COVENTRY STADIUM
BRANDON

Landscape and Visual Impact Assessment
July 2021

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Desk Top Publishing and Graphic Design by Barton Willmore Graphic Design

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Author DD **Checked by** WL/RMcW **Authorised by** RMcW
Date 07.07.2021 **Status** Final **Rev** B

Contents

Introduction

Appointment and Scope of the Study

Barton Willmore Landscape Planning and Design (BWLPD) was commissioned Brandon Estates Limited to undertake a Landscape and Visual Impact Assessment (LVIA) to support a hybrid Planning Application for proposed development of residential and sports uses (the 'Proposed Development') at Coventry Stadium (the 'Site').

The Site is 10.86 hectares (ha) of Previously Developed Land (PDL) situated between the settlements of Binley Woods and Brandon, within the administrative boundary of Rugby Borough Council, in the county of Warwickshire. At a more local level, the Site falls under the jurisdiction of Brandon and Bretford Parish Council.

BWLPD was previously commissioned to undertake a Landscape and Visual Appraisal (LVA) in April 2017 which provided a preliminary analysis of the landscape surrounding the Site and identified key sensitive landscape and visual receptors within the study area. The LVA also identified initial opportunities and constraints with regards to landscape and visual issues. These opportunities and constraints informed the evolving masterplan to provide a landscape-led scheme that is sensitive to its context.

The overall aim of this LVIA is to assess the likely effects of the Proposed Development on the features and character of the existing landscape and the visual amenity of identified viewers of the Site (visual receptors), which includes locations such as residential properties, public open spaces, roads and Public Rights of Way (PRoW). This LVIA also includes a section on Green Belt Review. Green Belt itself is not a landscape designation, however the assessment of the function of the Green Belt requires a knowledge and understanding of the landscape features, context and views.

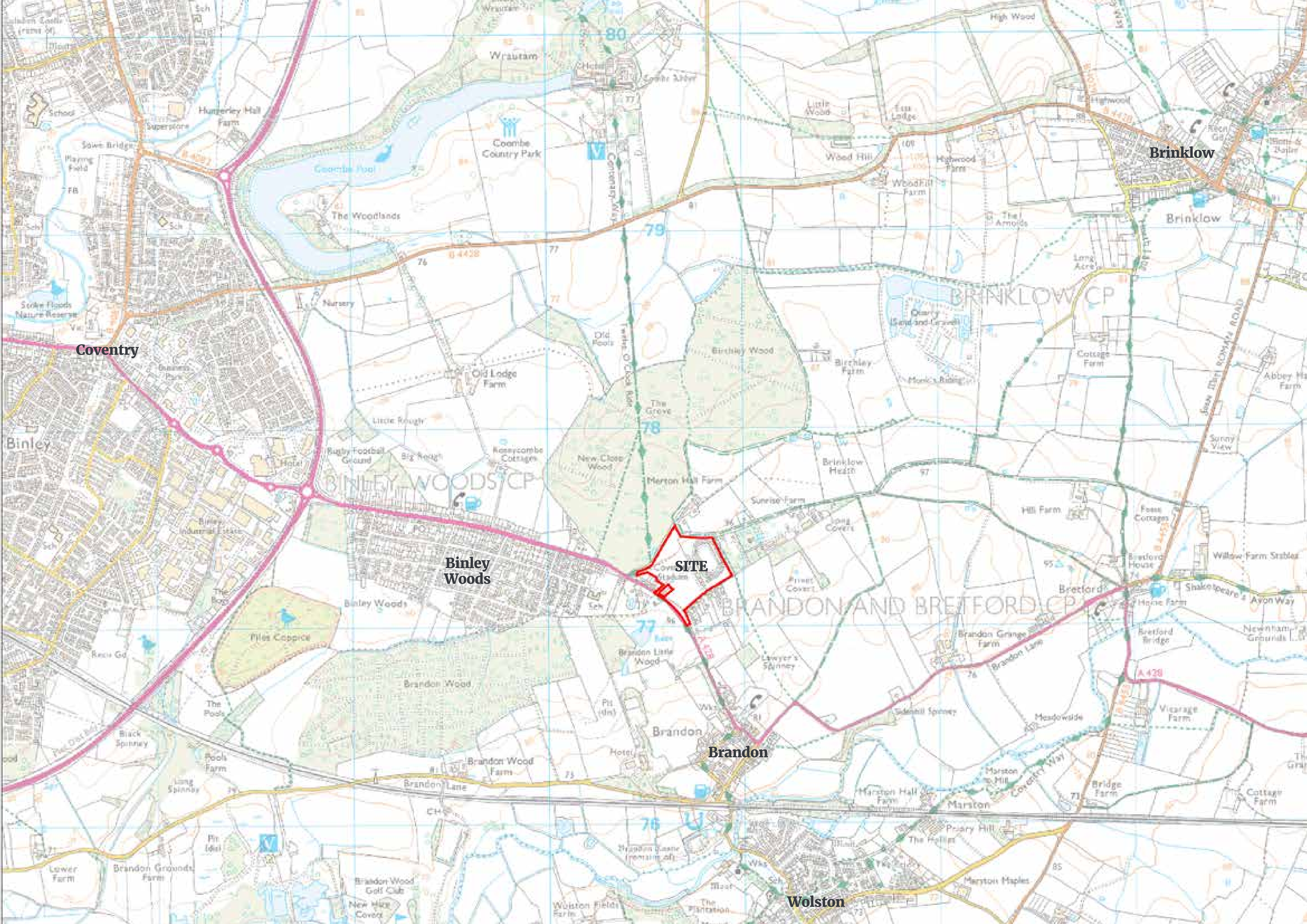
The LVIA consists of the following stages which combine desk-based study and field work:

- Assessing the landscape character and quality of the Site and its context;
- Assessing the visibility of the Site from the surrounding areas and identifying the nature and quality of existing views;
- An analysis of the current planning policy and evidence base; and
- Describing the predicted landscape and visual effects of the Proposed Development at year 1/ completion and at year 15, after the proposed planting has become established.

This LVIA report follows the following structure:

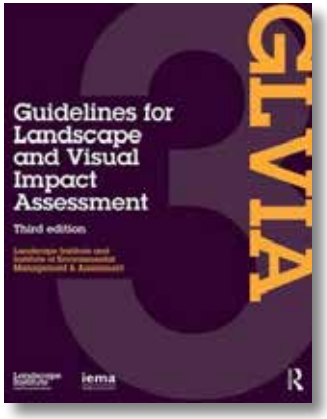
- **Part One:** Landscape and Visual Baseline - sets out the landscape and visual baseline and is a record of the field-based study of the Site and its setting. It includes a record of the desk-based data trawl of published landscape character studies and evidence base documents; identifies landscape and visual receptor groups.
- **Part Two:** Green Belt Review – sets out the assessment of the contribution of the Site to the Purposes of the Green Belt
- **Part Three:** Proposed Development and Assessment of Effects –sets out the inherent mitigation measures which have been undertaken through the design process and which now form part of the Proposed Development; and the assessment of the landscape and visual effects of the Proposed Development.

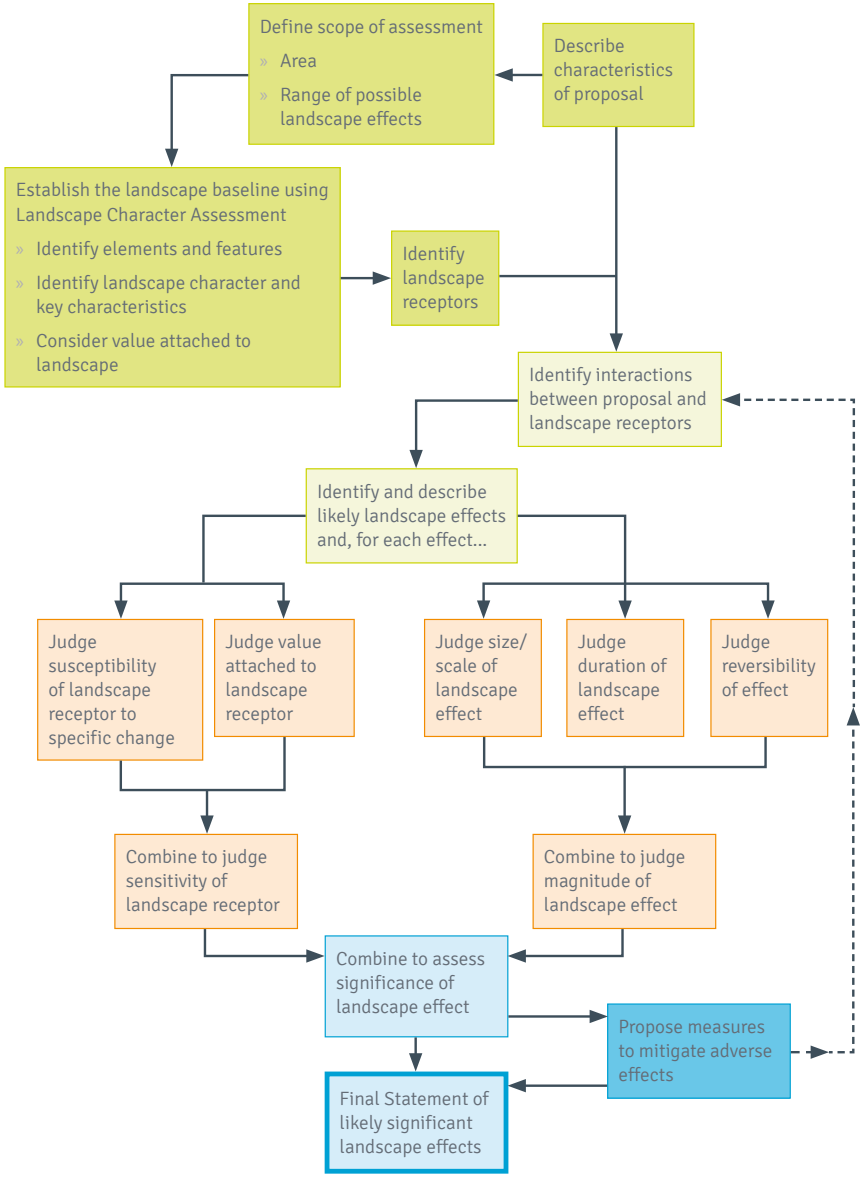
Figure 1: *Site Context Plan*


Brinklow
Coventry
SITE
Binley Woods
Brandon
Wolston
Coombe Country Park
Coombe Pool
Brinklow CP
Binley Woods CP
Brandon and Bretford CP
Birchley Wood
Brandon Wood
Piles Coppice
Bretford
Marston
Binley

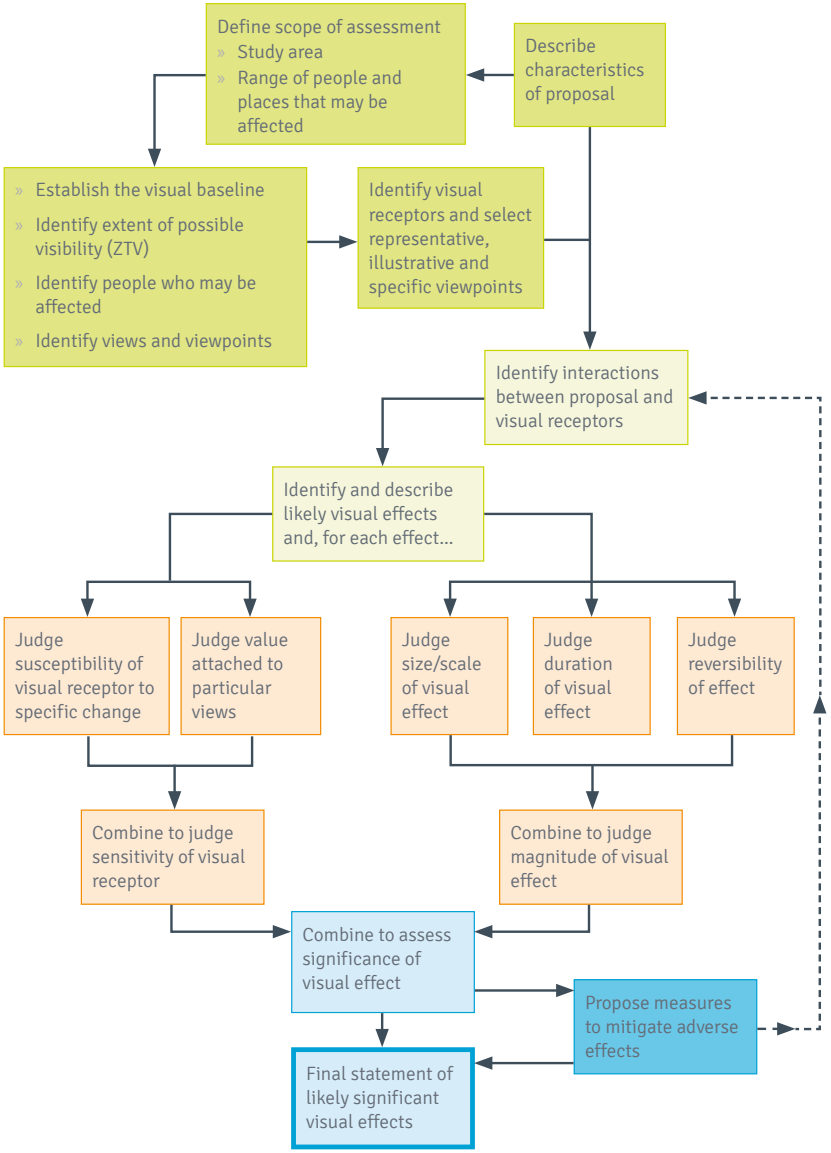
Methodology

The methodology for the landscape and visual appraisal and assessment of potential landscape and visual effects is based on principles of good practice from Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition. [Landscape Institute and Institute of Environmental Management and Assessment. 2013]. The full methodology for both the LVIA and the Green Belt Review is set out in **Appendix 1.**





GLVIA Steps in Assessing Landscape Effects (GLVA Figure 5.1)



GLVIA Steps in Assessing Visual Effects (GLVA Figure 6.1)


COVENTRY
STADIUM

On Site close to the western boundary looking east across the former carpark to the buildings of Coventry Stadium. The former access road from the A428 Rugby Road for the stadium is clearly visible in the centre of the view. Speedway Lane runs behind the stadium on the left hand side of this view. The rear gardens of the houses that front the Rugby Road are visible on the right hand side of this photograph behind the floodlight towers.

Part 1

Landscape and Visual Baseline

1. Landscape Planning Policy and Evidence Base

1.1 National Planning Policy

National Planning Policy Framework (NPPF) (2019)

The NPPF aims to provide one concise document which sets out the Government's planning policies for England. It aims to provide a planning framework within which the local community and local authorities can produce distinctive local plans which respond to local needs and priorities. The NPPF was last re-published in February 2019.

The NPPF promotes a presumption in favour of sustainable development, defined as *"meeting the needs of the present without compromising the ability of future generations to meet their own needs"*, and providing it is in accordance with the relevant up-to-date Local Plan, and policies set out in the NPPF.

Section 12 of the NPPF sets out requirements for achieving well-designed places. Paragraph 124 outlines the importance of the design of the built environment and states that *"good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

Paragraph 127 goes on to state that planning policies and decisions should aim to ensure that developments, inter alia:

- *"...Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks".*

Under Section 15 of the NPPF: Conserving and Enhancing the Natural Environment, Paragraph 170 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

'a) protecting and enhancing valued landscapes ...;

b) recognising ... the wider benefits from natural capital and ecosystem services ...;"

The Site lies within land designated as Green Belt. Section 13: Protecting the Green Belt of the NPPF is therefore relevant.

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The five purposes of Green Belt are identified within Paragraph 134 and are as follows:

a) "To check the unrestricted sprawl of large built-up areas;

b) To prevent neighbouring towns from merging in to one another;

c) To assist in safeguarding the countryside from encroachment;

d) To preserve the setting and special character of historic towns; and

e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land."

The NPPF states that the essential characteristics of the Green Belt are *"their openness and their permanence"*. In defining new boundaries to the Green Belt, it must be ensured that these characteristics are not diminished for the areas remaining within the Green Belt designation as a direct result of development on the Site.

Paragraph 136 considers the alterations of Green Belt boundaries, stating:

"Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period."

This is supported by Paragraph 139 that states, with regard to defining boundaries, that local planning authorities should *"not include land which it is unnecessary to keep permanently open"* and to *"define boundaries clearly, using physical features that are readily recognisable and likely to be permanent"*.

Paragraph 138 notes the need to *"...set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land."*

Paragraph 141 seeks the enhancement of beneficial use of the open space of the Green Belt *"...such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land"*.

Paragraph 143 highlights that, *"inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances"*. Paragraph 144 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. *"Very special circumstances"* will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 145 indicates that construction of new buildings should be seen as inappropriate in the Green Belt, however exceptions to these include:

> *"b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;...*
>
> *g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
>
> - *not have a greater impact on the openness of the Green Belt than the existing development; or*
> - *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority."*

The relevance of the National Green Belt policy to the development proposals is detailed within Part Two of this report.

Paragraph 170 within Section 15: 'Conserving and Enhancing the Natural Environment' seeks contribution to and enhancement of the natural and local environment, by (among other points):

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

Planning Practice Guidance

To support the policies of the NPPF, the Government has produced Planning Practice Guidance (PPG) covering a number of topics, which was first published in March 2014 and last updated in October 2019.

Under the heading of Natural Environment, sub-headings 'Landscape' and 'Green Infrastructure' sections of the PPG were updated in July 2019.

Paragraph 5 of 'Green infrastructure', focuses on the way in which natural capital green infrastructure can add to communities including, "…enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes…". This approach to achieving biodiverse communities is enshrined in Paragraph 6, which states:

"Green infrastructure can help in:

- *Achieving well-designed places;*
- *Promoting healthy and safe communities;*
- *Mitigating climate change, flooding and coastal change; and*
- *Conserving and enhancing the natural environment."*

Under the sub-heading 'Landscape', Paragraph 37, PPG supports the use of landscape character assessment as a tool for understanding the character and local distinctiveness of the landscape and identifying the features that give it a sense of place, as a means to informing, planning and managing change. PPG makes reference to Natural England guidance on landscape character assessment.

Under the Heading of Green Belt, Paragraph 001 sets out what may form part of the consideration of the potential impact of development on openness. The PPG sets out that decisions need to be made on a case by case basis.

- *"By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:*
- *openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume.*
- *the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness.*
- *the degree of activity likely to be generated, such as traffic generation."*

Paragraph 002 sets out how the impact of removing land from the Green Belt may be compensated, with measures including:

- *"new or enhanced green infrastructure.*
- *woodland planting.*
- *landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal).*
- *improvements to biodiversity, habitat connectivity and natural capital.*
- *new or enhanced walking and cycle routes.*
- *improved access to new, enhanced or existing recreational and playing field provision."*

National Design Guide

The National Design Guide focuses on the following 10 characteristics:

- Context (enhances the surroundings);
- Identity (attractive and distinctive);
- Built form (a coherent pattern of development);
- Movement (accessible and easy to move around);
- Nature (enhanced and optimised);
- Public Spaces (safe, social and inclusive);
- Uses (mixed and integrated);
- Homes and Buildings (Functional, healthy and sustainable);
- Resources (Efficient and resilient); and
- Lifespan (made to last).

Further guidance is outlined against each of the 10 characteristics in the National Design Guide. Those of particular relevance to landscape and visual and strategic landscape design matters include:

- C1: Understand and relate well to the site, its local and wider context;
- I1: Respond to existing local character and identity;
- I2: Well-designed, high quality and attractive;
- I3: Create character and identity;
- B1: Compact form of development;
- B2: Appropriate building types and forms;
- B3: Destinations;
- N1: Provide high quality, green open spaces with a variety of landscapes and activities, including play;
- N3: Support rich and varied biodiversity;
- P1: Create well-located, high quality and attractive public spaces;
- P2: Provide well-designed spaces that are safe;
- P3: Make sure public spaces support social interaction; and
- L1: Well-managed and maintained.

1.2 Local Planning Policy and Evidence Base

Rugby Borough Council Local Plan (2019)

The Rugby Borough Council Local Plan 2011-2031 sets out the long-term spatial vision for how the town and villages in the Borough of Rugby are planned to develop and change. The Local Plan details the Council's policies and proposals to support the development of the Borough through to 2031.

The Local Plan replaced the Core Strategy (June 2011) and the Saved Policies of the Rugby Borough Local Plan 2006. Policies relating to landscape and visual matters are outlined here.

The Local Plan has also developed several Spatial Objectives including Environmental Spatial Objective 7 which states that new development should *"build on Rugby's rural market town character by protecting, utilising and enhancing historic assets and ensuring all new development demonstrates high quality design, maintaining an attractive built environment throughout the Borough."*

Policy GP3: Previously Developed Land and Conversions indicates that redevelopment of previously developed land, where proposals are compliant with the policies within the Local Plan, will be supported. In particular consideration will be given to the *"visual impact on the surrounding landscape and properties..."*.

Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets outlines the need to protect designated areas and *"planning permission will be refused if significant harm resulting from development affecting biodiversity cannot be:*

- *Avoided, and where this is not possible;*
- *Mitigated, and if it cannot be fully mitigated, as a last resort;*
- *Compensated for."*

In terms of Ancient Woodland, the policy states that *"planning permission will be refused for development resulting in the loss or deterioration of ancient woodland, and/or the loss of aged or veteran trees found outside of ancient woodland unless the need for, and benefits of, the development in that location clearly outweighs the loss.*

All development proposals in the proximity of ancient woodland shall incorporate buffers having regard to Natural England's standing advice."

Policy NE2: Strategic Green and Blue Infrastructure highlights the requirement for the *"creation of a comprehensive Borough wide Strategic Green and Blue Infrastructure Network which is inclusive of the Princethorpe Woodland Biodiversity Opportunity Areas (also known as the Princethorpe Woodlands Living Landscape)."* The Site lies within the Princethorpe Biodiversity Area. This will be achieved through the following:

- *"The protection, restoration and enhancement of existing and potential Green and Blue Infrastructure assets within the network as shown on the Policies Map; and*
- *The introduction of appropriate multi-functional corridors between existing and potential Green and Blue infrastructure assets."*

The policy further states that *"where appropriate new developments must provide suitable Green and Blue Infrastructure corridors throughout the development and link into adjacent strategic and local Green and Blue Infrastructure networks or assets where present."* The Site adjoins a recognised Green Infrastructure Asset - 'New Close Wood'.

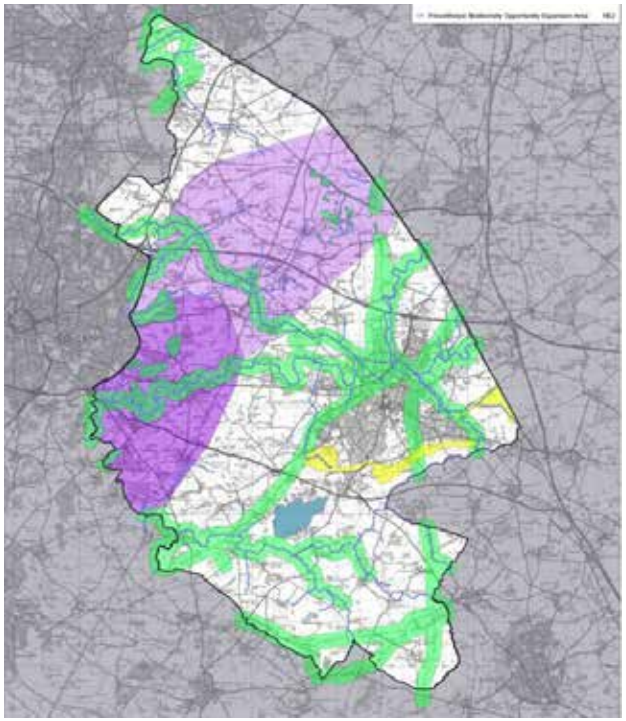


Figure 2: *Extract from Rugby Borough Local Plan Appendix 8 Green and Blue Infrastructure Policies Map*

Policy NE3: Landscape Protection and Enhancement states that "*new development which positively contributes to landscape character will be permitted. Development proposals will be required to demonstrate that they:*

- *Integrate landscape planning into the design of development at an early stage;*
- *Consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;*
- *Relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;*
- *Identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;*
- *Aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;*
- *Address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and expanding these features through means such as buffering and reconnecting fragmented areas; and*
- *Are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements."*

Policy SDC1: Sustainable Design needs all development to *"demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. All developments should aim to add to the overall quality of the areas in which they are situated.*

Factors including the massing, height, landscape, layout, materials and access should also be a key consideration in the determination of planning applications."

Policy SDC2: Landscaping needs to form an integral part of the overall design. All proposals should ensure that:

- *"Important site features have been identified for retention through a detailed site survey;*

- *Features of ecological, geological and archaeological significance are retained and protected and opportunities for enhancing these features are utilised (consideration will also be given to the requirements of policies NE1 and SDC3 where relevant);*
- *Opportunities for utilising sustainable drainage methods are incorporated;*
- *New planting comprises native species which are of ecological value appropriate to the area;*
- *In appropriate cases, there is sufficient provision for planting within and around the perimeter of the site to minimise visual intrusion on neighbouring uses or the countryside; and*
- *Detailed arrangements are incorporated for the long-term management and maintenance of landscape features."*

Rugby Borough Council Strategic Housing Land Availability Assessment (December 2015)

The Strategic Housing Land Availability Assessment (SHLAA) was published in December 2015 and the appendices supporting the main SHLAA report were updated in 2016 and 2017. The appendices contain the maps of all sites considered within the SHLAA report

This SHLAA is a strategic assessment of housing supply to be used for plan-making purposes. Although the SHLAA determines the development potential of sites, it does not in itself determine whether a site should be allocated for development.

Within the 2015 mapping of the SHLAA sites, two SHLAA sites were identified on Site – S14/050 to the south/south-west and S14/051 to the north/north-east. The SHLAA did not contain any points relevant to landscape and views, but they have been referred to within the 2016 Rugby Borough Landscape Sensitivity Study.

An update to the SHLAA sites in 2016 and 2017 show that the above mentioned SHLAA sites have now been replaced by site S16044. In terms of the overall suitability of S16044, the SHLAA Red, Green, Amber assessment concluded that this is a *"brownfield site in Green Belt, not adjacent to a settlement boundary and beyond reasonable walking distance to some village services in Binley Woods. Within area of high-medium landscape sensitivity, which means development could occur providing mitigation of impact and buffer provided to adjacent ancient woodland."*

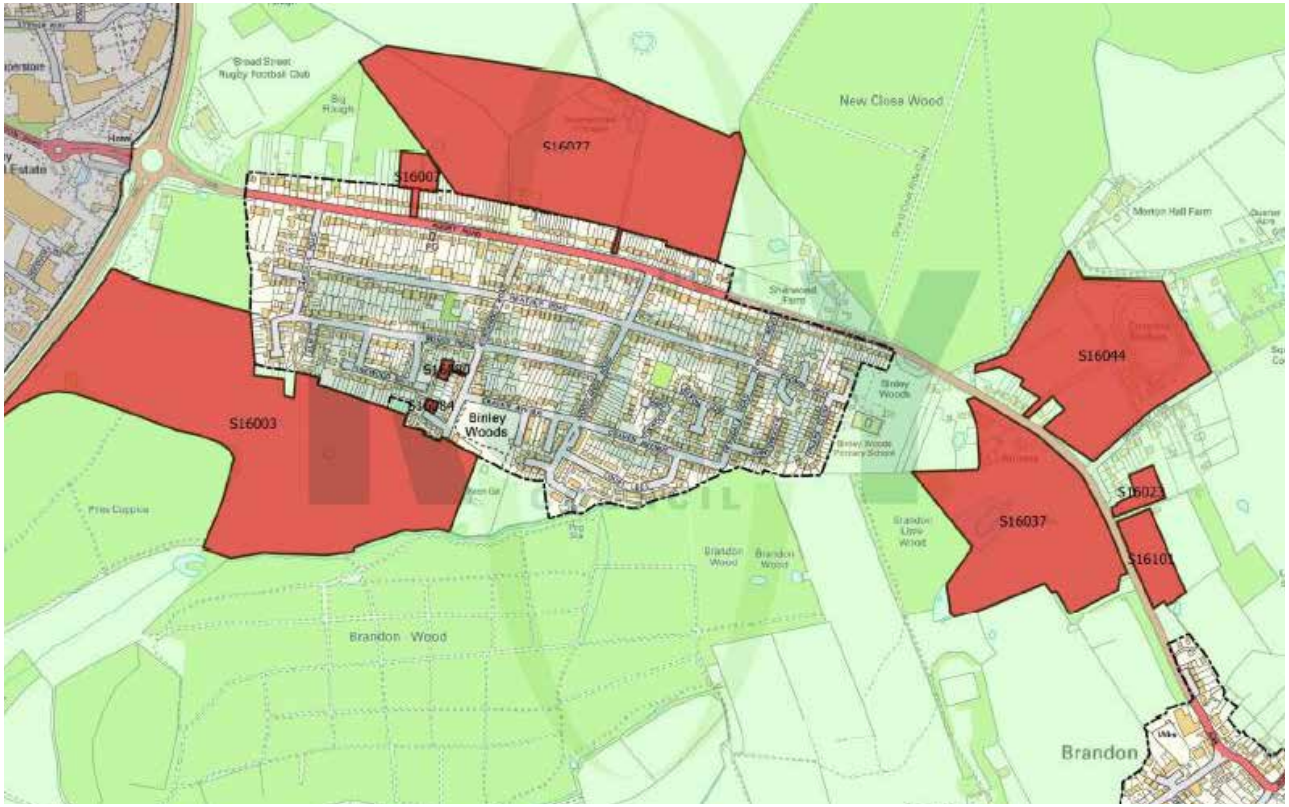


Figure 3: *Extract from SHLAA Update 2016*

Rugby Borough Council Landscape Sensitivity Study (2016)

The Rugby Borough Council commissioned a Landscape Sensitivity Study as part of their evidence base to support the Local Plan. The Landscape Sensitivity Study has been discussed in further detail under the Local Landscape Character section of this report as it draws upon the published Landscape Character Areas for the borough.

Brandon & Bretford Neighbourhood Development Plan to 2031 (January 2019)

The Brandon and Bretford Neighbourhood Development Plan now forms part of the Development Plan for Rugby Borough and was Made in June 2019. The Neighbourhood Development Plan (NDP) will be taken into account in local planning decisions.

The NDP covers the period to 2031 in line with the adopted Rugby Local Plan and presents an opportunity to shape the Parish of Brandon and Bretford with locally targeted policies. Policies within the NDP must be in general conformity with the strategic policies of the Development Plan for Rugby Borough.

The Site, although located closer to the village of Binley Woods, falls within the administration of Brandon and Bretford Parish Council. As outlined with the Neighbourhood Area, the Site is located at the northern edge of this plan area and is part of the Brandon Hill area. The NDP notes that the group of houses at Brandon Hill (near the Site) *"are separated from the main village of Brandon by open countryside on either side of the A428 Rugby Road as it drops down into the centre of the village."*

Figure 4: *Extract from Brandon & Bretford NDP showing area noted as 'Brandon Hill'*

Policies that are relevant to landscape and views are detailed here.

Policy H2 – Development of Brownfield Land states that "proposals for the redevelopment of brownfield land to create new homes will be supported in principle subject to the following:

a. The land is not of high environmental value;

b. The residential use is compatible with the surrounding uses and means of access;

c. The impact, including visual impact, on the surrounding landscape and properties is assessed as acceptable;

d. No loss or displacement, complete or partial, of employment, community, sport or recreation uses unless it can be demonstrated;

i) That the existing uses are no longer viable or required in accordance with other Development Plan policies and

ii) On the basis of an objective assessment, the benefits of residential development outweigh the loss of its current use;

e. The site in its setting and its appearance are enhanced; and

f. There is no conflict with national Green Belt policy where applicable."

Policy CON 2 – Environmental Heritage Assets highlights the importance of new proposals providing appropriate regard *"for any potential impact, directly or indirectly, on the Sites of Special Scientific Interest (SSSI), the designated Local Wildlife Sites (LWS) and the Plantation on an Ancient Woodland Site (PAWS) shown on the adjacent Map 5."*

Policy BNE 1 – Respecting the Local Character emphasises the need for development proposals to "demonstrate how local character has been respected in the evolution of the design in accordance with the following criteria:

a) Be compatible with the main characteristics of the area by respecting the settlement pattern, building styles and materials;

b) Mature trees which contribute positively to the character of the area and the natural environment will be protected and retained in the proposed new development;

c) Preserving or enhancing heritage assets;

d) Be of a density that reflects the character of the surrounding development and landscape;

e) Have regard to the impact on tranquillity, including dark skies; and

f) Be supported by appropriate archaeological survey and mitigation strategy where applicable."

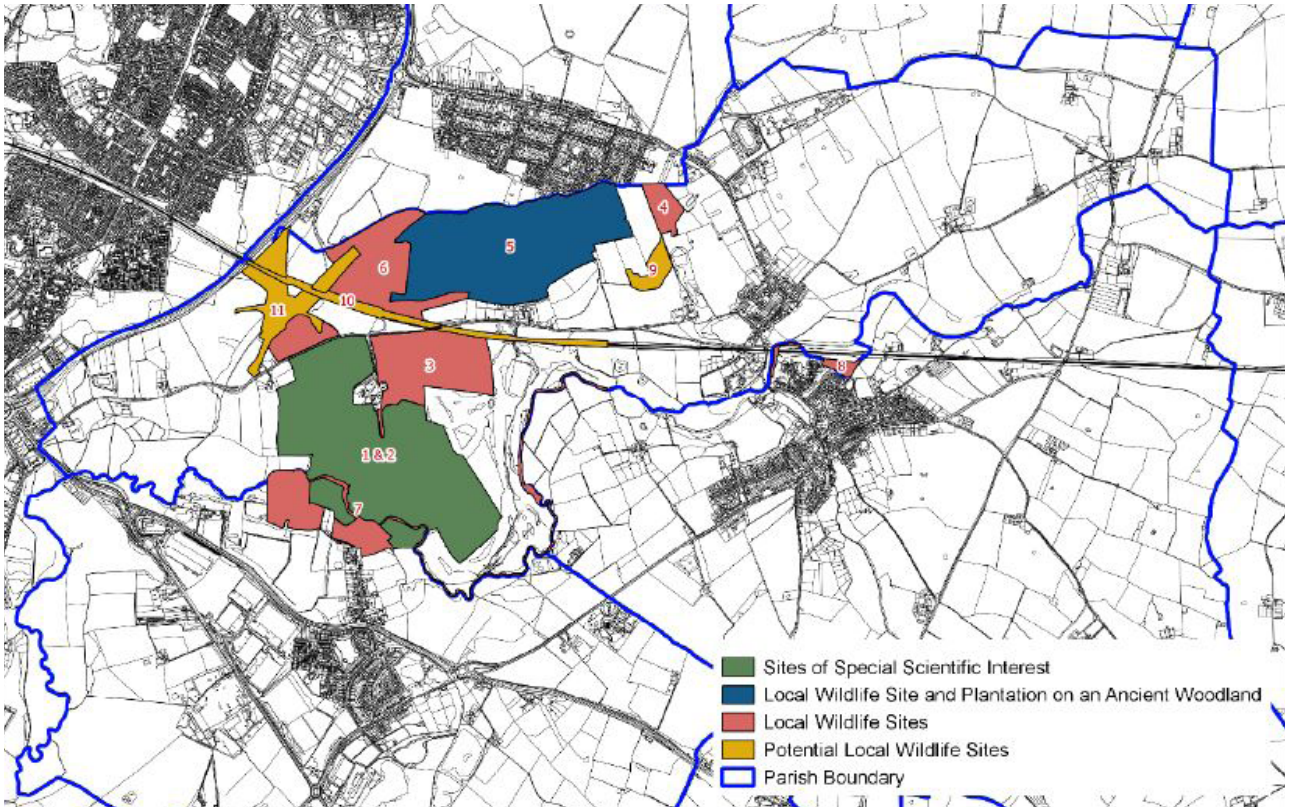


Figure 5: *Extract from Brandon & Bretford NDP Map 6 - Designated Sites for Nature Conservation*

Policy BNE 2 – Design Principles indicates the principles that new development should follow:

a) "The detailed design of buildings, including the materials to be used, should respond to local character and history and reflect the identity of local surroundings while not preventing or discouraging appropriate innovation;

b) Be visually attractive in terms of good architecture and landscaping;

c) The use of solar panels should ensure they are not visually intrusive from public view points especially within the Conservation Area or within proximity to listed buildings;

d) Ensure that adequate arrangements are made to accommodate surface water and foul drainage;

e) All new development proposals should demonstrate how the design has been influenced by the need to reduce crime and the fear of crime; and

f) In order to preserve the rural character of the villages and the surrounding countryside, lighting should be kept to a minimum commensurate with safety considerations."

The policy further explains that "*new development should reflect the importance that trees and green spaces make to the character of the two villages. Innovation of design and design layout is welcomed providing it makes a positive contribution in terms of its quality, the use of materials and that it incorporates high levels of landscaping to soften the overall impact of the buildings."*

Policy BNE 6 – Valued Rural Character and Setting

"Development proposals should identify, assess and address their impact on the valued rural character and setting of the Neighbourhood Area. Rural aspects should include, but are not limited to, inter-visibility and ready access between the built and countryside areas, visual and actual separation between distinct settlements, respect for the patterns and scale of rural settlements and respect for the distinct features of the landscape and the settings of heritage assets."

The policy further records that "*open spaces and vistas play a crucial role in defining the character of areas within the Parish which have their own identity and character."* In particular the need to "*protect the unique and distinct character of Brandon Hill it is important that key open spaces and vistas are protected to ensure that any new development will integrate with the existing built form and its setting."*

It notes that "*the cluster of housing known locally as 'Brandon Hill' where properties fronting Rugby Road and along Speedway Lane adjacent to Brandon Stadium form a discrete residential enclave that is separated from the much larger village of Binley Woods by New Close Wood to the north of Rugby Road (A428) and by the open grounds of Binley Woods School and the adjoining gardens of residential properties to the south of the A428. To the south of 'Brandon Hill' open fields to the north and south of the A428 together with the open areas within the now vacant Oakdale Nursery to the south of the A428, form an important visual separation between 'Brandon Hill' and Brandon village."*

Site access point at the junction of Speedway Lane and the A428 Rugby Road, looking north into the site.

2. The Landscape Baseline

2.1 Site Location

As illustrated in Figure 1, the Site is located to the immediate east of Binley Woods, although within the jurisdiction of Brandon and Bretford Parish Council. The Site lies to the north of Rugby Road (A428), in between Gossett Lane to the west, north and north-east, and Speedway Lane to the east. It is bordered by existing residential development to the west, fronting onto Rugby Road, to the south, fronting onto Speedway Lane, and by low density residential and agricultural development to the east.

2.2 Landform and Hydrology

The Site has an almost flat landform ranging from 97m AOD at its north-eastern boundary to a low point of 95m AOD at the centre of the Site, near to the back of properties situated along the A428 Rugby Road. This slight change in level across the Site is barely discernible

The landform of the surrounding landscape undulates gently, influenced both by present day watercourses and activities during the late glacial to post glacial period up to 2 million years ago. The Site is located upon a relatively shallow plateau that stretches from the settlement of Binley Woods in the west to Bretford in the east, a distance of approximately 3.5km.

This ridgeline is formed of a superficial deposit of Dunsmore Gravel and sits approximately 5-10m higher than the surrounding landform, which is predominantly comprised of Bosworth Clay and Silt superficial deposits.

Waterbodies and waterways are a common feature across the wider landscape; the River Avon flows to the south of the Site from Rugby towards Coventry, where it joins the River Sowe before flowing in a southerly direction. Pools and waterbodies associated with country estates and recreational activities occur within the area, such as Coombe Pool at Coombe Abbey Country Park approximately 2km to the northwest of the Site.

2.3 Settlement and Land Use

The principle land uses in the surrounding landscape of the Site comprise small settlements and extensive areas of farmland. The settlements closest to the Site are Binley Woods approximately 200m to the west and Brandon approximately 600m to the south-east. Further west (approximately 1.8km from the Site) lies the outer suburbs of Coventry.

Locally, the Site is surrounded by residential land use to the immediate north, east and south and woodland to the north-west. The residential units to the west and south of the Site form part of an area of almost continuous development extending south along Rugby Road and, as such, is perceived as part of Binley Woods. The residential units at Speedway Lane to the south-east of the Site form the edge of the built environment at Binley Woods. From this edge, c. 300m of open fields separate the settlements of Binley Woods and Brandon.

In the wider landscape, land uses such as golf courses (Brandon Wood Golf Course approximately 1.5km to the south-west) and country parks (Coombe Abbey Park approximately 1.5km to the north) are also present. Several blocks of woodland and scattered farmsteads are present, set within the characteristic irregular field pattern of this area. The fields are generally demarcated by hedgerows. A disused nursery is also located in the immediate vicinity of the Site, approximately 60m to the south-west on the south side of Rugby Road,

Major transport infrastructure extends through this area. The M6 passes approximately 5km to the north of the Site, between Coventry in the west and Rugby to the east. The West Coast Main Line railway extends east-west approximately 1km to the south of the Site through the settlement of Brandon.

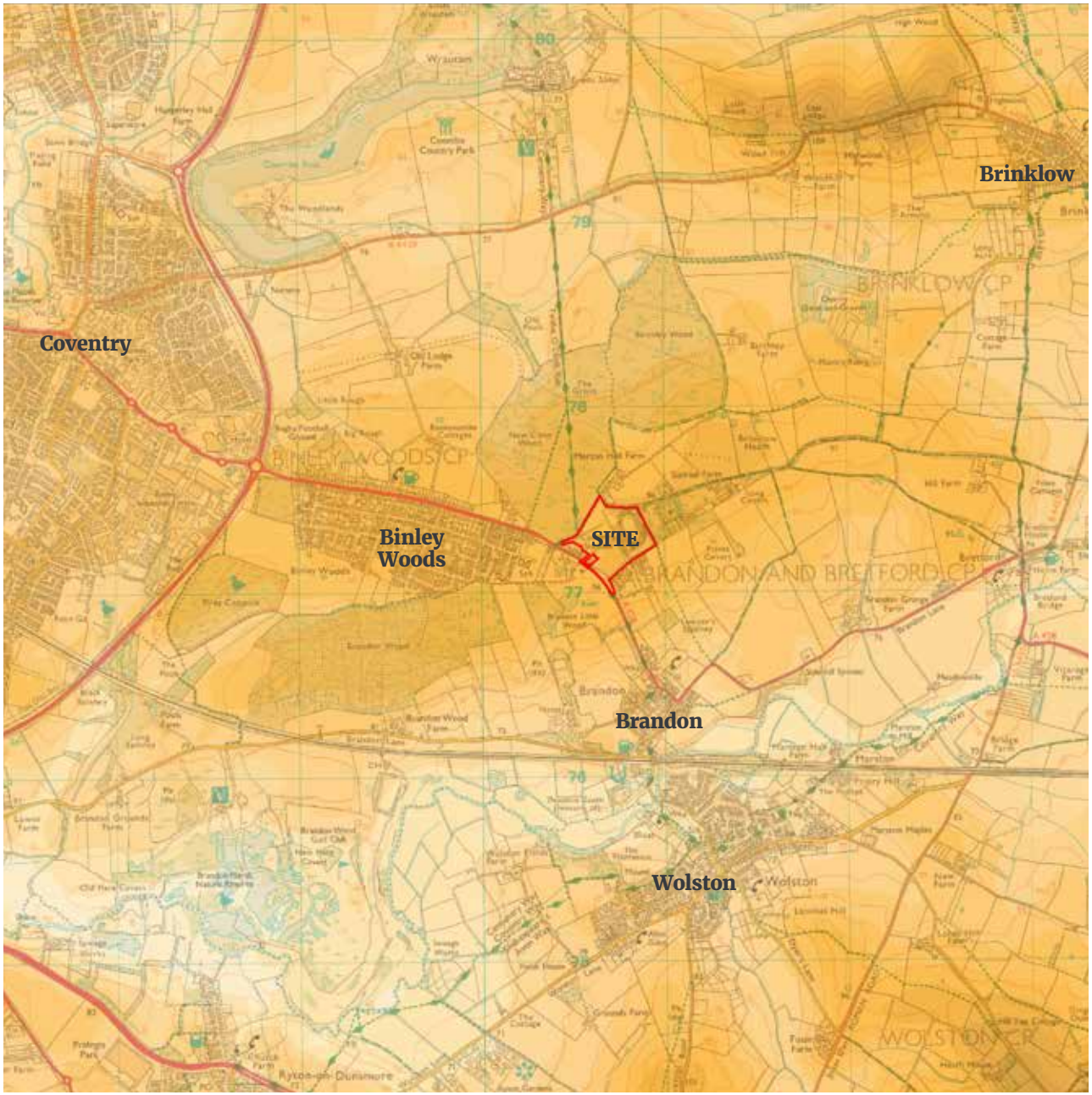


Figure 6: *Topography Map*

2.4 Public Rights of Way and Access

There are no Public Rights of Way (PRoW) that are located within the Site. Warwickshire Centenary Way, a Long Distance Walk, extends along the A428 Rugby Road, which is located in close proximity to the south-western boundary of the Site. The Centenary Way adjoins the Site's south-western corner for a small section where it runs along Gossett Lane before extending northwards through New Close Woods. The Centenary Walk follows the route of Twelve O'Clock Ride, an avenue that connects the Site to the Grade II* listed Coombe Abbey Park through New Close Woods.

A PRoW bridleway (Binley Woods R78) is located adjacent to the north-western boundary of the Site; this bridleway joins to another bridleway (Binley Woods R78a), which extends along the route of the Twelve O'Clock Ride towards Combe Abbey. The bridleway extends along Gossett Lane and continues to Merton Hall Farm where it splits, travelling in an easterly direction towards Sunrise Farm.

A footpath (Brandon and Bretford R303), which is located adjacent to the north-eastern boundary of the Site, is overgrown and impassable at present. Finally, there is a footpath (Brandon and Bretford R143) which is located along Speedway Lane along the south-eastern boundary of the Site.

There is a comprehensive network of PRoWs in the wider landscape, many of which follow field boundaries or the route of small tracks. The PRoW network in the local vicinity of the Site comprises a mix of footpaths, bridleways, byways and Long Distance Walks.

The Site is not publicly accessible, although when the Site was in use as a stadium/speedway, two pedestrian and vehicle access points were located from the A428 Rugby Road and one from Speedway Lane.

2.5 Vegetation

Within the local vicinity of the Site there are substantial blocks of mature broadleaved woodland and the glacial plateau landscape supports a substantial amount of ancient woodland. New Close/ Birchley Wood, a mature Oak woodland and an Ancient & Semi-Natural Woodland, is located immediately adjacent to the Site's north-western boundary. Locally some of the hedges have deteriorated but substantial woodland blocks and belts provide a well-wooded overall character.

Approximately 1km to the south-west of the Site, Brandon Wood, Piles Coppice and All Oaks Wood occupy a substantial area to the south of the settlement of Binley Woods. These larger areas of woodland are also recognised as Green Infrastructure Assets within the Rugby Local Plan.

Smaller blocks and copses of woodland are also common across the wider landscape, particularly to the south-west of the Site. Many of these are Ancient & Semi-Natural Woodland or Ancient Replanted Woodland.

The NDP notes that Brandon Wood is a remnant of the ancient Forest of Arden. It further notes that *"the Parish sits within the 'Princethorpe Woodlands Living Landscape' which has been identified as an important landscape due to the cluster of ancient woodlands present and the opportunity to enhance landscape connectivity for wildlife by creating and enhancing woodland, hedgerows and other associated habitats such as ponds and grassland rides and verges."*

Most of the vegetation on Site is limited to its boundary and edge. A thick woodland to the north-western and north-eastern edge contribute largely to the tree cover on Site. The other boundaries include a mixture of trees, hedgerow and understorey vegetation. There is one hedgerow within the Site, extending in a north-west to south-east direction from the northern part of the Site to the centre.

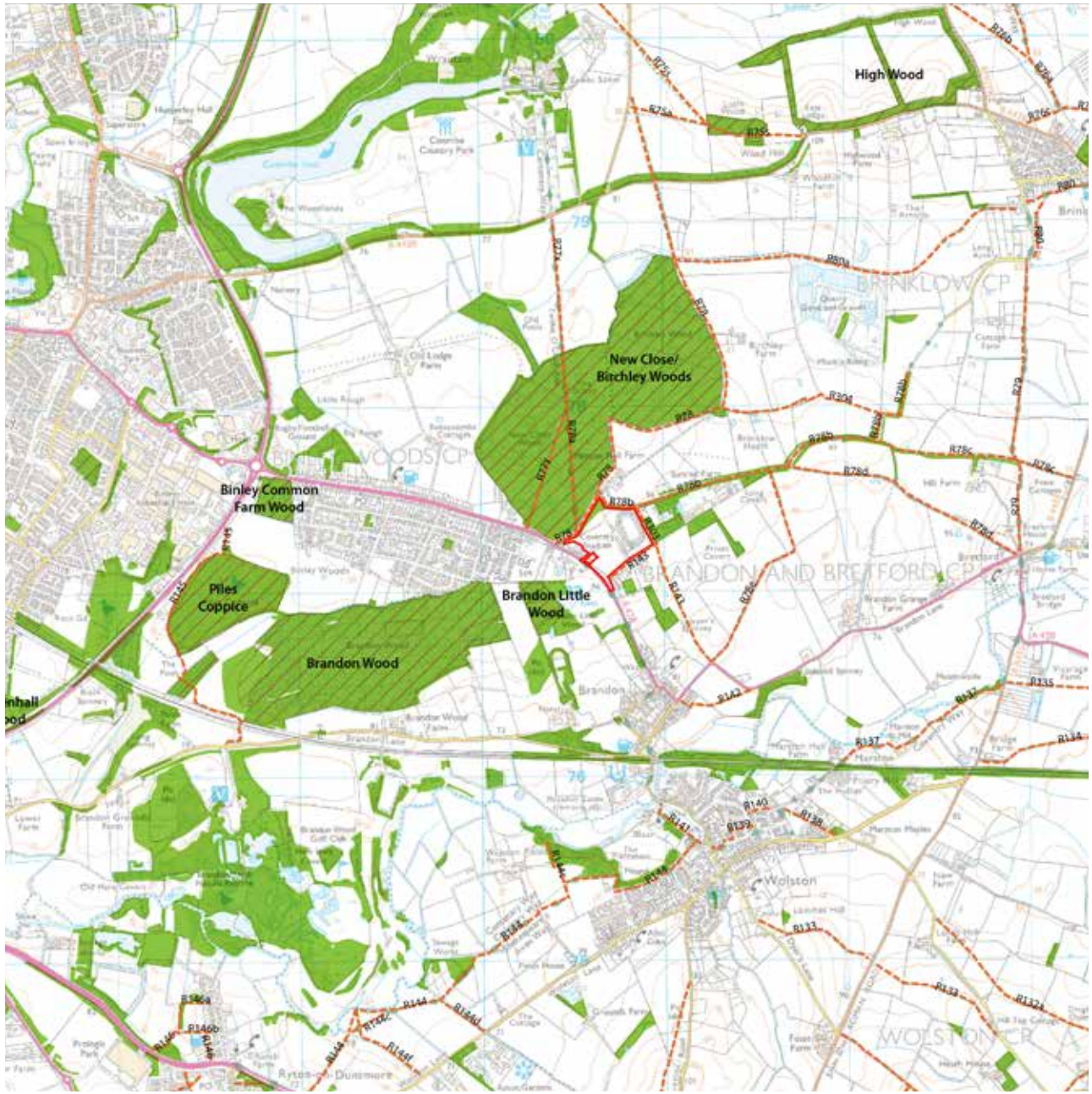


Figure 7: *PROW and Ancient Woodland Plan*

2.6 Landscape Designations and Heritage Assets

Designations

The Site is not covered by any national or local landscape designations.

The whole of the Site is located within the West Midlands Green Belt where it extends between Birmingham and Coventry.

'Combe Abbey', a Grade II* Registered Park and Garden, is located approximately 800m to the north of the Site. In the 18th Century, the 500 acres of land surrounding the abbey was designed by Lancelot 'Capability' Brown, making it a historically important site in the region.

'Combe Pond', within the Coombe Abbey Registered Park and Garden, is also covered with a Site of Special Scientific Interest (SSSI) Designation. Within a 5km radius of the Site there are a number of other SSSIs; Herald Way Marsh (SSSI) is located approximately 2.2km to the west of the Site adjacent to the A46 and Binley Industrial Estate, Ryton and Brandon Gravel and Brandon Marsh are located approximately 2.2km to the west-southwest of the Site, Wolston Gravel Pit located approximately 2.3km of the Site and, Ryton Wood which is located approximately 4.8km to the south-southwest of the Site at its closest point.

There are a number of Local Nature Reserves (LNR) located within the A46 ring road around Coventry; the closest, Herald Wat Marsh, is located approximately 2.3km to the west of the Site. Other LNRs located within a 5km radius of the Site include Stoke Floods, Willenhall Wood and Stonebridge Meadows.

Blocks of Ancient Woodland, both Ancient and Semi-Natural woodland and Replanted Ancient Woodland, are notable features scattered across the landscape. The closest areas of Ancient and Semi-natural woodland are New Close/ Birchley Woods, which is located adjacent to the Site to the north-west, Brandon Little Wood is located approximately 300m to the west-southwest of the Site and a larger block of woodland, Brandon Woods Ancient Replanted Woodland, is located approximately 600m to the west-southwest of the Site.

Heritage Assets

There are no heritage assets (listed buildings, Scheduled Monuments etc) within the Site. In the local vicinity of the Site there are a number of listed buildings which are predominately of Grade II status, with the exception of the Grade I, 'Church of St Margaret', which is located 1.3km to the south of the Site. Grade I listed 'Combe Abbey and Bridge Over Moat Attached to South' which is located approximately 2.3km to the north of the Site. There are also a few Grade II* listed buildings within a 5km radius of the Site. These include The Priory (II*), which is located approximately 1.4km to the south south-east of the Site, West Lodge (GII*), located 1.8km to the north northwest of the Site, The Woodlands (GII*), located approximately 2.4km to the northwest of the Site, and the Grade II* listed Tennis Court at Coombe Abbey.

The closest Scheduled Monument, Brandon Castle, is located just over 1km to the south of the Site.

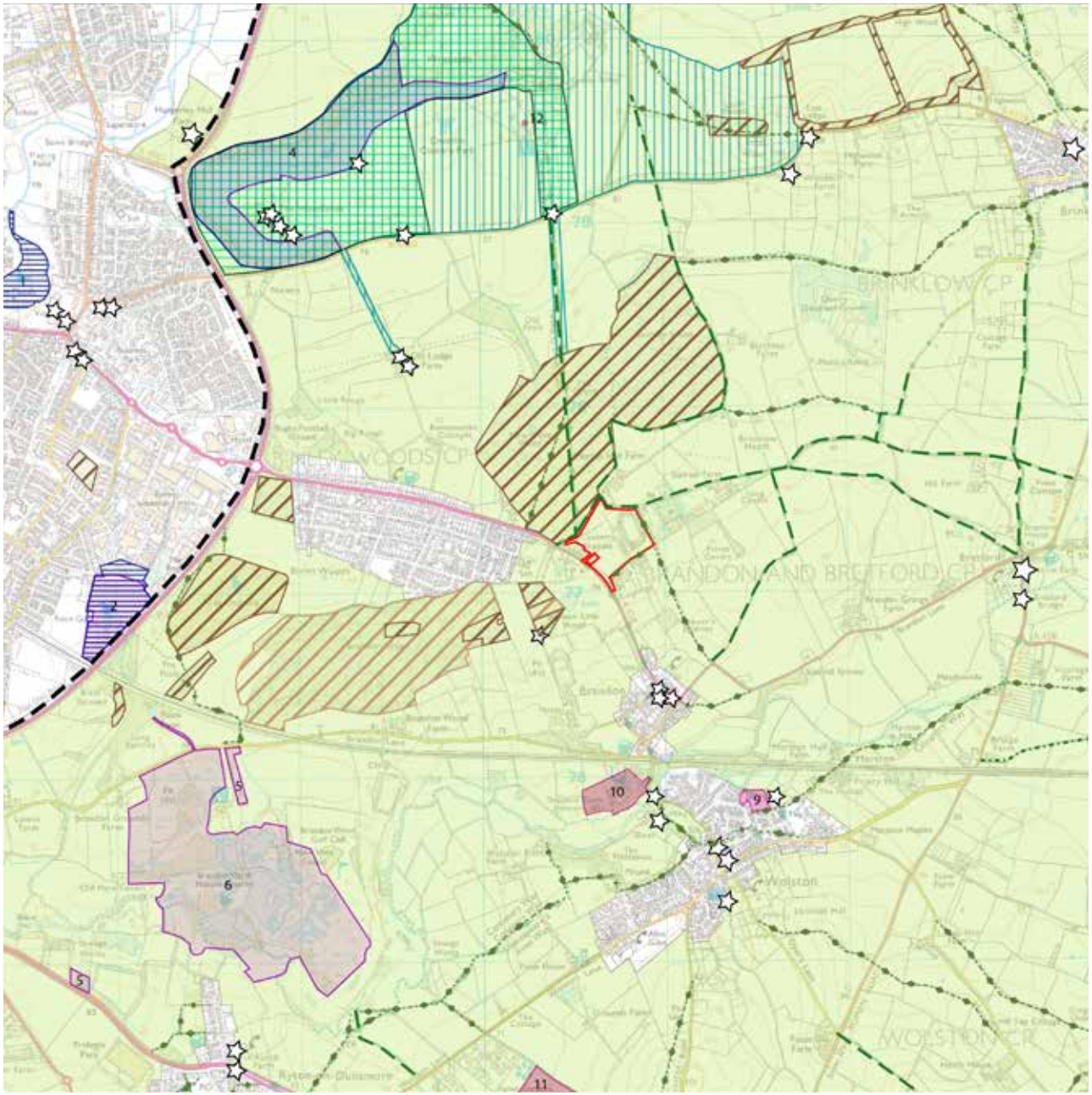


Figure 8: *Designations Plan*

2.7 Boundaries

Figure 9: *Aerial Plan showing boundaries*

North-west

The boundary of the Site to the north-west is formed of mature woodland forming part of the New Close/ Birchley Wood Ancient Woodland. The woodland forms a strong well-established boundary which restricts views from the north.

North-east

A tree belt located alongside Gossett Lane forms the boundary to the north-east; this boundary is further reinforced by scrub vegetation, an earth bund and corrugated metal fencing. This vegetation, although not classified as ancient, is mature and dense along much of its length, which limits long range views out from the Site.

East

The eastern boundary of the Site is formed of high corrugated metal fencing, sporadically placed mature trees and shrubs, and a short length of laurel hedge associated with the adjacent residential property. Due to the dilapidated nature of the fencing, the PRoW footpath that runs in close proximity to the entire length of the eastern boundary is impassable, being overgrown with vegetation and obstructed by collapsed fencing.

South-east

Speedway Lane is located adjacent to the south-western boundary of the Site; the far eastern extent of the boundary is demarcated with corrugated metal fencing and substantial 10m high lengths of conifer hedging and sporadically placed deciduous trees. The western extent of the boundary is lined with stretches of conifers, which are densely planted; however due to the nature of the form of the conifers, views can be afforded in particular locations through the understorey of the vegetation.

South-west

The backs of properties along the A428 Rugby Road are situated adjacent to the far northern extent of the south-eastern boundary. A mix of close-board wooden fencing, garages/workshops, short lengths of hedgerow vegetation and residential shrubbery all form the boundary. The southern extent of the boundary is formed of a mix of semi-mature deciduous trees with an understorey of scrub vegetation.

2.8 Landscape Character

The Site is covered by published character studies at the national, regional and local level. A summary of the relevant published studies is provided below.

National Landscape Character

NCA 96: Dunsmore and Feldon (2013)

At a National level, the Site is located within National Character Area (NCA) 96: Dunsmore and Feldon, a large elongated NCA which stretches from Coventry/Rugby to the north, past Royal Leamington Spa and Stratford, stopping at the edge of the Cotswold AONB. The Site is located within the northern extents of this NCA. The key attributes of the NCA 96 that have particular relevance to the Site and its surroundings are in outline as follows:

- *"...areas of well-wooded character and ancient woodlands, especially in the north, ... these woodlands are linked with landscaped parklands and hedgerow trees...*
- *Predominantly nucleated settlement pattern with a low density of isolated farmsteads and some field barns sitting within a landscape of piecemeal and planned enclosure of the open fields which extended from the villages over large parts of this area...; and*
- *The busy roads and large industrial units on the outskirts of the main settlements of Leamington Spa, Coventry and Rugby exert an urban influence on the surrounding area."*

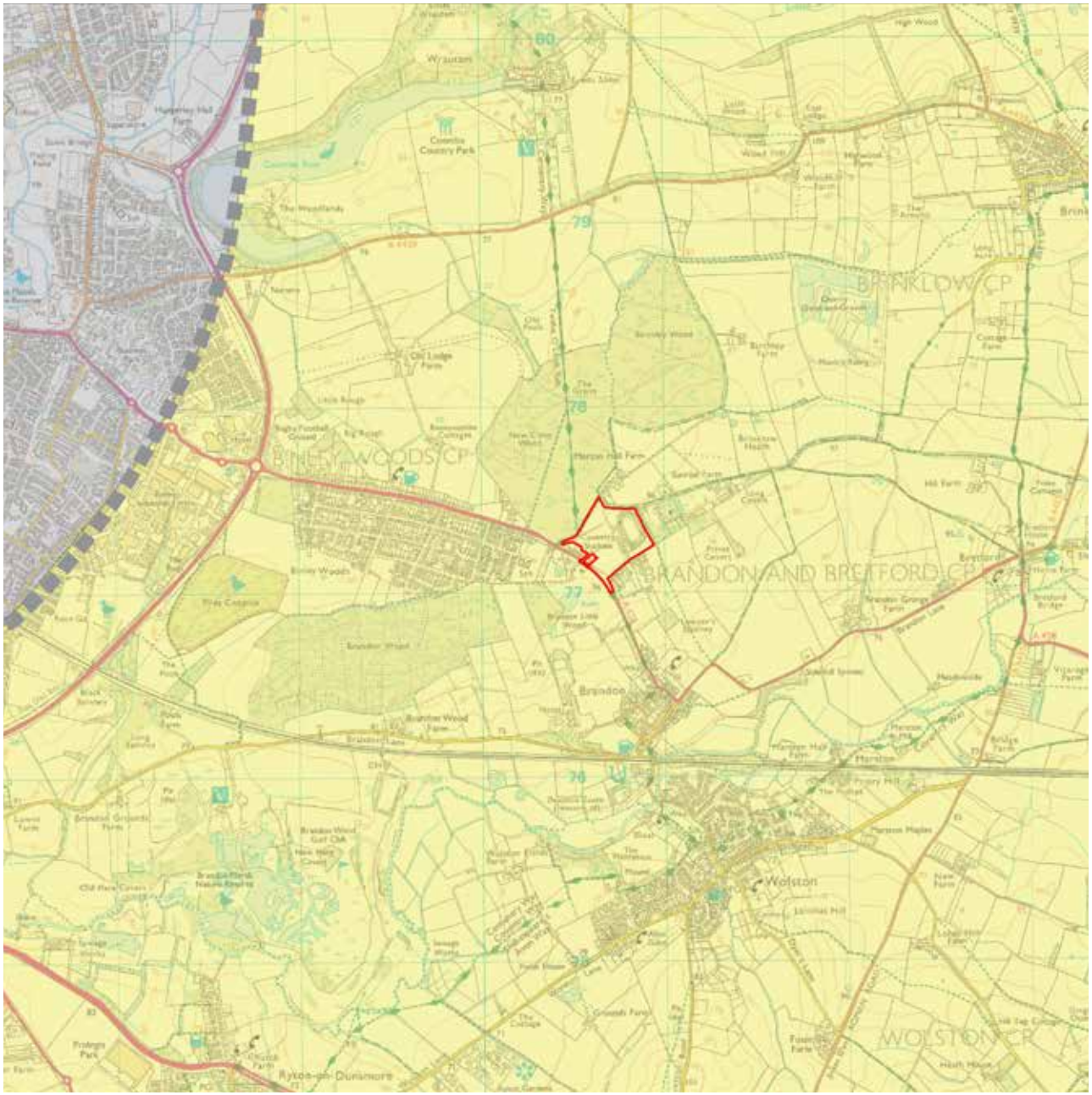
In the absence of a published sensitivity assignment, for the purposes of this LVIA, a sensitivity rating has been given to the NCA based on the methodology presented in Appendix 1.

NCA96 is considered to be of medium value, as there are some designated areas and some distinctive areas, such as the large areas of Ancient Woodland. The NCA is considered to be of low susceptibility, to the type of development proposed. This is partly due to the size of the Site, which is considerably smaller than the area of the NCA and also due to the fact that this NCA already hosts this type of development. Therefore, in combination of medium value and low susceptibility, NCA 96 is considered to be of low-medium sensitivity to the type of development proposed.

National Landscape Character: Opportunities and Guidance

The NCA profile also identifies landscape opportunities relevant to the Site and surrounding area, these include:

- *"Protect from damage and appropriately manage the area's historic landscape features such as its ancient woodland (oak and birch in the north...);*
- *Plan to accommodate development pressure from the expansion of Coventry, Rugby and Leamington by designing a network of multi-functional green infrastructure which respects the surrounding landscape character and which provides for links into the wider countryside and increased opportunities for people, nature and wildlife; and*
- *Manage and conserve all ancient semi-natural and broadleaved woodland, taking appropriate opportunities to increase small-scale woodland coverage where this enhances landscape character and maintains wider, open views which are characteristic in parts of this area."*



Site

Boundary between NCAs

96: Dunsmore and Feldon

97: Arden

Figure 10: *National Landscape Character Plan*

Regional Landscape Character

Warwickshire Landscape Guidelines (1993)

The Warwickshire Landscape Guidelines was published in November 1993 and is not a recent document; however, the details relating to the character of the areas are still relevant. This report divides the region into seven Regional Character Areas. The Site lies within the area 'Dunsmore'.

'Dunsmore' has been described as *"a well wooded, and in places urbanised regional characterised by low glacial plateaus, sandy soils and remnant heathy vegetation".*

'Dunsmore' has been sub-divided into three different landscape types. The Site lies within the landscape type 'Plateau Farmlands' which is described as *"a simple, often heavily wooded, farmed landscape, typically confined to low plateau summits, and characterised by sandy solid and remnant healthy vegetation".*

However, it should be noted that in a separate landscape character analysis exercise carried out by Rugby Borough Council in 2006, the area of the Site was attributed to the landscape type 'Dunsmore Parklands' and removed from the 'Plateau Farmlands' landscape type. For the purposes of this LVIA we will assess the later attribution of 'Dunsmore Parklands', being a more recent analysis.

'Dunsmore Parklands' is described as *"an enclosed, gently rolling estate landscape with a strongly wooded character defined by woodland edges, parkland and belts of trees."*

The key characteristic features of 'Dunsmore Parklands' that are relevant to the Site and its surroundings are:

- *"Middle distance views enclosed by woodland edges.*
- *Belts of mature trees associated with estateland...*
- *Mature hedgerow and roadside oaks."*

North of the site off Speedway Lane looking north along the private drive to The Croft.

Local Landscape Character

Landscape Assessment of the Borough of Rugby - Sensitivity and Condition Study (2006)

The study was carried out by the Living Landscapes Project in conjunction with Warwickshire County Council and Rugby Borough Council and published in 2006. The aim of the study was to examine the character of the landscape around the town, its sensitivity to change and the condition of the countryside abutting Rugby's urban fringe and beyond.

Geographical Information System (GIS) data was used to produce a Local Development Unit (LDU) map for the whole County. LDUs can be grouped into Landscape Character Types/Areas and a number of LDUs that abut the edge of the town have been sub-divided into land cover parcels (LCPs).

The methodology adopted in this study involves three main components:

- a character (LDU) analysis to establish what is appropriate in a particular landscape;
- a sensitivity analysis to define the degree to which a landscape can accept change: and,
- a condition/function analysis to define the need/opportunities for enhancement.

The LDU analysis formed the basis for considering the relative sensitivity and capacity of different landscapes to accept change. "Landscape sensitivity is a measure of the degree to which the countryside can accept change without causing irreparable, long term damage to the essential character and fabric of the landscape". The Study further notes that *"sensitivity is closely related to the nature and pattern of key elements that define the character of a particular landscape and any analysis of sensitivity needs to look separately at the fragility of the inherent (natural and cultural) pattern and the degree of visibility within each landscape. The concept of fragility is related to the extent to which change may result in the loss of features, or patterns that cannot be easily replaced. The concept of visibility relates to the degree to which change is likely to cause a visual impact within a particular landscape."*

A four-point scale (Low, Moderate, High and Very High) has been used to assess the Landscape Sensitivity fragility index as well as the Visual Sensitivity. An Overall sensitivity derived through the combination of Landscape and Visual Sensitivity has also been provided. This Overall sensitivity has been scored on a on a three-point scale of Low, Moderate and High.

The Site is located within a LDU which has been given a moderate rating on the fragility index indicating landscapes *"that are variable in character and/or more recent in origin are likely to have a greater (although not unlimited) capacity to accommodate change."*

The Site was also rated moderate in terms of visual sensitivity and noted that this rating had *"some potential to mitigate impact through tree and/or woodland planting".*

As a result of a combination of moderate rating to landscape sensitivity and visual sensitivity, the LDU in which the Site is located, has been given a rating of moderate Overall sensitivity.

The assessment identifies the Site as being within the Dunsmore Parklands LCT; a summary of the relevant observations are as follows:

"Dunsmore Parklands is a gently rolling estate landscape with a well-wooded character, defined by woodland edges, parkland and belts of trees. Wooded streamlines and mature hedgerow and roadside trees, (typically oak), reinforce this impression by creating a sequence of linked wooded spaces. Large blocks of woodland and smaller coverts help to create a sense of scale and enclosure in an otherwise intensively farmed landscape. Field pattern is large but poorly defined, and in places absent altogether, allowing middle distant views to wooded skylines.

Sensitivity – Fragility: Cultural sensitivity is generally moderate due to the historic coherent pattern which exists in this area. Where it is high this is due to a slightly older, more unified pattern (ancient woodlands are contributing to this pattern). Overall ecological sensitivity is moderate due to the ancient wooded landscape character.

Sensitivity – Visibility: Visibility is generally low, due both to the level of tree cover, as well as to the low-lying, rolling topography. It is moderate when tree cover is reduced.

Overall sensitivity: Overall sensitivity is moderate as a result of both cultural (time depth) and ecological factors – primarily ancient woodlands.

Condition: ... this area is generally in decline."

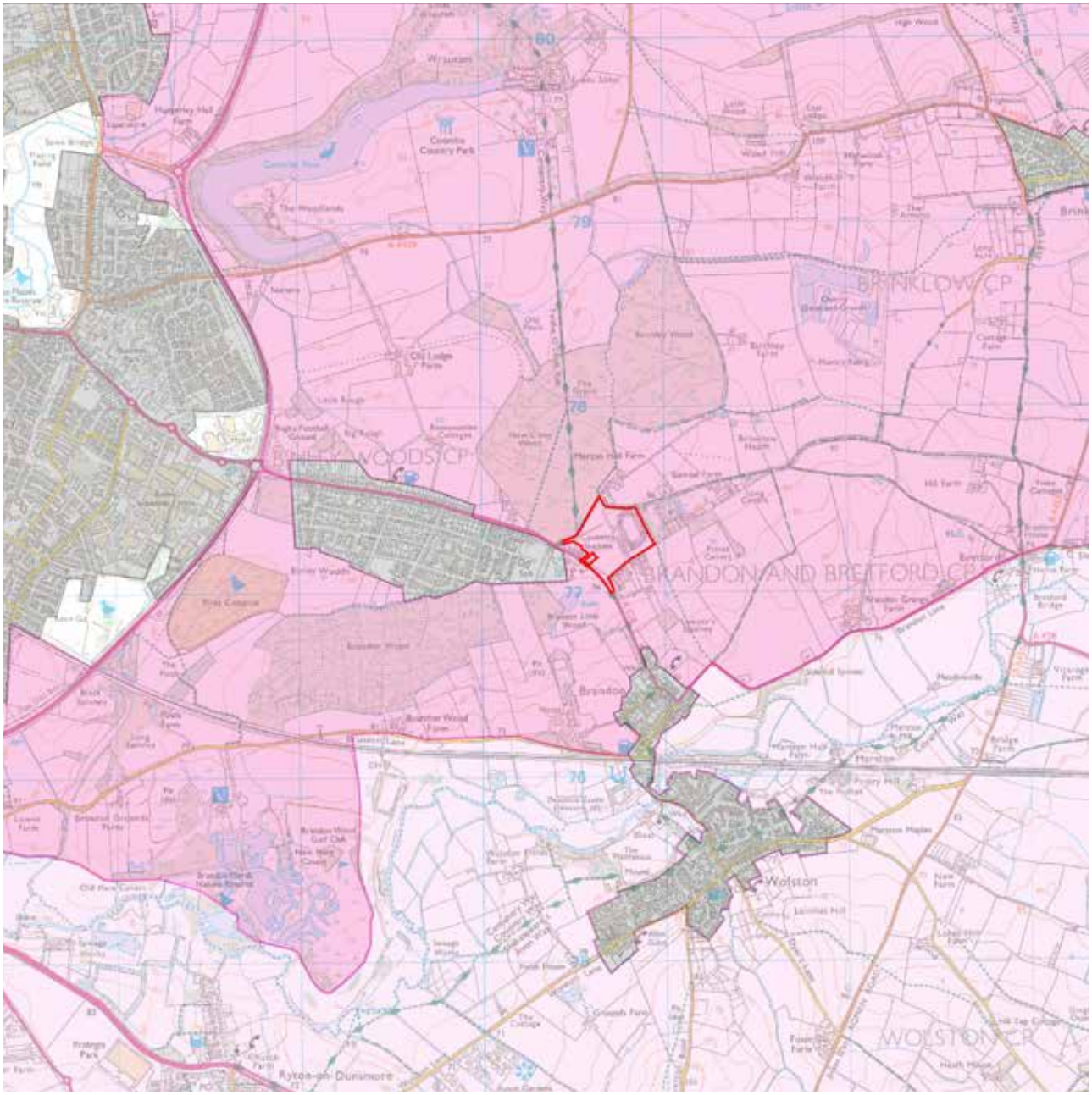


Figure 11: *Local Landscape Character Plan*

Rugby Borough Council Landscape Sensitivity Study (2016)

In February 2016, Warwickshire County Council Landscape Architects were appointed by Rugby Borough Council to undertake a landscape sensitivity assessment of the landscape adjoining seven settlements within the borough: Binley Woods, Brinklow, Long Lawford, Ryton-On-Dunsmore, Stretton-On-Dunsmore, Wolston and Wolvey. The study was published in August 2016.

The aim of this study was to provide an analysis of landscape character (including historic) for the areas around each settlement, identifying areas of low, moderate and high quality.

The landscape assessment further defines the Landscape Description Units (LDUs) which were identified in the Warwickshire Landscape Character Assessment (published in 1993) into an appropriate number of Land Cover Parcels (LCPs). The LCPs are referred to as 'zones' in the Study.

The Study assigned a landscape sensitivity rating for each 'zone' for both housing and commercial development. The focus for this landscape sensitivity assessment is on identifying the landscape value as well as potential development opportunities for housing.

The Site is located within LCP BR_01 but the parcel has been further divided into areas of landscape sensitivity to housing development. Much of the central portion of the Site is covered by a 'Medium' sensitivity rating, whilst the remainder of the Site is considered to be of a 'High-Medium' sensitivity.

A Medium Sensitivity rating is defined as a *"Landscape and / or visual characteristics of the zone are susceptible to change and / or its intrinsic values are moderate but the zone has some potential to accommodate the relevant type of development in some situations without significant character change or adverse effects. Thresholds for significant change are intermediate."*

A High-Medium Sensitivity rating is defined as a *"Landscape and / or visual characteristics of the zone are vulnerable to change and / or its intrinsic values are medium-high and the zone can accommodate the relevant type of development only in limited situations without significant character change or adverse effects. Thresholds for significant change are low."*

A Site description for Zone BR_01 is as follows:

"The zone forms part of the urban area to the periphery of Binley Woods and includes a derelict garden nursery plot to the south of the Rugby Road and a row of roadside properties and Coventry Stadium to the north. Further to the north are a small number of individual properties set in large gardens and a farm accessed from Speedway Lane. Roadside hedgerows adjacent to the derelict garden nursery include ornamental species, otherwise hedgerows are predominantly thorn and outgrown with scattered hedge trees. Other trees are apparent, with a thin mixed tree belt to the frontage of the stadium that continues along the lane, and a wooded backdrop to the stadium. Trees within the adjacent Brandon Hall gardens are visible from this zone, as are nearby blocks of ancient woodland."

As part for Rugby Borough Councils Strategic Housing Land Availability Assessment (SHLAA) published in 2015, two potential allocations (S14/051 and S14/050) were identified on the Site in December 2015.

Zone BR_01 potential for housing development is described/assessed as follows:

"As this zone is already partially developed there is potential for some additional development, but this should extend no further east than the stadium.

Therefore application site S14/051 could be developed provided that the existing roadside vegetation to Speedway Lane and Gossett Lane, and around the perimeter of the stadium, is retained and strengthened. It is essential that a landscape buffer of a minimum of 30m is provided between the edge of the ancient woodland and any new development. The southern end of Twelve O'Clock ride can be accessed from Gossett Lane and this historic route should be respected and remain accessible to the public.

Application site S14/050 could be partially developed provided that the existing trees along Gossett Lane are retained in order to preserve the setting to the ancient

woodland and the Twelve O'Clock ride. A landscape buffer of minimum 30m width should be provided adjacent to the ancient woodland. The row of properties on the Rugby Road appears to be a standalone group and read as much a part of Binley Woods as Brandon. In order to retain this separation the mature trees along Rugby Road should be retained and strengthened and any development should be significantly set back from the Rugby Road."

Policy suggestions for zone BR_01 are to:

"Retain existing trees along Gossett Lane in order to preserve the setting to the ancient woodland and the Twelve O'Clock ride. Retain existing roadside vegetation to Speedway Lane, and around the perimeter of the stadium."

Views into the zone are identified as being very limited with a low level of intervisibility, with a visual relationship with the settlement, key views within the zone are described as:

"...urban in character, comprising housing, the Coventry stadium, the A428 and a run-down disused plant nursery."

Traffic has been identified as the primary noise source within the zone.

The study also notes in terms of functional relationship *"the zone forms part of the urban area to the periphery of Binley Woods"* and in terms of visual relationship the study states that *"the zone relates visually to the settlement."*

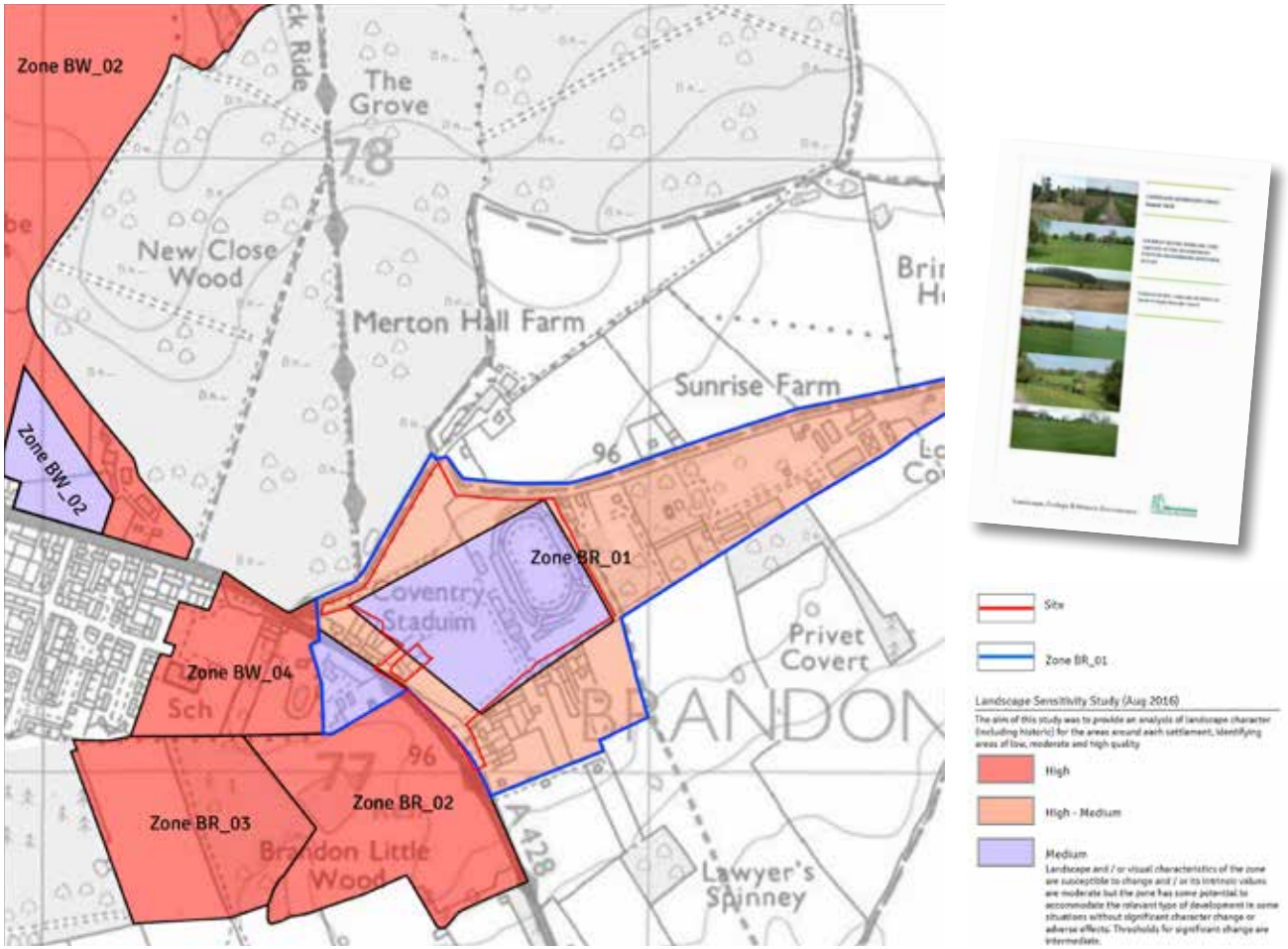


Figure 12: *Landscape Sensitivity to housing development at Binley Woods*

2.9 Site Appraisal

The Site is 10.87 hectares (ha) of previously developed land situated which contains areas of hardstanding in connection with the recent historic use of the Coventry Stadium racetrack, spectator stands and outbuildings. The Site is within the administrative boundary of Rugby Borough Council, in the county of Warwickshire. The location of the Site is however at the edge of Binley Woods and is not connected to Brandon. The Site lies between and behind the existing residential development at Rugby Road and Speedway Lane, which are perceived to be part of Binley Woods.

The Site comprises areas of hard standing which has previously been used as car parking and as service yards. Portions of security fencing turn-styles and advertising signs remain on Site although many have fallen into disrepair. These urbanising features result in the Site having a much closer relationship with the settlement edge, rather than being part of the rural landscape further north. The array of clutter also contributes to the detracting character of the Site.

The stadium building, associated speedway track, outbuildings and spectator stands are present within the northern part of the Site. The stadium was previously used for stock car and speedway racing. The existing buildings on Site are utilitarian, lacking in human interest with large blank façades and in a deteriorating condition, having been abandoned for several years and creating a detracting influence on this area.

Vegetation on the Site is limited to boundary vegetation and areas of grass that have colonised over time on some of the hardstanding and along the edges. A single length of hedgerow (assessed as Category C in the Arboricultural Assessment) extends from the furthest northern point of the Site in a southerly direction, stopping halfway across the width of the Site. Primary species in the hedgerow include Cherry, Laurel, Hazel and Ash.

Mature woodland forms the north-western boundary of the Site and a portion extends into the Site boundary. Species recorded along the north-western boundary include English Oak, Hybrid Black Poplar, White Willow and Ash. This woodland is an extension of New Close Wood Ancient and Semi Natural Woodland, however the area of woodland within the Site is not designated as an Ancient Woodland, although it is covered by a Tree Protection Order (TPO). This woodland is marked as Category B as a whole, with a few trees within it assessed as Category A.

The north-eastern boundary of the Site is formed by semi-mature hedgerow which contains shrubs reinforced by hedgerow trees. Tree and hedgerow shrub species recorded along this boundary include Hazel, Laurel, English Oak, Birch, Holly and Sallow. The eastern boundary of the Site is formed of English Oak, Beech and Goat Willow; a majority of these are Category B with the occasional Category A trees.

The south-eastern boundary of the Site is lined by semi-mature and mature deciduous and evergreen tree species with an understorey of hedgerow shrubs. This boundary is adjacent to Speedway Lane along which residential properties are situated. Tree and hedgerow shrub species recorded along the south-eastern boundary include Lawson Cypress, English Oak, Goat Willow, Silver Birch, Contorted Willow, Lombardy Poplar, Leyland Cypress, Ash, Hazel, Scots Pine, Weeping Willow, Norway Spruce and Corsican Pine. This boundary vegetation comprises mostly Category C trees and vegetation.

The south-western boundary of the Site is formed by vegetation located adjacent to the A428 Rugby Road and the boundaries of back gardens of residential properties along the A428 Rugby Road. Tree and shrub species recorded along this boundary include Silver Birch, Norway Maple, Flowering Cherry, Small-leaved Lime, Rowan, English Oak, Aspen, Elm, Hawthorn, False Acacia, Purple Plum, Lawson Cypress and Holly. The tree belt between the Site access and Speedway Lane are considered to be Category B trees and are covered by a TPO. The other trees between the access point and Gossett Lane are a mixture of Category B and Category C trees.

The Site features and character are illustrated by Site Appraisal Photographs A, B and C.

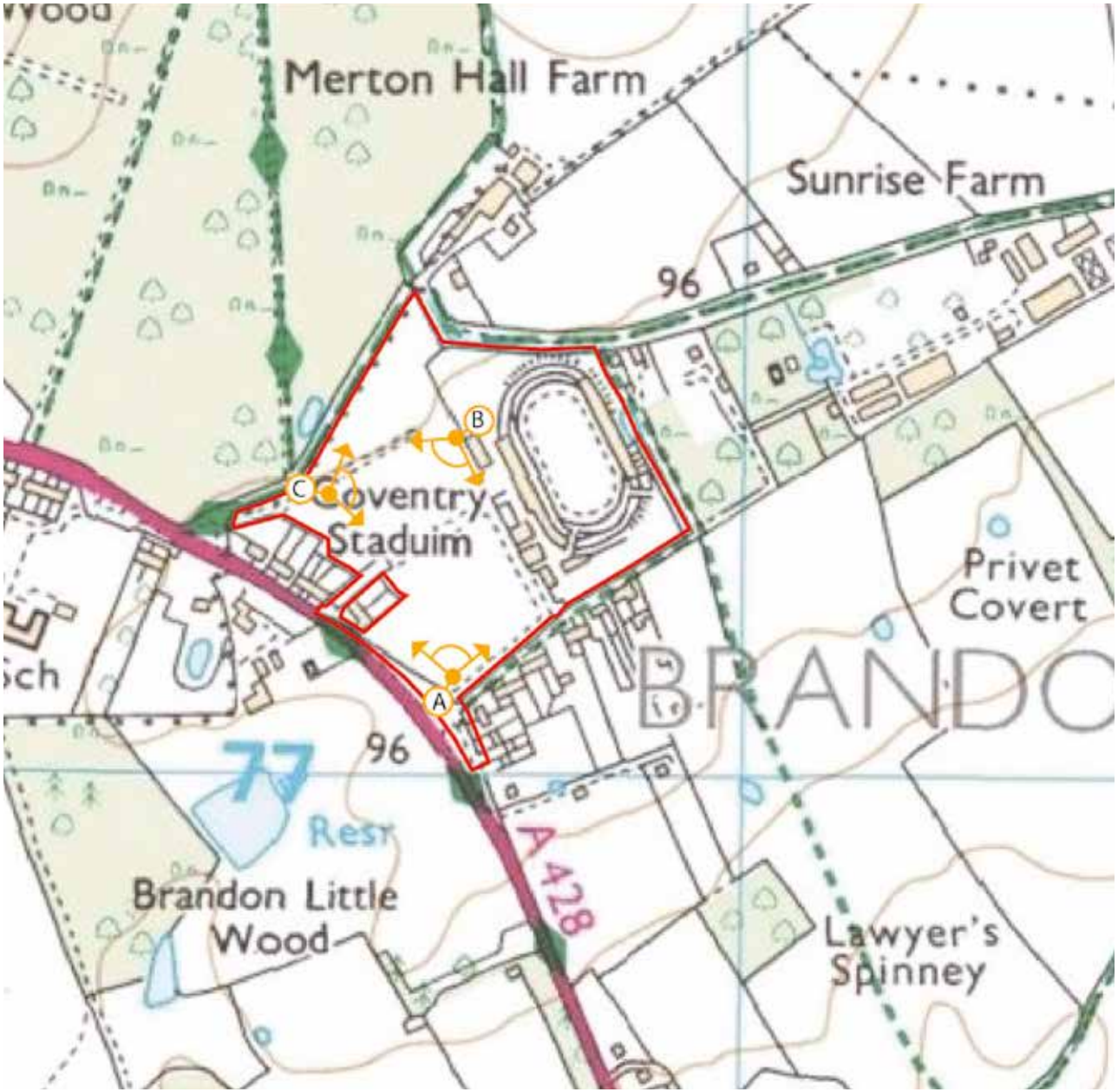


Figure 13: *Site Appraisal Viewpoint Location Plan*

Site Photograph A: On Site, looking north across the Site

Site Appraisal Photograph A is taken on Site private land and is not publicly accessible; the view looks in a northerly direction across the Site. The foreground of the view is occupied by a substantial area of hardstanding, part of the former car parking area. This area has become overgrown with grass and scrub-like vegetation and indicates the degree of disuse. This photo illustrates the level of containment which much of the vegetation around the boundary of the Site creates. A large portion of the horizon view is occupied by the mature dense New Close Ancient Woodland, which forms the north-western boundary to the Site. To the left of the view, the rear aspect and the back gardens of properties along the A428 Rugby Road can be clearly seen, along with semi-mature hedgerow trees and hedgerow vegetation. The buildings of the former stadium, with its large blank facades, industrial appearance and at a scale and massing that is larger than the nearby residential units are seen as an anomaly in this area. The existing built form on Site create prominent detracting features that restricts views to the northeast and east from this location.

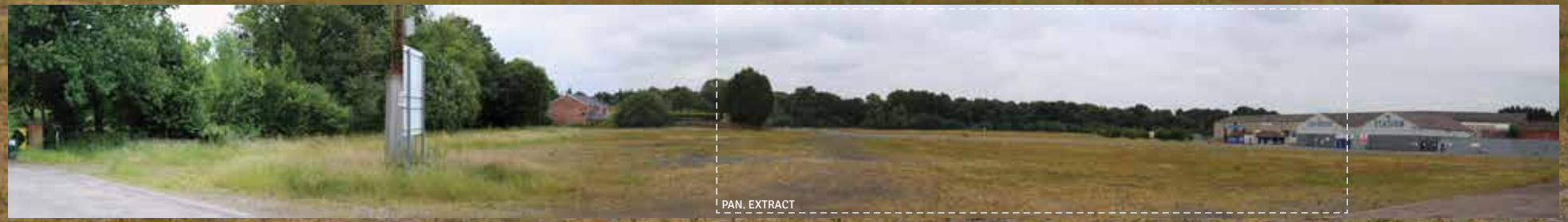
Site Photo A: On site, looking north across site

Viewpoint Details
Date: 27/06/2017
Grid Reference: 440693 , 277110
Elevation: 96m AOD
Distance to Site: On Site

Site boundary

Site

Brandon Stadium



PAN. EXTRACT

Site Photograph B: On Site looking south towards the Site entrance

Site Appraisal Photograph B looks in a southerly direction across the Site; this view is taken on private land within the Site and is not publicly accessible. To the far left of the view, the buildings and associated infrastructure form a harsh edge. The line of Speedway Lane is demarcated by the semi-mature and mature deciduous and evergreen tree species with an understorey of hedgerow shrubs. Between the gaps in the vegetation the residential properties along Speedway Lane can be seen. In the central portion of the view the now redundant vehicle access into the Site can be seen, defined by fencing and metal barriers and the rear gardens to properties along the A428 Rugby Road, the latter of which are demarcated by close board wooden fencing and residential shrubbery. This photograph illustrates that the Site is not part of the countryside and has been influenced in the past by urbanisation. The associated disused infrastructure continues to form detracting features within the landscape.

Site Photo B: On Site looking south towards Site entrance

Viewpoint Details
Date: 27/06/2017
Grid Reference: 440708, 277345
Elevation: 95m AOD
Distance to Site: On Site

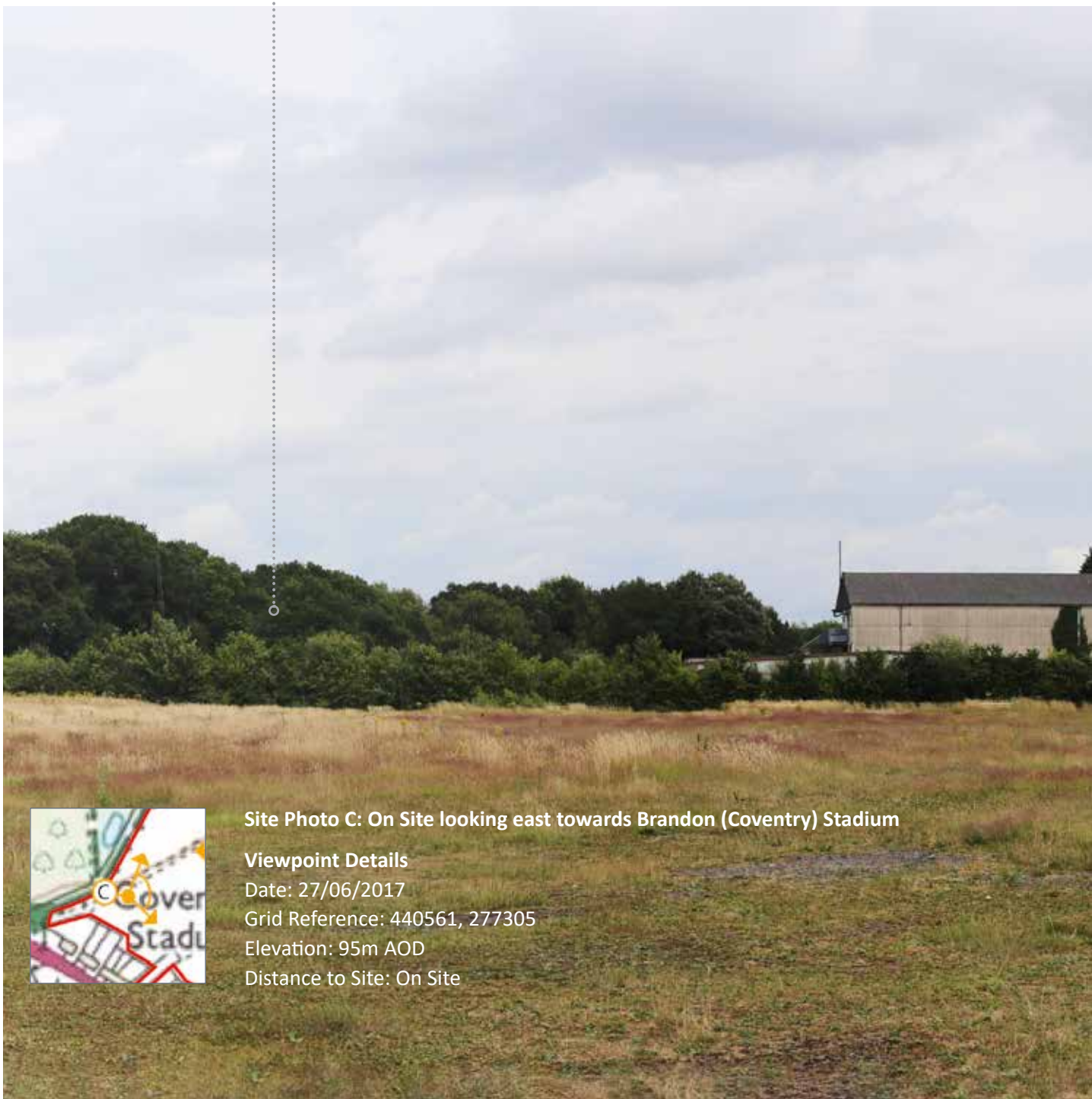
Site

Site

PAN. EXTRACT

Site Photograph C: On Site looking east towards Coventry Stadium

Site Appraisal Photograph C is taken in the far western extent of the Site and is taken in a location which is not publicly accessible. The view looks broadly east towards the redundant stadium buildings and associated outbuildings and security fencing that occupies the central portion of the horizon of the view. The foreground of the view is occupied by a substantial area of hardstanding which has been colonised by grasses and areas of shrubbery. Much of the north-eastern and north-western boundaries of the Site are clearly visible, demarcated by dense lengths of vegetation in the form of mature trees with an understorey of well-established shrubs. The single line of hedgerow vegetation within the Site can be seen in the view; the vegetation is substantial and stands at between 3-4m tall with sporadic gaps. The photograph illustrates the near flat landform of the Site. The large-scale built form with blank facades are anomalous to this area, which is surrounded by countryside to the north and residential units to the south and east.



Site Photo C: On Site looking east towards Brandon (Coventry) Stadium

Viewpoint Details
Date: 27/06/2017
Grid Reference: 440561, 277305
Elevation: 95m AOD
Distance to Site: On Site

Coventry Stadium

Site

2.10 Site Appraisal Summary

In its current state, the Site appears s isolated and has a prevailing feeling of containment formed by the vegetation and landform. Long views from within the Site are prevented primarily due to the mature boundary vegetation and, in some parts, existing built form.

The built form within the Site is of a large scale and massing with blank facades and no coherence with the built character in the vicinity. The state of disuse on Site, noted by the grass colonised hardstanding, and the urban clutter formed by the various fences, barriers, gates and banners, together contribute to the many detracting features that provide the Site with a discordant and degraded characteristic that is anomalous to the wider area.

The woodland along the north-western and north-eastern boundary within the Site is not designated as an Ancient Woodland. However, this area of woodland is covered by a TPO and reads as an extension to New Close Woods, which is an Ancient Woodland. This woodland on Site, due to its location, forms a setting for New Close Woods. Therefore, this woodland is considered to be of high value and of high susceptibility to the type of development proposed as the trees would take a long time to replace. Overall, the woodland is of high sensitivity to the type of development proposed.

Other boundary vegetation and hedgerows within the Site are considered to be of medium - low value, as, apart from the south-western group of trees that are covered by a TPO, they are not designated. They are of high susceptibility to the type of development proposed as the mature boundary vegetation and hedgerow would take a long time to replace. Therefore, the boundary vegetation and hedgerows are considered to be of medium sensitivity to the type of development proposed.

The other individual features within the Site, including the stadium building, associated speedway track, outbuildings and spectator stands (Built form), and the hard surfacing and a range of utilitarian boundary features (Hard materials); are all considered to be of low value and low susceptibility and therefore of low sensitivity to the type of development proposed.

The Site is a previously developed brownfield site that is utilitarian with a number of detracting elements within it. The Site, in its current state is incongruous to its setting and local context. The Site creates a void in the landscape that is neglected, disused and degraded in character. Although, the Site is surrounded by built form, they are mostly residential or farmsteads and of a smaller scale than the large buildings on Site. The boundary vegetation, in particular the woodland, are the only features that respond to and are part of the prevailing landscape character in this area.

Although, the Site is located adjacent to the Ancient Woodland, the Site itself is devoid of any designation and therefore the character of the Site is considered to be of low value, being an area that is degraded within the landscape that is not in keeping with the wider area. The Site is of low susceptibility, as it would be tolerant of substantial change. Overall, the character of the Site is considered to be of low sensitivity.

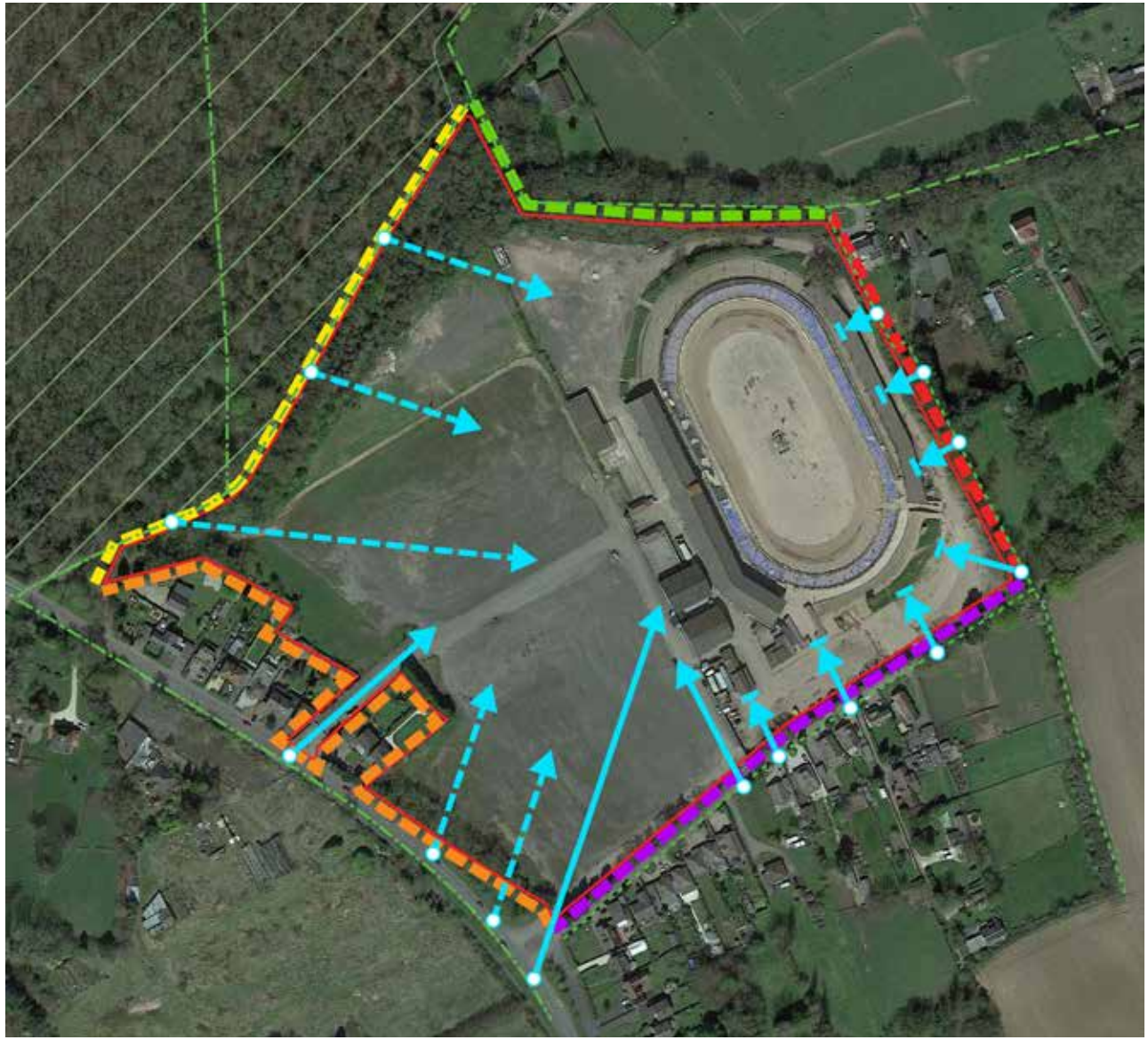


Figure 14: *Landscape and Visual Analysis Plan*

3. The Visual Baseline

The initial visual appraisal fieldwork was carried out in June 2017 and baseline photographs were retaken in May 2021. The fieldwork was undertaken from publicly accessible locations within the surrounding landscape, such as roads and PRoW, to establish the visibility of the Site from the eye level of a person standing on the ground. These locations were initially based on the Zone of Theoretical Visibility (ZTV) maps which illustrated predicted zones or areas from which a selected point within the Site, may, theoretically, be visible. Details of the ZTV are outlined within Appendix 2. The baseline visual appraisal was undertaken in summer conditions, with leaves on deciduous trees, however, judgements have been made for winter conditions, when the deciduous trees will be bare, to provide a balanced interpretation of the visibility of the Site.

3.1 Visual Appraisal

The locations of viewpoints to be considered in the LVIA have been agreed through liaison with the RBC during the pre-application process and are shown as Site Context Photographs (1-7). The locations of viewpoints to be considered in the LVIA are shown as Site Context Photographs (1-7). These viewpoints are representative of a range of viewpoint locations and receptors.

Figure 15: *Site Context Viewpoint Location Plan - Aerial Base*

The locations from which these photographs were taken are illustrated in Figure 15 and 16. There are no long-distance views of the Site from the surrounding landscape as a result of a combination of intervening topographical variation and vegetation, including tree belts and woodland blocks. All 7 no viewpoints have been modelled as wireline Accurate Visual Representations (AVRs) and can be found within Appendix 5. These photographs are in line with the guidance as set out in LI Technical Guidance Note (TGN) 06/19 'Visual Representation of Development Proposals'.

The location of the Site on low lying generally flat land, in combination with a limited surrounding topographical variation and extensive woodland cover and mature vegetation in the wider landscape, results in views of the Site from publicly accessible areas being extremely limited. Views of the Site are predominantly restricted to a limited number of near distance views from short lengths of local roads including Speedway Lane adjacent to the south-eastern boundary of the Site and the A428 Rugby Road to the south-west of the Site; and from a limited number of residential properties along the PRoW to the north-east, Speedway Lane and A428 Rugby Road.

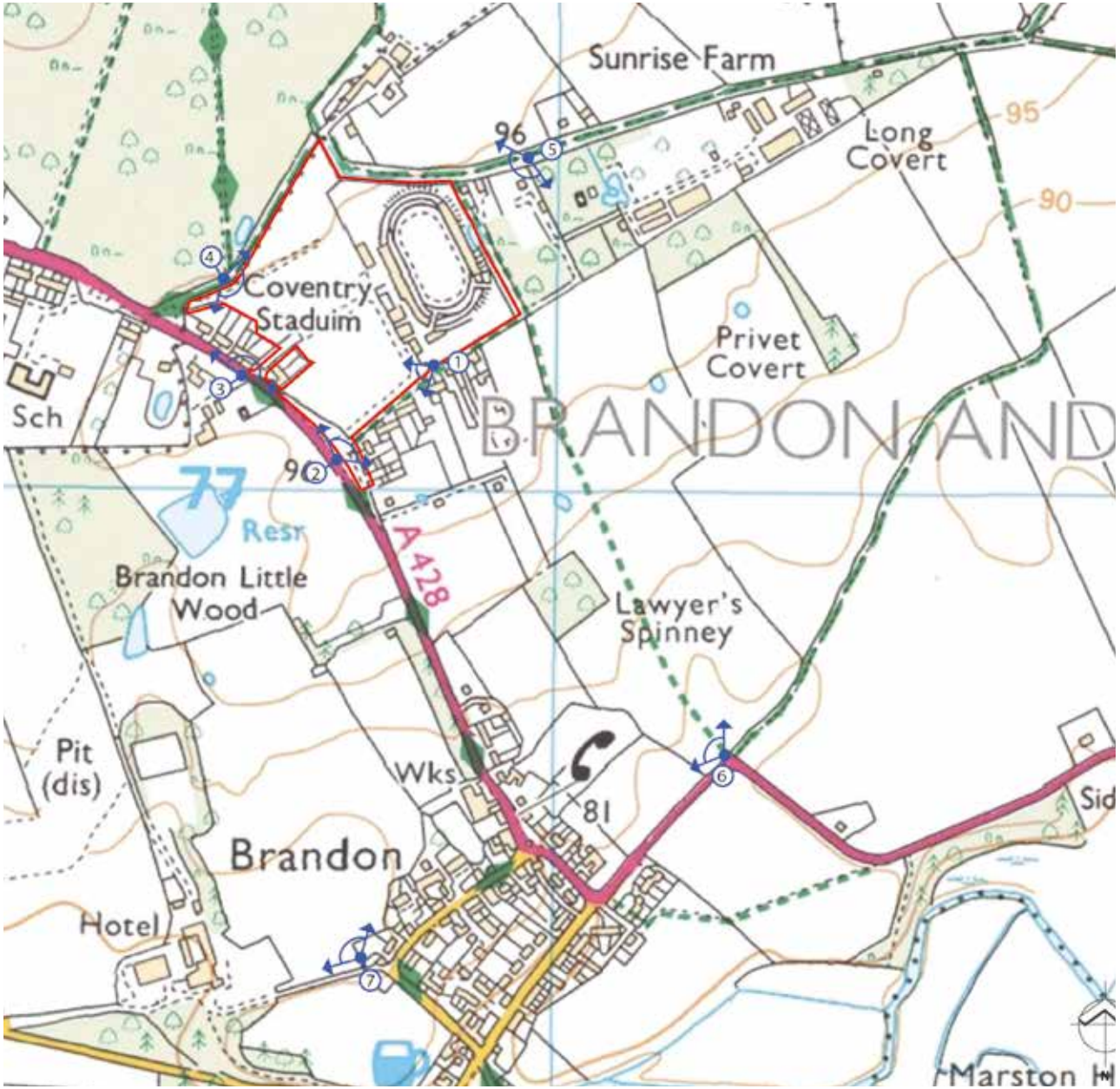


Figure 16: *Site Context Viewpoint Location Plan - OS Base*

Site Context Photograph 1: View from Speedway Lane, looking south-east

Visual Receptors: PRoW users, cyclists, motorists

The view is channelled along Speedway Lane, and a gap in the vegetation provides a view of the Site to the right. Residents within properties along Speedway Lane may experience this view; however, the angle and orientation of this view is different to the orientation of the dwellings. This view is representative of the potential view which could be experienced by users of Speedway Lane including drivers and cyclists on the road and pedestrians on the footway alongside the road. These visual receptors would experience a transient partial view into the Site.

The gap in vegetation affords a clear view of the eastern, southern and the north-western part of the Site. The state of disuse and the urban nature of the Site is evident, notably through the expansive hard-standing, parts of which are now covered by grass over the concrete. The various fencing, access points, banners etc are also seen on Site through this gap and furthers the perception of a degrading urban area.

The conifers along the Site's south-western boundary are also seen through this gap and denote the line of houses at Rugby Road. The woodland to the north-west of the Site encloses and limits the range of the view. The woodland forms the background to the view.

Residents along Speedway Lane would have views towards the Site from their properties which would be more open in some places where there are gaps in vegetation and heavily filtered in others. A majority of the properties would have glimpsed and filtered views of the Site due to the thick belt of conifer at the Site's boundary or occasionally in the front gardens of the properties and only a few of the properties would have more open views due to the gaps in the vegetation.

Site

Site Context Photograph 1: View from Speedway Lane, looking south-east

Viewpoint Details
Date: 11/05/2021
Grid reference: 440804.33E,277155.54N
Elevation: 96.67m AOD
Distance to Site: 2m

Site Context Photograph 2: View from Rugby Road (A428) near the junction with Speedway Lane, looking north-east

Visual Receptors: PRoW users, cyclists, motorists

The viewpoint is located on the footway which is set within a deep grass verge situated alongside the A428 Rugby Road. On the opposite side of the road, residential properties face onto a layby. This view is representative of those which are experienced by users of the A428 Rugby Road, particularly pedestrians but also cyclists and motorists. The location of the view also coincides with the route of the Centenary Way Long Distance Walk. This is a transient partial view and due to the orientation, it would be experienced by the receptors moving in a northerly direction.

The Site is seen through the gap in the vegetation along Rugby Road, where the erstwhile entrance to the Stadium used to be. The built form on Site is seen through this access point and forms the background of the view and limits views to the countryside beyond. The built form is different in scale and massing to the residential units at the junction of Speedway Lane and Rugby Road. The large disused industrial type built form on Site along with other hard materials (signage, gates etc) impart a perception of urbanisation that is discordant with its surroundings.

Rugby Road

Site Context Photograph 2: View from Rugby Road (A428) near the junction with Speedway Lane, looking north-east

Viewpoint Details

Date: 11/05/2021

Grid reference: 440679.76E,277043.34N

Elevation: 96.16m AOD

Distance to Site: 25m


Site boundary
Coventry Stadium
Speedway Lane
Property on Speedway Lane

Site Context Photograph 3: View from Rugby Road (A428), looking north-east

Visual Receptors: PRoW users, cyclists, motorists, residents

This view from A428 Rugby Road, looking towards the Site is representative of the view experienced by motorists, pedestrians, and also users of the Centenary Way Long Distance Walk. Residents at Rugby Road may also experience this view; however, it would be from the rear of the houses as the fronts are orientated to the south-west. This is a transient and partial view for most of the receptors apart from the residents.

This view comprises a series of residential properties lining Rugby Road. The Site is seen through the gap created by the main access point for the Stadium, in between the properties. The majority of the Site is obscured by the built form along Rugby Road and the vegetation in the back gardens of these properties. Where the Site is seen, it is of the Stadium building, the southern façade of which fills the gap in the background between the properties in the foreground. The blank façade of this stadium building is anomalous to the remainder of the view and provides a discordant feature. The utilitarian nature of the Site is further amplified by the security entrance gates and boundary features.

Site Context Photograph 3: View from Rugby Road (A428), looking north-east

Viewpoint Details
Date: 11/05/2021
Grid reference: 440545.9E,277162.7N
Elevation: 95.93m AOD
Distance to Site: 15m

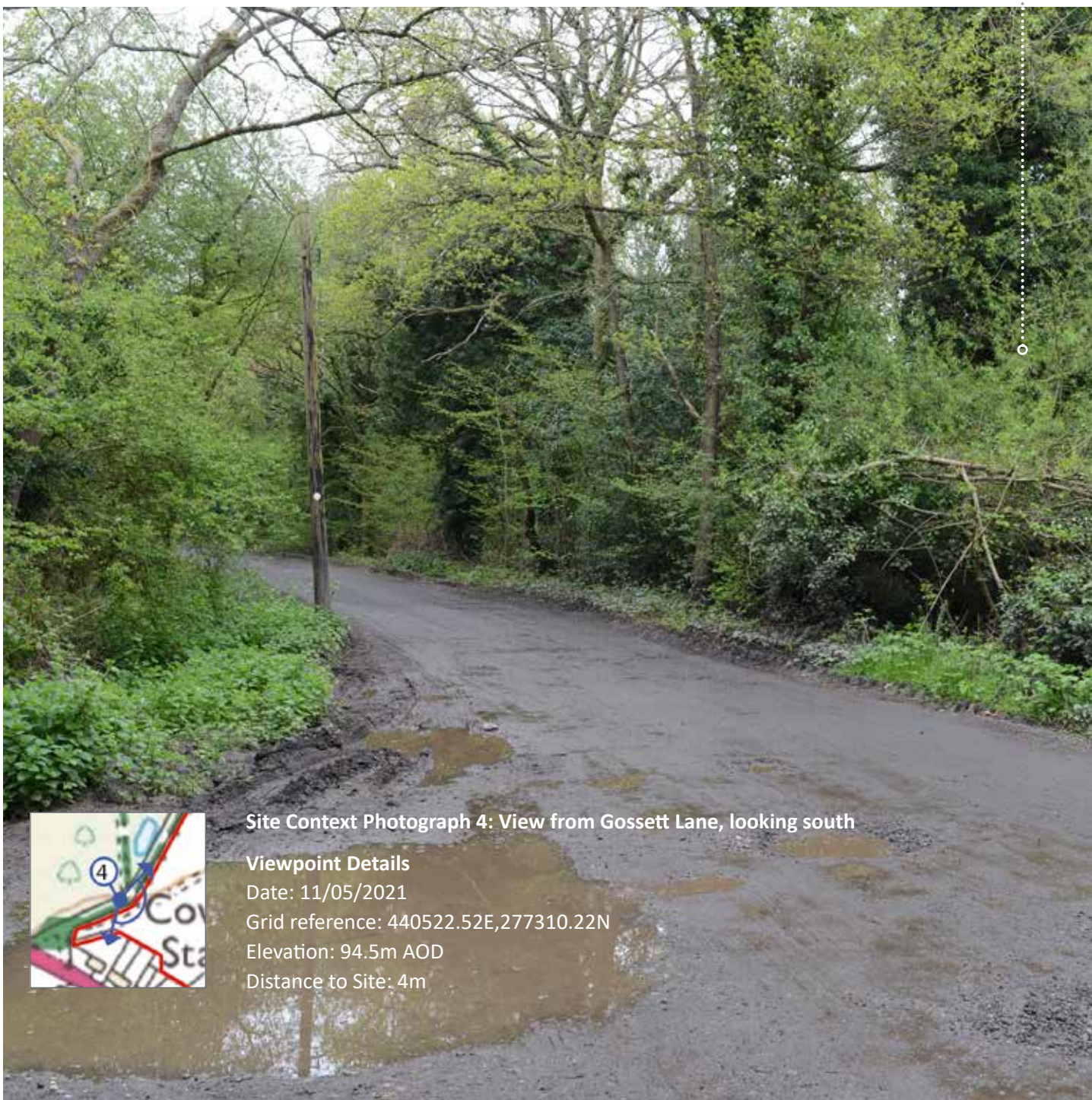

Properties on Rugby Road
Rugby Road
COVENTRY STADIUM

Site Context Photograph 4: View from Gossett Lane, looking south

Visual Receptors: PRoW users

This view is located on the bridleway (Binley Woods R78)/ Gossett Lane which extends adjacent to the north-western boundary of the Site, a crushed stone and gravel single track road. This is representative of the view experienced by users of the PRoW, and is transient in nature.

The Site is largely obscured by the mature vegetation along the Gossett Lane, but it is possible to see the properties on Rugby Road, being in such close proximity. The Site is seen filtered through the gaps in the understorey. During winter months, the visibility of the Site would increase, however it would still continue to be heavily filtered by the dense bare branches of the vegetation.



Site Context Photograph 4: View from Gossett Lane, looking south

Viewpoint Details
Date: 11/05/2021
Grid reference: 440522.52E,277310.22N
Elevation: 94.5m AOD
Distance to Site: 4m


Site

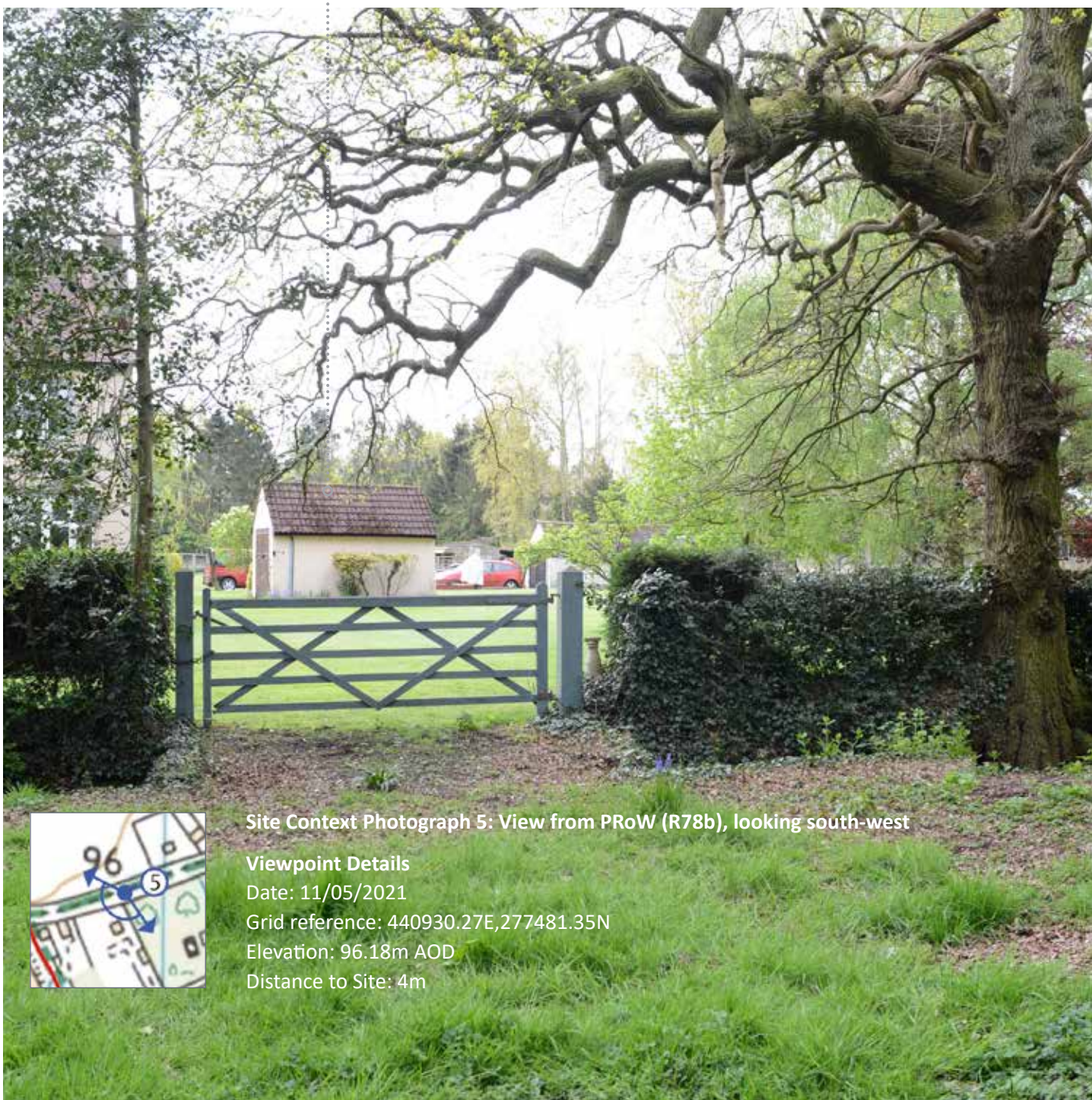
Woodview

Site Context Photograph 5: View from PRoW (R78b), looking south-west

Visual Receptors: PRoW users, residents

This view is located on the bridleway (Binley Woods R78b)/ Gossett Lane to the north-east of the Site in the vicinity of the residential units adjoining the Site. This is representative of the view experienced by users of the PRoW and the residents; and is transient and fixed in nature respectively for the two groups of receptors.

The Site is largely obscured by the existing built form and vegetation in the foreground, much of which is part of the domestic gardens. The Site, however, is seen glimpsed through the gaps in vegetation. During winter months, the visibility of the Site would increase, however it would still continue to be heavily filtered by the dense bare branches of the vegetation.



Site Context Photograph 5: View from PRoW (R78b), looking south-west

Viewpoint Details
Date: 11/05/2021
Grid reference: 440930.27E,277481.35N
Elevation: 96.18m AOD
Distance to Site: 4m

Site

The Croft

Site Context Photograph 6: View from PRoW (R143), looking north-west

Visual Receptors: PRoW users, motorists

This view is representative of the transient view which could be experienced by both guests and workers at the hotel. The foreground of the view is occupied with the former polo grounds of Brandon Hall, dotted with mature Oak trees. Brandon Little Wood can be seen on the horizon of the view and from this location the views of the Site are prevented due to the multiple layers of mature vegetation. During winter months, with no deciduous foliage, the Site would continue to be obscured due to the distance and the number of intervening vegetation blocks which would layer and screen views.

The view looks in a northerly direction across a gently sloping agricultural field towards the Site. To the far right of the view, residential properties and agricultural buildings can be seen that form the eastern boundary of the settlement of Brandon. Much of the horizon of the view is formed of mature copses and lengths of dense woodland. Lawyers Spinney, in the centre of the view, is a distinctive feature. Streetlights to the left of Lawyer's Spinney can be seen marking the line of Rugby Road. Between the mature vegetation, a single residential property can be seen at Speedway Lane. The Site is obscured from view mainly by Lawyer's Spinney and other mature vegetation.

During winter months, when the deciduous vegetation will be bare, there may be views of the eastern part of the Site; however, these will be heavily filtered and screened by the branches of the thick intervening vegetation. The remainder of the Site would continue to be obscured by Lawyer's Spinney, even during winter months.

Site Context Photograph 6: View from PRoW (R143), looking north-west

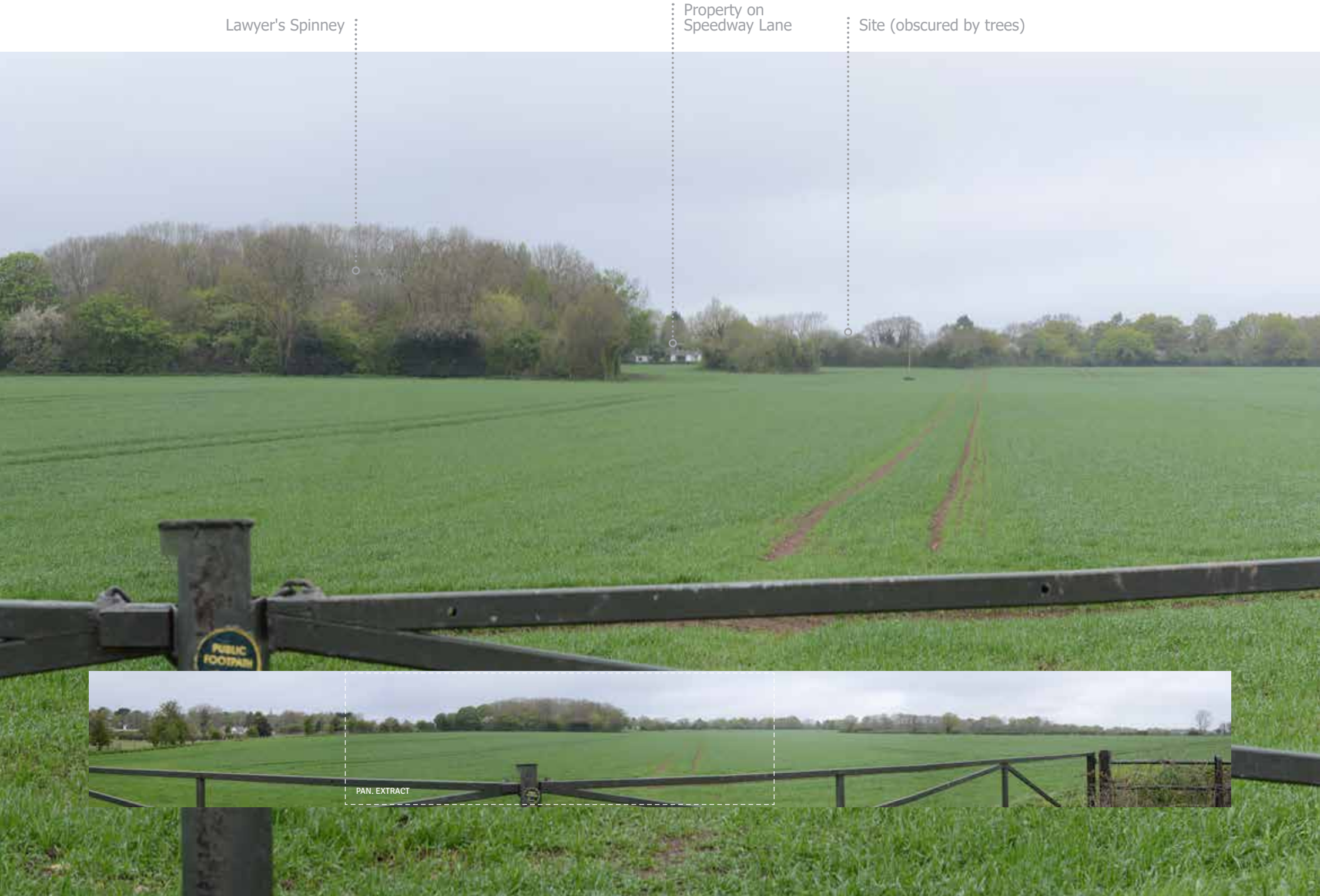
Viewpoint Details

Date: 11/05/2021

Grid reference: 441258.28E,276615.87N

Elevation: 78.24m AOD

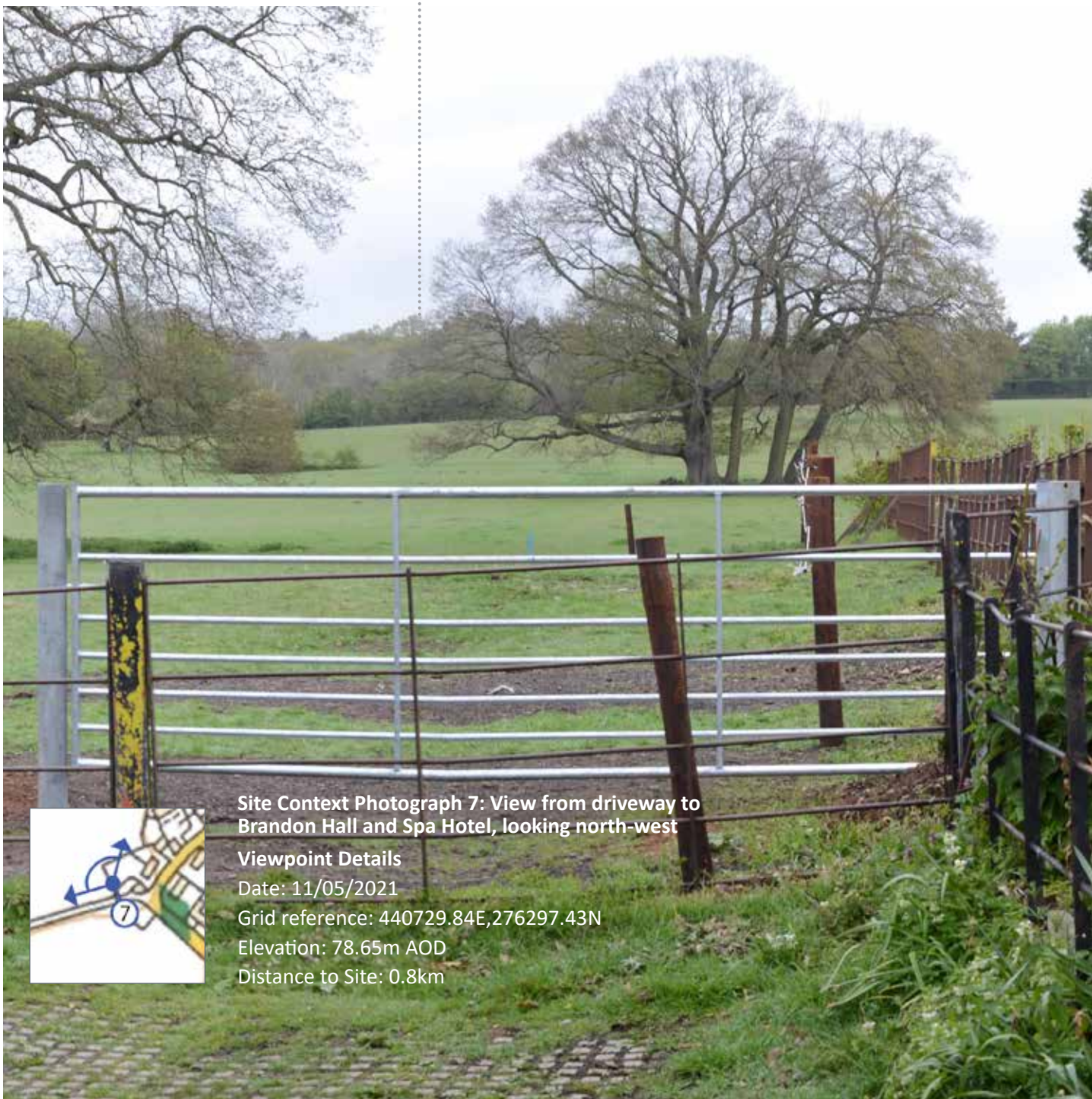
Distance to Site: 0.7km


Lawyer's Spinney
Property on Speedway Lane
Site (obscured by trees)
PUBLIC FOOTPATH
PAN. EXTRACT

Site Context Photograph 7: View from driveway to Brandon Hall and Spa Hotel, looking north-west

Visual Receptors: Hotel workers

This view is representative of the transient view which could be experienced by both guests and workers at the hotel. The foreground of the view is occupied with the former polo grounds of Brandon Hall, dotted with mature Oak trees. Brandon Little Wood can be seen on the horizon of the view and from this location the views of the Site are prevented due to the multiple layers of mature vegetation. During winter months, with no deciduous foliage, the Site would continue to be obscured due to the distance and the number of intervening vegetation blocks which would layer and screen views.




PAN. EXTRACT

4. Summary of Landscape and Visual Baseline

The key landscape and visual baseline characteristics that have been distilled from Section 2 and 3 are summarised here:

- The Site has an almost flat landform ranging from 97m AOD at its north-eastern boundary to a low point of 95m AOD
- The Site is surrounded by residential land use to the immediate north, east and south and woodland to the north-west.
- The Site is not accessible to the public and there are no PRoWs within the Site. However, Warwickshire Centenary Way, a Long Distance Walk, extends along the A428 Rugby Road to the south-west of the Site. There are a number of other PRoWs adjoining the various Site boundaries.
- New Close/ Birchley Wood, a mature Oak woodland and an Ancient & Semi-Natural Woodland, is located immediately adjacent to the Site's north-western boundary.
- The whole of the Site is located within the West Midlands Green Belt where it extends between Birmingham and Coventry.
- At a national level, the Site lies within NCA 96: Dunsmore and Feldon which is noted for areas of well-wooded character.
- At a local level, the Site lies within LCT 'Dunsmore Parklands' which is also noted for its well-wooded character which provides a sense of enclosure and views to wooded skylines.
- The Site itself is a is a previously developed brownfield site which contains areas of hardstanding in connection with the recent historic use of the Coventry Stadium racetrack, spectator stands and outbuildings. The Site creates a void in the landscape that is neglected, disused and degraded in character.
- The Site has strong well-defined boundary features that provides enclosure and containment to the Site.
- The location of the Site on low lying generally flat land, in combination with a limited surrounding topographical variation and extensive woodland cover and mature vegetation in the wider landscape, results in views of the Site from publicly accessible areas being extremely limited.
- Views of the Site are predominantly restricted to a limited number of near distance views from short lengths of local roads including Speedway Lane adjacent to the south-eastern boundary of the Site and the A428 Rugby Road to the south-west of the Site; and from a limited number of residential properties along the PRoW to the north-east, Speedway Lane and A428 Rugby Road.

4.1 Landscape Receptors

The key character defining landscape receptors, the landscape components and elements within the Site, are set out in the table below that would be affected by the Proposed Development.

	Landscape Receptors
Landscape Character	National Landscape Character – (NCA 96: Dunsmore and Feldon)
	Local Landscape Character (Dunsmore Parklands LCT)
	Site Character
Landscape Features	Woodland
	Boundary vegetation and hedgerows
	Built form
	Hard Materials

4.2 Visual Receptors

A summary of the receptor groups that are likely to be affected by the Proposed Development has been recorded in the table below.

Visual Receptors	Viewpoints
Residents	VP 1; VP 3; VP 4; VP 5
PRoW users	VP 1; VP 2; VP 3; VP 4; VP 5; VP 6
Road users	VP 1; VP 2; VP 3; VP 6
Hotel workers	VP 7

Part 2

Green Belt Review

5. Assessment of the Contribution of the Site to the Purposes of the Green Belt

5.1 Published Green Belt Review

Joint Green Belt Study (2015)

Coventry City Council, North Warwickshire Borough Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council, Stratford-on-Avon District Council and Warwick District Council was prepared by Land Use Consultants and published in 2015.

The Site is identified within the local authority boundary of Rugby, the Site is not covered by a land parcel but is contained within the boundary of Broad Area 2 and is adjacent to the eastern boundary of the BW1 Land Parcel. The description of Broad area 2 states that it "lies between Coventry to the west and Rugby to the east. The area contains the Registered Park and Garden of Coombe Abbey, including the Grade I listed Coombe Abbey and SSSIs Coombe Pool and Brandon Marsh."

The Study notes that the broad area as a whole has been assessed as making a considerable contribution to all five purposes of Green Belt:

- *"Checking the sprawl of Coventry from the west and Rugby from the east.*
- *Preventing the merging of these urban areas in the long term.*
- *Safeguarding the countryside, particularly the flood plain of the river Avon.*
- *Preserving the setting and special character of the historic towns of Coventry and Rugby. Panoramic views of the historic cores of both towns can be seen from a number of locations within the broad area.*
- *Assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands."*

Figure 17: *Assessment Broad Area 2. West Midlands Joint Green Belt Study (June 2015).*

5.2 Barton Willmore Green Belt Review of the Site

This Green Belt Review assesses the contribution of the Site to the purposes of the Green Belt, at a finer grain than the Council assessment. The BW Green Belt review uses the published Green Belt review criteria as presented within the 2015 Joint Green Belt Study. This methodology has been reproduced within Appendix 1.

The reasons stated for the considerable contribution of the Broad Area to the purposes of the Green Belt within the Joint Green Belt Study are not reflective of the Site's contribution to the Green Belt. Our brief analysis of the contributions stated with regards to Site are:

- The Site occupies a very small percentage of the total Broad Area and is already separate from both Coventry and Rugby. It lies at the edge of Binley Woods and therefore does not contribute to the sprawl or the merging of the two settlements of Rugby and Coventry.
- Furthermore, the Study states that the Broad Area safeguards the countryside in particular the River Avon flood plain. The Site is a Previously Developed brownfield Land (PDL) and is not considered to be part of the countryside. The Site also lies outside the River Avon flood plain. It is considered as a consequence of these facts that the re-development of this Site will not harm the purposes of Green Belt in relation to safeguarding the countryside.
- The Site is visually contained due to its topography and surrounded by vegetation blocks and does not afford views towards the historic core of either Rugby or Coventry. The Site, therefore, does not contribute towards preserving the setting and character of historic towns.
- The Site would support the re-development of brownfield land and therefore contribute positively towards the purpose of assisting regeneration and encouraging the recycling of derelict and other urban land in the West Midlands.

The Site is not represented appropriately in terms of its contribution to the Green Belt purposes due to being part of a much larger parcel of assessed land. On this basis, BW have undertaken an independent assessment in terms of the Site's contributions to the Green Belt purposes. This is presented within Table 1 in this report.

Table 1: *Contribution of the Site to the Purposes of the Green Belt*

NPPF Purposes of the Green Belt	Issues for Consideration as per the Joint Green Belt Study (2015)	Analysis	Score
Check the unrestricted sprawl of large built-up areas	Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?	The Site comprises a small area of land adjoining the existing settlement edge of Binley Woods along Rugby Road. The south-western edge of the Site borders the existing ribbon development at Rugby Road and a further linear development is present at Speedway Lane forming the Site's south-eastern boundary. The existing built form on Rugby Road and Speedway Lane is perceived to be part of Binley Woods. The Site is situated in between and behind these areas of ribbon development and much of the frontage along the roads are already occupied by the existing housing. Development in this location will consolidate the existing areas of residential development along Rugby Road and at Speedway Lane.	0
	Is the parcel free from development? Does the parcel have a sense of openness?	The Site contains some existing built form, including buildings in association with the speedway track, stadium and viewing galleries. The Site is also located directly adjacent to existing residential development along Speedway Lane and Rugby Road. The remainder of the Site is formed of hardstanding which was formerly used as a car park and several ancillary security boundary features. These urbanising elements in association with being in close proximity to a large woodland and hedgerows that prevents long views out. This enclosing nature of views further removes the 'sense of openness'.	0
	Critique: The Site is adjoined by buildings and roads on two sides and is not separate from existing built form within Binley Woods. The Site itself contains several large-scale commercial buildings and consequently is not part of the open countryside. Any development within the Site would therefore adjoin the existing built form and road infrastructure. Development to the north of Rugby Road is existent, as demonstrated by the residential neighbourhoods to the south and east of the Site and therefore the Site would not be an anomaly. The Proposed Development will be set behind the existing houses on Rugby Road in the north and green frontage in the south, which would reduce the perception of a continuing linear ribbon development along Rugby Road. The Proposed Development would occupy an area of land that is currently occupied by derelict and degraded buildings. It is a planned development that would further contribute towards integrating the two existing ribbon developments to form a holistic nuclear area of built form that would be part of Binley Woods and form its eastern limit. Although the Site lies within the administrative boundary of Brandon, it has a closer relationship with the rural settlement of Binley Woods and is located in an area that is perceived as being part of Binley Woods. The Site being previously developed and limited to the east by built form and strong vegetation would not increase the 'sprawl' of Binley Woods into the neighbouring countryside.		

NPPF Purposes of the Green Belt	Issues for Consideration as per the Joint Green Belt Study (2015)	Analysis	Score
Prevent neighbouring towns from merging	Is the parcel locate within an existing settlement? If no, what is the width of the gap between the settlements at the point that the parcel is intersected?	The Site is located in close proximity (approx. 200m to the east) to the existing settlement boundary of Binley Woods. The distance between the Site and nearest settlement Brandon is approximately 600m. However, Brandon is not considered to be a major settlement and therefore its presence in proximity to Binley Woods does not cause the merger of towns Although the Site lies outside the settlement boundary of Binley Woods as noted in the Rugby Local Plan, the presence of the built environment on Rugby Road and Speedway Lane causes this area to be perceived as part of Binley Woods and not outside it.	0
	Critique: The current settlement boundary of Binley Woods is drawn in a way that is not representative of the settlement on the ground. The settlement boundary of Binley Wood does not encompass a considerable extent of built development, including several dwellings fronting on to both Rugby Road and Speedway Lane and also the Coventry Stadium in between. The presence of these buildings, specifically those fronting Rugby Road, is such that the Site is perceived as being part of Binley Woods, which is classified as a village and not a town. The nearest large settlements to the Site are Coventry, approximately 2km to the west and Rugby, approximately 8kmto east. The Site is physically and visually separate to both these settlements, in particular Coventry which lies in closer proximity to the Site than Rugby. The Site is located on the eastern edge of Binley Woods and therefore in the opposite direction to Coventry, hence the development on this Site would not result in the physical merging or perception of merging of Brandon and Binley Woods or with Coventry.		

NPPF Purposes of the Green Belt	Issues for Consideration as per the Joint Green Belt Study (2015)	Analysis	Score
Assist in safeguarding the countryside from encroachment	Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?	The Site is a disused speedway stadium comprising a speedway track, viewing galleries, associated buildings and large areas of hardstanding that was formerly used as car park. Other urbanising features include various boundary and security fencing measures. The composition of the Site removes it from possessing any rural characteristics which would be key to land associated with countryside. The Site is also bordered on two sides by residential development and roads.	0
	Has the parcel already been affected by encroachment of urbanised built development?	The presence of the dense vegetation along its boundaries afford the Site with visual containment. The low visual envelope prevents visual encroachment into the countryside.	0
	Are there existing natural or man-made features / boundaries that would prevent encroachment of the countryside within or beyond the parcel in the long term? (These could be outside the parcel).	The countryside lies to the north-west and north-east of the Site. The Site is bound by the Ancient and Semi Natural Woodland New Close Wood to the west/north-west and a dense tree belt covered by TPO to the north-east. These two landscape features provide a robust, physical and readily recognisable boundary which would prevent encroachment into the countryside. The countryside is also present further east, however, to the immediate vicinity of the Site there are a number of built developments such as farmsteads and a robust pattern of thick hedgerows and trees that provide enclosure to the site in terms of visibility as well as physical containment.	0
	Critique: The Site is an area that was previously developed as a speedway and comprises a speedway track, car park and several associated built units. Therefore, the Site is not considered to be open countryside. The Site has a strong boundary enclosure in the form of the Ancient and Semi-Natural Woodland; therefore, will not encroach into the countryside. The area within which the Site is located contains residential neighbourhoods, including the properties to the east and south of the Site (at Speedway Lane), and properties along Rugby Road. The Ancient and Semi-Natural Woodland, New Close Wood and Birchley Wood to the north-west provides a strong boundary to prevent physical and visual encroachment into the countryside. The dense boundary vegetation along the north-west, north-east and east that would be further reinforced through the Proposed Development would create a robust structure that would assist in preventing encroachment into the countryside. The vegetation and the topography provide visual, physical and perceptual containment of the Site. This tight visual envelope prevents visual connections with the countryside and also creates a physical visual barrier to the perception of encroachment into the outlying countryside.		

NPPF Purposes of the Green Belt	Issues for Consideration as per the Joint Green Belt Study (2015)	Analysis	Score
Preserve the setting and special character of historic towns	Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town? Does the parcel have good intervisibility with the historic core of a historic town?	The Site is not within or near a Conservation Area and does not have any intervisibility with the historic core of a historic town.	0
	Critique: The Brandon Conservation Area lies at the core of the village of Brandon. The Site, however, is not physically or visually connected with this area and therefore has no connections with the historic features within it.		
Overall Note: All parcels within the published Green Belt review have been given the score of 4 for Purpose 5. However, the Site is previously developed brownfield land and therefore this is an area that should be prioritised for redevelopment and assisting in urban regeneration through the recycling of derelict and other urban land and in turn would positively contribute towards protecting other Green Belt land. Due to this reason, it can be said that the Site scores a 0.			

5.3 Green Belt Review Summary and Conclusions

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. However, as noted in Table 1, the Site is developed – it contains and comprises the Coventry Stadium and its car park and access roads. The Site, therefore, does not perform the role of checking the sprawl of the developed area as it is already developed or brownfield land. The Site is located in an area that is surrounded by existing development to the east, west and south. In particular, the built environment to south and east form part of the perceived settlement extent of Binley Woods with Speedway Lane being its eastern limits. The Site is contained by Speedway Lane and therefore it is considered to be part of Binley Woods and would not cause sprawl.

When Green Belt boundaries are reviewed within the Local Plan process, Government national policy, as set out in the NPPF, requires local planning authorities to define new boundaries clearly, using features that are readily recognisable and likely to be permanent. This is particularly relevant to the Site which has boundaries that are well defined and discrete.

In terms of creating a robust boundary to the new Green Belt, the Site is well contained in views from the wider landscape as a result of substantial belts of mature vegetation and areas of well-established woodland around its boundaries. New Close/ Birchley Wood along the north-western boundary and mature vegetation along the eastern, western and southern boundaries provide robust, defensible and permanent boundaries to the new Green Belt. This has a bearing on the nature of the contribution of the Site to the wider Green Belt land. Its boundaries are well defined by components that are physical, clear, easily recognisable, and permanent.

The Site limits are made by the following existing physical features that are well established:

- North west: New Close Birchley Woods – established and extensive broadleaf woodland;
- North and north east: tree belt;
- South east: Speedway Lane – tree lines and residential properties; and
- South: A428 Rugby Road – tree lines; residential properties.

The NPPF states that the key characteristics of the Green Belt are "their openness and their permanence". The Site is not considered to be 'open' in policy terms due to the fact that the Site is previously developed land, comprising considerable areas of hard standing; the storage of industrial style metal cabins; and the existing built form of the stadium buildings. It is also physically contained on all sides by built form and existing substantial vegetation. All of these elements contribute to limiting the Site's openness.

The NPPF further notes in Para 145 that *"limited infilling or complete redevelopment of previously developed land"* would be appropriate if it does cause substantial harm to 'openness'. As stated before, the Site is not considered to be 'open' and the redevelopment would assist in consolidating this area.

The proposed redevelopment of the Site for residential use complies with purpose five of the National Green Belt policy to; 'To assist in urban regeneration by encouraging the recycling of derelict and other urban land'. The proposed development also provides provision for the inclusion of a new 3G ATP pitch and sports pavilion which would promote the principles of enhancing the beneficial use of the land as outlined within Paragraph 141.

The Site is a Previously Developed Land (PDL) with derelict buildings

Part 3

Proposed Development and Assessment of Effects

6. The Development Proposal

The design and layout of the Proposed Development has taken into consideration landscape and visual matters so as to avoid and reduce the potential for adverse effects. This approach, that uses the LVA and LVIA process to inform and cause testing and refinement to the development design, is very important has been central to the Project. By studying the setting in relation to the proposals, the scheme design has taken on a responsibility for the change on the Site in a manner that looks beyond its boundaries. This application in the design process of LVA and LVIA work has ensured that the development proposal takes advantage of the landscape and visual opportunities present within the Site and its setting and avoids harm. This iterative process of testing against defined receptors, and consequentially modifying proposals is Primary Mitigation. It is change and refinement by design. It is an approach that is integrated into the parameters for the Proposed Development as a response to knowledge, appreciation and analysis the key receptors in the existing baseline.

The Proposed Development will be designed sympathetically to respond to the Ancient Woodland adjoining the Site

6.1 Landscape and Visual Considerations

The landscape and visual baseline information set out in Part One of this LVIA leads to the following considerations that have been included as part of the design development. These include:

Green Infrastructure:

- Provision for improving the Green Infrastructure of the Site in line with landscape strategy for the Dunsmore Parklands LCT, linking, enhancing and protecting the existing green assets such as hedgerows and trees and contributing further to the wooded character.
- Providing new footpaths within the Site to contribute positively to and connect into the local footpath network.
- Providing new areas of open space including play provision that would be accessible to the public.
- Provision for attenuation basins for the Sustainable Drainage System (SuDs) to further enhance biodiversity on Site.

Vegetation:

- The retention of the existing boundary and internal vegetation, as far as possible, and to further enhance these, to strengthen the Green Belt boundaries and provide a sense of scale and enclosure.
- Additional tree planting in the western extent of the Site, particularly, in close proximity to the south-western boundary to soften views of built form and the sports pitch, and to reduce the perceived noise from Rugby Road.

Sports Use:

- Provision for a new area of sports use, to further the community and recreational use of the Site.
- Potential to create a green sculpted roof the sports pavilion to assimilate into the host landscape more positively.

Policy drivers:

- Setting back built form from the south-eastern and south-western edge, to provide a green buffer/frontage and a level of screening to the existing housing along Speedway Land and Rugby Road respectively to be in line with recommendations within the Rugby Borough Council Landscape Sensitivity Study.
- Setting back development from the north-western boundary to provide the 30m off-set from the Ancient Woodland (New Close Wood) as required by the Rugby Borough Council Landscape Sensitivity Study, exceeding the requirements of Natural England.

6.2 Landscape Design Principles

The detailed landscape proposals in the future will need to incorporate certain design and mitigation principles to assist in the diminishing the significance of effects of the Proposed Development. As per paragraph 3.37 of the GLVIA "mitigation measures are not necessarily required in landscape appraisals carried out for projects not subject to EIA…it is nevertheless often helpful to think about of ways of dealing with any negative effects identified." The following landscape design principles have been considered as being integral to the scheme. These principles have been taken into the consideration of the assessment in particular when assessing the residual effects at Year 15 once the planting has been established. These include:

- New robust tree and understorey/hedgerow planting at the location of the existing vehicular access near the junction of Rugby Road and Speedway Lane
- New hedgerow planting to reinforce the boundary vegetation along Speedway Lane.
- Introduce robust structural planting along the eastern boundary in particular towards the northern end in close proximity to existing residences.
- Provide ornamental tree planting in the proposed car park to the south-west to complement and provide visual interest from the residences along Rugby Road.

Boundaries

- Site boundary

Existing elements

- Existing PROW/Bridleway
- Existing PROW/Twelve o'clock ride
- Existing PROW
- Existing Trees & RPA's
  (Tree survey Plan 8135-A-02. FPCR, Dec 2017)
- Ancient Woodland (New Close Wood)
- Existing Bunding

Proposed elements

- Residential Development
- Public Open Space
- Parking (Bitmac) & Access
- Overflow Parking gravel/stone chip roadway with reinforced grass
- Proposed Paths
- Proposed Mounding & Screen Planting
- Proposed Understorey Planting
- Proposed Grass Planting
- Local Equiped Area of Play (LEAP)
- SuDS - indicative
- Speedway Racer sculpture (Public Art)

Pavilion & 3G Artificial Turf Pitch (ATP)

- Pavilion (green roof)
- Pitch - 3G ATP
  112x76m (including goal recess and spectator/respect areas)
  106 x 70m (Playing Area)
- Ball stop fencing

Figure 18: *Landscape Concept Plan*

6.3 The Proposed Development

In summary, the Proposed Development includes the demolition of existing buildings and outline planning application (with matters of access, layout, scale, and appearance included) for residential development of 124 dwellings (Use Class C3) including means of access into the site from the Rugby Road, provision of open space and associated infrastructure and provision of sports pitch, erection of pavilion and formation of associated car park (details to be confirmed).

Built Form

A key inherent mitigation measure of the Proposed Development includes the consideration of the scale and height of the residential units. The built form would be similar in scale and height to the residential units in the immediate vicinity of the Site, to provide a sense of coherence in the landscape. The majority of the residential units will be two storeys high and some units will be two and half storeys (maximum 10m ridge height).

The residential units will be located largely within the eastern extent of the Site, in and around the location of the existing disused buildings, and set within newly created open space.

The location of the built form will be set back from the boundaries, to allow green frontages and to respect the space around the existing properties near the Site. The residential units have been set back from Rugby Road to also limit the perception of ribbon development along this corridor.

The green buffer will not only assist in minimising the visual influence of the built form but also create a perception of enclosure and assist in enhancing the landscape structure in alignment with the LCT: Dunsmore Parklands. The strengthened green setbacks will provide a strongly defensible Green Belt edge.

3G ATP sports pitch and associated car park and pavilion

A 3G ATP sports pitch will be located at the western extent of the Site near the north-western and south-western boundaries. The pitch will be set back from New Close Wood by 30m to provide a buffer that is sympathetic to the woodland, in line with RBC's Landscape Sensitivity Study, and 30m from the proposed and existing residential units to provide a buffer for all residents.

The pitch will have associated bitmac surfaced car-park and cycle storage along the south-western edge of the Site. The car park will be set back from Gossett Lane but in close proximity to the back of the houses along Rugby Road. Planting between the car park and the rear edge of the back gardens of the houses will be provided to soften and filter the car park and the sports pitch further north. An overspill car park will be present, south of Coombe Cottage and Carma. This will be a temporary car parking area that will be made of reinforced grass, thereby providing a sense of open space.

Whilst the specific details of the pavilion are reserved for consideration at a later date, it is envisaged that such will take the form of a single storey building (up to 5m high) with a green roof This pavilion will be located to the south-east of the pitch, in between the pedestrian entrance and vehicular entrance to the Proposed Development. This pavilion will be set into the mounding of the landscape, to minimise visual intrusion.

As part of the inherent mitigation measures, a new planted bund will be provided along the north-eastern side of the pitch to assist in screening and also to provide a wooded character to help assimilate the Proposed Development into the wider landscape.

Open Space

The Proposed Development will be embedded in green open space. It will be set back from most of the boundaries to provide areas of green space either to form a buffer area for existing properties or to provide a gradual progression to wider countryside and Green Belt land to the north and south-east.

The Landscape proposals as shown in Figure 19 demonstrate the retention of almost all vegetation features within the Site, with the exception of a few Category C trees in the south-western boundary which would be removed to provide access to the Proposed Development. The hedgerow in the centre of the Site would be partially retained. The southern extent of the hedgerow will be lost (approximately 112m), to facilitate SuDS and movement within the Public Open Space.

A play area will be provided within the open space, close to proposed residential units and main access. The play area will be incorporated into the open space, and natural play design will be encouraged to reflect the outlying countryside character.

Tree planting along the streets will be provided, to support the wooded character of this area. This wooded character would be further enhanced by additional tree planting within the open space.

Figure 19: *Illustrative Landscape Masterplan*

7. Assessment of Effects

This section summarises the likely effects of the Proposed Development in terms of the landscape features, character and views; and provides a response to policy directions. The assessment is undertaken with consideration to Year 1, when the buildings are complete, and at Year 15, when the proposed planting has established itself.

A transparent and balanced approach has been taken to establishing the significance of effects. As explained in the LVIA methodology in Appendix 1 and in accordance with paragraph 3.22 of GLVIA3, a judgement has been made about whether effects are positive (beneficial) or negative (adverse). The magnitudes of beneficial and adverse change as a result of the Proposed Development have therefore been considered. The balance of these considerations has been used to inform judgments as to whether an effect is adverse or beneficial and, in combination with the sensitivity of the receptor in question, the significance of that effect. These findings are set out in Appendices 3 and 4 and a summary of the findings presented in sections 6.1-6.3.

It is acknowledged that the construction phase will also result in a number of alterations to the landscape and visual amenity through the limited removal of landscape components and the addition of plant and machinery. The effects that will occur will be transient, shifting and infrastructural in appearance, in contrast to the more settled appearance of completed built form, but they will be temporary in nature and are not, therefore, considered to give rise to greater effects than at Year 1.

The Site in its current state is a derelict and damaged landscape

7.1 Effects on Landscape Features

As set out in Appendix 3, the Proposed Development will remove the existing low sensitivity hard surfacing, built form and other hard boundary features. The Proposed Development will introduce in their place, new built form of residential use and a pavilion that would be in keeping with the context. It will also introduce a 3G ATP for sports use, play provision and areas of public open space with proposed and retained enhanced planting. It is therefore considered that there would be a large magnitude of change in these landscape features within the Site and that this would be beneficial in nature and thereby resulting in beneficial effects of Minor-Moderate significance at Year 1 which would become Moderate beneficial at Year 15 once the new planting establishes itself.

The Proposed Development will not cause any change to the woodland on Site. The woodland will be retained and protected from any development intrusions. It will lie within a 30m buffer zone off the edge of New Close Wood ensuring the protection of the Ancient Woodland off-site. The woodland on Site will be set against public open space as part of the Proposed Development and will be bolstered and enhance in places. It is therefore considered that there would be no magnitude of change to the woodland on Site at Year 1 and would result in neutral effects. At Year 15 when the proposed planting establishes itself there would a Very small magnitude of change that would be beneficial in nature, thereby resulting in Negligible beneficial effects.

Other vegetation on Site, will largely remain unaffected by the Proposed Development. A part of the hedgerow on Site will be removed to accommodate the proposed residential built form and SuDS. A further few Category C trees will be removed at the south-western boundary close to Speedway Lane to allow access into the Proposed Development. These removals will be more than offset by a number of new trees, situated throughout the Proposed Development across the Site. A majority of the proposed trees will be set within the proposed public open space with some trees along the new streets. The retained vegetation along the boundaries will be further enhanced and reinforced. It is therefore considered that on balance, at Year 1 there would be a very small magnitude of beneficial change, resulting in beneficial effect of negligible significance. Through the ongoing establishment of the proposed planting, it is anticipated that further medium magnitude of beneficial change will be derived from the trees over time resulting in moderate beneficial significance of effects.

7.2 Effects on Landscape Character

As set out in Appendix 3, the Proposed Development will result in direct beneficial effects on landscape character, from the level of the Site itself to the LCT Dunsmore Parklands, forming the wider context of the Site. These effects would primarily arise from the removal of detracting features and the restoration of the landscape by introducing areas of public open space, new planting and harmonious scale of built form amid the current degraded and incoherent brownfield setting of the Site.

The Proposed Development will fill a void in the landscape and restore the landscape character and unify it with its surrounding context. The retention of the majority of the boundary vegetation and the enhancement of the same along with additional tree planting throughout the Site within public open space will assist in restoring and enhancing the wooded character of the LCT. The enhanced green infrastructure implemented through the Proposed Development will provide a further visual containment to the Site and would be in keeping with the characteristic of 'views enclosed by woodland'.

Overall, it is considered that at Year 1 there would be beneficial effects of minor-moderate at a Site level and of negligible beneficial significance at the level of the LCT Dunsmore Parklands. At Year 15, once the proposed planting has established, there would be beneficial effects of moderate - major at a Site level and of minor beneficial significance at the level of the LCT Dunsmore Parklands.

The Site contains derelict built form that form detractors in the landscape

7.3 Visual Effects

As set out in detail in Appendix 4, it is considered that visual effects will typically be beneficial – neutral.

From the immediate vicinity of the Site, (View 1-5) the principal beneficial changes will be the replacement of the existing detracting features, enhancement in the local streetscape and cohesion and unification of the landscape. This will notably arise from the residential built form that will be similar in scale and use to its immediate context set against green frontages that will assimilate the Proposed Development in a wooded area. Views from Speedway Lane will have a small adverse effect in that, the Proposed Development will screen parts of the existing New Close Wood that currently forms the background. Similarly, views from PRoW R78b will have a negligible adverse effect, as the proposed built form will be seen through the gaps in vegetation. However, both of these views are transient in nature and the proposed vegetation to bolster and reinforce the boundaries will provide a wooded character to the view.

It is overall considered that in these views at Year 1 there will be beneficial effects of up to moderate-major significance. At Year 15, when the planting establishes itself this will result in a beneficial effect of up to major significance.

Effects in views from Speedway Lane (View 1) will be slightly less beneficial owing to the adverse change of loss of views of New Close Woods.

View from Gossett Lane (View 4) will result in no change at Year 1 due to the intervening vegetation that will be retained and enhanced. At Year 15 this enhancement in the vegetation will cause a beneficial effect of negligible significance.

View from PRoW (R78b) at Year 1 will have a negligible adverse effect whilst the proposed planting is yet to be established and thereby providing views of new built form. However, these will be of scale and appearance similar to the existing built form and will be viewed in the context of other built form. At Year 15 the proposed planting along the eastern boundary, once established will limit views outwards and into the Proposed Development and will cause a beneficial effect of minor significance.

From further away (less than 1km) (View 6 & 7) the Proposed Development will be obscured by the intervening vegetation during summer and winter months. Therefore, there will be no change to the views.

Overall, in terms of visual effects, the Proposed Development will have largely beneficial effects with some adverse effects at Year 1 from near distance views, whilst the proposed planting yet to be established. By Year 15, the Proposed Development will have a beneficial effect on all views where the development will be seen. The beneficial changes will include: removal of the derelict and detracting features such as the stadium and other buildings, providing new housing that will be of a similar scale and appearance to existing housing, and the provision of a new public open space and enhanced robust structural planting. These components together will integrate and assimilate the Proposed Development in the views. The Proposed Development will be obscured from all middle-distance views.

Improved landscape boundary treatment is integral to the Proposed Development

7.4 Response to Policy

The Proposed Development would respond positively to policy of relevance to landscape and visual considerations.

At a national level, the Proposed Development reflects the requirements of NPPF paragraph 127, principally by providing built form that adds to the overall quality of the area, enhancing character not just on the Site but in the Site vicinity, through a harmonious design approach repairing the fabric in this area.

In terms of policies relating to the Green Belt, the Proposed Development has been tested against the purposes and detailed in Part Two of this report.

At the RBC level, the Proposed Development accords with and responds to the policies within the local plan.

The Proposed Development has been tested against a robust methodology with regards to visual effects and thereby accords with Policy GP3.

The Proposed Development restores the landscape which had fallen into neglect and disuse. In its place, the Proposed Development will provide considerable public open space that will incorporate SuDs basins which will be designed to enhance biodiversity whilst supporting public amenity. This will also create a Blue Infrastructure network.

The Ancient woodland adjacent to the Site, will not be harmed and a 30m buffer is also part of the Proposed Development to ensure that the Ancient Woodland continues to remain an asset that is valued and protected. The vegetation on Site will be bolstered and reinforced, to ensure the continuation of the Green Infrastructure network within the Site and outside. These elements of the Proposed Development will support Policy NE1 and NE2.

The Proposed Development has been developed through the early interventions and findings of landscape and visual opportunities and constraints. It is considered to be a landscape-led masterplan, whereby landscape planning has steered the masterplan to create a proposal that in sensitive and sympathetic to its surrounding context and landscape character. Policy NE3 has been integral to the evolution of the masterplan.

The Proposed Development, at this outline stage, has taken into consideration the scale, massing, height, layout and a high-level landscape proposal. The Proposed Development will integrate into the surrounding context and be in keeping with the local character. These elements form the core structure of the Proposed Development and therefore responds to Policy SDC1.

Landscape proposals are an inherent part of the Proposed Development. Landscape features such as the woodland and other vegetation on Site have largely been retained and enhanced. These features will be further supplemented by proposed tree planting within the newly created public open space and along the boundaries. The planting both proposed and existing will contribute to the visual containment of the Proposed Development and Site and minimise visual intrusion on the countryside beyond. For this reason, the Proposed Development is considered to confer with Policy SDC2.

At the Brandon and Bretford Parish scale, the Proposed Development has responded and also been informed by the policies within the NDP.

The Site is a brownfield land that will be developed to create an area of new housing along with public open space and sports use. The Site was previously used as a speedway track and therefore has historic connections with sports use. The Proposed Development will introduce a 3G ATP that will reflect the historic elements of this area being used for sports and recreation, however the current proposal will be in keeping with the needs of the community. The Site which is currently degraded and disused will be restored and will respond to the built environment surrounding it thereby, removing the detracting features of the Site and further enhancing its appearance. The Proposed Development responds and accords with the principles outlined within Policy H2 of the NDP.

The Proposed Development will not intrude upon any of the Environmental Heritage Assets as identified within the NDP. Consequently, the Proposed Development will be in keeping with Policy CON2.

The Proposed Development will remove incongruous elements from the landscape and replace with a scheme that is sensitive and sympathetic to the settlement pattern and local character. The mature trees on Site will be retained and supplemented by new proposed tree planting to continue the wooded character of the area and to revitalise the tree stock generation. The Proposed Development through its design evolution responds positively to both Policy BNE1 and BNE2.

The Proposed Development will form part of the cluster of hosing known as ‘Brandon Hill’. The introduction of new tree planting and the built form set back from the boundaries will ensure that the Site provides visual containment and continues the visual separation between ‘Brandon Hill’ and the village of Brandon as noted in Policy BNE6.

The Site is a Previously Development brownfield Land

8. Summary and Conclusion

The Site is located to the immediate east of Binley Woods, although within the jurisdiction of Brandon and Bretford Parish Council. The Site lies to the north of Rugby Road (A428), in between Gossett Lane to the west, north and north-east, and Speedway Lane to the east.

Key baseline findings include:

- The Site has an almost flat landform ranging from 97m AOD at its north-eastern boundary to a low point of 95m AOD.
- The Site is surrounded by residential land use to the immediate north, east and south and woodland to the north-west.
- The Site is not accessible to the public and there are no PRoWs within the Site. However, Warwickshire Centenary Way, a Long Distance Walk, extends along the A428 Rugby Road to the south-west of the Site. There are a number of other PRoWs adjoining the various Site boundaries.
- New Close/ Birchley Wood, a mature Oak woodland and an Ancient & Semi-Natural Woodland, is located immediately adjacent to the Site's north-western boundary.
- The whole of the Site is located within the West Midlands Green Belt where it extends between Birmingham and Coventry.
- At a national level, the Site lies within NCA 96: Dunsmore and Feldon which is noted for areas of well-wooded character.
- At a local level, the Site lies within LCT 'Dunsmore Parklands' which is also noted for its well-wooded character which provides a sense of enclosure and views to wooded skylines.
- The Site itself is a is a previously developed brownfield site which contains areas of hardstanding in connection with the recent historic use of the Coventry Stadium racetrack, spectator stands and outbuildings. The Site creates a void in the landscape that is neglected, disused and degraded in character.
- The Site has strong well-defined boundary features that provides enclosure and containment to the Site.
- The location of the Site on low lying generally flat land, in combination with a limited surrounding topographical variation and extensive woodland cover and mature vegetation in the wider landscape, results in views of the Site from publicly accessible areas being extremely limited.
- Views of the Site are predominantly restricted to a limited number of near distance views from short lengths of local roads including Speedway Lane adjacent to the south-eastern boundary of the Site and the A428 Rugby Road to the south-west of the Site; and from a limited number of residential properties along the PRoW to the north-east, Speedway Lane and A428 Rugby Road.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The Site is Previously Developed Land – it contains and comprises the former Coventry Stadium and its car park and access roads. The Site, therefore, does not perform the role of checking the sprawl of the developed area as it is already developed or brownfield land. The Site is also contained by Speedway Lane and therefore it is considered to be part of Binley Woods and would not cause sprawl.

The NPPF states that the key characteristics of the Green Belt are *"their openness and their permanence".* The Site is not considered to be 'open' in policy terms due to the fact that the Site is previously developed land, comprising considerable areas of hard standing; the storage of industrial style metal cabins; and the existing built form of the stadium buildings. It is also physically contained on all sides by built form and existing substantial vegetation. All of these elements contribute to limiting the Site's openness.

New Close/ Birchley Wood along the north-western boundary and mature vegetation along the eastern, western and southern boundaries provide robust, defensible and permanent boundaries to the new Green Belt. The proposed development also provides provision for the inclusion of a new 3G ATP pitch and sports pavilion which would promote the principles of enhancing the beneficial use of the land as outlined within Paragraph 141.

The Proposed Development will not impede on the existing limited sense of 'openness' that the Site has as a result of the principles adopted within the masterplan. Therefore, the Proposed Development would be compliant with Para 145 which notes that *"limited infilling or complete redevelopment of previously developed land"* would be appropriate if it does cause substantial harm to 'openness'.

Landscape and visual considerations have been integral to the evolution of the masterplan. Some of the key considerations include:

- Provision for improving the Green Infrastructure of the Site in line with landscape strategy for the Dunsmore Parklands LCT, linking, enhancing and protecting the existing green assets such as hedgerows and trees and contributing further to the wooded character.
- Providing new footpaths within the Site to contribute positively to and connect into the local footpath network.
- Providing new areas of open space including play provision that would be accessible to the public.
- Provision for attenuation basins for the Sustainable Drainage System (SuDs) to further enhance biodiversity on Site.
- The retention of the existing boundary and internal vegetation, as far as possible, and to further enhance these, to strengthen the Green Belt boundaries and provide a sense of scale and enclosure.
- Additional tree planting in the western extent of the Site, particularly, in close proximity to the south-western boundary to soften views of built form and the sports pitch, and to reduce the perceived noise from Rugby Road.
- Provision for a new area of sports use, to further the community and recreational use of the Site.
- Potential to create a green sculpted roof the sports pavilion to assimilate into the host landscape more positively.
- Setting back built form from the south-eastern and south-western edge, to provide a green buffer/frontage and a level of screening to the existing housing along Speedway Land and Rugby Road respectively to be in line with recommendations within the Rugby Borough Council Landscape Sensitivity Study.
- Setting back development from the north-western boundary to provide the 30m off-set from the Ancient Woodland (New Close Wood) as required by the Rugby Borough Council Landscape Sensitivity Study, exceeding the requirements of Natural England.

Additionally, further landscape design principles will need to be incorporated when the landscape proposals evolve to a detailed stage. The principles have been put in place to assist in diminishing the significance of effects of the Proposed Development. The landscape design principles include:

- New robust tree and understorey/hedgerow planting at the location of the existing vehicular access near the junction of Rugby Road and Speedway Lane.
- New hedgerow planting to reinforce the boundary vegetation along Speedway Lane.
- Introduce robust structural planting along the eastern boundary in particular towards the northern end in close proximity to existing residences.
- Provide ornamental tree planting in the proposed car park to the south-west to complement and provide visual interest from the residences along Rugby Road.

In terms of landscape effects, the Proposed Development will fill a void in the landscape and restore the landscape character and unify it with its surrounding context. The retention of the majority of the boundary vegetation and the enhancement of the same along with additional tree planting throughout the Site within public open space will assist in restoring and enhancing the wooded character of the LCT 'Dunsmore parklands'. The enhanced green infrastructure implemented through the Proposed Development will provide a further visual containment to the Site and would be in keeping with the characteristic of 'views enclosed by woodland'. Overall, it is considered that at Year 1 there would be beneficial effects of minor-moderate at a Site level and of negligible beneficial significance at the level of the LCT Dunsmore Parklands. At Year 15, once the proposed planting has established, there would be beneficial effects of moderate - major at a Site level and of minor beneficial significance at the level of the LCT Dunsmore Parklands.

Overall, in terms of visual effects, the Proposed Development will have largely beneficial effects with some adverse effects at Year 1 from near distance views, whilst the proposed planting yet to be established. By Year 15, the Proposed Development will have a beneficial effect on all views where the development will be seen. The beneficial changes will include: removal of the derelict and detracting features such as the stadium and other buildings, providing new housing that will be of a similar scale and appearance to existing housing, and the provision of a new public open space and enhanced robust structural planting. These components together will integrate and assimilate the Proposed Development in the views. The Proposed Development will be obscured from all middle-distance views.

National and local Landscape planning policy focuses on themes including locally distinctive design, including with regard to the landscape character; integration into development of green infrastructure, and, with specific reference to the Site, the avoidance of visual coalescence of 'Brandon Hill' and Brandon village; also including a 30m buffer from the adjoining Ancient Woodland. All relevant policies have been referred to through the design process evolving a Proposed Development that is sympathetically designed and policy compliant.

The Site is Previously Developed Land and is in many regards a damaged landscape. It is derelict and without a use and has the appearance from the limited public viewpoints of a wasteland. The boundaries are all well defined and have an existing character that is both residential – in particular the Rugby Road and Speedway Lane edges. The presence of extensive and thick prominent tree canopies is extensive and especially characterises the long northern and north-eastern edges. It is a visually well contained Site where the presence of new housing will cause very little, if any, change in visual terms from viewpoint in the wider setting.

The proposal brings extensive areas of public open space that surround – all sides of the residential area. Biodiversity and enriched habitats will be created. The incorporation of the sports facility sits well in the expansive Site within new mounding planted with trees and meadow grasses.

This LVIA reports a detailed and careful study of the proposals. It has taken place over time and considered the proposal in winter and summer seasons. The conclusion of this study is that the proposed development will not cause unacceptable harm and that the landscape and visual examination has been used to shape the proposal in a manner that will make an appropriate and sympathetic fit on the Site and in its setting.

Figure 20: *Illustrative Landscape Masterplan*

Appendix 1

LVIA Methodology

Green Belt Methodology

LVIA Methodology

Introduction

1.1 The Landscape Institute and the Institute of Environmental Management & Assessment's "Guidelines for Landscape and Visual Impact Assessment" Third Edition (GLVIA 3), 2013, notes in Chapter 1 that landscape and visual impact assessment relates to:

> *"...the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity"*

1.2 The methodology employed in carrying out the Landscape and Visual Impact Assessment (LVIA) of the Proposed Development has been drawn from guidelines set out in GLVIA 3 and Natural England landscape character guidance. The guidelines are not intended as a prescriptive set of rules, and the approach has been adapted to the specific project.

1.3 LVIAs are undertaken by professionals who are also typically involved in the design of the landscape and the preparation of subsequent management proposals. This can allow the assessment to proceed as an integral part of the overall scheme design. Judgements are based on training and experience, and supported by clear evidence and reasoned argument.

1.4 The purpose of LVIAs is to identify the potential for, and assess the likely effects of change resulting from development. Landscape and visual assessments are separate, although linked, procedures. A distinction is made between:

- landscape – landscape character and the elements and features that contribute to it (landscape receptors); and
- visual – people who experience views within the landscape (visual receptors).

1.5 An LVIA is typically accompanied by illustrative material, including baseline mapping and photographs of the Site itself and from the wider context.

1.6 There are three stages to this LVIA, as follows:

- Baseline Studies;
- Design;
- Assessment of Landscape and Visual Effects.

Baseline Studies

1.7 The purpose of baseline studies is to record the existing landscape features, characteristics, the way the landscape is experienced and potential visual receptors. The following are typically undertaken as part of the baseline studies:

- Identification of the extents of the study area. This is based on professional judgement and may vary depending on the type of development proposed and the landscape context.
- A desktop study of patterns and scale of landform, land use and built development, relevant current planning policy (including landscape designations) and landscape character publications. Further localised character assessments may also be undertaken to supplement published assessments.
- Identification of potential representative viewpoints within the study area.
- Site/context Landscape and Visual Appraisal (LVA) visit.

1.8 Where relevant, the future baseline of the Site and its context is also considered, in order to account for ongoing change in the landscape, for example developments that are under construction and which will have altered the landscape context to the Site by the time the Proposed Development would be likely to be initiated.

Design and Mitigation

1.9 LVIAs are undertaken by professionals who are also likely to be involved in the design of the landscape, site design, and the preparation of subsequent management proposals. The design and assessment stages are iterative, with stages overlapping in part.

1.10 Mitigation measures are embedded within the design of the Proposed Development (for an outline application this comprises the development parameters) as a result of the desk based study and LVA field work. These measures, such as the building layout, massing and height; and arrangement of open spaces and new structural planting, are termed 'Primary Mitigation'. Effective Primary Mitigation strategies avoid or reduce adverse effects by ensuring the key principles of the design of the development, as noted above, are sympathetic with the existing baseline.

1.11 Where the design process does not enable mitigation to be embedded within the Proposed Development, additional recommended measures to reduce adverse effects are termed 'Secondary Mitigation.' These may be illustrated in material accompanying the proposal, including the Design and Access Statement.

1.12 Typical Secondary Mitigation strategies can include:

- Additional design detail including building materials or landscape design approaches, including indicative species;
- A Landscape and Biodiversity Management Strategy to secure ongoing enhancement of landscape features;
- A Construction Environmental Management Plan to minimise effects arising during the construction process, typically including tree protection in line with BS5837:2012; and
- A programme of appropriate monitoring, agreed with the regulatory authority, so that compliance and effectiveness can be readily monitored and evaluated.

1.13 These secondary measures contribute to the assessment of residual effects.

1.14 The contribution made by areas of planting introduced as part of the Proposed Development is also considered in terms of the effects at year 1 and the residual effects (allowing for growth of planting over time), and the height of this planting for assessment purposes is assumed to be as follows (based on an average growth rate of 1m in 3 years – the rate of growth varies according to species):

- Planting at Year 1: typically 0.7-4.5 metres; and
- Planting at Year 15: typically 5.5-9.5 metres.

1.15 In addition, measures may be taken to offset or compensate for adverse effects, if these are not already built into the design proposals. Typical compensation measures are the replacement of felled trees with new trees or off-site provision of public amenity or access where this may be lost within the Site.

Enhancement

1.16 Whilst not specifically related to mitigation, enhancement may be achieved through the Proposed Development (e.g. the creation of a new landscape or public amenity/access; enhancement in character or view; or improved management of existing landscape features secured through the Proposed Development). The beneficial changes resulting from these measures are incorporated into assessment of landscape and visual effects.

Assessment of Landscape Effects

1.17 GLVIA 3 Paragraph 5.1 states that:

> ***"An assessment of landscape effects deals with the effects of change and development on landscape as a resource."***

1.18 The significance of landscape effects is derived from a combination of assessments of the sensitivity of the landscape receptor and the magnitude of effect (change) experienced as a result of the Proposed Development.

Sensitivity of Landscape Receptors

1.19 The sensitivity of a landscape receptor is a combination of the value of the landscape receptor and the susceptibility (in other words 'vulnerability') of the landscape receptor to the type of change proposed, using professional judgement.

Landscape Value

1.20 The assessment of value is based on a combination of the importance of landscape-related planning designations and the following attributes:

- Landscape quality (condition): the measure of the physical state of the landscape. It may include the extent to which typical landscape character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- Scenic quality: the extent that the landscape receptor appeals to the visual senses;
- Perceptual aspects: the extent that the landscape receptor is recognised for its perceptual qualities (e.g. remoteness or tranquillity);
- Rarity: the presence of unusual elements or features;
- Representativeness: the presence of particularly characteristic features;
- Recreation: the extent that recreational activities contribute to the landscape receptor; and
- Association: the extent that cultural or historical associations contribute to the landscape receptor.

1.21 Landscapes, including their character and features, may be designated for their landscape and visual qualities at a range of levels (national, county and local level).

1.22 The overall value for each landscape receptor is categorised as either High, Medium, Low or Very Low.

Table 2: *Landscape Value*

Level	Criteria
High	Landscape area of distinctive components and characteristics which may also be nationally designated for scenic beauty. A landscape feature which makes a strong positive contribution to landscape character e.g. a mature tree or woodland.
Medium	Landscape area of common components and characteristics which may be designated at county or borough level for its landscape and visual qualities. A landscape feature which makes some positive contribution to landscape character.
Low	Landscape area/feature of inconsequential components and characteristics, undesignated and with little or no wider recognition of value, although potentially of importance to the local community.
Very Low	Landscape area or feature that is undesignated and providing no positive contribution to the landscape.

Landscape Susceptibility

1.23 The susceptibility of the landscape is a measure of its vulnerability to the type of development proposed, without undue consequences for the maintenance of the baseline situation. Landscape character/features of low susceptibility would have a high capacity to accommodate change, and landscape character/features of high susceptibility would have a low capacity to accommodate change. The following criteria are taken into consideration in the assessment of the susceptibility of landscape character, although not all criteria are equally applicable or important within a given landscape / type of development proposed:

- Landform;
- Pattern/Complexity;
- Composition;
- Landcover;
- Relationship of a given landscape area to existing settlements or developments; and
- Potential for appropriate mitigation within the context of existing character and guidelines.

1.24 With regard to landscape features, susceptibility relates to the potential for loss/retention of the relevant features in relation to the type of development proposed (for example trees within a Site are potentially highly susceptible to construction of an industrial shed, where they might not be to construction of residential units, as the latter provides more scope to mitigate by design); and the facility with which such elements may be replaced, where appropriate.

1.25 Susceptibility of landscape character/ features is categorised as High, Medium or Low, as set out in Table 2.

1.26 Based on the combination of value and susceptibility, an assessment of landscape sensitivity is reached, defined as High, Medium or Low. Typically a high value and high susceptibility would result in a high sensitivity; and a low value and low susceptibility would result in low sensitivity.

Table 3: *Landscape Susceptibility*

Susceptibility	Criteria
High	The receptor is likely to have little scope to accommodate the type of development proposed without undue consequences upon its overall integrity.
Medium	The receptor is likely to have some scope to accommodate the type of development proposed without undue consequences upon its overall integrity.
Low	The receptor is likely to be able to accommodate the type of development proposed with little or no consequences upon its overall integrity.

Landscape Magnitude of Effect (Change)

1.27 The landscape magnitude of effect (change) is informed by judgements about the precise nature of the change brought about by the Proposed Development both in terms of the existing landscape character and landscape elements / features and the addition of new landscape elements / features, and its duration and reversibility, as set out in Table 3.

Table 4: *Landscape Magnitude of Effect (Change)*

Magnitude	Criteria
Large	Pronounced change to the existing landscape receptor that may affect an extensive area. The change may be long-term or may be irreversible.
Medium	Partial change to the existing landscape receptor that may affect a relatively extensive area. The change may be medium-term or may be irreversible.
Small	Limited change to the existing landscape receptor that may affect a relatively limited area. The change may be short-term or reversible.
Very Small	Very slight change to the existing landscape receptor that may affect a limited area. The alteration may be short-term or reversible.
None	No change to the existing landscape receptor.

Assessment of Visual Effects

1.28 GLVIA 3 Paragraph 6.1 states that:

> ***"An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity."***

1.29 The significance of visual effects is derived from a combination of assessments of the sensitivity of the visual receptor and the magnitude of effect (change) experienced as a result of the Proposed Development.

Viewpoint Selection

1.30 In order to assess the effects on visual receptors, a selection of publicly accessible viewpoints is made. This could include representative viewpoints (e.g. representing views of users of a particular footpath) and specific viewpoints (e.g. a key view from a specific visitor attraction).

1.31 Views may be categorised as either near distance, medium distance or long distance with the relevant distances dependant on the size and nature of the development, based on professional judgement.

1.32 The type of view is typically described as transient (i.e. experienced when moving) or fixed (i.e. from a static location). It is also described in terms of the degree of screening or openness (e.g. open or uninterrupted; partial (including where partially screened or filtered) by vegetation or other structures; or curtailed by intervening land form, built form or vegetation) and the angle of view (e.g. frontal or oblique).

1.33 Photographs of representative viewpoints are taken at eye level, using a digital SLR camera, and presented in accordance with the Landscape Institute Advice Note 01/11 'Photography and photomontage in landscape and visual impact assessment'.

Sensitivity of Visual Receptors

1.34 The sensitivity of a visual receptor is a consideration of the value of the view and the susceptibility of the visual receptor, the latter being primarily based on consideration of the extent to which a visual receptor is focused on appreciation of the landscape. Professional judgement is used to determine these factors, based on considerations set out in Table 4 and Table 5.

Table 5: *Value of Views*

Value	Criteria
High	View of/from a location that is likely to be of national importance, either designated or with national cultural associations.
Medium	View of/from a location that is likely to be of local importance, either designated or with local cultural associations.
Low	View of/from a location that is not designated, with minimal or no cultural associations.

Table 6: *Susceptibility of Visual Receptor*

Value	Criteria
High	People at their place of residence; People engaged in outdoor recreation, including users of Public Rights of Way (ProW), whose attention is likely to be focused on the landscape; and People travelling along recognised scenic routes or where their appreciation of the view contributes to the amenity experience of their journey.
Medium	People engaged in outdoor sport and recreation, where their appreciation of their surroundings is incidental to their enjoyment; and People travelling on secondary roads or country lanes, rail or other transport routes.
Low	People travelling on major roads. People at their place of work.

1.35 The sensitivity of a visual receptor results from the combination of value and susceptibility and is rated as high, medium or low. Typically a high value and high susceptibility would result in a high sensitivity; and a low value and low susceptibility would result in low sensitivity.

Visual Magnitude of Effect (Change)

1.36 In the evaluation of the effects on views and the visual amenity of the identified receptors, the magnitude of visual effect (change) is typically described with reference to:

- The scale of change in the view with respect to the loss or addition of features in the view and changes in its composition. Factors contributing to this include:
- The angle of view in relation to the main activity of the receptor;
- The distance of the viewer from the Proposed Development; and
- The extent of the area over which the changes would be visible.
- Whether or not the view is experienced in fixed or transient views and, in the latter, whether it is intermittent/glimpsed or continuous; and
- The duration of the change, whether temporary or permanent.

1.37 The criteria for magnitude of visual effect (change) are set out in Table 6.

Table 7: *Visual Magnitude of Effect (Change)*

Magnitude	Criteria
Large	The proposals will cause a pronounced change to the existing view, resulting in the loss or addition of features that will substantially alter the composition of the view. The change may be long-term or may be irreversible.
Medium	The proposals will cause a noticeable change in the view, resulting from the loss or addition of features in the view and will noticeably alter the composition of the view. The change may be medium-term or may be irreversible.
Small	The proposals will cause a limited change in the view, which would not materially alter the composition of the view. The change may be short-term or reversible.
Very Small	The proposals will cause a barely perceptible change in the view. The change may be short-term or reversible.
None	No change discernible in the view.

Significance of Effects

1.38 In order to draw conclusions about the significance of landscape or visual effects, the combination of the sensitivity of the receptors and the magnitude of effect (change) are considered for the Proposed Development at Year 1 of operation; and, depending on the assessment, also at a point where planting associated with the Proposed Development will be establishing e.g. Year 15. In certain circumstances, it may also be appropriate to consider effects at construction and on decommissioning of the Proposed Development.

1.39 Significance of effects are rated on a scale of Neutral to Major.

1.40 Assessment of significance of effects is subject to professional judgement but in broad terms, where a receptor of high sensitivity experiences a large magnitude of effect (change) as a result of the Proposed Development, the significance of effect is likely to be major. Conversely, where a receptor of low sensitivity experiences a very small magnitude of effect (change) as a result of the Proposed Development, the significance of effect is likely to be negligible.

1.41 Where it is considered that there is potential for both beneficial and adverse changes, these magnitudes of effect (change) are noted and the balance of these considerations used to inform conclusions on significance of effect.

1.42 The assessment of residual effects refers to the likely effects of the Proposed Development that will remain once Secondary Mitigation measures are applied and also considers the growth of planting introduced within the Proposed Development (including where this is part of Primary or Secondary Mitigation).

1.43 For schemes subject to Environmental Impact Assessment, as governed by the Environmental Impact Assessment Directive (2011/92/EU), an assessment of whether or not the effect is considered 'significant' is required. This is relative to each scheme but, in general, effects of Major or Moderate (adverse/beneficial) significance are deemed 'significant'.

Figure 1: *Significance of Effects*

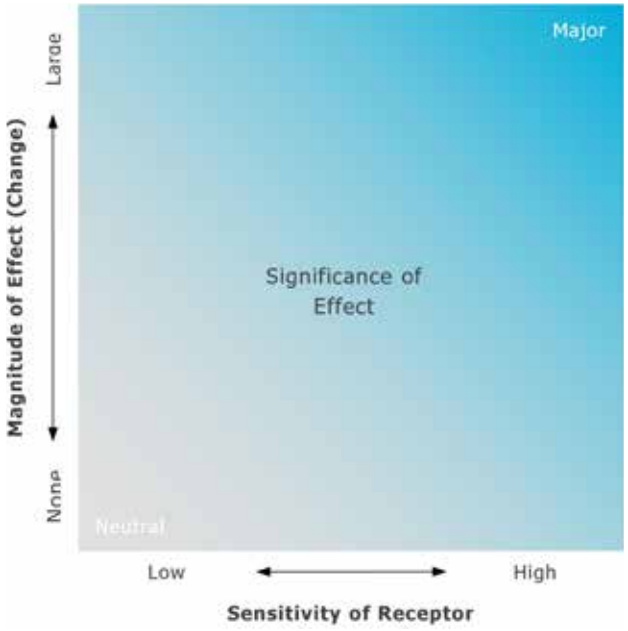


Table 8: *Significance of Landscape Effects – Criteria*

Significance of Landscape Effect	Criteria
Major Beneficial	Alterations that result in a pronounced improvement of the existing landscape resource. Valued characteristic features would be restored or reintroduced as part of the Proposed Development.
Moderate Beneficial	Alterations that result in a partial improvement of the existing landscape resource. Valued characteristic features would be partially restored or reintroduced.
Minor Beneficial	Alterations that result in a limited improvement of the existing landscape resource. Characteristic features would be restored to a limited degree.
Negligible Beneficial	Alterations that result in a very slight improvement to the existing landscape resource, not uncharacteristic within the receiving landscape.
Neutral	Neither beneficial nor adverse effects on the existing landscape resource.
Negligible Adverse	Alterations that result in a very slight deterioration to the existing landscape resource, not uncharacteristic within the receiving landscape.
Minor Adverse	Alterations that result in a limited deterioration of the existing landscape resource. Characteristic features would be lost to a limited degree.
Moderate Adverse	Alterations that result in a partial deterioration of the existing landscape resource. Valued characteristic features would be partially lost.
Major Adverse	Alterations that result in a pronounced deterioration of the existing landscape resource. Valued characteristic features would be wholly lost.

Table 9: *Significance of Visual Effects – Criteria*

Significance of Visual Effect	Criteria
Major Beneficial	Alterations that typically result in a pronounced improvement in the existing view.
Moderate Beneficial	Alterations that typically result in a noticeable improvement in the existing view.
Minor Beneficial	Alterations that typically result in a limited improvement in the existing view.
Negligible Beneficial	Alterations that typically result in a barely perceptible improvement in the existing view.
Neutral	Neither beneficial nor adverse effects on the existing view.
Negligible Adverse	Alterations that typically result in a barely perceptible deterioration in the existing view.
Minor Adverse	Alterations that typically result in a limited deterioration in the existing view.
Moderate Adverse	Alterations that typically result in a noticeable deterioration in the existing view.
Major Adverse	Alterations that typically result in a pronounced deterioration in the existing view.

Green Belt Methodology

1.44 The Site was assessed against the first four purposes of the Green Belt as set out in Paragraph 134 of the NPPF, which are:

- *"To check the unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns from merging in to one another;*
- *To assist in safeguarding the countryside from encroachment; and*
- *To preserve the setting and special character of historic towns..."*

1.45 The fifth purpose of the Green Belt *"to assist in urban regeneration by encouraging the recycling of derelict and other urban land"*, has been scoped out of the assessment as the Council is considering greenfield sites and, therefore, should the Site be brought forward for development, it would not prejudice derelict or other urban land being brought forward for development.

1.46 The NPPF states in Paragraph 136 that *"once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans".*

1.47 The NPPF seeks to align Green Belt boundary reviews with sustainable patterns of development, as set out in Paragraph 138, with Local Planning Authorities encouraged to *"consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary".*

1.48 Paragraph 141 sets out principles for the beneficial use of the Green Belt:

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

Assessment in relation to the purposes of the Green Belt

1.49 The criteria used to assess the contribution made by the Site as existing has been reproduced fromTable3.2 of the Joint Green Belt Study (2015) prepared by LUC on behalf of Coventry City Council, North Warwickshire Borough Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council, Stratford-on- Avon District Council and Warwick District Council.

Table 10: *Green Belt Review Criteria*

NPPF Green Belt Purposes		Criteria		Score /Value	Assessment method notes
1	To check the unrestricted sprawl of large built-up areas.	a	Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?	If strong role (parcel inhibiting development along two or more sides of a road corridor), 2 If some role (parcel inhibiting development along one side of a road corridor), 1 If no role (parcel not inhibiting development along a road corridor), 0	Ribbon development is linear development along any route ways where direct access from a development to the road would be possible. Sprawl is the spread of urban areas into the neighbouring countryside, i.e. the outward expansion of settlements into the neighbouring countryside.
		b	Is the parcel free from development? Does the parcel have a sense of openness?	If land parcel contains no development and has a strong sense of openness, 2 If land parcel contains limited development and has a relatively strong sense of openness, 1 If land parcel already contains development compromising the sense of openness, 0	Development means any built structure.
2	To prevent neighbouring towns merging into one another.	a	Is the parcel located within an existing settlement? If no, what is the width of the gap between the settlements at the point that the parcel is intersected?	If the parcel is within an existing settlement or more than 5 km away from a neighbouring settlement, 0 If <1 km away from a neighbouring settlement, 4 If between 1 km and 5 km away from a neighbouring settlement, 2	Merging is the joining or blurring of boundaries between two settlements. A straight line is measured at the narrowest point between settlements. The line must pass through the parcel being assessed.

NPPF Green Belt Purposes		Criteria		Score /Value	Assessment method notes
3	To assist in safeguarding the countryside from encroachment.	a	Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside? Has the parcel already been affected by encroachment of urbanised built development?	If land parcel contains the characteristics of countryside, has no urbanising development, and is open, 2 If land parcel contains the characteristics of countryside, has limited urbanising development, and is relatively open, 1 If land parcel does not contain the characteristics and/or is not connected to land with the characteristics of countryside, or contains urbanising development that compromises openness, 0	Encroachment from urbanising influences is the intrusion / gradual advance of buildings and urbanised land beyond an acceptable or established limit. Urbanising influences include features such as roads lined with street lighting and pavements, large areas of hardstanding, floodlit sports fields, etc. Urbanising built development does not include development which is in keeping with the countryside, e.g. agricultural or forestry related development, isolated dwellings, historic schools and churches. Countryside is land/scenery which is rural in character, i.e. a relatively open natural,semi-natural or farmed landscape.
		b	Are there existing natural or man-made features / boundaries that would prevent encroachment of the countryside within or beyond the parcel in the long term? (These could be outside the parcel).	If no significant boundary, 2 If less significant boundary, 1 If significant boundary, 0	Readily recognisable and permanent features are used to define the borders of Green Belt parcels. The presence of features which contain development and prevent encroachment can, in certain locations, diminish the role of a Green Belt parcel in performing this purpose. The significance of a boundary in safeguarding the countryside from encroachment is judged based on its relative proximity to the existing urban edge of a settlement and its nature. Boundaries are assumed to play a stronger role (and the Green Belt parcel, therefore, a weaker role) in inhibiting encroachment of the countryside when they are located relatively close to the existing urban edge of a settlement because if the Green Belt parcel were released they would represent a barrier to further encroachment of the wider countryside. Where boundaries border the existing urban edge of a settlement, any further expansion of the settlement would breach that boundary and it would play no further role in preventing encroachment of the wider countryside. In these cases, the Green Belt parcel is judged to play a stronger role in preventing encroachment. Boundaries that are more permanent in nature or more difficult to cross are assumed to play a stronger role in inhibiting encroachment of the countryside. Examples include railway lines, rivers, and motorways/dual carriageways. Examples of boundary types that are assumed to play a weaker role include streams, canals, and topographic features, such as ridges.[11] Footpaths and minor roads play an even weaker role.

NPPF Green Belt Purposes		Criteria		Score /Value	Assessment method notes
4	To preserve the setting and special character of historic towns.		Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town? Does the parcel have good intervisibility with the historic core[12] of an historic town?	If parcel is partially or wholly within or adjacent to a Conservation Area within an historic town and has good intervisibility with the historic core of the town, 4 If parcel is partially or wholly within or adjacent to a Conservation Area within an historic town or has good intervisibility with the historic core of the town, 2 If parcel has none of these features, 0	The following historic towns are considered in the assessment: · Coventry · Rugby · Bedworth · Nuneaton · Warwick · Hinckley · Kenilworth · Royal Leamington Spa Site visits and topographic mapping are used to inform judgements as to whether land parcels have good intervisibility with the historic core of an historic town.
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	a	The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA)[13]. Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.		

[11] The relative permanence of a boundary, although relevant to the assessment of parcels of land against Purpose 3, is not, in itself, directly linked to the significance of its role in inhibiting encroachment of the countryside, e.g. streams, canals and topographic features are permanent but development can relatively easily be accessed from the corridor in which the feature lies.

[12] The historic cores of the historic towns identified by the Steering Group have been defined using the Conservation Areas which sit close to the centre of each historic town.

[13] Coventry and Warwickshire Joint Strategic Housing Market Assessment, 2014

1.50 The NPPF states that the key characteristics of the Green Belt are "their openness and their permanence". In defining new boundaries to the Green Belt, it must be ensured that these characteristics are not diminished for the areas remaining within the Green Belt designation as a direct result of development. An assessment is made of the openness of the Green Belt in the vicinity of the Site and to what extent its removal could have on the perception of openness in the remaining designated area.

1.51 In addition, the relationship of the Site to existing elements, such as built form, roads, railways and rivers, as well as visual barriers, such as ridgelines and areas of notable vegetation is set out. This assists in the assessment of the Site in relation to the existing Green Belt and consideration of potential development in relation to the openness of the remaining Green Belt and the permanence of Green Belt boundaries.

1.52 Where relevant, these factors, on top of consideration of the contribution of the Site as existing to the Green Belt, are then used to determine the degree of harm to the Green Belt, resulting from the Proposed Development, accounting for the mitigation by design approaches taken (and beneficial uses as set out in paragraph 141 of the NPPF if the Site remains within the Green Belt).

***Table 11:** Definitions*

Term	Definition
Brownfield	See 'Previously Developed Land'
Character	A distinct, recognisable and consistent pattern of elements in the landscape that differentiates one area from another.
Coalescence	The physical or visual linkage of large built-up areas.
Countryside	In planning terms: land outwith the settlement boundary.
In broader terms: the landscape of a rural area (see also rural)	Neither beneficial nor adverse effects on the existing landscape resource.
Defensible Boundary	A physical feature that is readily recognisable and likely to be permanent.
Encroachment	Advancement of a large built-up area beyond the limits of the existing built-up area into an area perceived as countryside.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Greenfield	Land (or a defined site) usually farmland, that has not previously been developed.
Large Built-Up Area	An area that corresponds to the settlements identified in the relevant Local Plan, including those inset from the Green Belt.
Merging	(see coalescence)

Term	Definition
Neighbouring Town	Refers to settlements identified within the relevant Local Plan and those within the neighbouring authorities' administrative boundary that abut the Green Belt.
Open space	(NPPF definition) All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Openness	Openness is taken to be the degree to which an area is primarily unaffected by built features, in combination with the consideration of the visual perception of built features. In order to be a robust assessment, this should be considered from first principles, i.e. acknowledging existing structures that occur physically and visually within the area, rather than seeing them as being 'washed over' by the existing Green Belt designation.
Previously Developed Land	(NPPF definition) Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private gardens, parks, recreation grounds and allotments and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Sprawl	The outward spread of a large built-up area in an incoherent, sporadic, dispersed or irregular way

Appendix 2

Zone of Theoretical Visibility

Zone of Theoretical Visibility

The Zone of Theoretical Visibility (ZTV) as explained within GLVIA3 Para 6.8 "*shows land from which the proposal may theoretically be visible*". The ZTV illustrations in this study give a digital representation of predicted zones or areas from which a selected point within the Site, may, theoretically, be visible.

The ZTV was created using a specialist computer programme: Key-TERRA-FIRMA ZTV. The principle of the application works by a series of 'rays' plotted to radiate from a selected point on site - the Target Point, or multiple points from CAD polylines, in a manner that represents hundreds of section lines drawn and calculated through the mapped landform of the setting. The visibility mapping is reliant on landform survey data from Ordnance Survey. Manmade elements, for example railway or road embankments, are generally not mapped and, where relevant, are added to the model from separate data sets.

In this study, many of the numerous above ground obstructions that exist in settlements and in the countryside, that may cause obstructions to lines of sight: structures, buildings, trees and woodland, hedgerows etc., have also been added to the ZTV model as Visual Barriers (VBs). Some ZTVs are run as 'bare earth' models with no above ground barriers or obstructions factored into the model but in this study a more realistic representation has been prepared.

There is a degree of judgement in the selection of the Visual Barriers in all ZTV models as it is not possible to map and model every single obstruction – the data does not exist. VBs have been carefully modelled and are placed using GIS data sets. The ZTVs in this study show these VBs as annotated additions to the map. The degree to which VBs cause differing degrees of obstruction to the view lines is not modelled. In this study, trees and buildings are modelled to cause the same substantial interruption to the line of sight.

The illustrations of ZTVs for the Site take account of the VBs annotated on the drawings, and no other obstacle within the extent of the study area – the extent of the ZTV base. The visibility rays record the interruption to lines of sight that results from intervening VBs and by higher ground. On the maps where there are no visibility rays, the Site cannot be seen from an eyelevel vantage point of 1.60m above ground, as the landform and the modelled VBs will prevent the view.

LEGEND

N

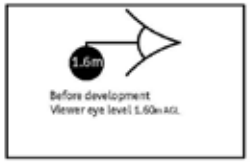
Site Boundary

Radius from target point @ 1km intervals

ZTV Construct - Pre Development

Visible Rays

Target Point



Visible Barriers

Buildings
Assumed height 10m

Woodland
Assumed height 12m

NOTES:

The Zone of Theoretical Visibility (ZTV) illustrates likely areas of visibility of the proposed development based on topographical (bare earth) information. This ZTV also takes into account features (visual barriers) that appear in the landscape that may block visibility lines such as buildings and woodland. Visual barriers are modelled as a block at assumed heights. In this case buildings are modelled at 10m AGL and woodland at 12m AGL.

The ZTV has been run at ground level to a viewers eye height; assumed at 1.60m AGL. The ZTV has been run from the following location and height:

Easing: 440709.507
Northing: 277271.094
Elevation: 96.105m AOD
Height: 0m AGL

This ZTV has been run to an extent of 7km and therefore does not show possible areas of visibility outside of this area.

Figure 21: *ZTV - Pre-development*

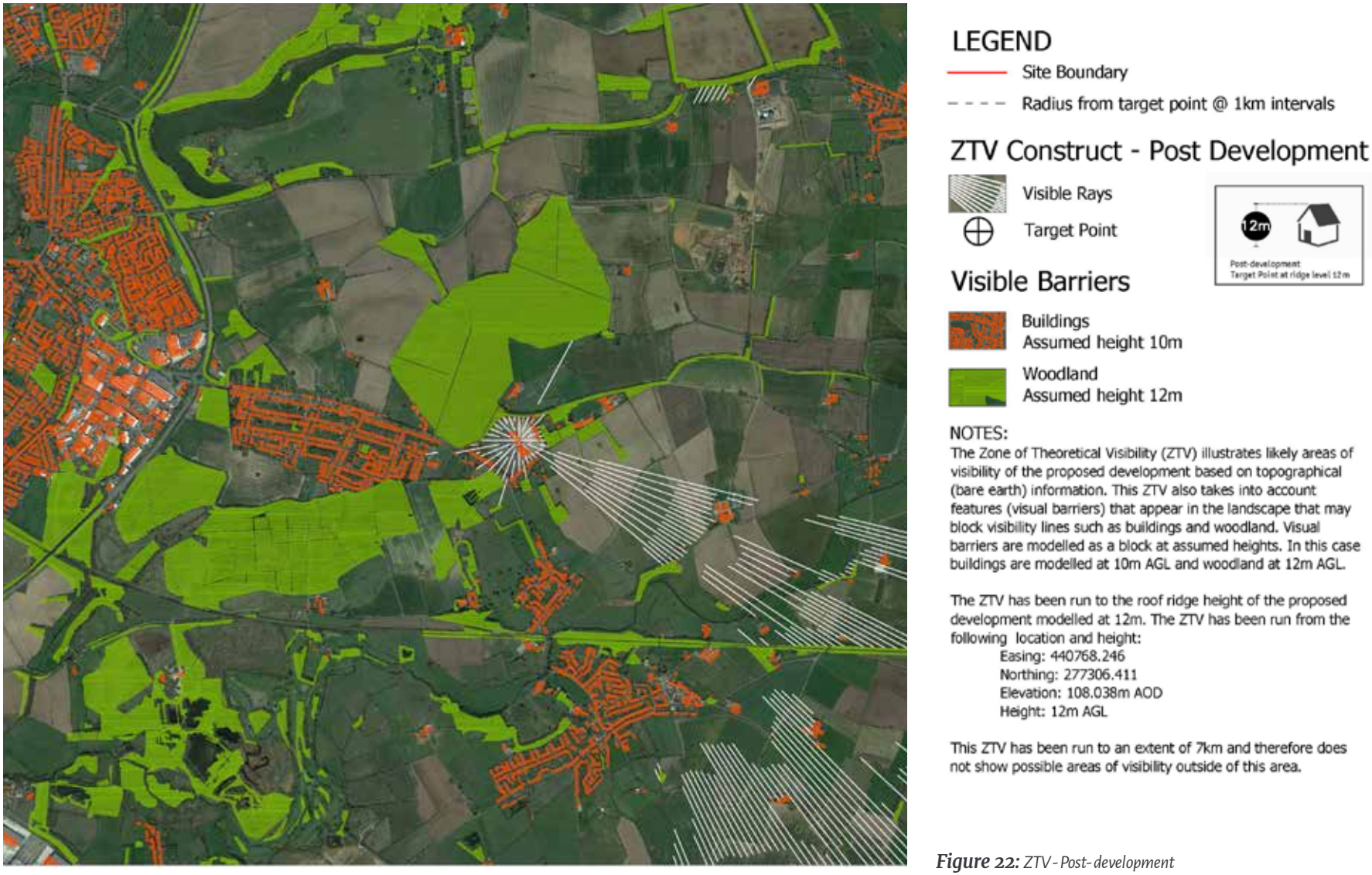


Figure 22: *ZTV - Post-development*

Appendix 3
Landscape Effects Table

Landscape Effects Table

			Completion (Year 1)		Residual (accounts for growth of planting by Year 15)	
Landscape Receptors	Sensitivity	Commentary on Development	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect
Landscape Features within the Site (Note: sensitivity ratings explained in Site Appraisal section of LVIA)						
Woodland within the Site	High	The woodland on Site will be retained and enhanced. A 30m buffer will be provided from the edge of New Close Wood (off-site) adjacent to the north-western boundary in proximity to the proposed sports pitch. This 30m captures the woodland at the north-western edge on Site and ensures that the buffer will allow no intrusion in terms of development within the woodland. The north-eastern part of the woodland will also be retained and set alongside the newly created public open space. This will form part of the green infrastructure assets of the Site.	None	Neutral	Very Small	Negligible Beneficial

1 Magnitude of Change: Large, Medium, Small, Very Small, None

2 Significance of Effect: Major, Moderate, Minor, Negligible

3 Type of Change/Effect: Adverse, Neutral, Beneficial

			Completion (Year 1)		Residual (accounts for growth of planting by Year 15)	
Landscape Receptors	Sensitivity	Commentary on Development	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect
Boundary vegetation and hedgerows	Medium	**Adverse change:** The hedgerow within the Site, extending from the north-western boundary towards the central area, would be partially retained (approximately 124m). The southern extent of the hedgerow will be lost (approximately 112m) to accommodate SuDS and movement through the proposed public open space. The majority of the boundary vegetation, including the trees, would be retained as part of the Proposed Development. A few trees at the south-western boundary will be removed to provide vehicular access to the Proposed Development. The trees are being removed are Category 'C' trees, some of which are self-set and are situated in a small part of the Site where their influence over the rest of the Site is limited. **Beneficial change:** These removals will be offset by a number of new trees, situated throughout the Proposed Development across the Site. A majority of the proposed trees will be set within the proposed public open space with some trees along the streets providing a sense of hierarchy and focus. New hedgerows will also be introduced to reinforce the boundary vegetation. At year 1 this proposed vegetation would have been just planted and therefore would not provide much of an effect. By year 15, when the trees will have become established, they will assist in providing a sense of place, softening and complementing built form character and creating a strong sense of the wider wooded character. Through the ongoing establishment of the proposed planting, it is anticipated that further beneficial change will be derived from the trees over time.	Small Adverse / Medium Beneficial Balance: Very Small Beneficial	Negligible Adverse	Small Adverse / Large Beneficial Balance: Medium Beneficial	Moderate Beneficial
Hard Materials	Low	The Proposed Development will result in the removal of the existing hard surfacing and all boundary treatment such as the metal fencing and materials. The Proposed Development will introduce in its place, built form that is similar in scale and typology to its surroundings, new area of sports use and play provision, new areas of public open space and associated planting.	Large Beneficial	Minor - Moderate Beneficial	Large Beneficial	Moderate Beneficial
Built Form	Low	The Proposed Development would remove the existing stadium building and all other associate outbuildings and, in its place, will introduce, built form that is similar to its surroundings, and new areas of public open space and associated planting.	Large Beneficial	Minor - Moderate Beneficial	Large Beneficial	Moderate Beneficial

			Completion (Year 1)		Residual (accounts for growth of planting by Year 15)	
Landscape Receptors	Sensitivity	Commentary on Development	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect
Landscape Character (Note: sensitivity ratings explained in Landscape Character section of LVIA)						
Natural England National Character Area 96: Dunsmore and Feldon	Low -Medium	Due to the very localised scale of the Proposed Development in relation to the extent of the character area, there would be no perceptible influence on the character area.	Neutral	Neutral	Neutral	Neutral
Dunsmore Parklands LCT	Medium	The Proposed Development will re-develop the existing brownfield which includes areas of hardstanding and disused buildings and in its place introduce new residential built form, area for sports use including a car park and pavilion, provision for play, a series of footpaths and streets and large areas of public open space and associated planting. The Proposed Development will fill a void in the landscape and restore the landscape character and unify it with its surrounding context. The Site comprises a small part of this LCT and therefore the Proposed Development would have a localised effect. The proposed built form would be in keeping with the built form in the immediate vicinity of the Site and it would be set back from the edges to provide a green buffer area, allowing for a gradual progression to the countryside to the north-west. The retention of the majority of the boundary vegetation and the enhancement of the same including new hedgerow planting along with additional tree planting throughout the Site within public open space will assist in restoring and enhancing the wooded character of the LCT. The proposed planting in tandem with the existing vegetation will provide a low visual envelope and will provide visual containment for the Site. This additional vegetation will assist in maintaining the key characteristic of 'views enclosed by woodland'.	Very Small Beneficial	Negligible Beneficial	Small Beneficial	Minor Beneficial

			Completion (Year 1)		Residual (accounts for growth of planting by Year 15)	
Landscape Receptors	Sensitivity	Commentary on Development	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect
Site Character	Low	The Proposed Development will re-develop the existing brownfield which includes areas of hardstanding and disused buildings and in its place introduce new residential built form, area for sports use including a car park and pavilion, provision for play, a series of footpaths and streets and large areas of public open space and associated planting. The Proposed Development will assist in restoring the existing damaged and derelict landscape by providing public use to a space that has remained disused for a number of years. The new built form which will be introduced in place of the existing industrial type built form that are disused, will be similar in scale to the surrounding built form. It will also align with the type of use within the surrounding being residential. A new ATP pitch will be introduced in the north-eastern extent of the Site along with a sports pavilion and car parking, replacing some of area areas of existing hardstanding. The introduction of sports use will reflect the past character of the Site which was used as a speedway track. The sports pavilion will be in keeping with the existing character by providing community facility. The green roof of the sports pavilion will further add to the green infrastructure in an area that is derelict. The sports pavilion will be a maximum of 5m in height and the assistance of the green roof, will provide a perception of openness and assimilate into the landscape. The large areas of open space including the proposed planting will be an improvement to existing grass colonised hardstanding. The open space will be publicly accessible and will assimilate with the wider countryside. The new planting on Site would complement the existing vegetation in and around the Site, improving and restoring the character of the Site.	Medium Beneficial	Minor-Moderate Beneficial	Large Beneficial	Moderate – Major Beneficial

Appendix 4
Visual Effects Table

Visual Effects Table

		Characteristics of view					Commentary on Development	Completion		Residual (inc. landscape mitigation and growth of planting by Year 15)	
Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect
1: View from Speedway Lane (PRoW users/ road users/ residents)	Medium Low Value as view from a location that is not designated. High Susceptibility for residents being at their place of residence.	2m	Partial	Partial	Partial	Transient	**Beneficial Change:** The Proposed Development will infill the void in the landscape caused by the existing hardstanding/disused car park where the Site is visible through the gap in the vegetation. The access barrier will also be removed and replaced by new hedgerow planting to restore the gap in vegetation. This gap in the vegetation will provide a view of the proposed residential units, set against public open space. The built form will be set back from Speedway Lane. The proposed built form will be similar in height and scale to the properties on Speedway Lane and will assist in integrating the existing properties on Rugby Road and Speedway Lane. The proposed tree planting within the open space and boundary hedgerow, once established, will soften and filter the views of the proposed built form. The proposed hedgerow at the boundary will assist in filtering views of the residents at Speedway Lane.	Medium Beneficial / Small Adverse Balance: Very Small Beneficial	Negligible Beneficial	Large Beneficial / Small Adverse Balance: Small Beneficial	Minor Beneficial

1 Sensitivity of receptor: High, Medium, Low **2** Nature of View (degree of visibility of Development): Open, Partial, None

3 Degree of Visual Intrusion (extent of the view that would be occupied by the Development): Full, Partial, Glimpse, None **4** Proportion of Development Visible: Full, Most, Partial, Small Amount, None

5 Magnitude of Change: Large, Medium, Small, Very Small, None **6** Significance of Effect: Major, Moderate, Minor, Negligible **7** Type of Change/Effect: Adverse, Neutral, Beneficial

		Characteristics of view					Commentary on Development	Completion		Residual (inc. landscape mitigation and growth of planting by Year 15)	
Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect
							Adverse Change: The Proposed Development will obscure views of the woodland in the background. However, this is a transient view. The proposed planting in the foreground, once established will limit views outwards and into the Proposed Development, instead				
2: View from Rugby Road (A428) near the junction with Speedway Lane (PRoW users/ road users)	Medium - High Medium value as view from designated Long Distance Walk – Centenary Way High susceptibility for PRoW users whose attention is likely to be focused on the landscape	25m	Partial	Glimpse	Small Amount	Transient	**Beneficial Change:** The Proposed Development will remove the existing access along with the detracting security barrier. The existing built form will be removed and replace with the proposed residential built form and public open space with additional tree planting. The Proposed Development will create new areas of green open space immediately adjacent to Rugby Road. The south-western/south-eastern extent of the proposed built form will be seen in the background set back from Rugby Road. New areas of open space and boundary planting will line Rugby Road and form the foreground. The built form will complement the scale and use of the properties at Rugby Road/Speedway Lane. The new built form will have frontages that will are residential replacing the existing blank façades of the stadium buildings. The proposed tree planting within the open space and boundary, once established, will soften, and filter the views of the proposed built form. The new planting will also provide a more cohesive frontage along Rugby Road.	Small Beneficial	Minor – Moderate Beneficial	Medium Beneficial	Moderate – Major Beneficial

		Characteristics of view					Commentary on Development	Completion		Residual (inc. landscape mitigation and growth of planting by Year 15)	
Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect
3: View from Rugby Road (A428) (PRoW users/ road users/ residents)	Medium - High Medium value as view from Long Distance Walk – Centenary Way High susceptibility for residents and PRoW users whose attention is likely to be focused on the landscape	15m	Partial	Glimpse	Small Amount	Transient/ Fixed	**Beneficial Change:** The Proposed Development will be seen through the existing access point. The Proposed Development will remove the detracting boundary features such as the Coventry Stadium signage and security barriers and will assist in decluttering of the Rugby Road frontage. The large existing building façade, that forms a uniform line in the background will be replaced with a more visually interesting proposed built form that will be similar in scale and type to the properties on Rugby Road. This will assist in tying the area into the existing built fabric and will also provide similarity in roofscape to the surrounding area in comparison to the existing roofscape in the background. The new built form will not be higher than the existing stadium as seen from this view. Much of the proposed built form will be filtered once the proposed planting establishes itself. The proposed bund and planting will soften the built frontages. The new trees will complement the existing vegetation in the back gardens and form a unifying element within the view.	Medium Beneficial	Moderate – Major Beneficial	Large Beneficial	Major Beneficial

		Characteristics of view					Commentary on Development	Completion		Residual (inc. landscape mitigation and growth of planting by Year 15)	
Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect
4: View from Gossett Lane (PRoW users/ residents)	Medium - High Medium value as view from adjacent to the designated Ancient Woodland. High susceptibility for PRoW users whose attention is likely to be focused on the landscape.	4m	Partial	Glimpse	Small Amount	Transient/ Fixed	Due to the intervening foreground vegetation, that obscures and filters the Site, there will be no discernible change in this view. The Proposed Development will continue to have the existing woodland in the immediate vicinity of this viewpoint location. This area of planting will be further enhanced and a new area of green open space will also be introduced to its east. Where there are gaps in the vegetation, this green space may be seen. However, the change will not be discernible as it will blend in with the foreground, with no distinctive features to identify the newly introduced Proposed Development. During winter months, when the deciduous foliage will be absent, there will be a slightly greater view towards the Site. However, it will continue to remain heavily filtered by the bare branches of the vegetation in the foreground and will not cause any discernible change to the view. The propose built form will remain obscured.	None	Neutral	Very Small Beneficial	Negligible Beneficial

		Characteristics of view					Commentary on Development	Completion		Residual (inc. landscape mitigation and growth of planting by Year 15)	
Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect
5: View from PRoW (R78b), looking south-west (PRoW users/ residents)	Medium Low Value as view from a location that is not designated. High Susceptibility for PRoW users whose attention is likely to be focused on the landscape.	122m	Partial	Glimpse	Small Amount	Transient/ Fixed	**Beneficial change:** The Proposed Development will introduce new planting and structural eastern boundary landscape POS treatment. The existing stadium buildings will be removed that will enable more space for new planting. The POS area will complement the existing vegetation in the foreground and will provide an enhanced robust green infill where there are breaks in the vegetation. **Adverse Change:** The Proposed Development will largely be obscured by the intervening built form of the existing houses and existing planting in the foreground. Where there is a break in the vegetation, the pitched roof of the residential units at the eastern extent of the Site will be seen. The roof that will be visible, will be of a similar scale, shape and material of the existing built form and therefore will not be anomalous to the setting and view. The proposed planting in the foreground, once established will limit views outwards and into the Proposed Development.				

		Characteristics of view					Commentary on Development	Completion		Residual (inc. landscape mitigation and growth of planting by Year 15)	
Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect
6: View from PRoW (R143)/ Rugby Road (PRoW users/ road users)	Medium Low Value as view from a location that is not designated. High Susceptibility for PRoW users whose attention is likely to be focused on the landscape.	0.7km	None	None	None	Transient	Due to the distance, topography and intervening layers of vegetation, in particular Lawyer's Spinney the Proposed Development will not be seen in the summer or winter months.	None	Neutral	None	Neutral
7: View from driveway to Brandon Hall and Spa Hotel (Workers at the Hotel)	Low Low Value as view from a location that is not designated. Low susceptibility as receptors are at their place of work.	0.8km	None	None	None	Transient/ Fixed	The Proposed Development will not be seen from this location due to the intervening layers of vegetation even in winter months.	None	Neutral	None	Neutral

Appendix 5

Accurate Visual Representations (AVRs)
Provided by RBMP

Accurate Visual Representations (AVRs)

Provided by RBMP

Coventry Stadium

AVR Verified Views

July 2021

Note

These visualisations have been prepared by RBMP using current best practice techniques in both photography and the construction of 3D models and photomontages specified by the Landscape Institute: Guidelines for Landscape and Visual Impact Assessment 3rd edition (April 2013); Landscape Institute Technical Guidance Note 06/19 (September 2019) Visual Representation of Development Proposals; The Revised SPG London View Management Framework (March 2012.)

All views have been prepared to Type 4 visualisations as set out within table 2, page 11 of TGN06/19. Please see supporting methodology documentation for this project. [End of this document.]

Viewing Instructions

The visualisations gives an impression of the predicted scale and mass of the proposed development as it would be seen from the viewpoint locations. For correct viewing, the images should be viewed at the distance shown on the corresponding page when printed at A3. This images should only be assessed in the field from the same viewpoint location.

Camera Location Information

Viewpoint Number	Easting	Northing	Ground Height	Camera Height
Viewpoint 01	440804.33E	277155.54N	+96.67m AOD	+98.27m AOD
Viewpoint 02	440679.76E	277043.34N	+96.16m AOD	+97.76m AOD
Viewpoint 03	440545.9E	277162.7N	+95.93m AOD	+97.53m AOD
Viewpoint 04	440522.52E	277310.22N	+94.5m AOD	+96.1m AOD
Viewpoint 05	440930.27E	277481.35N	+96.18m AOD	+97.78m AOD
Viewpoint 06	441258.28E	276615.87N	+78.24m AOD	+79.84m AOD
Viewpoint 07	440729.84E	276297.43N	+78.65m AOD	+80.25m AOD

rbmp

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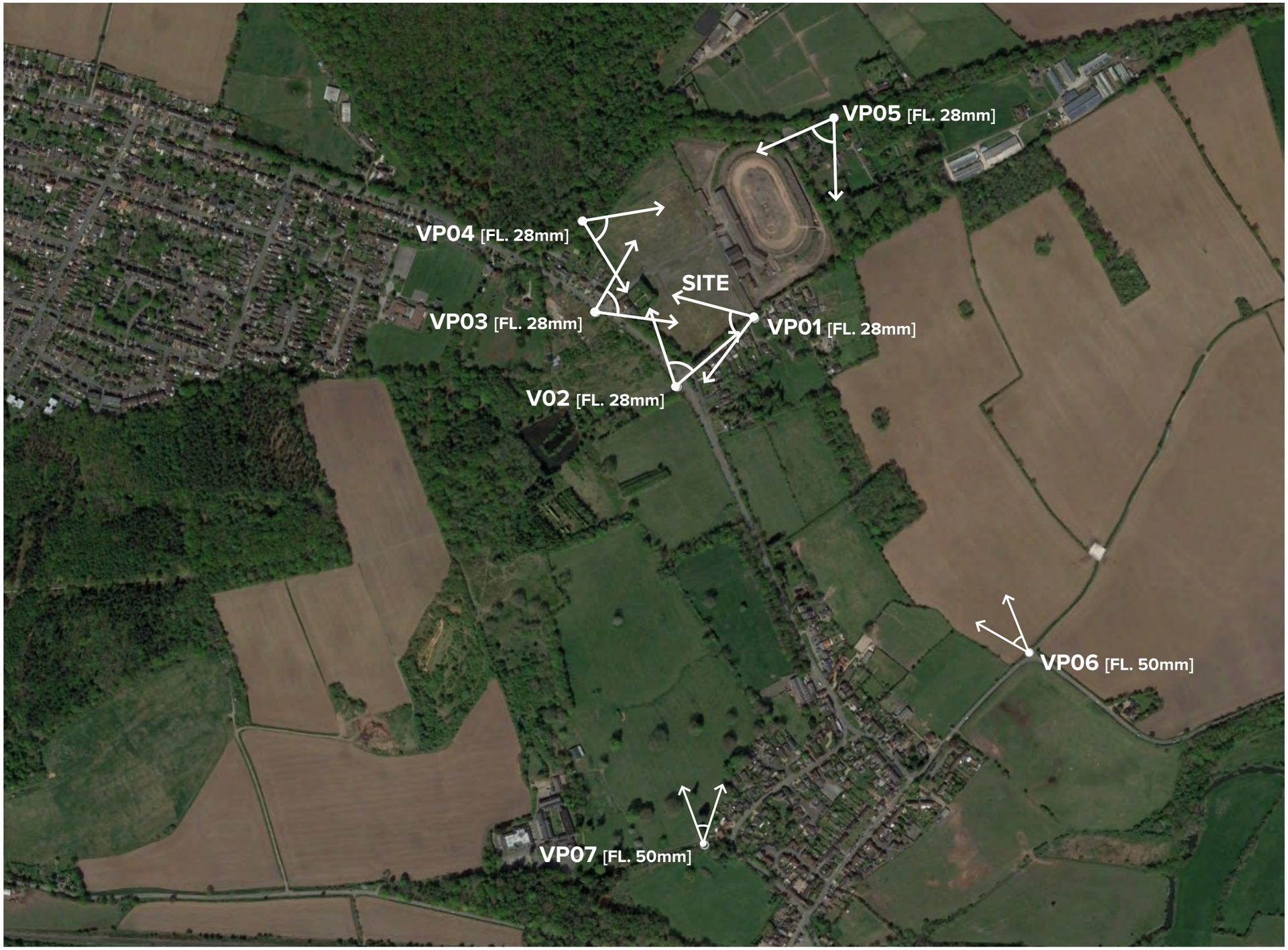
London 020 3488 0657
studio@rbmp.co.uk
www.rbmp.co.uk / www.verifiedviews.co.uk



[Map data ©2021 Google]

Viewpoint 01
Grid reference: 440804.33E,277155.54N
Ground Height: +96.67m AOD
Camera Height: +98.27m AOD

Viewpoint 02
Grid reference: 440679.76E,277043.34N
Ground Height: +96.16m AOD
Camera Height: +97.76m AOD

Viewpoint 03
Grid reference: 440545.9E,277162.7N
Ground Height: +95.93m AOD
Camera Height: +97.53m AOD

Viewpoint 04
Grid reference: 440522.52E, 277310.22N
Ground Height: +94.5m AOD
Camera Height: +96.1m AOD

Viewpoint 05
Grid reference: 440930.27E,277481.35N
Ground Height: +96.18m AOD
Camera Height: +97.78m AOD

Viewpoint 06
Grid reference: 441258.28E,276615.87N
Ground Height: +78.24m AOD
Camera Height: +79.84m AOD

Viewpoint 07
Grid reference: 440729.84E,276297.43N
Ground Height: +78.65m AOD
Camera Height: +80.25m AOD

Viewpoint Information

Grid reference:	440804.33E,277155.54N
Ground Height:	+96.67m AOD
Camera Height:	+98.27m AOD
Viewing Distance:	Approx 60cm at A3

Camera / Photograph Information

Date & Time:	11/05/2021 09.20am
Camera:	Nikon D600 (full frame sensor)
Focal length:	28mm

Viewpoint Information

Grid reference:	440804.33E,277155.54N
Ground Height:	+96.67m AOD
Camera Height:	+98.27m AOD
Viewing Distance:	Approx 60cm at A3

Camera / Photograph Information

Date & Time:	11/05/2021 09.20am
Camera:	Nikon D600 (full frame sensor)
Focal length:	28mm

Proposed development extents outlined in Blue

rbmp

Viewpoint 01: AVR1 Verified View

rbmp.2125 COVENTRY STADIUM, VERIFIED VIEWS

Viewpoint Information

Grid reference:	440679.76E,277043.34N
Ground Height:	+96.16m AOD
Camera Height:	+97.76m AOD
Viewing Distance:	Approx 60cm at A3

Camera / Photograph Information

Date & Time:	11/05/2021 09.03am
Camera:	Nikon D600 (full frame sensor)
Focal length:	28mm

Viewpoint Information

Grid reference:	440679.76E,277043.34N
Ground Height:	+96.16m AOD
Camera Height:	+97.76m AOD
Viewing Distance:	Approx 60cm at A3

Camera / Photograph Information

Date & Time:	11/05/2021 09.03am
Camera:	Nikon D600 (full frame sensor)
Focal length:	28mm

Stadium extent outlined in Yellow

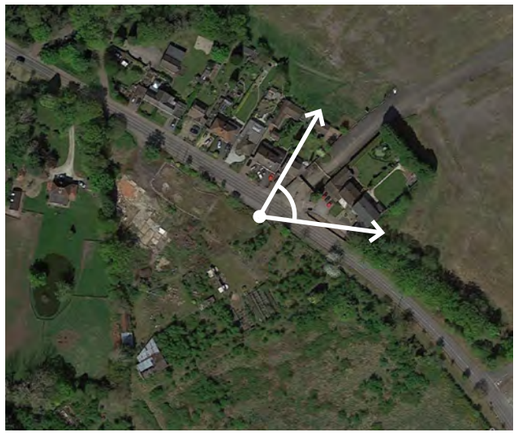
Proposed development extents outlined in Blue

Viewpoint Information

Grid reference:	440545.9E,277162.7N
Ground Height:	+95.93m AOD
Camera Height:	+97.53m AOD
Viewing Distance:	Approx 60cm at A3

Camera / Photograph Information

Date & Time:	11/05/2021 10.52am
Camera:	Nikon D600 (full frame sensor)
Focal length:	28mm

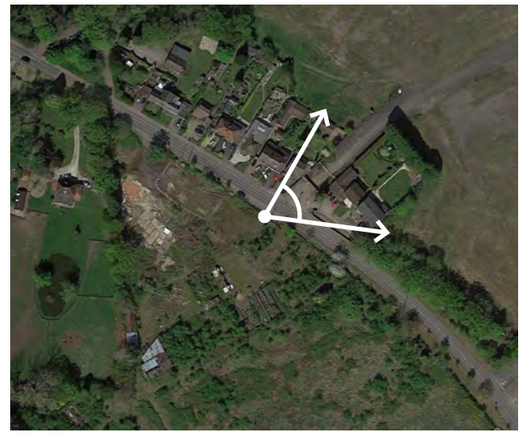


Viewpoint Information

Grid reference:	440545.9E,277162.7N
Ground Height:	+95.93m AOD
Camera Height:	+97.53m AOD
Viewing Distance:	Approx 60cm at A3

Camera / Photograph Information

Date & Time:	11/05/2021 10.52am
Camera:	Nikon D600 (full frame sensor)
Focal length:	28mm



Stadium extent outlined in Yellow

Proposed development extents outlined in Blue

Viewpoint Information

Grid reference:	440522.52E,277310.22N
Ground Height:	+94.5m AOD
Camera Height:	+96.1m AOD
Viewing Distance:	Approx 60cm at A3

Camera / Photograph Information

Date & Time:	11/05/2021 10.52am
Camera:	Nikon D600 (full frame sensor)
Focal length:	28mm

Viewpoint Information

Grid reference:	440522.52E,277310.22N
Ground Height:	+94.5m AOD
Camera Height:	+96.1m AOD
Viewing Distance:	Approx 60cm at A3

Camera / Photograph Information

Date & Time:	11/05/2021 10.52am
Camera:	Nikon D600 (full frame sensor)
Focal length:	28mm

Stadium extent outlined in Yellow

NO VIEW - PROPOSED DEVELOPMENT OUTLINED IN ORANGE

Viewpoint Information

Grid reference:	440930.27E,277481.35N
Ground Height:	+96.18m AOD
Camera Height:	+97.78m AOD
Viewing Distance:	Approx 60cm at A3

Camera / Photograph Information

Date & Time:	11/05/2021 10.04am
Camera:	Nikon D600 (full frame sensor)
Focal length:	28mm

Viewpoint Information

Grid reference:	440930.27E,277481.35N
Ground Height:	+96.18m AOD
Camera Height:	+97.78m AOD
Viewing Distance:	Approx 60cm at A3

Camera / Photograph Information

Date & Time:	11/05/2021 10.04am
Camera:	Nikon D600 (full frame sensor)
Focal length:	28mm

Stadium extent outlined in Yellow

Proposed development where occluded

Proposed development extents outlined in Blue

Viewpoint Information

Grid reference:	441258.28E,276615.87N
Ground Height:	+78.24m AOD
Camera Height:	+79.84m AOD
Viewing Distance:	Approx 50cm at A3

Camera / Photograph Information

Date & Time:	11/05/2021 08.08am
Camera:	Nikon D600 (full frame sensor)
Focal length:	50mm

Viewpoint Information

Grid reference:	441258.28E,276615.87N
Ground Height:	+78.24m AOD
Camera Height:	+79.84m AOD
Viewing Distance:	Approx 50cm at A3

Camera / Photograph Information

Date & Time:	11/05/2021 08.08am
Camera:	Nikon D600 (full frame sensor)
Focal length:	50mm

Stadium extent outlined in Yellow

NO VIEW - PROPOSED DEVELOPMENT OUTLINED IN ORANGE

Viewpoint Information

Grid reference:	440729.84E,276297.43N
Ground Height:	+78.65m AOD
Camera Height:	+80.25m AOD
Viewing Distance:	Approx 50cm at A3

Camera / Photograph Information

Date & Time:	11/05/2021 08.34am
Camera:	Nikon D600 (full frame sensor)
Focal length:	50mm

Viewpoint Information

Grid reference:	440729.84E,276297.43N
Ground Height:	+78.65m AOD
Camera Height:	+80.25m AOD
Viewing Distance:	Approx 50cm at A3

Camera / Photograph Information

Date & Time:	11/05/2021 08.34am
Camera:	Nikon D600 (full frame sensor)
Focal length:	50mm

Stadium extent outlined in Yellow

NO VIEW - PROPOSED DEVELOPMENT OUTLINED IN ORANGE

Coventry Stadium

Verified Views Methodology Statement

July 2021

OVERVIEW

The process of generating verified views (also referred to as Accurate Visual Representations (AVR) & Visually Verified Montages (VVM)) for the proposed new development was carried out by RBMP Ltd.

These visualisations have been prepared by RBMP Ltd. using current best practice techniques in both photography and the construction of 3D models and photomontages specified by the Landscape Institute: Guidelines for Landscape and Visual Impact Assessment 3rd edition (April 2013); Landscape Institute Technical Guidance Note 06/19 (September 2019) Visual Representation of Development Proposals; The Revised SPG London View Management Framework (March 2012.) All views have been prepared to Type 4 visualisations as set out within table 2, page 11 of TGN06/19.

High quality/resolution photographs were taken from the agreed locations with an adequate number of visible features subsequently surveyed, including the precise location of the camera.

A development model was generated to correct geographical co-ordinates. With a known camera position and orientation, photographic and surveyed existing visible features, the development model was accurately aligned to the photograph.

SITE VISIT

RBMP Ltd. visited the site on the 11th May 2021, to obtain viewpoint photography. The view positions were documented using photography of the exact positions (marked with a survey pin) with a surveyor present to record the precise co-ordinates.

PHOTOGRAPHY

For the agreed viewpoint location, high resolution RAW photographs were taken with a Digital SLR camera with a 35mm (full frame) sensor. The camera was levelled horizontally and laterally by means of a tripod mounted levelling base and two camera mounted spirit levels.

CAMERA & EQUIPMENT

- Nikon D600 digital SLR camera (35mm)
- Nikon 50mm f/1.8
- Nikon 50mm f/1.8
- Nikon 24mm tilt-shift f/3.5
- Manfrotto 190 tripod
- Tripod indexed pan head
- Levelling base with bubble level
- Digital Level
- Laser plumb bob

LENS SELECTION

In order to capture the full extent of the proposed development and an appropriate amount of context, a 28mm & 50mm lens in landscape orientation (effective 65.5° & 39.6° horizontal field of view) was used. For internal use/ reference a 180° panoramic for each viewpoint location was also captured using a 15° rotational index allowing a series of individual frames to be stitched together into a single image.

POST PRODUCTION

Each photoviewpoint photograph was processed using Adobe Photoshop® CC 2021 Camera RAW. Standard (digital) photographic post production techniques (profiles, curves and sharpening) were used to create a corrected final .psd file to be used as the basis for the photomontage.

SURVEY

For the agreed photoviewpoint location an instructional document was released to the survey subcontractor. The surveyor was instructed on site to record a range of contextual reference points.

SURVEY EQUIPMENT

- Leica GPS
- Leica Total station
- Precise level

FIELD SURVEY METHODOLOGY

Camera Locations - To establish the position of a viewpoint, the surveyor must set up a GPS on it and record enough points to ensure a high level of accuracy.

Reference points - To survey the various reference points, the surveyor should set up three temporary stations (TBMs) within view of each reference point and establish their location using the GPS. Once these co-ordinates have been established, the surveyor will set up a Total Station on the TBMs and take 3 reflectorless survey shots to the reference point in view.

Where GPS positioning was not possible near to the required survey point – due to poor signal, for instance – the surveyor will set up his TBMs at the nearest position possible and traverse traditionally to a position where he can survey the point.

DATA PROCESSING & DELIVERY

GPS data is processed through Leica Geo-Office to acquire the OSGB36 co-ordinate system information and then processed to produce co-ordinate information for the surveyed points.

PROPOSED DEVELOPMENT

rbmp created a 3D model of the proposed development working from supplied model and plans. The model was checked for accuracy and subsequently aligned to the OSGB36 coordinate system.

VERIFICATION PROCESS

The collected survey reference point data and camera location data was imported into the 3D model environment from the delimited text file (relative to the OSGB36 co-ordinate system) by means of a proprietary script.

At each photoviewpoint location a virtual camera was set up in the 3D software using the coordinates provided by the surveyor. The 3D coordinates of the survey reference points were used to create an accurate ‘point cloud’ model of the contextual surveyed parts of the scene. The scene was verified by matching the contextual surveyed points to the photograph.

To do this, for each photoviewpoint, two renders* were made from the 3D model from the same virtual camera: one render showed only the development (in the chosen method of presentation); the other showed only the survey reference point data.

Using a photo editing package [Adobe Photoshop® CC 2021.] the photography, survey reference point render and proposed development render were aligned.

With the rendered* proposals aligned to the photography, masks were applied to the image to hide extents of the proposals occluded by intervening vegetation and built form.

USE OF PHOTOMONTAGES

For correct perspective viewing, the photomontage pages should be printed unscaled at A3 and must be viewed at an approximate viewing distance of 50cm. The photomontages should only be assessed in the field from the same viewpoint.

*Rendering is the process of generating an image from a model (or models in what collectively could be called the 3D environment), by means of computer programs - specifically, in this case Chaos Group V-Ray for Autodesk 3Ds Max 2020.

NOTES

- The model (Buildings/Wirelines/Landscape) is based on the supplied .DWG files:
  - Scheme 3B_D.dwg
- The model has been positioned and referenced to the OS Grid using the supplied topographic data contained within drawing [S219-447-B(Coventry Speedway).dwg] and RBMP’s collected survey data on-site.

BARTON
WILLMORE