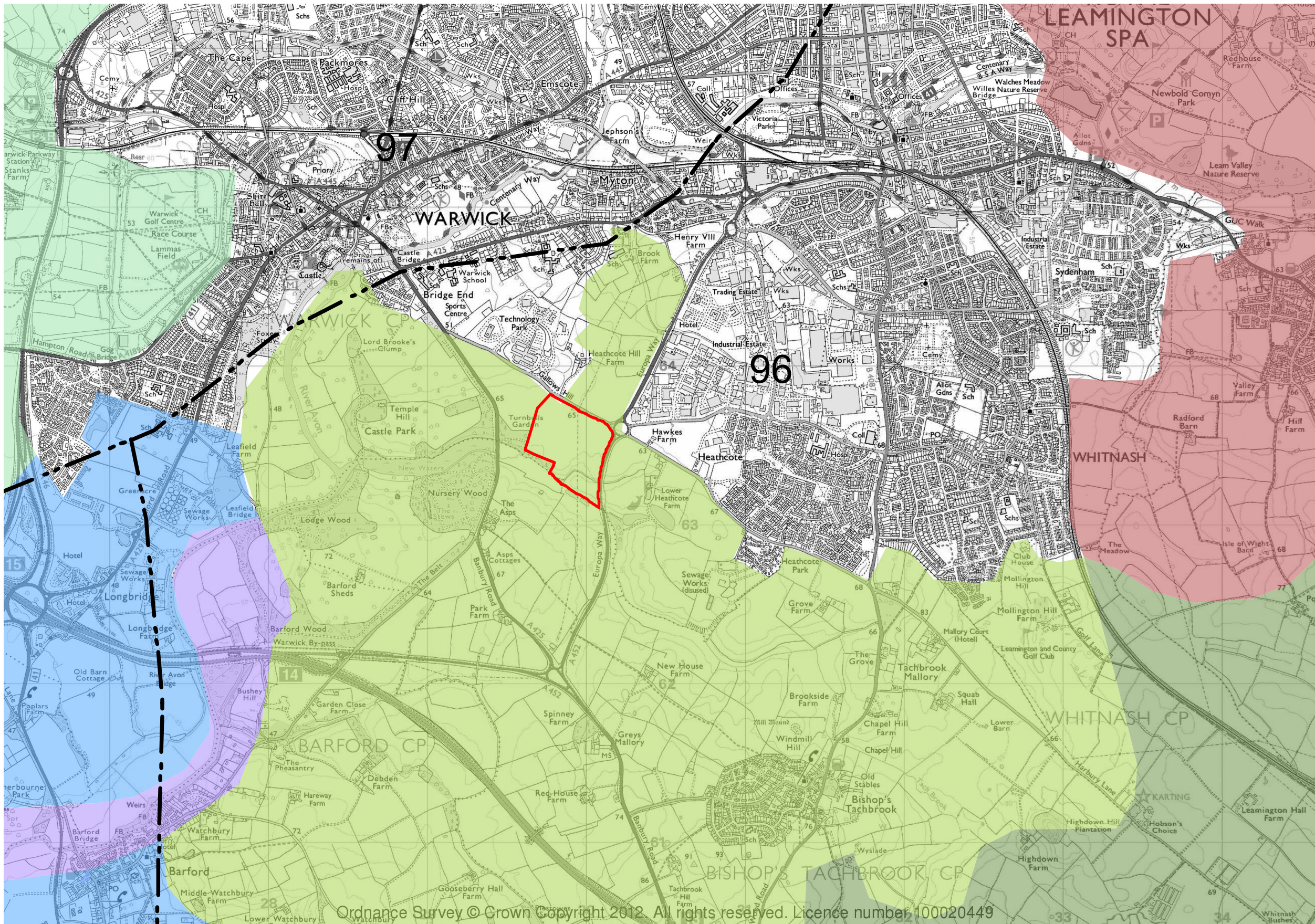


3.2
Landscape (Planning)
Designations

FIGURE
TITLE


1:25000 @ A3
Bir.4361_38

SCALE
DWG. NO



 Site boundary

National Character Area

 NCA boundary:
 - 96 Arden
 - 97 Dunsmore & Feldon

Warwickshire Landscape Guidelines
Landscape Types

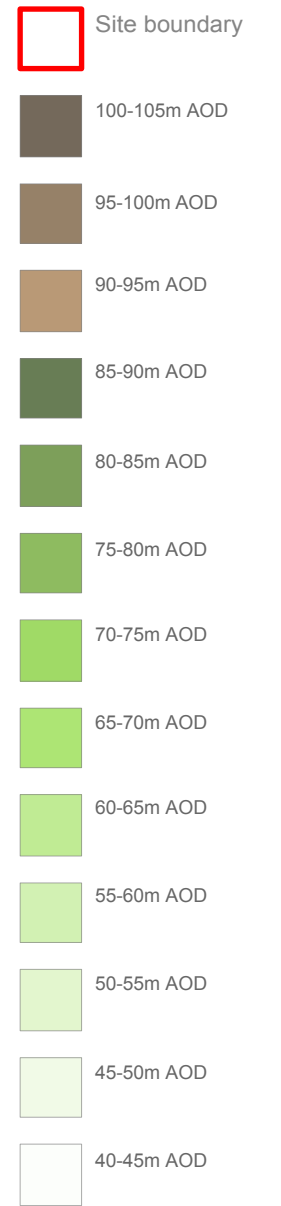
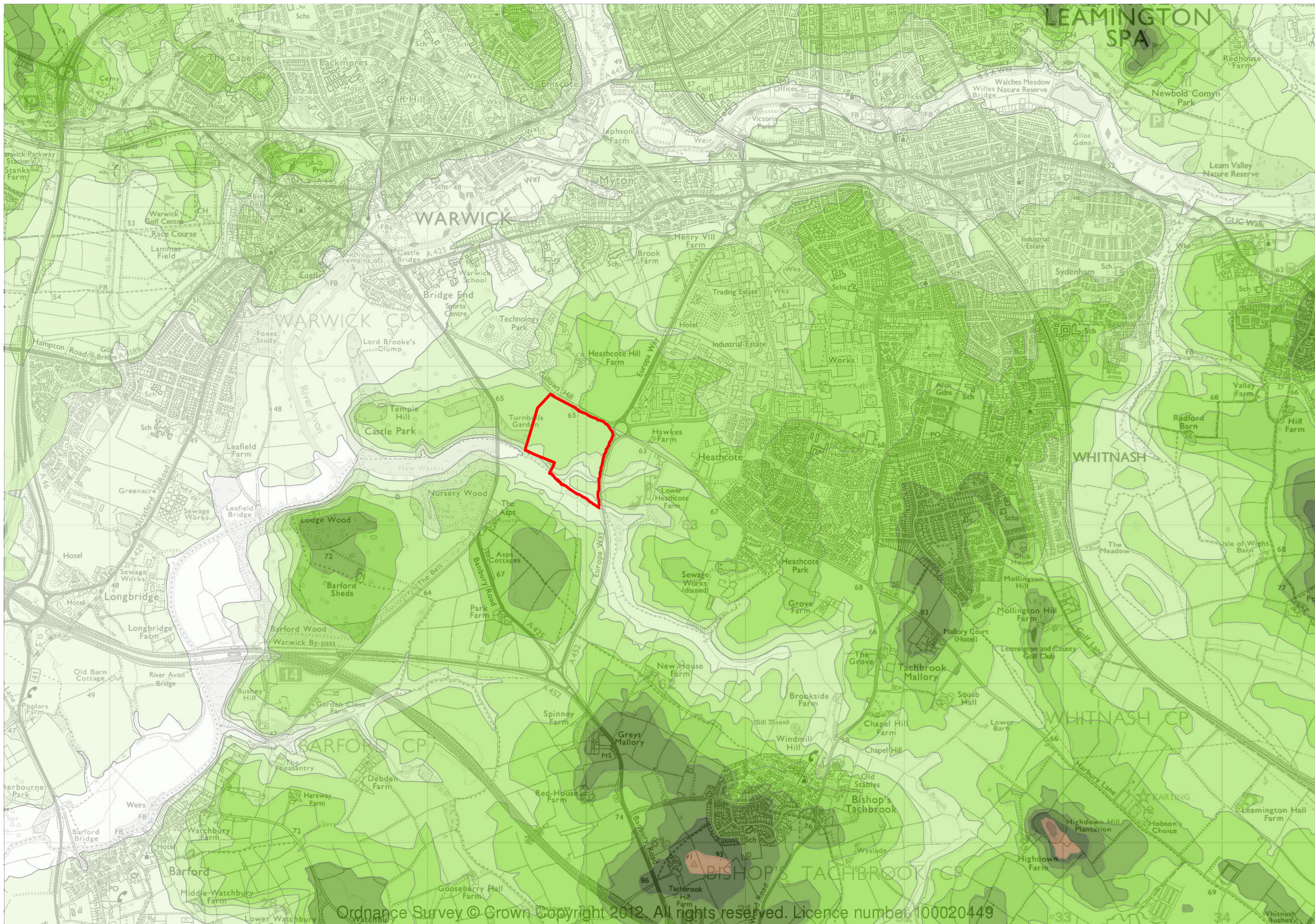
-  Arden Wooded Estates
-  Feldon Parklands
-  Plateau Fringe
-  River Meadowlands
-  Terrace Farmlands
-  Vale Farmlands

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3.3 | FIGURE
 Landscape Character | TITLE

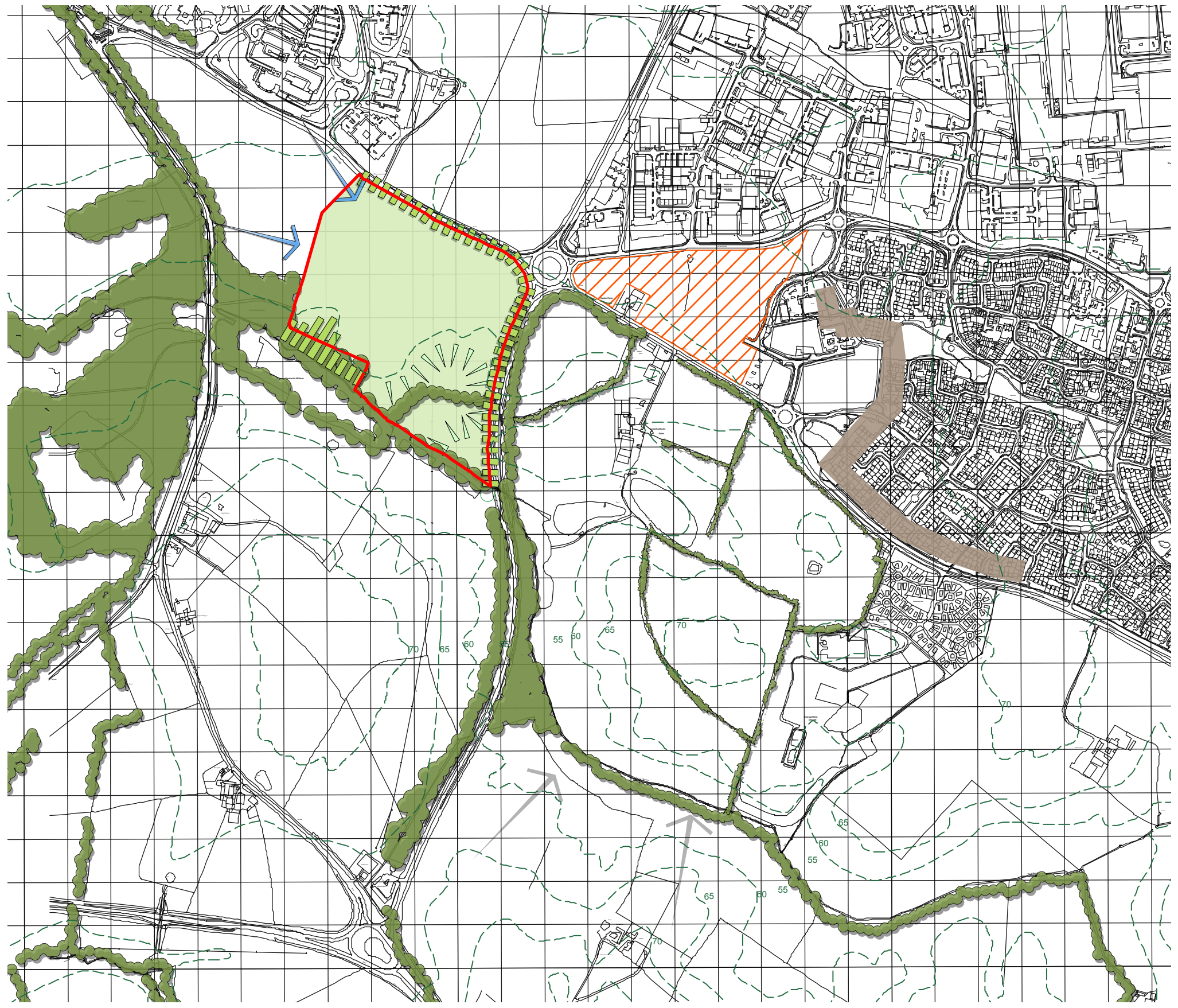
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 Bir.4361_39 | DWG. NO












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3.4 | FIGURE
Topography | TITLE

1:25000 @ A3 | SCALE
Bir.4361_40 | DWG. NO



-  Site boundary
-  Visible urban edge
-  Existing Vegetation (providing visual containment)
-  Views to site
-  Filtered views to site
-  Steep, exposed slope
-  Landscape edges/ boundaries
-  Contours
-  Previously approved residential development (Ref W/13/0607)

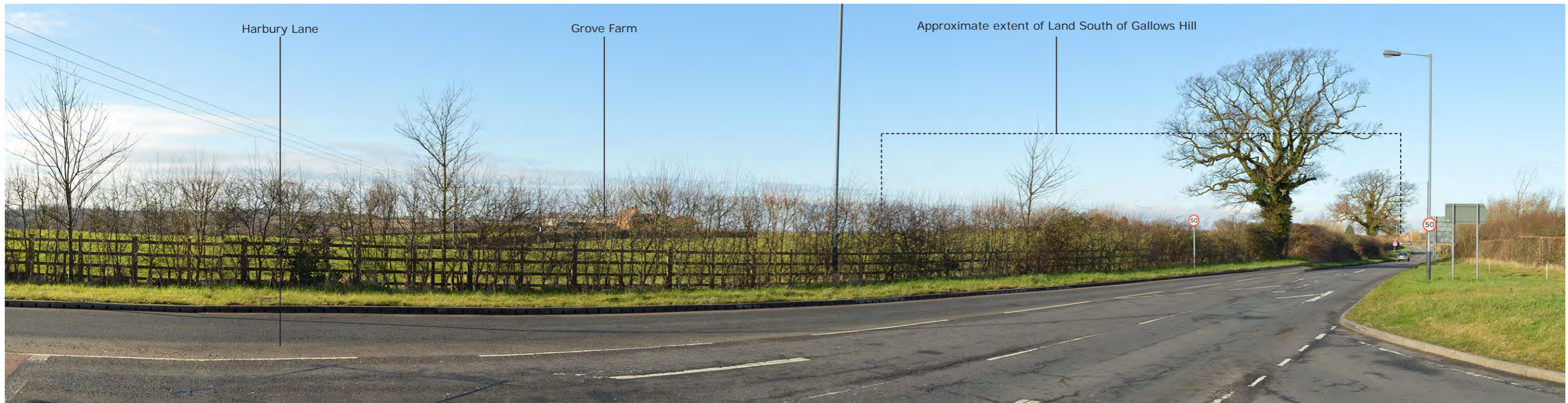


3.5 | FIGURE
Landscape and Visual | TITLE
Analysis

1:10000 @ A3 | SCALE
Bir.4361_41 | DWG. NO



Viewpoint 1	View from public right of way south of Landor Road, looking west.
Camera type	Nikon D3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP321627
Approx elevation	+80m AOD
Distance to site	approximately 1.2km



Viewpoint 2	View from junction of Harbury Lane and Oakley Wood Road, looking southeast.
Camera type	Nikon D3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP321627
Approx elevation	+70m AOD
Distance to site	approximately 875m

Figure 3.6
Viewpoint Photographs

NTS@A3
Bir.4361_43



Viewpoint 3	View from Oakley Wood Road, looking west.
Camera type	Nikon 3100
Date	19th February 2014
Approx grid ref	SP318622
Approx elevation	+70m AOD
Distance to site	approximately 1.2km



Viewpoint 4	View from Oakley Wood Road, looking north-west.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP316617
Approx elevation	+70m AOD
Distance to site	approximately 1.2km

Figure 3.6
Viewpoint Photographs

NTS@A3
Bir.4361_43

FIGURE
TITLE
DWG. NO



Viewpoint 5	View from public right of way north-west of Bishop's Tachbrook, looking north.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP308617
Approx elevation	+70m AOD
Distance to site	approximately 700m



Viewpoint 6	View from public right of way north-west of Bishop's Tachbrook, looking north.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP305619
Approx elevation	+70m AOD
Distance to site	approximately 700m

Figure 3.6
Viewpoint Photographs

FIGURE
TITLE

NTS@A3
Bir.4361_43

DWG. NO



Viewpoint 7	View from public right of way, north-west of Bishop's Tachbrook, looking north.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP302620
Approx elevation	+65m AOD
Distance to site	approximately 375m



Viewpoint 8	View from public right of way, north-west of Bishop's Tachbrook, looking north.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP301621
Approx elevation	+65m AOD
Distance to site	approximately 375m

Figure 3.6
Viewpoint Photographs

NTS@A3
Bir.4361_43



Viewpoint 9	View from public right of way, north-west of Bishop's Tachbrook, looking north.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP299622
Approx elevation	+60m AOD
Distance to site	approximately 360m



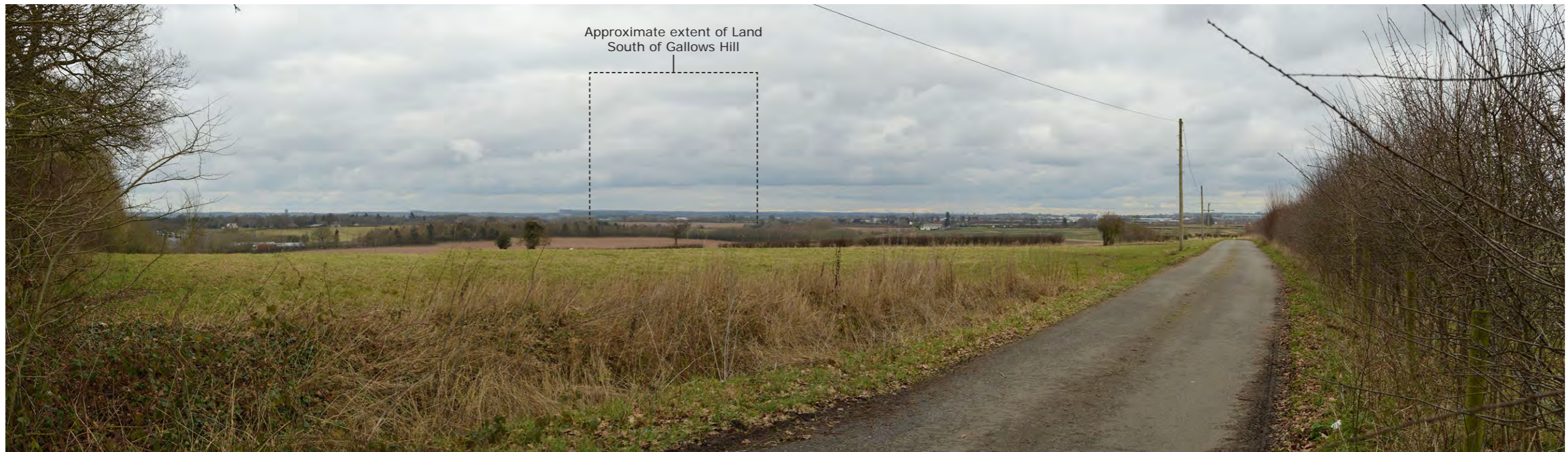
Viewpoint 10	View from public right of way west of the A452, looking north-east.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP297626
Approx elevation	+70m AOD
Distance to site	approximately 450m

Figure 3.6
Viewpoint Photographs

NTS@A3
Bir.4361_43



Viewpoint 11	View from public right of way west of the A452, looking north-east.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP295628
Approx elevation	+70m AOD
Distance to site	approximately 640m



Viewpoint 12	View from Banbury Road (A425), looking north.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP301616
Approx elevation	+80m AOD
Distance to site	approximately 885m

Figure 3.6
Viewpoint Photographs

FIGURE
TITLE

NTS@A3
Bir.4361_43
DWG. NO



Viewpoint 13	View from Banbury Road (A425), looking south-east.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP293631
Approx elevation	+65m AOD
Distance to site	approximately 465m



Viewpoint 14	View from Gallows Hill looking south.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP297638
Approx elevation	+60m AOD
Distance to site	approximately 100m

Figure 3.6
Viewpoint Photographs

NTS@A3
Bir.4361_43



Viewpoint 15	View from Europa Way, looking south.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP303638
Approx elevation	+60m AOD
Distance to site	approximately 280m



Viewpoint 16	View from Heathcote Lane, looking south.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP308637
Approx elevation	+65m AOD
Distance to site	approximately 440m

Figure 3.6
Viewpoint Photographs

FIGURE TITLE

NTS@A3
Bir.4361_43 DWG. NO



Viewpoint 17	View from public open space, Heathcote, looking south-west.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP309632
Approx elevation	+65m AOD
Distance to site	approximately 150m



Viewpoint 18	View from Harbury Lane looking south.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP308631
Approx elevation	+65m AOD
Distance to site	approximately 20m

Figure 3.6
Viewpoint Photographs

FIGURE
TITLE

NTS@A3
Bir.4361_43
DWG. NO



Viewpoint 19	View from Harbury Lane / Europa Way, looking southeast.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP302635
Approx elevation	+65m AOD
Distance to site	on site boundary



Viewpoint 20	View from Gallows Hill looking southwest.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP301636
Approx elevation	+65m AOD
Distance to site	approximately 25m

Figure 3.6
Viewpoint Photographs

NTS@A3
Bir.4361_43



Viewpoint 21	View from Europa Way looking west.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP301633
Approx elevation	+60m AOD
Distance to site	approximately 20m



Viewpoint 22	View from Europa Way looking east.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP300631
Approx elevation	+60m AOD
Distance to site	approximately 30m

Figure 3.6
Viewpoint Photographs

FIGURE

TITLE

NTS@A3

Bir.4361_43

DWG. NO



Viewpoint 23	View from Banbury Road looking east.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP294637
Approx elevation	+65m AOD
Distance to site	approximately 245m



Viewpoint 24	View from Gallows Hill looking south-east.
Camera type	Nikon 3100 with 50mm lens equivalent.
Date	19th February 2014
Approx grid ref	SP292641
Approx elevation	+50m AOD
Distance to site	approximately 660m

Figure 3.6
Viewpoint Photographs

FIGURE
TITLE

NTS@A3
Bir.4361_43
DWG. NO