

Aspect Landscape Planning Ltd
West Court
Hardwick Business Park
Noral Way
Banbury
OX16 2AF



t 01295 276066
f 01295 265072
e aspect@aspect-landscape.com
w www.aspect-landscape.com

October 2016

Manor Oak Homes – Brinklow

INITIAL LANDSCAPE AND VISUAL APPRAISAL - BRIEFING NOTE

- 1.1. The site is situated to the north east of Brinklow on the eastern side of Lutterworth Road and comprises a singular irregular shaped arable field predominantly enclosed by established overgrown native hedgerows with hedgerow trees which contain the site. A number of viewpoints have been taken, which illustrate the site and its immediate context and provide an initial landscape and visual appraisal for development opportunities on this site (Refer to Photographic Record).
- 1.2. The site currently lies within the Green Belt, located adjacent to the existing village edge of Brinklow, which is identified as a 'Main Rural Settlement' under 'Policy GP2: Settlement Hierarchy' in the emerging Rugby Borough Council Local Plan. The supporting text within Policy GP2 suggests that the site will be released from the Green Belt to allow Brinklow to help deliver the strategic growth targets for the Borough.
- 1.3. The localised context of the application site largely consists of gently undulating pastoral and arable fields to the north west, north, east and south east, bound by established hedgerows and with occasional mature hedgerow trees or tree belts, in accordance with Warwickshire County Councils Landscape Assessment of the Borough of Rugby. The main built area of Brinklow is situated to the south west, however further built form extends north along Lutterworth Road and around Brinklow Cemetery which forms the western boundary of the site. The Oxford Canal corridor is located approximately 100m to the east of the application site and is defined by a dense tree belt / woodland corridor, which when combined with the rising

topography, affords a very strong degree of visual and physical containment to the site. The Grade II Listed Morgan's Bridge is located on Oxford Canal bridging over the now disused Oxford Canal Brinklow Arm approximately 120m south east of the site. Brinklow Conservation Area and Brinklow Castle Scheduled Monument are located approximately 250m to the south of the site, beyond intervening vegetation associated with the Brinklow Arm of Oxford Canal and the Ell Lane corridor.

- 1.4. The site is situated low down within a localised broad shallow valley created by Smite Brook which creates a strong degree of visual and physical containment. The northern site boundary is defined by Smite Brook at a level of approximately 83m AOD which rises to approximately 113m AOD on the approach to Brinklow Conservation area and Brinklow Castle to the south of the site, and approximately 103m AOD to the north. Oxford Canal to the east of the site is banked above the landscape, lined by a mature tree belt / woodland corridor which even from the elevated position of Morgan's Bridge restricts long distance views towards the site from the east. A number of plans have been prepared which illustrate the site and its setting which accompany this Briefing Note (Refer ASP1 Site and Setting, ASP2 Site Location, and ASP3 Landscape Analysis Plan).
- 1.5. The northern site boundary is defined by the Smite Brook corridor, which is defined by an overgrown native hedgerow comprising occasional mature hedgerow trees which afford the application site a moderate degree of containment in views from the north. The eastern site boundary is defined by a mature established tree belt which runs between Smite Brook and the now disused Brinklow Arm of the Oxford Canal to the north and south respectively. The southern site boundary is defined by a mature established tree belt which lines the northern side of the disused Oxford Canal Brinklow Arm, which when combined with the rising topography, affords a strong degree of containment to the application site from views from the south. To the west, the Lutterworth Road (B4455) corridor and its associated mature vegetation lines much of the site boundary, with Brinklow Cemetery and existing residential development located on the eastern side of Lutterworth Road.
- 1.6. Internally, the site includes a Public Right of Way which runs parallel to the northern site boundary. The northern portion of the site also falls within land identified as being at risk of flooding by the Environment Agency. A high voltage electricity pylon and lines cross the application site, broadly running

east to west, with telephone lines and pylons further bisecting the site running north to south. The internal components of the site offer little in the way of landscape value and it is considered to have no specific landscape value that raises it above ordinary agricultural fields.

- 1.7. It is considered that the site is already influenced by the existing high voltage electricity lines and pylon which crosses the application site, alongside the existing residential development lining the B4455 to the west. When combined with the presence of the telephone lines which bisect the site north to south, and the B4455 road corridor to the west, a settlement fringe character is achieved. When combined, these urbanising features reduce the perceived tranquillity and remoteness that is typical of the more rural higher quality landscapes of the localised setting of the site.
- 1.8. There is limited intervisibility between the site and its immediate setting due to a combination of the low lying location within the localised valley, extent of vegetation structure and residential development lining Lutterworth Road (refer to photographs 1,4,6,9,10 within the accompanying Photographic Record). Localised vegetation cover and the sites immediate landform reduces the extent of this visibility and therefore views of the site are highly localised. Where the site is visible, there are few landscape features of note that contribute to the scenic quality of the area. The field appears unremarkable with the existing high voltage electricity pylon and lines being apparent within the landscape fabric. The scenic quality of the site is therefore reduced by the presence of the more urbanising components which characterise the site and its immediate setting, and form notable components in views of the site from the north.
- 1.9. Longer distance views of the site are not generally available beyond the Oxford to the east, where Lutterworth Road crosses the Canal and Railway approximately 300m north of the site, and beyond the localised ridgeline running east – west from Brinklow Castle approximately 250m south of the site.
- 1.10. As an overview, the site is visually well contained due to the established vegetation structures associated with the site boundaries and intervening field boundaries to the east and west, and low lying location of the site within the wider broad valley. Due to the built up character of the setting to the south west and west, alongside the mature vegetation associated with Oxford Canal

to the east, views are substantially limited to areas directly adjacent to the site boundaries, with some glimpsed views available from the localised road network and approach from the north. It is considered that any development would be accompanied by extensive proposed planting to the site boundaries which will reinforce the existing buffer between the site and its setting and enhance amenity. The northern section of the site is located within flood zone and as such would be utilised for public open space and the provision of links to the wider Public Right of Way network.

- 1.11. Within the context of views from the rural landscape, proposed residential development would be well contained. The retention and enhancement of the existing treescape to the site's boundaries will maintain the character of the site's setting, and ensure that the degree of separation and containment currently afforded to the site is maintained and enhanced where necessary. When considering views from Brinklow Castle and Brinklow Conservation Area to the south of the site, it is considered that the intervening vegetation and landform contain views towards the site. It is however acknowledged that glimpsed views of proposed development may be available from this location during winter months. Whilst proposed built form may be apparent, it will not break the skyline and will be seen within the wider context of existing residential development associated with the wider setting of Brinklow, especially from the panoramic views available from Brinklow Castle.
- 1.12. Overall, it is considered that the site has the capacity to accommodate a sensitive residential development and can be integrated without significant harm to the landscape character or receiving visual environment.

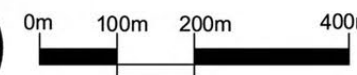
Aspect Landscape Planning
28th October 2016



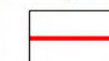
Simon Button BA (Hons) MA
Landscape Architect
simon.button@aspect-landscape.com



NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright.
Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.
Licence 100045345
Aerial map data © 2012 Google
Copyright reserved
No Dimensions to be scaled from this drawing.



Key:



Application Site Boundary

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

TITLE
Land off Lutterworth Road, Brinklow
Site Location Plan

CLIENT
Manor Oak Homes

SCALE 1:10,000 @ A3	DATE OCT 2016	DRAWN SLB	CHK'D CJ
DRAWING NUMBER 6067 / ASP1 SLP		REVISION	



NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright.
Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.
Licence 100045345
Aerial map data © 2012 Google
Copyright reserved
No Dimensions to be scaled from this drawing.



Key:

-  Application Site Boundary
-  Public Right of Way
-  National Trail

REV	DATE	NOTE	DRAWN	CHK'D

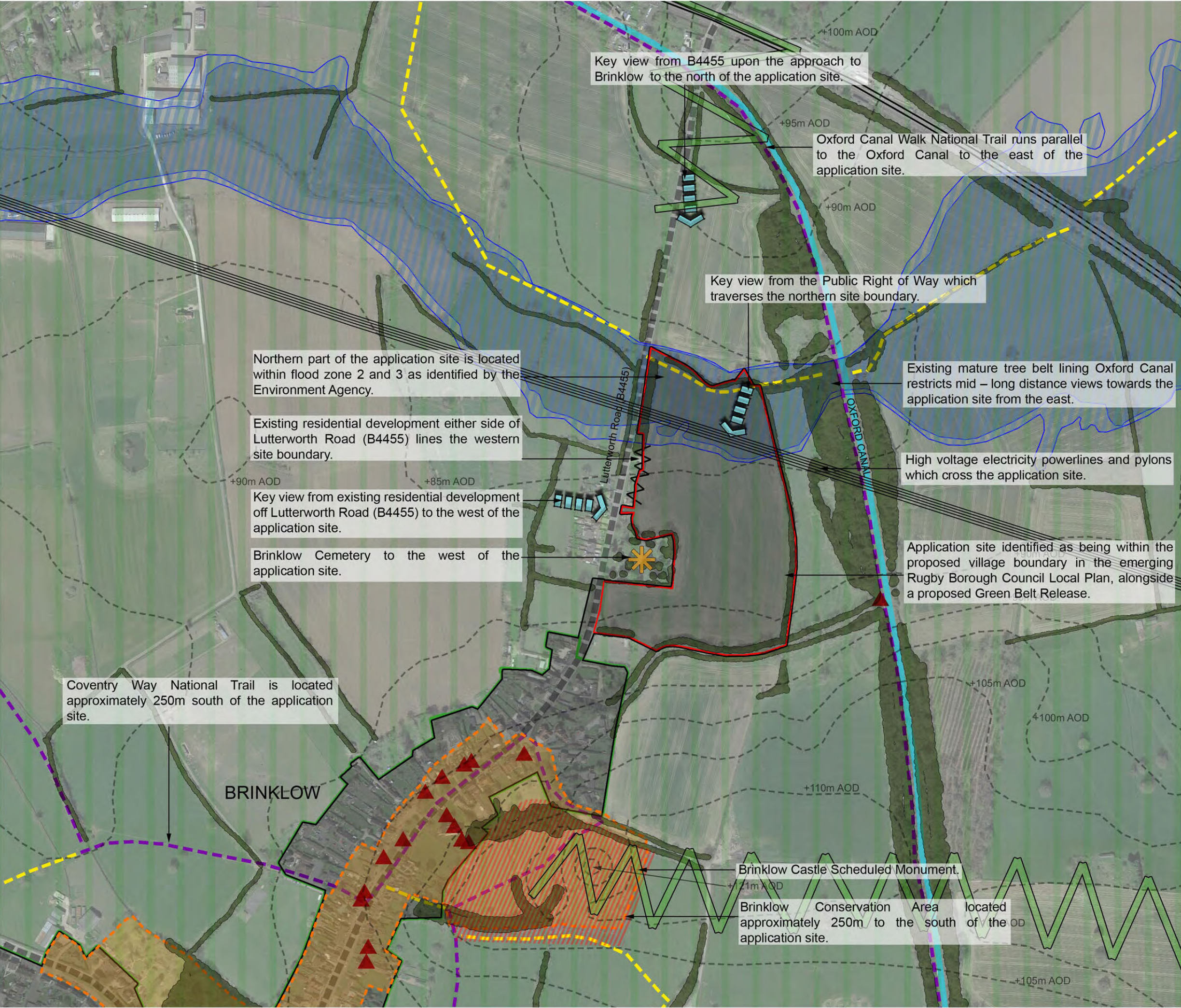
REVISIONS

aspect landscape planning

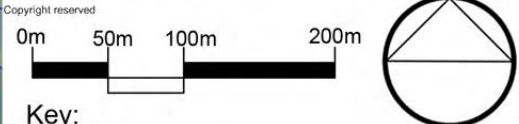
TITLE
Land off Lutterworth Road, Brinklow
Site and Setting Plan

CLIENT
Manor Oak Homes

SCALE 1:5,000 @ A3	DATE OCT 2016	DRAWN SLB	CHK'D CJ
DRAWING NUMBER 6067 / ASP2 SSP		REVISION	



NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright.
Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.
Licence 100045345
Aerial map data © 2012 Google
Copyright reserved



- Key:
- Site Boundary
 - Key Vegetation Structures
 - Green Belt
 - Proposed Village Boundary
As identified by the Emerging Rugby Borough Council Local Plan
 - Conservation Area
 - Scheduled Monument
(Brinklow Castle)
 - Flood Zone 3
As identified by Environment Agency
 - Flood Zone 2
As identified by Environment Agency
 - National Trail
 - Public Right of Way
 - Listed Building
 - Interface With Existing Built Edge
 - High Voltage Electricity Power Lines
 - Main Road Corridor
 - Railway
 - Oxford Canal
 - Contours
 - Key Views
 - Brinklow Cemetery
 - Localised Ridgeline / Higher Ground

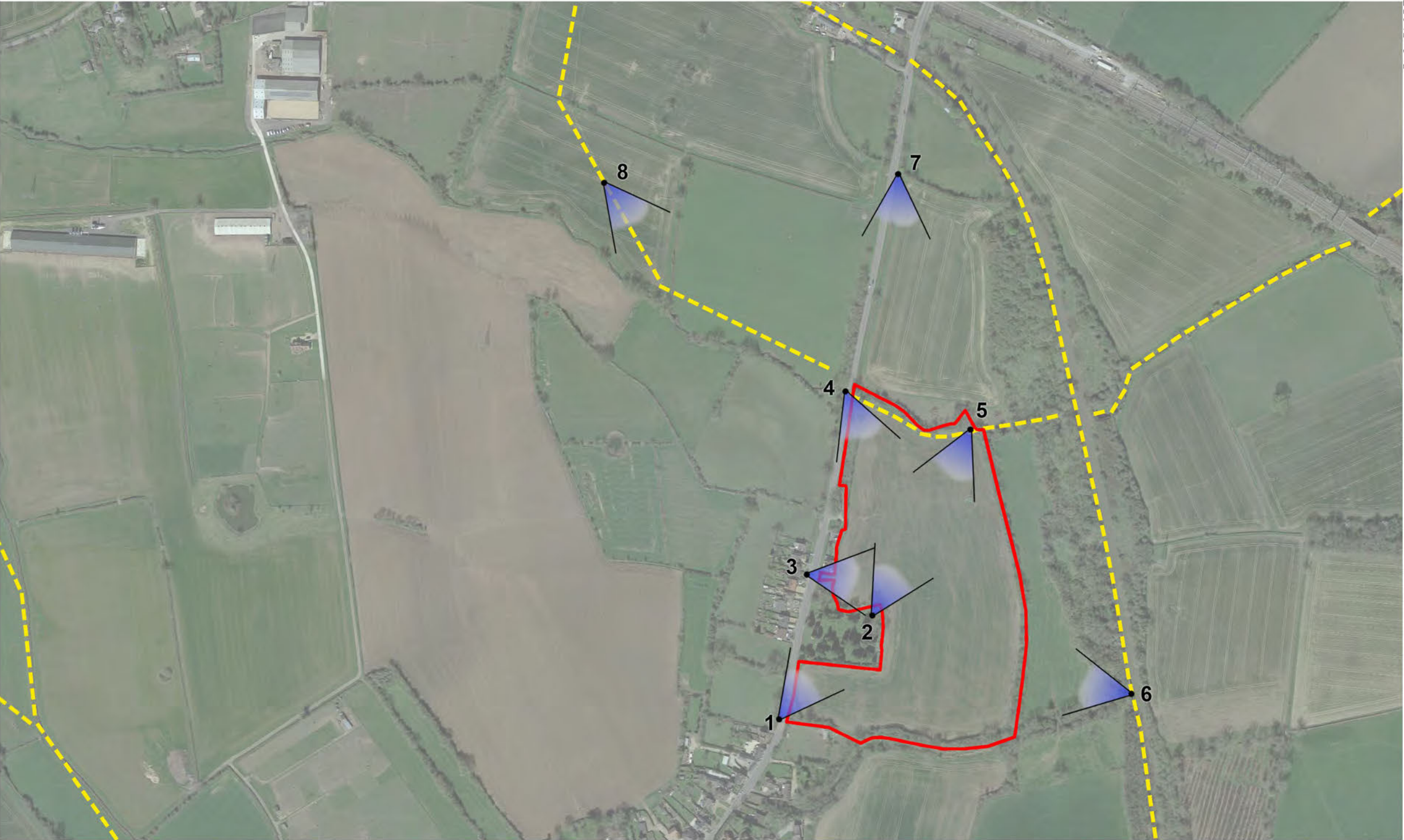
REV	DATE	NOTE	DRAWN	CHK'D

aspect landscape planning

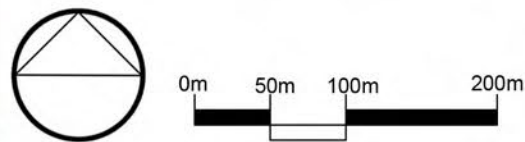
TITLE
Land off Lutterworth Road, Brinklow
Landscape Analysis Plan

CLIENT
Manor Oak Homes

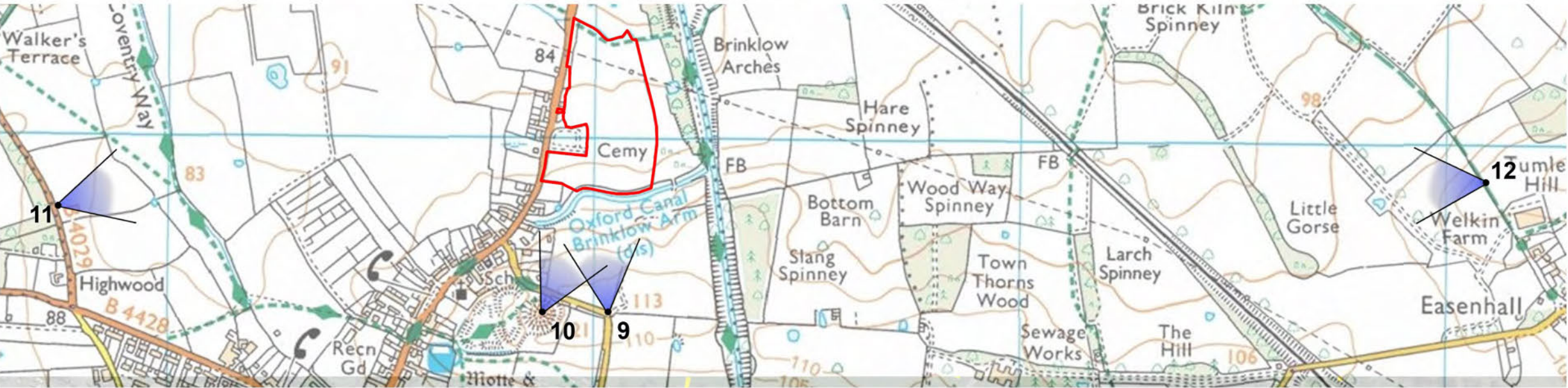
SCALE 1:5,000 @ A3	DATE OCT 2016	DRAWN SLB	CHK'D CJ
DRAWING NUMBER 6067 / ASP3 LAP	REVISION		




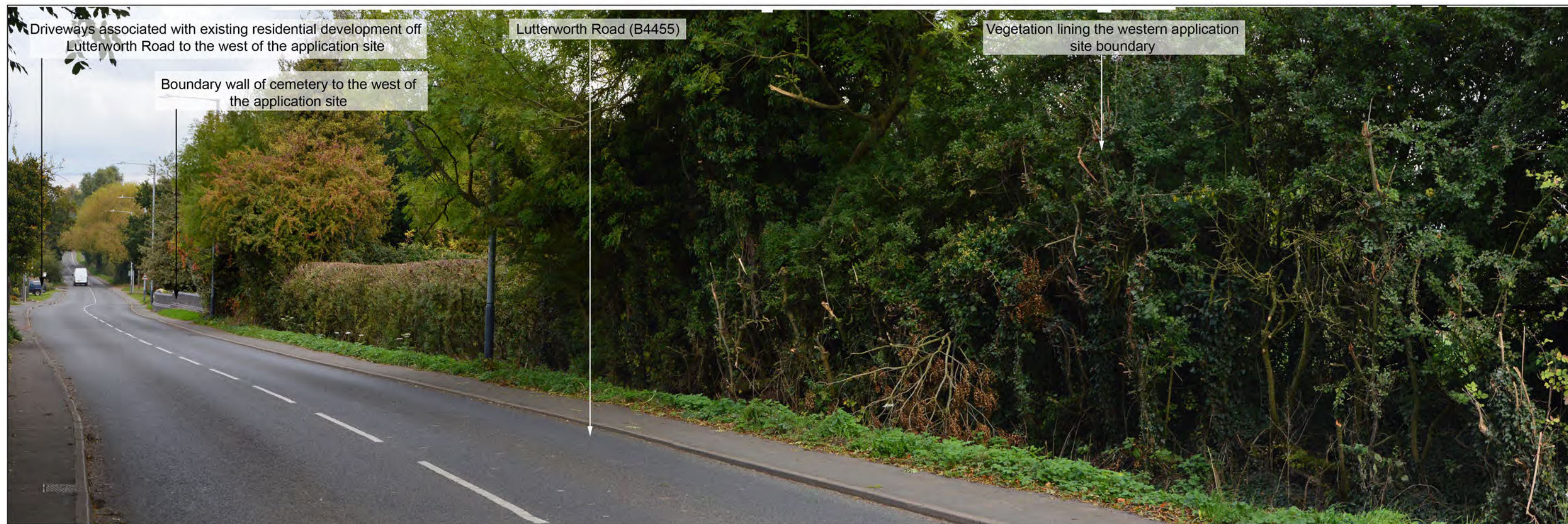
NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright.
Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.
Licence 100045345 Aerial map data © 2012 Google
Copyright reserved
No Dimensions to be scaled from this drawing.



- Key:
- Application Site Boundary
 - Viewpoint Location
 - Public Right of Way



REV	DATE	NOTE	DRAWN CHK'D
REVISIONS			
			
TITLE			
Land off Lutterworth Road, Brinklow Viewpoint Location Plan			
CLIENT			
Manor Oak Homes			
SCALE	DATE	DRAWN	CHK'D
1:5,000 @ A3	OCT 2016	SLB	CJ
DRAWING NUMBER		REVISION	
6067 / VLP			



Viewpoint 1



Viewpoint 2



Existing residential development located off Lutterworth Road to the west of the application site

Application site

Vegetation lining the western application site boundary

Viewpoint 3



Glimpsed views into the application site

Vegetation lining the western application site boundary

Lutterworth Road (B4455)

Viewpoint 4



Viewpoint 5



Viewpoint 6



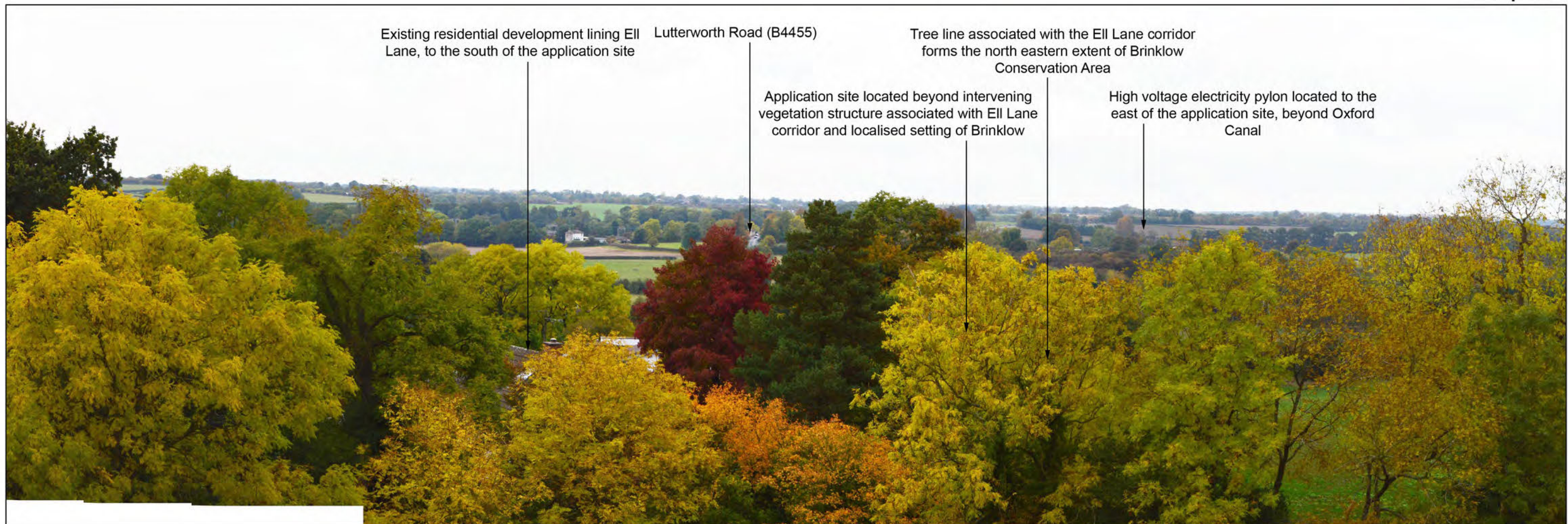
Viewpoint 7



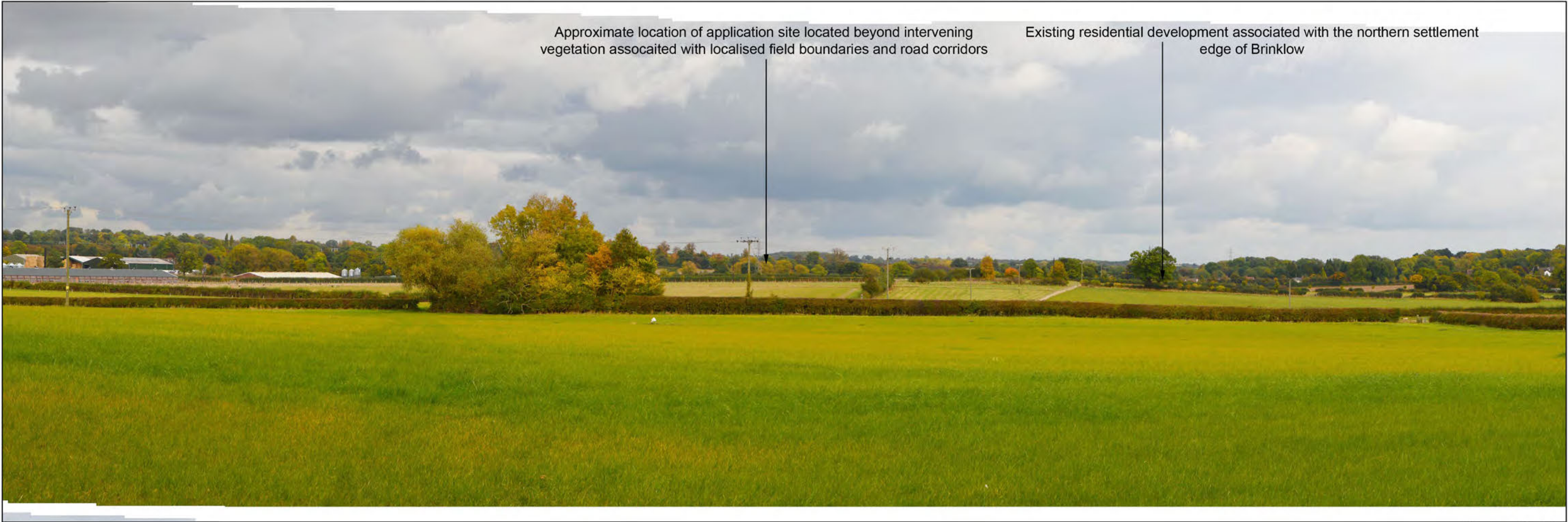
Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11



Viewpoint 12