LANDSCAPE AND VISUAL IMPACT ASSESSMENT REPORT FOR

Proposed Western Extension and Consolidated Restoration Scheme

At

Mancetter Quarry
Near Atherstone
North Warwickshire

For

Lafarge Tarmac Limited

July 2014

ISSUE THREE

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APPENDIX B

Landscape Character and Visual Assessment Methodology

Including:

i. Sensitivity and Capacity Categorisation

ii. Qualitative Assessment of the Sensitivity of the Baddesley to Hartshill Uplands Sub Unit to Change

APPENDIX C

Zone of Theoretical Visibility– Methodology
1.0 INTRODUCTION

1.1 Background Information

1.1.1 This report has been prepared by Robin J Smithyman BSc (Hons); Dip LA; CMLI, DipTP; DipUD; MIQ of Pleydell Smithyman Limited, Landscape Architects, Environmental Design and Business Consultants based in Telford, Shropshire. Pleydell Smithyman Limited is a practice registered with the Landscape Institute and is a corporate member of the Institute of Environmental Management and Assessment. The practice specialises in landscape architectural design and assessment works relating to environmental planning and the minerals and waste industries.

1.1.2 This report has been prepared for Lafarge Tarmac Limited to address landscape and visual matters associated with proposals by the company for an extension to the existing Mancetter Quarry to the south west of the currently permitted extraction areas.

1.2 Guidance and Publications

1.1.3 This report has been produced in accordance with the following Guidelines and reference to the publications as listed below:


ix. Leicester, Leicestershire and Rutland Landscape and Woodland Strategy, Leicestershire County Council, 2001

1.3 Location Details

1.3.1 Mancetter Quarry is located in the District of North Warwickshire in the County of Warwickshire. It is approximately 1.5km to the south west of the village of Mancetter and 1.5km to the south of the settlement of Atherstone. The Quarry is accessed from Quarry Lane, with outbound traffic exiting the quarry onto Purley Chase Lane, a continuation of Quarry Lane. See Figure 1.
2.0 BASELINE ASSESSMENT OF THE PERMITTED DEVELOPMENT

2.1 Methodology

2.1.1 The methodology for this assessment is based on the *Guidance for Landscape and Visual Assessment- 3rd Edition*, produced by the Landscape Institute and Institute of Environmental Management and Assessment 2013. The assessment process utilises the collection and analysis of baseline information including desktop studies corroborated by fieldwork. From this potential landscape and visual effects have been identified and assessed and measures then designed to either avoid or mitigate any significant adverse effects including landscape enhancement which forms an integral part of the overall development scheme.

2.1.2 A description of the methodology used for this assessment is described within Appendix B of this report.

2.2 Designations

2.2.1 Figure 2 illustrates the landscape and nature conservation designations within the 10x11km Study Area.

2.2.2 Mancetter Quarry and Purley Quarry form two parts of a sequence of quarries and other landforms which are designated Regionally Important Geological Sites (RIGS). The geological features have been exposed by the quarrying activities in the area.

2.2.3 In the immediate vicinity of Mancetter Quarry are a number of ancient woodlands, located to the east and west of Purley Quarry, to the south west of the proposed extension and to the south east of Mancetter Quarry. The Hartshill Hayes woodland to the south east of Mancetter Quarry is also a Country Park and recreation area and adjoins the Scheduled Ancient Monument at Hartshill Castle. A Scheduled Ancient Monument (Oldbury Hillfort to the south of Mancetter Quarry) is located to the immediate south of Mancetter Quarry. An area of woodland to the east of the northern part of Purley Quarry is also designated a Site of Importance for Nature Conservation.

2.2.4 Over 1km from the proposed extension there are a large number of ancient woodlands, the most significant of these being Bentley Park Wood and Monks Park Wood, areas of which are designated a Site of Special Scientific Interest. To the north of Bentley Park Wood and Purley Quarry is the Merevale Estate; this is a Registered Park and Garden, includes a Scheduled Ancient Monument at Merevale Abbey, a Site of Importance for Nature Conservation and contains a large number of listed buildings.

2.2.5 Mancetter and Atherstone also contain a large number of listed buildings, many of these within the confines of Conservation Areas. To the east of Mancetter are a number of Scheduled Ancient Monuments associated with the Roman Settlement of Mandvessedvm.

2.3 Landscape Policies

2.3.1 The current policies which are relevant for the Landscape and Visual Assessment of the Mancetter Quarry site are contained within a number of documents at the County and Borough scale.

2.3.2 North Warwickshire Borough Council is in the process of producing the new Local Plan for North Warwickshire. However in the interim the following policies (relevant to this Landscape and Visual Impact Assessment) have been saved indefinitely and still apply:
Core Policy 3 (CP3): Natural and Historic Environment
All development decisions will seek to protect or enhance biodiversity, natural habitats, the historic environment, and existing landscape and townscape character.

Core Policy 11 (CP11): Quality of Development
All development will be required to be well designed and to respect and / or enhance its surroundings.

ENV 1: Protection and Enhancement of Natural Landscape
Development that would neither protect nor enhance the intrinsic qualities of the existing landscape, as defined by Landscape Character Assessment, will not be permitted. Only where protection or enhancement is incompatible with proposed development might mitigation be considered an alternative to protection or enhancement.

ENV 3: Nature Conservation
Nationally Important Sites:
Proposals for development in or likely to affect Sites of Special Scientific Interest (SSSI) will be subject to special scrutiny. Where development may have an adverse effect, directly or indirectly on a SSSI it will not be permitted unless the reason for development clearly outweighs the nature conservation value of the site itself and the national policy to safeguard the national network of such sites.

Regionally and Locally Important Sites:
Development and other land use change likely to have a harmful effect on the nature conservation value of:

- A Local Nature Reserve,
- A Site of Importance for Nature Conservation or
- A Regionally Important Geological / Geomorphological Site, will not be permitted unless it can be clearly demonstrated that there are reasons for the proposal that clearly outweigh the need to safeguard the nature conservation value of the site or feature.

Where development is permitted, the Authority will consider the use of conditions and / or obligations to secure all compensatory measures necessary to protect and enhance the site’s nature conservation interest as well as the overall coherence of designated sites. It will also seek to increase the amount and quality of habitats, species and geological sites.

Species Protection:
Development and other land use changes that are likely to have a harmful effect on rare, endangered or other species of conservation importance will not be permitted.

Where development is permitted which may have an effect on these species, the Authority will use conditions and / or obligations to secure compensatory measures necessary to protect the species, reduce disturbance to a minimum and provide alternative habitats to sustain or enhance the population.

ENV4: Trees and Hedgerows
Development will not be permitted if it would result in the loss of trees, woodlands or hedgerows that in terms of their historical, ecological, townscape or landscape significance make a positive contribution to the quality of the local environment. The planting of new trees, woodlands and/or hedgerows will be sought in the landscaping of new development.
ENV5: Open Space
Development resulting in the loss of open space which has been shown to be needed to meet the open space, sports and recreational needs of the Borough following the process of need assessment, audit and setting of local standards in accordance with paragraphs 1-9 of PPG17 will not be permitted.

Until that PPG17 process has been completed, development resulting in the loss of open spaces falling within any of the following categories will not be permitted unless the proposal, in accordance with paragraph 10 of PPG17, is supported by an independent assessment showing the land to be surplus to requirements, that the local community has been consulted and that the proposals are widely supported by that community:

- Open Space Identified on the Proposals Map.
- Open space which falls within the typology in paragraph 2 of the annex to PPG17, except where development provides for relocation of the open space to a site which is at least equivalent in size, quality, accessibility, usefulness and attractiveness to that which would be lost.

ENV6: Land Resources
The Council will safeguard and enhance land resources in the Borough by:

- In minerals developments ensuring the early establishment of after-uses that best meet the policies in this Local Plan
- Protecting suitable sites for the recycling and re-use of waste materials
- Requiring applicants to identify unstable and potentially unstable land, and securing land stabilisation
- Ensuring strict control of the use and disposal of hazardous substances, so as to safeguard land, premises and people
- Protecting the best and most versatile agricultural land

Contaminated Land:
Development that would result in land contamination will not be permitted. An Environmental Effect Assessment of a proposal may be required to demonstrate, to the satisfaction of the Local Planning Authority, that contamination will not occur.

The development of contaminated, or potentially contaminated, land or of land in its vicinity, will not be permitted unless it is demonstrated to a reasonable degree of certainty that practical measures can be taken to treat, contain or control the contamination so as not to:

- Expose the occupiers of the development, including in the case of housing the normal use and enjoyment of gardens, to significant risk
- Threaten the structural integrity of buildings existing or to be erected on the site
- Lead to the contamination of any watercourse or aquifer
- Cause the contamination of adjoining land, or allow such contamination to continue
- Cause unacceptable environmental conditions for the occupiers of nearby properties while the remedial measures are being carried out, or
- Expose site operatives to unacceptable health risks.

All remediation measures shall be to a standard approved by the Council, and allowance made for full remediation where this is not practical initially.
ENV11: Neighbouring Amenities
Development will not be permitted if the occupiers of nearby properties would suffer significant loss of privacy, or disturbance due to traffic, offensive smells, noise, light, dust or fume. Occupiers of the development itself should also enjoy satisfactory standards of these amenities.

2.3.3 The Warwickshire County Council Minerals Local Plan (adopted 1995) also contains a number of saved policies. This document will eventually be replaced by the Minerals Development Framework but until the time of adoption the following policies are relevant:

Policy M6: Consideration and Constraints affecting Mineral Extraction
Applications for the extraction of minerals whether within or outside the identified areas of search and preferred areas will be considered on the basis of the provisions of the development plan and their likely overall effect on:

1. Operational and economic needs
2. Physical restraints:
   - Existing and proposed developments in the area
   - Areas of woodland, conservation, geological, geomorphological and ecological value
   - Sites and landscapes of historical and archaeological importance
3. Other considerations:
   - Transport
   - Agricultural land quality and the feasibility of achieving a high quality restoration to an appropriate use
   - The quality and the quantity of surface and underground water
   - Subsidence
   - Living conditions for people
4. Policy Considerations:
   - Green Belt
   - The Cotswold Area of Outstanding Natural Beauty
   - Areas of restraint
   - Special Landscape Areas

Policy M7: Mitigation and Planning Conditions/Agreements
In seeking to ensure that any adverse environmental effects and the implications for residents’ quality of life are mitigated at all mineral workings

1. When granting planning permission the County Council may impose conditions and/or seek to enter into agreements under the town and country planning act and highways acts to cover matters such as those set out in Appendix 2 and/or objectives set out in the development plan
2. Where appropriate the County Council will impose after-care conditions requiring a maintenance obligation for the proper care of the restoration scheme, normally for the maximum period allowed by statute or prescribed by the Secretary of State following initial completion of restoration.
3. Where appropriate the County Council may impose a condition stipulating the mode of transport to serve mineral working. Where transport is by road and access is not directly available to the lorry route network the use of other roads
will be strictly controlled; and, as necessary, measures such as haul roads, routing agreements and contributions towards road improvements will be secured before planning permission is granted.

4. Proposals for operations ancillary or secondary to mineral extraction will normally be expected to be sited adjacent to primary plant. The use of plant, machinery and buildings will be restricted to processes principally using minerals produced from the site. Where appropriate, conditions may be imposed or agreements sought to control the life-span of operations ancillary or secondary to mineral extraction.

Policy M9: Restoration of Mineral Sites

Restoration of workings to a high standard and a beneficial after use will be required in accordance with the development plan. Satisfactory arrangements for aftercare will also be sought.

2.4 Baseline Landscape Character and Assessment of the Visual Resource

Landscape Character Assessment

2.4.1 The assessment of an area’s landscape character is based on the categorisation of a landscape’s features and elements, these combine to create the distinct character of an area. Landscape character comprises a description and assessment of the distinct and recognisable pattern of elements and features that occur consistently in a particular type of landscape and how this is perceived. The character of a landscape is a combination of geology, landform, soils, vegetation, land-use and human activities. In addition, character is identified through characterisation, which classifies maps and describes areas of similar character.

2.4.2 At a national level Natural England’s Character Assessment locates the site on the boundary of Character Area 97 ‘Arden’. See Figure 3. This assessment describes the area as being a well wooded farmland landscape of rolling landform within an industrial area based around the former Warwickshire Coalfields.

2.4.3 At a regional level The Warwickshire Landscape Project, published in 1987, was one of the first assessments to provide a set of guidelines designed to offer advice on maintaining diversity and beauty in the local landscape. This document became part of the Warwickshire Landscape Guidelines, published in 1993 as three separate booklets which covered the whole of Warwickshire and are still current. The booklet which covered the site was entitled Warwickshire Landscape Guidelines: Arden and describes this regional landscape as being an historic region of former wood, pasture and heath characterised by a dispersed settlement pattern, ancient woodlands and mature hedgerow oaks.

2.4.4 The visual character of the landscape is described in more detail adding that Arden is characterised by a wide range of historical and ecological features, which create a landscape of intimacy and a strong ‘sense of place’. Most significantly it remains a wooded landscape with mature hedgerow oaks, ancient woodlands and historic parklands. The association with former common and heath imparts a strong sense of unity and is reflected in the widespread occurrence of heathy vegetation, particularly roadside bracken. A number of remnant commons still survive but most of the larger areas have been enclosed and are today characterised by a geometric pattern of roads and small fields. The landscape retains many ancient features, in particular a pattern of irregular fields defined by thick hedgerows; a
network of narrow winding and often sunken lanes and trackways; a dispersed settlement pattern of farmsteads and hamlets; and a wealth of antiquities including castles, fishponds and moated sites. These features are woven within a farmed landscape which in places still retains a strong rural character.

2.4.5 The Warwickshire Landscape Guidelines sub-divides the Arden Character Area into seven sub-types and places the land around Mancetter Quarry within the ‘Industrial Arden’ Landscape Type. This area is defined as a rather variable, often run down urban fringe landscape characterised by mining settlements, spoil heaps and pockets of farmland. (See Figure 4).

2.4.6 Key features of the ‘Industrial Arden’ Landscape Type include:

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

2.4.7 In November 2009 FPCR Environment and Design Ltd was commissioned to undertake a Landscape Assessment of North Warwickshire and a landscape capacity study for the land adjacent to the main settlements and local service centres within the Borough. The final report was published in August 2010. This study locates Mancetter Quarry within LCA4: Baddesley to Hartshill Uplands. See Figure 5.

2.4.8 The Key Characteristics of the Baddesley to Hartshill Uplands LCA include:

- Distinct and unified upland landscape on steeply sloping, undulating rock scarp;
- Complex land use pattern of settlement, woodland, recreation, quarrying, associated industry and farmland;
- Heavily wooded; ancient older oak / birch woodland and younger mixed plantations;
- Pockets of permanent pasture in small hedged fields survive on the steeper slopes around the settlement fringes, bounded by ancient, often overgrown hedgerows of hazel and holly (former wood pasture);
- Isolated large arable fields between woodland blocks and around Hartshill;
- Extensive areas of historic and modern rock quarrying;
- Mining settlements include Baddesley Ensor, Hartshill, Ansley Common and Ridge Lane;
- Heathy associations; widespread occurrence of birch, gorse and bracken;
- Unenclosed commons, supporting remnant heathy vegetation survive adjacent to Baddesley;
- Outdoor recreational facilities include Hartshill Hayes Country Park and several golf clubs;
- Merevale Hall, is a prominent hilltop landmark set within Parkland;
- Distinctive spoil heaps in the south east;
- Scattered modern industrial buildings and communications masts within the south;
- Long views from highpoints, most notable to the east where long views are possible across the Anker Valley to the Hinckley and Bosworth area

2.4.9 The **Key Description** of the Baddesley to Hartshill Uplands LCA states:

This distinct and unified, upland and steeply undulating landscape located upon a rocky escarpment has led to historical development of rock quarrying activities, which continue today south of Baddesley and north of Hartshill. The landform also gives rise to characteristic upland woodland, heath and marginal pastoral farmland. Although the area contains settlement and industry, this is generally absorbed by the prevailing wooded upland character.

The historical exploitation of the area has led to the development of a complex mix of land uses including industry, settlement, recreation, agriculture and forestry, linked by a network of busy lanes.

To the north the landscape around the hilltop mining settlement of Baddesley Ensor is bordered by heathy former common land, which in places penetrates into the settlement, and by steep poorly drained fields of permanent pasture enclosed by hedgerows, some of which are ancient hedgerows of hazel and holly and small copses.

Centrally and to the south of Baddesley a relatively undisturbed heavily wooded landscape surrounds Merevale Hall. The Hall is a prominent landmark building, set within an historic Registered Park and Garden, affording long views across the Anker Valley to the north. A significant proportion of the adjacent Monk’s Park / Bentley Park Wood is designated as a SSSI, reflecting its Ancient Woodland qualities. The area retains a strong sense of unity.

South of here the landscape is heavily disturbed by quarrying activities and related modern industries particularly east of Hartshill, where visually prominent cone shaped spoil mounds have a visual influence on the setting of the adjacent Anker Valley LCA. At Ridge Lane, a small mining settlement, there are a number of large modern communications masts. A number of recreational facilities have been created in this area. There are two golf courses; one to the south of Mancetter and a second south of Ridge Lane, and Hartshill Hayes Country Park; from here there are long views to the north across the Anker Valley. The Coventry Canal follows the character area boundary at the edge of the valley south of Atherstone.

2.4.10 The **Pressures for Change/Key Issues** for the Baddesley to Hartshill Uplands LCA states:

The area is subject to a complex range of pressures for change, historical and continuing quarrying has the largest influence on the area, attracting other related industries and settlement expansion. This also leaves disturbed landscapes which are often restored to recreational use. Farmland generally comprises marginal pastoral land; however there are pockets subject to agricultural intensification. Historic landscape elements and natural habitats are under threat from development pressures.

2.4.11 The **Landscape Management Strategies** for the Baddesley to Hartshill Uplands LCA states:

- Conserve and restore the character of this distinctive upland landscape;
• Any new development should reinforce the existing settlement pattern of small peripheral towns, retaining the rural character of scattered properties and farmsteads within
• Any settlement expansion should include appropriate landscape planting to integrate the settlement edge within the landscape and limit encroachment into the rural area
• Ongoing and new quarrying activities should only be permitted where they do not result in an unacceptable level of landscape or visual effect, and proposals should only be accepted where a landscape restoration strategy has been prepared that is in keeping with the unique landscape character of this area
• New agricultural and industrial buildings should be sited, designed and landscaped to blend with the surrounding landscape;
• Safeguard and manage the Registered Park and Garden at Merevale Hall and protect the wider setting from encroachment by development;
• The design of any recreational facilities should seek to reflect the character of the existing landscape features
• Existing recreational facilities should be retained and enhanced where opportunities arise;
• Conserve pastoral character and identify opportunities for conversion of arable back to pasture;
• Encourage ecological management of grassland areas;
• Promote the regeneration and management of heathland flora on remnant heathy areas, particularly around Baddesley Common.
• Retain and manage old naturally re-vegetated spoil heaps as landscape features
• Conserve the historic field pattern and continue to maintain hedgerow field boundaries
• Conserve all ancient woodland sites and promote ecological management, encourage restocking with native locally occurring broadleaves (preferably through natural regeneration) and in places long rotation coppicing may be appropriate;
• Species selection along woodland edges should favour native trees and shrubs
• Felling copses should be designed carefully to maintain the effect of wooded enclosure.

2.4.12 Within the Study Area a further Landscape Character Area has been identified as occurring within Warwickshire and covered within the Landscape Assessment of North Warwickshire this has been identified as being:
• LCA3: Anker Valley

2.4.13 The Key Characteristics of the Anker Valley LCA include:
• Valley landform; narrow, steep and strongly undulating to the north and an indistinct, gently sloping, broad valley to the south;
• Predominantly an intensively farmed arable landscape but with pockets of pastoral land around the settlements and close to the river;
• Peripheral settlements of Shuttington, Polesworth, Dordon, Atherstone and Mancetter and busy connecting lanes have an urbanising influence;
The Coventry Canal and River Anker wind discretely through the valley, often only evident by the many hump back bridges;

Busy transport corridors include the A5, the M42 and the West Coast main rail line;

Relatively tranquil parkland and rural character around Grendon Park and Caldecote Hall;

An open landscape with few areas of woodland and pockets of riparian scrub and regenerating woodland on former colliery sites;

Mining subsidence has resulted in the wetland flashes at Alvecote and Pooley Country Park;

In the north Alvecote Priory and Alvecote Marina;

Recreation at Dobbies Nursery;

Wide open views across the valley from the upper slopes.

2.4.14 The Key Description of the Anker Valley LCA states:

A visually open and broad, indistinct valley becoming steeper and more defined to the north close to Polesworth. The River Anker weaves discretely through the valley bottom and the Coventry Canal takes a straighter course south of the river.

The land use across this character area is predominantly farmland; however the character varies as a result of the complex mix of peripheral settlements and associated urban land uses. Busy transport corridors include the M42; which passes through the north on a viaduct, the A5; which follows the boundary of the character area along the upper slopes and the West Coast main railway line; which follows the course of the river through the lower reaches of the valley and is clearly discernible by the overhead rail gantries. A network of busy lanes between the peripheral settlements of Polesworth, Dordon, Atherstone, Mancetter and Nuneaton to the south also has an urbanising effect, only the remoter Grendon Park and Caldecote Hall feel relatively tranquil.

Polesworth and Dordon are located upon the ridge above the valley and have an urbanising influence on the adjacent landscape. Atherstone, although lower lying, has open edges and large scale development at its periphery, which again influences the character of this LCA. The large scale, brick built Aldi Distribution Centre, although enclosed by woodland planting, is a highly visible landscape detractor within the north of the valley. To the south of Mancetter, urbanising influences include a sewage works and Dobbies World, which includes a visitor’s centre with mazes and woodland planting.

Farmland across the valley predominantly comprises late enclosure large arable hedged fields, generally with low trimmed, and in some places gappy hedgerows. Smaller, more irregular pastoral fields to the east of Dordon and north of Grendon are occasionally enclosed by timber stock fencing. Small areas of river flood meadow exist around Polesworth (an area to south east is designated as SSSI) and between Leather Mill Farm and Caldecote. Within the north the scrub and birch wetlands at Pooley Country Park, and the east facing partially wooded slopes of mixed farmland between Grendon and Polesworth.

Generally tree cover is limited to oak hedgerow trees and riparian vegetation. There are also some pockets of more substantial tree cover; north of Polesworth natural regeneration of birch and scrub provides young woodland around Pooley Country.
Park, north of Grendon woodland has colonised bare ground of former works, around Grendon Park and Caldecote Hall woodland planting, regular shaped game coverts and scattered parkland trees include evergreen species and create a parkland character.

There are wide views across the valley from the upper slopes, with views out being generally contained. To the south distinctive cone shaped mounds from adjacent minerals extraction works and the steeply rising slopes of the Uplands LCA4 have a visual influence on the setting of the otherwise flat valley character.

2.4.15 The Pressures for Change/Key Issues for the Anker Valley LCA states:

Post war agricultural intensification has led to the removal and frequent cutting of hedges in intensively farmed areas and loss of hedgerow trees. Agricultural intensification has resulted in removal of riparian habitats with arable fields extending to the river edge in places. There are also development pressures from the fringe settlements and connecting busy roads and potential or on-going pressures from extraction industries.

2.4.16 The Landscape Management Strategies for the Anker Valley LCA states:

- Conserve and restore the rural character of the agricultural landscape and the natural regeneration of the former workings around the mining towns;
- Any new development should reinforce the existing settlement pattern of small peripheral towns, retaining the rural character of scattered properties and farmsteads within the valley;
- Any settlement expansion should include appropriate landscape planting to integrate the settlement edge within the landscape and limit encroachment on the valley;
- New agricultural buildings should be sited, designed and landscaped to blend with the surrounding landscape;
- Conserve and restore areas of existing Parkland at Grendon Park and Caldecote Hall;
- Encourage only informal recreational activities appropriate to nature conservation within the valley;
- Avoid types of farm diversification that are inappropriate to the agricultural landscape;
- Encourage introduction and appropriate management of wide field margins along watercourses and boundaries;
- Conserve the historic field pattern, with priority given to restoring and strengthening primary hedge lines including those alongside roads;
- Manage hedgerows to enhance the field pattern by planting up gaps, allow hedges to grow by reducing cut rotation intervals to 3 yearly intervals for wildlife benefits;
- Promote management of small woods and game coverts, in places long rotation coppicing may be appropriate;
- Enhance tree cover through small scale planting of broadleaved coverts and woods in keeping with the visually open character;
- Encourage natural regeneration of trees and vegetation alongside watercourses and promote small areas of wetland planting in areas currently lacking in habitats;
- Encourage ecological management of grassland areas and wetlands.
The boundary of Leicestershire falls within the northeastern section of the Study Area. The Landscape Character of this area is defined within the Leicester, Leicestershire and Rutland Landscape and Woodland Strategy published in 2001. This document defines the landscape Character Area of this area as being:

- Mease/Sence Lowlands LCA

The Landscape Description of the Mease/Sence Lowlands LCA states:

The Mease/Sence Lowlands landscape character area lies in the westernmost part of Leicestershire. The northernmost parts of the area lie within the National Forest. About half of the character area’s boundary is with Warwickshire to the west and south-west. The remainder of the boundary is with the Coalfield to the north-east and Upper Soar to the east. Much of the area lies between about 75m and 120m in height, falling gently from north-east to south-west and taking in most of the catchment area of the River Sence, as well as the River Mease and its southern tributaries. The small streams feeding into the Sence and Mease create a distinctive pattern of small valleys and give an undulating landform.

This is a rural landscape with most land in agricultural use. Arable is predominant overall, but arable and pasture are frequently mixed and there are localised areas where each dominates. The small stream valleys are characterised by pastureland.

The area generally has little woodland. However, there are local concentrations in the substantial belts of woodland around Gopsall Park towards the north of the area, a concentration of scattered small woodlands in the east around Market Bosworth and Bosworth Park, and the larger Ambion Wood immediately south of Bosworth Field. These woodlands provide many sites of ecological significance, as do the Sence and Mease and their tributaries, the Ashby Canal, and the Battlefield railway line and the disused sections of railway line to the north and south of it. Willows are frequently found along the lines of the two rivers and their tributary streams, and willows around field ponds are another characteristic feature of the area.

One of the most significant landscape features of this area is the frequency of the hedgerow trees, often mature oaks. In those parts of the area where arable cultivation dominates, hedges and hedgerow trees have been lost to large fields with insignificant hedges which give localised areas of open and exposed character. Elsewhere, the frequency of the hedge trees together with the woodlands, streamside and canal side vegetation, and tree cover associated with the villages and disused railway lines, all serve to contribute to a generally well-treed effect.

Market Bosworth is the only settlement of any size, with the Bosworth Battlefield being a significant tourist attraction. Elsewhere the settlement pattern is one of small villages and individual farmhouses evenly scattered throughout the area and linked by a network of minor roads.

The A444 runs roughly north-south through the centre of the area and the A447 follows a similar line along its eastern boundary, but neither intrudes significantly upon the landscape.

Distinctive Features of the Mease/Sence Lowlands LCA include:

- Undulating landscape with frequent small valleys
- Mixed arable and pasture
• Willows associated with streams and field ponds
• Frequent hedgerow trees, mainly mature oaks
• Generally well-treed appearance although little woodland
• Many sites of ecological value

2.4.20 Landscape Issues associated with the Mease/Sence Lowlands LCA include:
• Loss of hedges and hedge trees
• Mature hedgerow oak and ash ageing
• Planting of inappropriate species in rural hedges and verges
• Loss of field ponds
• Further conversion of pasture to arable

2.5 Assessment of the Localities Landscape Character and Visual Resource

2.5.1 In order to assess the effects of the existing and proposed development on both the landscape character and visual resource of the locality, the potential visual envelopes of the developments were established and then analysed to produce ‘Assessment Zones’. These Zones were formulated to establish distinct areas that are likely to receive similar levels of both landscape and visual effects.

2.5.2 A computer based study was used to establish the existing and proposed developments potential visual envelopes. This study used Ordnance Survey digital 3D terrain data and a detailed ground survey of the site. Computer modelling techniques were used to determine the site's Zones of Theoretical Visibility (ZTV). No detailed level information was included for built structures, tree blocks, individual trees and hedges. These elements would generally obscure views where they intervene between the viewer and the viewed object. The ZTV therefore shows a worst-case scenario, with many of the predicted views, particularly distant ones, not likely to be present. The potential area of visibility (effect) for the existing development is shown by the Zone of Theoretical Visibility (ZTV) plan (Figure 7), Figure 8 illustrates the ZTV for the construction of the proposed western landform and Figure 9 illustrates the worst case scenario with both the western landform and the quarrying activities within the extension considered. Appendix B describes the methodology and constraints of producing ZTV's in more detail.

2.5.3 Based upon these computer based desktop studies and subsequent field assessment, four ‘Assessment Zones’ were identified (Zones 1, 2, 3 and 4). The zone boundaries were derived on the basis of both the distance, direction and similarity of view of the Site within the landscape and the extents of the combined computer generated Zone of Theoretical Visibility for both the existing and proposed developments (visual envelopes). This allows for a consistency of approach during the landscape and visual assessment process. The zoning process therefore enables potential landscape and visual receptors with both similar views and potential levels of effect, to be grouped together for ease of undertaking the landscape and visual assessment process. The four zones are illustrated on Figure 10 and a description of the main landscape and visual elements are described below.

Zone 1 – Located adjacent and to the southwest boundary of Oldbury Quarry within ~0.5km of the Site
This Zone generally lies within ~0.5km of the site adjacent to the southwest and southeast boundaries of Oldbury Quarry and consists of a gently rising landform from ~167m aOD to form a narrow ridgeline which reaches ~178m aOD some 200m to the south of the quarry. The land then drops away steeply to the north to the quarry boundary which lies between 135m-150m aOD. This Zone includes the small southern extension area and the area of land proposed for the deposition of overburden material from the quarry to form the Western landform. Agricultural land use outside this area is dominated by the Purley Chase Golf Course as well as the horticultural greenhouses and poly-tunnels associated with Oldbury Farm and the small Delamere Coarse Fishing ponds to the northwest and west of the Golf Course respectively at an elevation of ~172m aOD. The eastern boundary to the quarry is dominated by the large covered reservoir to the north of the village of Oldbury (also adjacent to the site of Oldbury Camp). This area is surrounded by a large mature belt of trees that form a southern extension to St. Lawrence’s Wood.

The southern edge of the Zone which coincides with the edge of the Golf Course is demarked by a substantial woodland block. The Golf Course also contains numerous small clumps of trees of varying ages and sizes. Other field boundaries within the Zone generally consist of low maintained hedges with numerous hedgerow trees or small tree clumps at field corners. The only settlement is situated in the south of this Zone consisting of the small hamlet of Oldbury which lies at an elevation of between 162-172m aOD. Transport routes include the minor road of Purley Chase Lane to the north, which also acts as an exit from Mancetter Quarry adjacent to Purley Quarry and Oldbury Road to the south. Three Public Rights of Way exist within this area. A footpath, which formerly passed through the centre of the quarry, now runs around the southern boundary of Oldbury Quarry, a footpath to the south of Oldbury village and a bridleway passes through the centre of the Golf Course.

Zone 2 – Located to the southwest of Oldbury Quarry between ~0.5km and ~3.0km of the Site

This Zone lies to the south west of Zone 1 and consists of a gently undulating landform rising towards the ridgeline ranging from ~145m aOD in the south, to ~168m aOD in height to the north. Agricultural land use consists predominately of arable cropping bounded by low maintained hedges with numerous hedgerow trees. Several small tree clumps within fields are also a feature denoting the presence of small dew ponds and possible former field boundaries. Field sizes are very varied from small to large in scale which relate to localised changes in gradient and topography. The main valley feature which runs through the Zone is well wooded and links with the woodland block to the south of Purley Chase Golf Course. Bentley Park Wood to the northwest of Birchley Heath Road helps demark the Zone boundary in this area. Settlements include Ridge Lane at an elevation of between 168-175m aOD, Birchley Heath at an elevation of 167m aOD and Church End at an elevation of ~145m aOD. Several small isolated farmsteads are also present. Transport routes include Ridge Lane which runs along the wooded ridgeline to the south of the Golf Course, Birchley Heath Road which loosely forms the northwestern boundary of the Zone and the B4114 Nuneaton/Coleshill Road. The long distance footpath of Centenary Way also passes through this Zone. A number of other Public Rights of Way also exist within this Zone.

Zone 3 – Located to the northeast of Oldbury Quarry within 0.5km of the Site

This Zone generally lies within ~0.5km of the site adjacent to the northeast boundary of Oldbury Quarry, as well as a small isolated area to the northwest of Purley Quarry. The
southern area consists of a small localised ridgeline which falls away towards Oldbury Quarry to form a small valley feature before rising steeply to the boundary of the quarry. The ridgeline lies at ~145m aOD with the valley feature at ~133m aOD in the centre falling away both to the north to ~125m aOD and the south to ~120m aOD. Agricultural land use consists predominately of arable cropping bounded by low maintained hedges with numerous hedgerow trees. Small tree clumps within fields denotes the presence of small dew ponds and/or former field boundaries. Field sizes are varied from small to large in scale which again relate to localised changes in gradient and topography. The lower reaches of the valley features are well wooded as is the steep slope that rises to the quarry boundary. A Public right of Way crosses this area linking Hartshill Hayes Country Park with Quarry lane and Mancetter.

2.5.8 The northern section of this Zone abuts the Plant Site and access track at an elevation of ~140m aOD, extending to the northeast to include a small section of the Coventry Canal that ranges in elevation from ~110m aOD to ~80m aOD. To the northwest the Zone includes a portion of Atherstone Golf Club at an elevation of ~130m aOD, which abuts the northwestern boundary of Purley Quarry. A number of Public Rights of Way also cross through this section of the Golf Club. The northeastern boundary of this Zone is demarked by the southwestern outskirts of Mancetter and by the route of the West Coast Mainline Railway.

Zone 4 – Located to the north and east of Oldbury Quarry between ~0.5km and ~4.0km of the Site

2.5.9 This Zone covers the whole area of land to the northeast and east of the quarry beyond Zone 3 and in the main consists of the lower lying valley feature associated with the River Anker and its tributaries. Elevations generally range from between ~70-100m aOD. Agricultural land use consists predominately of large fields utilised for arable cropping, bounded by either fences or low maintained hedges. Tree cover is sparse and generally associated with the courses of small streams, the River Anker or the Coventry Canal. The main settlements within this area include the eastern half of the conurbation of Atherstone and the linked built up area of Mancetter. Other smaller settlements include Witherley to the northeast of Mancetter, Fenny Drayton and the small village of Atterton to the east and Ratcliffe Culey to the north. A number of isolated farmsteads are also present throughout this area. Main communication routes include the A5 Watling Street which runs northwest to southeast and passes through the southwestern half of this zone linking Withersley with Mancetter and Atherstone. The A444 runs north to south and links Nuneaton to the south with the A5 continuing northwards towards the M42 and Burton on Trent. A number of B Class roads and minor roads also cross this area. The West Coast Mainline Railway also passes through the Zone and partly forms the southwestern boundary.

2.5.10 The small eastern extension of this Zone consists of the northern outskirts of Hartshill and Hartshill Green which occupy the eastern end of the ridgeline and northern slopes associated with the northeastern boundary of Oldbury Quarry. This area lies at an elevation of between ~125-142m aOD. Hartshill Quarry forms the eastern boundary of this Zone. The predominant agricultural land use is associated with the large wooded plantation at Hartshill Hayes as well as the eastern extension of St. Lawrence’s Wood. The site of Hartshill Castle is also located within the large wooded plantation. Hartshill Hayes Country Park lies to the west of Hartshill Green and includes the plantation, the site of the castle and a section of St. Lawrence’s Wood. The road network includes the continuation of Oldbury Road that links in with the settlement of Hartshill, plus a section of Castle Road/ Atherstone Road that links with the A5 to the north.

2.6 Baseline Sensitivity to Change of the Surrounding Landscape Character
2.6.1 Landscape sensitivity is a combined assessment of value and susceptibility to change. However the FPCR assessment provides a structure for the assessment of landscape sensitivity. Therefore the sensitivity assessments of the three effected LCA’s are based on the FPCR methodology as discussed in Appendix B of this report. See Table 1 below.

**Table 1: Summary of Key Landscape Character Type Attributes and Sensitivities**

<table>
<thead>
<tr>
<th>Landscape Character (Type)</th>
<th>Landscape Sensitivity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baddesley to Hartshill Uplands</td>
<td>Moderate</td>
</tr>
<tr>
<td>Anker Valley</td>
<td>Higher</td>
</tr>
<tr>
<td>Mease/Sence Lowlands (Leicester, Leicestershire and Rutland Landscape and Woodland Strategy)</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

2.7 Baseline Landscape Magnitude of Effect of the Existing Permitted Quarry

2.7.1 Historically, extractive operations within the vicinity of Mancetter Quarry may have been underway since the Roman times when small pits may have supplied stone to pave and maintain Watling Street (now the A5), which passes close by. Early OS maps show extensive quarrying on the site in the 1880’s. This early quarrying operation eventually formed three separate quarries, known as Purley Quarry, Jubilee Quarry and Oldbury Quarry. These quarries extract very hard granite like stone known as Diorite, which has high skid resistance (PSV) and durability which makes it ideal for use in road building and maintenance.

2.7.2 During the early part of the 20th Century extracted material was loaded onto a tramway, then a steam railway, that ran from the quarry north east to a wharf on the Coventry Canal which was used for transporting materials from the quarry. Beyond the canal is the railway (now the West Coast Mainline), built in 1848, running from London to Glasgow with a spur off which allowed for the loading and transportation of quarried rock. In the 1950’s, the high quality of the stone attracted the construction of a racetrack around Mancetter Quarry which was used for speed trials.

2.7.3 Today, extraction has ceased at both Jubilee Quarry and Purley Quarry. Jubilee Quarry has been restored by infilling with quarry waste to a nature conservation afteruse including areas of woodland and grassland as well as a series of footpaths, which is now relatively mature. The restoration of Purley Quarry is still underway with partial infilling by quarry waste, with extensive tree planting having been undertaken around the periphery of the site.

2.7.4 The main current extractive area at Mancetter is therefore associated with Oldbury Quarry which lies to the southeast of the Jubilee and Purley Quarry's. The Plant site area remains where it has been traditionally situated at the head of the former tramway to the Coventry Canal with the main site access along this track (Quarry Lane) crossing the Coventry Canal and the West Coast Mainline Railway to join with the A5 at Mancetter. This has been made into a one way system with the exit via Purley Chase Lane which joins into Quarry Lane prior to the Coventry Canal crossing at Quarry Farm.

2.7.5 All upper reserves of the Diorite have now been exhausted within Oldbury Quarry leaving only stone at the lower levels to be worked along the south-western boundary. An extensive deposit of overlying shales has therefore been partially removed to gain access to the remaining Diorite. A significant proportion of this material has been placed within the north-eastern half of the quarry with a deep void to the southwest. The north-eastern boundary, which forms a localised ridgeline, slopes away northwards and is heavily wooded, as is the south-eastern boundary which also houses a former tip which has now
been restored to grassland. A covered reservoir is also located to the north of this tip that was formerly located to the southwest of Oldbury Quarry as an open reservoir, but now forms part of the silt ponds.

2.7.6 A Public Right of Way that formerly ran through the centre of the quarry has been previously diverted and now generally runs along the south-western boundary of the site as a permissive path. This footpath gains extensive, although partially obscured views due to intervening wooded areas, into the current working area, northern tips, silt ponds, plant site and stocking yard.

2.7.7 In addition, due to the sloping nature of the ground within the southern boundary, the north-eastern section of Purley Chase Golf Course also gains views across the quarry void and northern tips towards the Plant Site.

2.7.8 The Plant Site itself is located within an area that has been previously worked and partially backfilled and is therefore below surrounding ground levels. Extensive tree planting and woodland blocks also surround this area which prevents much of the large fixed processing plant from being visible within the surrounding landscape.

2.7.9 The combination of topography localised landform features and the extensive woodland blocks around the periphery of the quarry and Plant Site means that the current quarrying operations are relatively well hidden from view with landscape and visual effects restricted to very limited localised areas.

2.7.10 Following completion of permitted quarrying operations within Oldbury Quarry, the quarry void is to be partially backfilled with overburden and quarry waste to form a low-lying gorge with a stream, reedbeds, boggy areas and other wetland and ephemeral habitats including willow and alder carr woodland. A similar restoration scheme is also proposed for the Purley site. See Drawings 1106.02A (Figures Twelve and Thirteen) dated 25 November 2004. Jubilee Quarry has already been restored generally in line with the permitted scheme as shown on these drawings.

2.7.11 The assessment process found that the main elements of the existing development that are likely to give rise to landscape effects included:

- Disturbed / unrestored land;
- Potential effects associated with placing stripped materials on the local skyline as engineering forms;
- Active extraction of materials from the active quarry face and transportation of rock to the processing plant;
- Plant and plant site activities;
- Movement of HGV vehicles along the local road network.
- Final restoration Scheme.

2.7.12 The assessment process found that differing levels of magnitude of effect associated with the current extractive operations arose within each of the four Assessment Zones for the three Character Types identified within the Study Area due to location, openness of view, landform, elevation and vegetation cover. These effects were assessed as generally being adverse in nature. These findings are summarised in Table 2 below.

### Table 2: Magnitude of Landscape Effects (Adverse) – Existing Quarry Operations
2.7.13 The assessment process found that differing levels of magnitude of effect associated with the permitted restoration scheme also occurred within each of the four Assessment Zones for the three Character Types identified within the Study Area. These effects were assessed as generally being beneficial in nature. These findings are summarised in Table 3 below.

Table 3: Magnitude of Landscape Effects (Beneficial) – Permitted Post Restoration

<table>
<thead>
<tr>
<th>Landscape Character (Type)</th>
<th>Assessment Zone 1</th>
<th>Assessment Zone 2</th>
<th>Assessment Zone 3</th>
<th>Assessment Zone 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baddesley to Hartshill Uplands</td>
<td>Moderate</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>Anker Valley</td>
<td>n/a</td>
<td>n/a</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>Mease/Sence Lowlands</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>Neutral</td>
</tr>
</tbody>
</table>

2.8 Baseline Significance of Effect of the Existing Permitted Quarry on Landscape Character

2.8.1 The methodology used to assess the ‘significance of effect’ of the existing permitted development on local landscape character is described in Appendix B. The Sensitivity of the landscape (see Section 2.5 above) combines with the results of the assessed Magnitude of Effect (see Section 2.6 above) to provide an assessment of the potential Significance of effects of the existing development on both local landscape character and landscape designations.

2.8.2 The results of this assessment form a baseline against which the proposed development can be assessed. These effects were classified using a range from Severe adverse to Substantial adverse to Medium adverse to Minor adverse to Negligible adverse to Neutral to Negligible beneficial to Minor beneficial to Medium beneficial to Medium/Substantial beneficial to Significant beneficial.

2.8.3 Table 4 below indicates the likely Significance of effects on the three Landscape Character Areas within each of the four Assessment Zones when the assessed Sensitivity of the landscape resource is combined with the assessed Magnitude of Effect of the existing permitted development during its remaining operational life using the methodology within Appendix B.

Table 4: Baseline Significance of Landscape Effects during the Operational Life (Adverse)

<table>
<thead>
<tr>
<th>Landscape Character</th>
<th>Baddesley to Hartshill Uplands</th>
<th>Anker Valley</th>
<th>Mease/Sence Lowlands</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment Zones</td>
<td>Sensitivity</td>
<td>Magnitude</td>
<td>Significance</td>
</tr>
<tr>
<td>Zone 1</td>
<td>Moderate</td>
<td>Moderate</td>
<td>Medium</td>
</tr>
<tr>
<td>Zone 2</td>
<td>Moderate</td>
<td>Low</td>
<td>Minor</td>
</tr>
</tbody>
</table>
2.8.4 Based on the above findings the existing quarry causes Medium adverse effects to the Baddesley to Hartshill Uplands LCA associated with the extraction of minerals, movement of materials and tip construction in Oldbury Quarry within Zone 1 within 0.5km of the site. Minor adverse effects arise within the other three Zones associated with the presence of the Plant Site and access and exit routes from the quarry along Steppey Lane, Quarry Lane and Purley Chase Lane.

2.8.5 The existing quarry has been assessed as causing Medium adverse effects within the more sensitive Anker Valley LCA within Zones 3 and 4. This is again associated with the presence of the Plant Site and access and exit routes from the quarry along Quarry Lane and Purley Chase Lane. The Anker Valley LCA is not represented within Zones 1 and 2.

2.8.6 Within the Mease/Sence Lowlands LCA effects are solely associated with the upper elements of the Plant Site which may be visible from limited locations within this LCA mainly occurring during the winter months when leaf cover is absent. The Mease/Sence Lowlands LCA is not represented within Zones 1, 2 and 3.

2.8.7 Table 5 below indicates the likely Significance of effects on the three Landscape Character Areas within each of the four Assessment Zones when the assessed Sensitivity of the landscape resource is combined with the assessed Magnitude of Effect of the existing permitted development following cessation of operations and upon completion of the permitted final restoration of the site using the methodology within Appendix B.

Table 5: Baseline Significance of Landscape Effects following Final restoration (Beneficial)

<table>
<thead>
<tr>
<th>Landscape Character</th>
<th>Baddesley to Hartshill Uplands</th>
<th>Anker Valley</th>
<th>Mease/Sence Lowlands</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment Zones</td>
<td>Sensitivity</td>
<td>Magnitude</td>
<td>Significance</td>
</tr>
<tr>
<td>Zone 1</td>
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</tr>
<tr>
<td>Zone 4</td>
<td>Moderate</td>
<td>Low</td>
<td>Minor</td>
</tr>
</tbody>
</table>

2.8.8 Based on the above findings the permitted quarry restoration gives rise to Medium beneficial effects to the Baddesley to Hartshill Uplands LCA within Zone 1 associated with the restoration of the slopes of the northern tips and the removal of the plant site and processed stocks to a matrix of grassland and woodland. Within the other three Zones associated the removal of the Plant Site and HGV’s along Steppey Lane, Quarry Lane and Purley Chase Lane have been assessed as giving rise to Minor beneficial effects on the Baddesley to Hartshill Uplands LCA.

2.8.9 Within the more sensitive Anker Valley LCA within Zones 3 and 4 the removal of the plant site and processed stocks to a matrix of grassland and woodland has been assessed as giving rise to Medium beneficial effects. The Anker Valley LCA is not represented within Zones 1 and 2.

2.8.10 Within the Mease/Sence Lowlands LCA Minor beneficial effects from a limited number of areas are associated with the removal of the processing plant. Otherwise no measurable
landscape effects were found to occur associated with the permitted final restoration of Mancetter Quarry. The Mease/Sence Lowlands LCA is not represented within Zones 1, 2 and 3.

2.8.11 These assessments form a landscape baseline against which the proposed development will be evaluated.

2.9 Baseline Visual Effect Assessment

2.9.1 To assess the potential visual effect of the existing mineral extraction the *Guidelines for Landscape and Visual Impact Assessment, Third Edition*, published by the Landscape Institute and The Institute of Environmental Management and Assessment (2013) has been utilised along with *Landscape Character Assessment. Guidance for England and Scotland: Topic Paper 6* published jointly by The Countryside Agency and Scottish Natural Heritage (2004). The detailed methodology for this assessment can be found within Appendix B of this report.

2.9.2 As described in Section 2.5 four ‘Assessment Zones’ were identified in order to achieve a consistency of approach during the assessment process. The ‘Assessment Zones’ enables potential receptors with similar views and potential levels of effect to be grouped together for ease of undertaking the visual assessment process, assessing the likely levels of magnitude the existing development may have on the surrounding visual receptors. The results of this study were then modified based on subsequent field work.

2.9.3 The differing aspects of the development that are theoretically visible to differing receptors at differing locations were assessed and levels of magnitude were modified based on being either partially or fully obscured by intervening vegetation and/or landform as well as angle and field of view. The Tables included within Figures 11 – 14 of Assessment Zones 1–4 and includes Panoramic Photographs and Visual Assessment Tables, indicates the assessed magnitude of effect for each of the visual receptors identified as potentially obtaining views of the existing development.

2.9.4 The visual assessment process found that the same elements of the existing development that have, or may cause landscape effects are also likely to cause visual effects. These include:

- Disturbed / unrestored land;
- Potential effects associated with placing stripped materials on the local skyline as engineering forms;
- Active extraction of materials from the active quarry face and transportation of rock to the processing plant;
- Plant and plant site activities;
- Movement of HGV vehicles along the local road network.
- Final restoration Scheme.

2.9.5 The four Assessment Zones are illustrated on Figure 10. The main potential visual receptors within each of the four Zones are listed below.

**Assessment Zone 1 – Located adjacent and to the southwest boundary of Oldbury Quarry within ~0.5km of the Site**

2.9.6 The main Potential Visual Receptors within this Zone include:
Residents of properties adjacent to Purley Chase Lane including Chase Cottage, Keepers Cottage, Coachmans Cottage, Oldbury Farm, High View and Delamere together with residents/visitors to the Purley Chase Centre and Fairways.

Residents of properties within Oldbury village including 1 & 2 The Lodge, The Sycamores, The Mews and Oldbury Bungalow.

Users of Purley Chase Golf Course including the Clubhouse.

Users of Delamere Coarse Fishing ponds.

Users of Public Rights of Way including footpath/bridleway numbers AE108 (route abutting the site boundary) and Bridleway AE109 (through the centre of Purley Chase Golf Course).

Users of Purley Chase Lane and Oldbury Road.

Residents of properties adjacent to Purley Chase Lane may gain partial views or glimpses of the active tips associated with the northern half of Oldbury Quarry between intervening vegetation and landform especially from upper floor windows of properties during winter months. Residents of properties within Oldbury village only gain views of the eastern tip the outer slopes of which has been restored to grassland.

Permissive footpath AE108 which abuts the site gains intermittent but extensive views of the northern tips and the deep excavation within Oldbury Quarry, as well as views over the silt ponds and towards the Plant Site and stocking area. Bridleway AE109 and users of Purley Chase Golf Course gains extensive but limited views from the eastern extremity of the course of the northern tips, part of the excavation and views of the Plant Site and processed stocks.

Users of Purley Chase Lane gain partial or intermittent views or glimpses of the active tips associated with the northern half of Oldbury Quarry between intervening vegetation and landform and also receive effects associated with HGV’s turning out of the quarry and along Purley Chase Lane.

Assessment Zone 2 – Located to the southwest of Oldbury Quarry between ~0.5km and ~3.0km of the Site

The main Potential Visual Receptors within this Zone include:

i) Residents of properties along the northern edge of Ridge Lane including those to the north of Wakefield Close and upper floors within Arden Forest Estate.

ii) Users of a small section of Monks Park Lane and Ridge Lane.

These receptors may gain glimpses of the active tips associated with the northern half of Oldbury Quarry between intervening vegetation and landform, especially from upper floor windows of properties.

Assessment Zone 3 – Located to the northeast of Oldbury Quarry within 0.5km of the Site

The main Potential Visual Receptors within this Zone include:

i) Residents of properties adjacent to Purley Chase Lane, Steppey Lane and Quarry Lane including Green Hills, Quarry Cottage, Quarry Farm, Whitegates Farm, Stoneridge Meadow, Hillside Meadow Farm, Bardon Manor Farm, Canal Cottage, Railway Cottage and Rose Hill Farm.

ii) Residents of properties along the southern outskirts of Mancetter including odd number properties (41-95) along Old Farm Road.
iii) Users of the central section of Atherstone Golf Course including the bridleway and footpath.
iv) Users of the initial sections of Public Rights of Way that join with Quarry Lane and the footpath that links Quarry Lane with Mancetter via Rose Hill Farm.
v) Users of the western section of Hartshill Hayes Country Park and the Bridleway that links the Country Park with Quarry Lane adjacent to Quarry Farm.
vi) Users of Purley Chase Lane, Steppey Lane and Quarry Lane.
vii) Users of the Coventry Canal.
viii) Users of the Nuneaton to Atherstone railway line (West Coast Main Line).

2.9.13 Effects to these receptors within this Zone are generally associated with the movement of HGV’s entering or leaving the quarry along Purley Chase Lane, Steppey Lane and Quarry Lane. However, receptors may also gain glimpses of the taller elements of the processing plant between intervening vegetation and landform, especially from upper floor windows of properties, from elevated section of the West Coast Main Line Railway, or within a very narrow angle field of view adjacent to the site.

2.9.14 Effects to receptors associated with Atherstone Golf Course are generally associated with the movement of HGV’s and earthmoving machinery during the partial infilling and restoration of Purley Quarry.

Assessment Zone 4 – Located to the north and east of Oldbury Quarry between ~0.5km and ~4.0km of the Site

2.9.15 The main Potential Visual Receptors within this Zone include:

i) Residents of properties alongside Quarry Lane including Mancetter Farm, The Barn, Athena, Glanrafon, Greensleeves, The Vicarage, the Old Vicarage, Manor View Manor Farm House and 1-3 Quarry Lane.
ii) Users of the eastern section of Hartshill Hayes Country Park and the footpath that links the Country Park with the northern outskirts of Hartshill Green.
iii) Users of the Coventry Canal.
iv) Users of the Nuneaton to Atherstone railway line (West Coast Main Line).
v) Users of Quarry Lane between the railway line and Mancetter.

2.9.16 Effects to these receptors within this Zone are also generally associated with the movement of HGV’s entering or leaving the quarry. However, a limited number of receptors may also gain long distance views of the upper sections of the Plant Site between intervening vegetation and landform, especially from upper floor windows of properties or from elevated section of the West Coast Main Line Railway.

2.10 Assessed Significance of Effect of the Existing Permitted Quarry on Visual Receptors

2.10.1 The assessment of the value, susceptibility and therefore sensitivity of visual receptors is based on the criteria within Appendix Table 4, 6 and 7 in Appendix B of this report. The assessed Sensitivity of the various visual receptors along with the assessed Magnitude of Effect and overall Significance of Effect is included within the Visual Assessment Tables in Figure 11-14, in line with Appendix Table 7 (Appendix B) of this report.

2.10.2 The results of this assessment process is summarised below:

Assessment Zone 1

2.10.3 Based on the visual assessment process, properties adjacent to Purley Chase Lane receive Medium adverse levels of effect and users of the road and Delamere Coarse Fishing ponds
receive Minor adverse levels of effect associated with the on-going operations within Oldbury Quarry. Following final restoration these receptors receive Medium or Minor beneficial levels of effect.

2.10.4 Footpath AE108 which abuts the site receives Medium adverse levels of effect, while bridleway AE109 and Purley Chase Golf Course receives Minor adverse levels of effect associated with the on-going operations within Oldbury Quarry. Following final restoration these receptors receive Medium or Minor beneficial levels of effect.

Assessment Zone 2

2.10.5 Based on the visual assessment process, properties along the northern edge of Ridge Lane including those to the north of Wakefield Close and upper floors within Arden Forest Estate receive Neutral to Medium adverse levels of effect associated with the on-going operations within Oldbury Quarry. Following final restoration these receptors receive Neutral - Medium beneficial levels of effect.

2.10.6 Users of a small section of Monks Park Lane and Ridge Lane receive Minor adverse levels of effect associated with the on-going operations within Oldbury Quarry. Following final restoration these receptors receive Minor beneficial levels of effect.

Assessment Zone 3

2.10.7 Based on the visual assessment process, properties abutting or adjacent to Purley Chase Lane, Stepney Lane and Quarry Lane receive Medium adverse levels of effect associated with the movement of HGV’s entering or leaving the quarry and glimpses of the taller elements of the processing plant. Following final restoration these receptors receive Medium beneficial levels of effect.

2.10.8 Properties along the southern outskirts of Mancetter including Old Farm Road have been assessed as receiving Medium adverse to Neutral levels of effect associated with the movement of HGV’s entering or leaving the quarry and glimpses of the taller elements of the processing plant. Following final restoration these receptors receive Medium beneficial levels of effect.

2.10.9 Users of the footpaths within the vicinity of Purley Chase Lane, Stepney Lane and Quarry Lane have been assessed as receiving Medium adverse levels of effect associated with the movement of HGV’s entering or leaving the quarry and glimpses of the taller elements of the processing plant. Following final restoration these receptors receive Minor beneficial levels of effect.

2.10.10 Users of the bridleway that links the Country Park with Quarry Lane adjacent to Quarry Farm have been assessed as receiving Minor to Medium adverse levels of effect associated with the movement of HGV’s entering or leaving the quarry and glimpses of the processing plant and its associated activity.

2.10.11 Other receptors to the northwest of Oldbury Quarry including users of Hartshill Hayes Country Park, footpaths, bridleways, users of the Coventry Canal and the West Coast mainline railway have been assessed as receiving Minor or Negligible adverse levels of effect associated with the movement of HGV’s entering or leaving the quarry and glimpses of the taller elements of the processing plant. Following final restoration these receptors receive Minor or Negligible beneficial levels of effect.

2.10.12 Users of Atherstone Golf Course as receiving Minor adverse levels of effect associated with views of Purley Quarry. Following final restoration of this quarry these receptors have been assessed as receiving Minor beneficial levels of effect.

Assessment Zone 4
2.10.13 Based on the visual assessment process, properties abutting or adjacent to Quarry Lane on the outskirts of Mancetter receive *Medium* adverse levels of effect associated with the movement of HGV’s along Quarry Lane. Following final restoration of this quarry these receptors have been assessed as receiving *Medium to Neutral* beneficial levels of effect with the cessation of the movement of HGV’s along Quarry Lane.

2.10.14 Other receptors including users of Hartshill Hayes Country Park have been assessed as receiving *Minor* adverse levels of effect associated with the movement of HGV’s entering or leaving the quarry and glimpses of the taller elements of the processing plant. Following final restoration these receptors receive *Minor beneficial* levels of effect.

2.10.15 Users of footpaths and bridleways, the Coventry Canal and the West Coast mainline railway have been assessed as receiving *Minor or Negligible* adverse levels of effect associated with the movement of HGV’s entering or leaving the quarry and glimpses of the taller elements of the processing plant. Following final restoration these receptors receive *Minor* to *Negligible to Neutral* beneficial levels of effect.

2.10.16 These assessments forms a visual baseline against which the proposed development will be evaluated.
3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 Planning Application

3.1.1 The principal extant permission relating to the existing Mancetter Quarry site (reference NW20/00CM001), was granted in February 2002 for the consolidation and extension to the Mancetter Quarry. The application enabled an extension to the quarry to allow for further extraction of diorite up to 01 January 2025.

3.1.2 The proposed development will involve the stripping of overburden and shales over an area of ~10 Ha within the proposed extension area to release Diorite rock for continued mineral extraction at the Site. The proposed extension would provide additional reserves and therefore extend the active life of the site. The extraction operations would however remain within the overall lifetime of the existing consent (i.e. 01 January 2025).

3.1.3 The proposed consolidated planning application boundary for the Site includes the existing quarries at Mancetter (including the existing quarries of Oldbury, Jubilee and Purley), processing facilities, stocking areas and access roads, which equates to ~72.91 Ha, the proposed operational extension area, which includes a small section of the Purley Chase Golf Course as well as land to the west of the proposed extension area for the deposition of surplus soils, overburden and shales, comprises 22.87 Ha. The total Site Application Area therefore being ~95.78 Ha. The western area will comprise a new landform feature to help screen the extraction process and enhance the overall Site restoration by establishing a unified landform and the creation of new habitats to promote sustainable wildlife communities and biodiversity.

3.2 Oldbury Quarry Extension

3.2.1 The full description of the proposed development is contained within the Environmental Statement.

3.3 Revised Restoration Proposals

3.3.1 As described earlier in Paragraph 2.7.10 the original restoration scheme for the Oldbury Quarry is based on partial backfilling with overburden and quarry waste to form a low-lying gorge with a stream, reedbeds, boggy areas and other wetland and ephemeral habitats including willow and alder carr woodland. This is unachievable due to the lack of the necessary space required to temporary store sufficient material to backfill the void to water table level following completion of extraction. Therefore a revised restoration scheme is required to both overcome this issue as well as incorporating the proposed extension area. In addition, based on the current landform within Purley Quarry and the requirement to treat water that passes through the site a revision to the permitted restoration scheme for this area is also required. Jubilee Quarry has already been successfully restored and no changes to this area are proposed.

3.3.2 The concept restoration proposals for Mancetter Quarry that form part of this application therefore include revisions to the schemes associated with both the Purley Quarry and Oldbury Quarry areas, as well as the plant site and stocking area. The aims of the revised restoration proposals include:

- To establish a landform together with land use features and elements capable of integration and enhancement of the local landscape character and its wider setting.
- To increase local amenity use and value of the Site and make connections into the local footpath / bridleway network.
• To create new wildlife habitats throughout the Site that can be sustainably managed and maintained to promote and increase the potential for biodiversity.
• To return land back to productive agricultural use.

3.3.3 The main changes within the Oldbury Quarry area include the creation of a lake within the quarry void. This would extend to some ~15.62Ha. with a final water levels at ~122.0m aOD. Due to the overall water depths the proposals also include for the partial backfilling of the southern lake area to create an extensive area of shallows (~1.18Ha.) suitable for the establishment of reedbeds and other aquatic and/or semi-aquatic habitats. The surrounding slopes are to be restored to a combination of acidic grassland, natural regeneration of scrub vegetation, limited areas of bare rock and shale faces and deciduous woodland.

3.3.4 Due to the potentially acidic nature of the water, the floor of the plant site will also be regraded to form a series of both large and small shallow ponds that will both act as additional areas of aquatic and/or semi-aquatic habitats as well as water treatment ponds from Oldbury Quarry.

3.3.5 The new western landform has been designed to recreate the rolling landform and sloping ground currently present within this area and to blend in with the new landform within Oldbury Quarry. The wooded crestline of this area will also visually blend with the wooded perimeter to the southeast and northeast of Oldbury Quarry and link in with the existing woodland blocks associated with Upper Coal Spinney, Purley Park, St. Lawrence’s Wood and Hartshill Hayes plantation. This will create a secluded body of open water surrounded by grassed and vegetated rising ground enclosed by substantial blocks of native woodland.

3.3.6 The landscape character and visual amenity of this area will be further enhanced by the creation of additional permissive footpaths, including a circular route around the perimeter of Oldbury Quarry. This will link into the surrounding footpath network which is associated with Hartshill Hayes Country Park, the panoramic viewpoint associated with Oldbury Camp and the site of Hartshill Castle. This will provide a new network of paths and circular routes linking Atherstone, Mancetter, Oldbury and Hartshill Green together as well as linking to the long distance footpath of Centenary Way.
4.0 DESCRIPTION OF MITIGATION AND PROPOSED LANDSCAPE ENHANCEMENT MEASURES

4.1 Mitigation Measures

4.1.1 The proposed development would include the following landscape and visual mitigation measures:

- To provide a detailed phased scheme of working and restoration that enables the quarry to be worked and restored in a logical and methodical manner.

- To ensure that the placement of overburden and shales is undertaken wherever possible as a single operation to minimise disturbance to the surrounding visual receptors and landscape resource.

- To ensure that the placement of overburden and shales is undertaken wherever possible as a single operation to provide the rapid restoration of the area as early within the development as possible as well as enabling areas to reach early maturity.

- To utilise the available overburden and shales to create a new landform that both blends into and recreates the characteristics of the surrounding landscape and provide additional landscape and biodiversity benefits.

- To utilise the proposed new landform to act as an effective screen to the continued quarrying operations within Oldbury Quarry to adjacent visual receptors.

4.2 Landscape Enhancement Measures

4.2.1 Within the development proposals the following landscape orientated mitigation and enhancement measures are proposed:

- The early restoration of large areas of land within the Site boundary. Including the southern landform, Purley and Jubilee Quarry and on-going internal site restoration within Oldbury Quarry.

- Re-establishment of locally characterful landform features including the proposed landforms along the southern boundary of the Site;

- The enhancement of the Site’s vegetation structure to replicate and strengthen the local Baddesley to Hartshill Uplands character type through new planting works;

- An increase in the overall visual quality of the area through progressive screening and restoration works;

- An increase in the potential amenity value of the Site through the promotion of new permissive pathways making connections with the local public access network including links into Hartshill Hayes Country Park;

- The establishment of a new reed and aquatic ‘pond’ network within the Site to enhance and strengthen wildlife corridors and create new habitat;

- An achievable long term restoration scheme that is sustainable in respect of its maintenance through agricultural, wildlife, water and amenity management.
5.0 ASSESSED EFFECT OF THE PROPOSED DEVELOPMENT

5.1 Introduction

5.1.1 As detailed in Appendix B of this Report, the potential effect of the proposed phased mineral extraction and revised progressive restoration proposals for the extension to Mancetter Quarry has been assessed utilising the *Guidelines for Landscape and Visual Impact Assessment, Third Edition*, published by The Landscape Institute of Environmental Management and Assessment 2013. The methodology used to assess the ‘significance of effect’ of the proposed quarry on both local landscape character and visual amenity is based on combining the assessed ‘sensitivity’ of the landscape and visual receptors to change, with a judgement of the likely ‘magnitude or level of effect’ during both the extended operational period as well as following final restoration of the site.

5.1.2 The Sensitivity of the local landscape to change, based on the type of development proposed at Mancetter Quarry has been assessed in Paragraph 2.6 above.

5.1.3 Landscape and Visual Assessments are separate, although linked, procedures. In order to assess the effects of the proposed development on both the localities landscape character and visual resource, the potential visual envelope of the development was established and then analysed to produce ‘Assessment Zones’. These Zones were formulated to establish distinct areas that are likely to receive similar levels of both landscape and visual effects. The same Zones were utilised for the assessment of both the existing and permitted development and the restoration scheme, as well as the proposed extension and revised restoration scheme in order to achieve a consistency of approach during the landscape and visual assessment process. The four zones are illustrated on Figure 10 and a description of the main landscape and visual elements are described in Section 2.5 above.

5.1.4 Based upon the identified character of the local area, together with the geographical extent to which the proposed extension at Mancetter Quarry may be visible, the assessment process has identified the proposals as potentially causing a varying degree of effect to the Landscape Character Areas as previously described. Namely, Baddesley to Hartshill Uplands LCA, the Anker Valley LCA and the Mease/Sence Lowlands LCA.

5.1.5 A description of the main elements of the proposed development is outlined in Section 3.0 and the proposed mitigation and landscape enhancement measures is outlined in Section 4.0 of this report.

5.1.6 Potential effects associated with the proposed development has been assessed in respect of three main areas:

   i) Compliance with Landscape Orientated Descriptions and Policies;
   ii) Assessment of Potential Effects on Landscape Character and Designations;
   iii) Assessment of Potential Effects on Visual Receptors.

5.2 Compliance with Landscape Orientated Descriptions and Policies

5.2.1 The current policies which are relevant for the Landscape and Visual Assessment of the Mancetter Quarry site are outlined and described in Section 2.3 of this Report.

5.2.2 These include the *North Warwickshire Local Plan* (adopted 2006) and the *Warwickshire County Council Minerals Local Plan* (adopted 1995).
5.2.3 The assessed compliance of the proposed development and revised restoration in relation to the saved policies from the North Warwickshire Local Plan are listed below:

Core Policy 3 (CP3): Natural and Historic Environment and

5.2.4 The scheme includes added biodiversity and landscape enhancement measures which will help integrate the site into the local landscape and create a distinctive sense of place between Mancetter and Hartshill with links to Hartshill Hayes Country Park. Compliant.

Core Policy 11 (CP11): Quality of Development

5.2.5 As above. Compliant.

ENV 1: Protection and Enhancement of Natural Landscape

5.2.6 As above. Compliant.

ENV 3: Nature Conservation

5.2.7 Although the site is designated as a Regionally Important Geological Site, in certain areas those aspects of the geological formations that give rise to this designation will be preserved and enhanced. Compliant.

ENV 4: Trees and Hedgerows

5.2.8 Although loss of some trees is necessary in order to construct the western landform, the scheme includes for the replanting of a substantial number of additional hedgerows and woodland areas which will enhance the local landscape character. Compliant.

ENV 5: Open Space

5.2.9 The scheme includes for the provision of a new network of permissive footpaths around the site linking into the existing surrounding network as well as providing links to Hartshill Hayes Country Park. Compliant.

ENV 6: Land Resources

5.2.10 The applicant recognises that the current shale slopes may give rise to stability issues in the future. The extension has been fully assessed in geotechnical terms and the scheme provides a long term assurance of stability associated with these slopes. The scheme also includes the reinstatement of agricultural land within the western landform. Compliant.

ENV 11: Neighbouring Amenities

5.2.11 The scheme has been subject to a full EIA appraisal which has found that significant effects only occur in the short term and arises from the development, but in the longer term gives rise to greater benefits through landscape enhancement measures and increased biodiversity. Compliant.

5.2.12 The assessed compliance of the proposed development and revised restoration in relation to the saved policies from the Warwickshire County Council Minerals Local Plan are listed below:
Policy M6: Consideration and Constraints affecting Mineral Extraction

5.2.13 See above comments. Compliant.

Policy M7: Mitigation and Planning Conditions/Agreements

5.2.14 See above comments. Compliant.

Policy M9: Restoration of Mineral Sites

5.2.15 See above comments. Compliant.

5.3 Assessment of Potential Effects on Landscape Character

5.3.1 The proposed development has been assessed at three key stages during the phased working and restoration of Mancetter Quarry. These being:

Stage 1 Construction of the Western Landform and the Initial Extraction Phases (Phases 1 – 3);
Stage 2 Proposed Development During the Operational Period and Post Construction / Restoration of the Western Landform; and
Stage 3 Post Restoration.

5.3.2 Additional elements of the proposed extension, along with those to be retained of the existing permitted development that have been identified as causing, or likely to cause, landscape effects are assessed in the following section to determine the likely level, or Magnitude of Effect they may cause to the landscape character and visual amenity of the locality. The classification of the assessed adverse magnitude of change ranged from Neutral to Low, to Moderate to High. The classification of the assessed beneficial magnitude of change ranged from Neutral to Low, to Moderate.

5.4 Assessed Magnitude of Effect of the Proposed Quarry Extension

5.4.1 The assessment process found that similar elements of the existing development that give rise to landscape effects are also likely to give rise to landscape effects associated with the proposed extension and revised restoration scheme. The greatest difference being associated with the construction of the western Landform. These include:

- Potential effects associated with placing stripped materials to form the western landform;
- Disturbed / unrestored land;
- Potential effects associated with placing stripped materials on the local skyline;
- Active extraction of materials from the active quarry face and transportation of rock to the processing plant;
- Plant and plant site activities;
- Movement of HGV vehicles along the local road network.
- Final restoration Scheme.

Stage 1 Construction of the Western Landform and the Initial Extraction Phases (Phases 1 – 3):
5.4.2 The assessment process found that differing levels of magnitude of adverse effect associated with the operations associated with the Construction of the Western Landform arose within each of the four Assessment Zones for the three Character Types identified within the Study Area due to location, openness of view, landform, elevation and vegetation cover. These findings are summarised in Table 6 below.

**Table 6: Magnitude of Landscape Effects – Proposed Development – Stage 1 - Construction of the Western Landform and the Initial Extraction Phases (Phases 1 – 3)**

<table>
<thead>
<tr>
<th>Landscape Character (Type)</th>
<th>Assessment Zone 1</th>
<th>Assessment Zone 2</th>
<th>Assessment Zone 3</th>
<th>Assessment Zone 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baddesley to Hartshill Uplands</td>
<td>High</td>
<td>Moderate</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>Anker Valley</td>
<td>n/a</td>
<td>n/a</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>Mease/Sence Lowlands</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>Low</td>
</tr>
</tbody>
</table>

Stage 2 Proposed Development During the Operational Period and Post Construction / Restoration of the Western Landform

5.4.3 The assessment process found that differing levels of adverse magnitude of effect associated with the Proposed Extension (Operational Period) arose within each of the four Assessment Zones for the three Character Types identified within the Study Area due to location, openness of view, landform, elevation and vegetation cover. These findings are summarised in Table 7 below.

**Table 7: Magnitude of Landscape Effects – Stage 2 – Proposed Development During the Operational Period and Post Construction / Restoration of the Western Landform**

<table>
<thead>
<tr>
<th>Landscape Character (Type)</th>
<th>Assessment Zone 1</th>
<th>Assessment Zone 2</th>
<th>Assessment Zone 3</th>
<th>Assessment Zone 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baddesley to Hartshill Uplands</td>
<td>Low</td>
<td>Neutral</td>
<td>Low</td>
<td>Low</td>
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<tr>
<td>Anker Valley</td>
<td>n/a</td>
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<td>n/a</td>
<td>Neutral</td>
</tr>
</tbody>
</table>

Stage 3 Post Restoration

5.4.4 The assessment process found that differing levels of beneficial magnitude of effect associated with the Post Restoration Period arose within each of the four Assessment Zones for the three Character Types identified within the Study Area due to location, openness of view, landform, elevation and vegetation cover. These findings are summarised in Table 8 below.

**Table 8: Magnitude of Landscape Effects – Stage 3 – Post Restoration Period**

<table>
<thead>
<tr>
<th>Landscape Character (Type)</th>
<th>Assessment Zone 1</th>
<th>Assessment Zone 2</th>
<th>Assessment Zone 3</th>
<th>Assessment Zone 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baddesley to Hartshill Uplands</td>
<td>Moderate</td>
<td>Low</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>Anker Valley</td>
<td>n/a</td>
<td>n/a</td>
<td>Low</td>
<td>Low</td>
</tr>
</tbody>
</table>
5.5 Assessed Significance of Effect of the Proposed Extension on Landscape Character

5.5.1 The methodology used to assess the ‘significance of effect’ of the proposed development both during its operational life and subsequently following final restoration on local landscape character is described in Appendix B. The sensitivity of the landscape combines with the results of the assessed magnitude of effect (see Tables 6 - 8 above) to provide an assessment of the potential significance of effect the proposed development, including the future restoration of the site, may have on both the local landscape character and the landscape designations.

5.5.2 The results of this study can then be assessed against the findings of the baseline assessment to evaluate the likely additional effects, if any, the proposed development may have on the local landscape and visual resource. These effects were classified using a range from **Severe adverse** to **Substantial adverse** to **Medium adverse** to **Minor adverse** to **Negligible adverse** to **Neutral** to **Negligible beneficial** to **Minor beneficial** to **Medium beneficial** to **Medium/Substantial beneficial** to **Significant beneficial**.

5.5.3 Tables 9-11 below illustrates the findings of the magnitude of effect assessment for the proposed development, split into the three stages of the development. That is Stage 1 Construction of the Western Landform and Initial Extraction Phases; Stage 2 Proposed Development During the Operational Period and Post Construction / Restoration of the Western Landform; and Stage 3 Post Restoration Period, which when combined with the assessed sensitivity of each of the Landscape Character Areas potentially affected indicates the likely Significance of Effect arising from the proposed quarry extension.

Table 9: Significance of Landscape Effects – Proposed Development Stage 1 - Construction of the Western Landform and Initial Extraction Phases

<table>
<thead>
<tr>
<th>Landscape Character</th>
<th>Baddesley to Hartshill Uplands</th>
<th>Anker Valley</th>
<th>Mease/Sence Lowlands</th>
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</thead>
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<td>Sensitivity Magnitude Significance</td>
<td>Sensitivity Magnitude Significance</td>
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<tr>
<td>Zone 4</td>
<td>Moderate Low Minor</td>
<td>Higher Low Medium Moderate Low Minor</td>
<td></td>
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5.5.4 Based on the above findings, during the Stage 1, the proposed quarry extension potentially causes **Substantial adverse** effects to the Baddesley to Hartshill Uplands LCA within Zone 1 and **Medium adverse** effects within Zone 2. Only potentially **Minor adverse** effects are likely to occur within Zones 3 and 4. Effects to The Anker Valley LCA potentially only reach **Medium adverse** during this period within Zones 3 and 4 and effects to the Mease/Sence Lowlands LCA potentially only reach **Minor adverse** during this period within Zone 4.

5.5.5 These effects are associated with the construction of the western landform with the presence of large earthmoving machinery, the removal of vegetation, soils and their temporary storage, plus changes to the physical structure of the landform. However, the former effects are temporary and transitory in nature and are being phased so that the whole area is not affected at the same time. While the latter effects associated with
changes to the physical structure of the landform are permanent in nature, the proposed
gradients and final topography of the area have been designed to reflect the undulations
and gradients that occur within the locality. Therefore, once the area has been re-soiled
and re-vegetated and the proposed new woodland planting begins to become visually
prominent, blending with the surrounding landscape elements, any residual adverse
effects associated will this aspect will reduce.

Table 10: Significance of Landscape Effects – Stage 2 - Proposed Development During
the Operational Period and Post Construction / Restoration of the Western Landform

<table>
<thead>
<tr>
<th>Landscape Character</th>
<th>Baddesley to Hartshill Uplands</th>
<th>Anker Valley</th>
<th>Mease/Sence Lowlands</th>
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<tr>
<td>Zone 4</td>
<td>Moderate</td>
<td>Low/Neutral</td>
<td>Minor</td>
</tr>
</tbody>
</table>

5.5.6 During the Quarry Operational Period, including the extraction of the remaining permitted
reserves, the proposed quarry extension potentially causes Medium/Minor adverse effects
to the Baddesley to Hartshill Uplands LCA within Zone 1 and Minor adverse effects within
Zones 3 and 4. Zone 2 has been assessed as only receiving Minor adverse effects initially
which gradually reduce to Neutral. Effects to The Anker Valley LCA potentially only reach
Medium adverse during this period within Zones 3 and 4 and effects to the Mease/Sence
Lowlands LCA are either Neutral or potentially only reach Minor adverse during this
period within Zone 4.

5.5.7 The majority of effects associated with the continued quarrying operations at Mancetter
within the Baddesley to Hartshill Uplands LCA in Zones 1 and 2 have been largely negated
by the construction of the western landform. Following completion of the construction
and seeding of the area, the landform will still give rise to some slightly raised levels of
effects within these Zones until the hedgerow and woodland planting establishes and the
area begins to blend with the surrounding landscape.

5.5.8 The completion of restoration works within the Purley Quarry area will also provide a
positive contribution to the northern area, generally associated with the Atherstone Golf
Club and minimise any adverse effects within this area, especially as the restoration
matures.

5.5.9 Residual landscape effects associated with the quarrying operations itself within Zones 1
and 2 are generally associated with those areas either side of the new landform, or from
the reinstated permissive path that runs along the ridgeline which would gain more
elevated and open views into the development area before the woodland planting
matures.

5.5.10 Landscape effects within the Anker Valley and the Mease/Sence Lowlands LCA’s are
generally associated with the continued presence of the upper elements of the processing
plant and the movement of HGV’s on the local road network.

Table 11: Significance of Landscape Effects – Stage 3 - Proposed Development Post
Restoration (Beneficial)
5.5.11 Following completion of the final restoration of Mancetter Quarry based on the above findings the revised restoration proposals have been found to give rise to Medium beneficial effects to the Baddesley to Hartshill Uplands LCA within Zone 1 and Medium/Minor beneficial effects within Zones 2 and 3. Zone 4 has been assessed as receiving Minor beneficial effects. Effects to The Anker Valley LCA potentially receive Medium beneficial during this period within Zones 3 and 4 and effects to the Mease/Sence Lowlands LCA are either Neutral or potentially Minor beneficial during this period within Zone 4.

5.5.12 Within the Baddesley to Hartshill Uplands LCA in all four Zones the woodland planting within the western landform and woodland along the northeastern and southeastern boundaries of Oldbury Quarry once mature, will provide a substantial contribution to the overall woodland structure of the locality. This together with the vegetated and grass slopes, extensive areas of aquatic and semi-aquatic habitats both surrounding the low lying lake within the Oldbury Quarry void and within the former plant site area, as well as the extended network of permissive footpaths will contribute greatly to the distinctive character of the area and help to create a strong sense of place, especially with the close proximity of the Hartshill Hayes Country Park.

5.5.13 Beneficial landscape effects within the Anker Valley and the Mease/Sence Lowlands LCA’s are generally associated with the removal of the processing facilities and HGV’s from the local road network, plus the additional benefit of the woodland blocks reaching maturity along the ridgeline formed by the northeastern boundary of Oldbury Quarry.

5.6 Assessment of Potential Effects on Visual Receptors

5.6.1 To assess the potential visual effect of the existing mineral extraction the Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Landscape Institute and The Institute of Environmental Management and Assessment (2013) has been utilised along with Landscape Character Assessment. Guidance for England and Scotland: Topic Paper 6 published jointly by The Countryside Agency and Scottish Natural Heritage (2004). The detailed methodology for this assessment can be found within Appendix B of this report.

5.6.2 As described in Section 2.5 four ‘Assessment Zones’ were identified in order to achieve a consistency of approach during the assessment process. The ‘Assessment Zones’ enables potential receptors with similar views and potential levels of effect to be grouped together for ease of undertaking the visual assessment process, assessing the likely levels of magnitude the existing development may have on the surrounding visual receptors. The results of this study were then modified based on subsequent field work.

5.6.3 As also described in Section 2.9, the differing aspects of the development that are theoretically visible to differing receptors at differing locations were assessed and levels of magnitude were modified based on being either partially or fully obscured by intervening vegetation and/or landform as well as angle and field of view. The Tables included within
Figures 11 – 14 of Assessment Zones 1–4 and includes Panoramic Photographs and Visual Assessment Tables, indicates the assessed magnitude of effect for each of the visual receptors identified as potentially obtaining views of the proposed development.

5.6.4 The proposed development has been assessed at three key stages during the phased working and restoration of Mancetter Quarry. These being:

- **Stage 1** Construction of the Western Landform and the Initial Extraction Phases;
- **Stage 2** Proposed Development During the Operational Period and Post Construction / Restoration of the Western Landform; and
- **Stage 3** Post Restoration.

5.6.5 Additional elements of the proposed extension, along with those to be retained of the existing permitted development that have been identified as causing, or likely to cause, visual effects are assessed in the following section to determine the likely level, or Magnitude of Effect they may cause to visual receptors within the locality. The classification of the assessed *adverse* magnitude of change ranged from **Neutral** to **Low**, to **Moderate** to **High**. The classification of the assessed *beneficial* magnitude of change ranged from **Neutral** to **Low**, to **Moderate**.

5.6.6 The visual assessment process found that the same elements of the proposed development that have, or may cause landscape effects are also likely to cause visual effects. These include:

- Disturbed / unrestored land;
- Potential effects associated with placing stripped materials to form the western landform;
- Potential effects associated with placing stripped materials on the local skyline;
- Active extraction of materials from the active quarry face and transportation of rock to the processing plant;
- Plant and plant site activities;
- Movement of HGV vehicles along the local road network.
- Final restoration Scheme.

5.6.7 The four Assessment Zones are illustrated on Figure 10. The main potential visual receptors within each of the four Zones are listed below.

**Assessment Zone 1 – Located adjacent and to the southwest boundary of Oldbury Quarry within ~0.5km of the Site**

5.6.8 The main Potential Visual Receptors within this Zone include:

i) Residents of properties adjacent to Purley Chase Lane including Chase Cottage, Keepers Cottage, Coachmans Cottage, Oldbury Farm, High View and Delamere together with residents/visitors to the Purley Chase Centre and Fairways.

ii) Residents of properties within Oldbury village including 1 & 2 The Lodge, The Sycamores, The Mews and Oldbury Bungalow.

iii) Users of Purley Chase Golf Course including the Clubhouse.

iv) Users of Delamere Coarse Fishing ponds.
v) Users of Public Rights of Way including footpath/bridleway numbers AE108 (permissive route abutting the site boundary) and Bridleway AE109 (through the centre of Purley Chase Golf Course).

vi) Users of Purley Chase Lane and Oldbury Road.

Stage 1 Construction of the Western Landform and Initial Extraction of Phases

5.6.9 Residents of properties adjacent to Purley Chase Lane are likely to gain open or partial views of the construction works associated with the proposed western landform especially from upper floor windows of properties during winter months. Residents of properties within Oldbury village may gain partial oblique views of the construction stage although the grassed eastern tip along with intervening vegetation within or around the boundary of Purley Chase Golf Course will severely restrict views of these works.

5.6.10 Users of footpath AE108 (which abuts the site and will be permanently closed during the construction works with a new path created to the west, alongside the extraction limit), bridleway AE109 (which will be diverted around the southern boundary of the new landform) and users of Purley Chase Golf Course, would gain extensive views of the construction works.

5.6.11 Users of Purley Chase Lane are likely to gain open or partial views of the construction works associated with the proposed western landform and also receive effects associated with HGV’s turning out of the quarry and along Purley Chase Lane. Users of Oldbury Road are likely to gain partial views of the construction works associated with the proposed western landform, although intervening vegetation within or around the boundary of Purley Chase Golf Course will severely restrict views, especially during the summer months.

Stage 2 Proposed Development During the Operational Period and Post Construction / Restoration of the Western Landform

5.6.12 Following completion of the western landform and re-establishment of grassland or agricultural cropping, residents of properties adjacent to Purley Chase Lane will no longer be able to gain views of the development during the remaining operational life of the quarry. Residual effects will only be associated with the immaturity of the landscaping within the western landform, which over time becomes beneficial in nature. Residents of properties within Oldbury village may receive minor residual adverse effects during the early stages of the operational life again due to the immaturity of the landscaping within the western landform and eastern tip which again over time becomes beneficial in nature.

5.6.13 Footpath AE108 will be permanently realigned to skirt the edge of the extraction area and will receive visual effects from both the immaturity of the landscaping as well as more elevated views into the development. These will reduce over time as the surrounding woodland planting matures. Bridleway AE109 (following reinstatement along a new alignment closely resembling its original route) and users of the northwestern area would no longer be able to gain views of the development, although residual effects will remain associated with the immaturity of the landscaping within the western landform, although these will again diminish over time to become beneficial in nature. A small section of the bridleway and the southeastern area of Purley Chase Golf Course may still receive some residual effects due to being able to gain partial and restricted views across Oldbury Quarry towards the plant site due to the slightly elevated nature of the landform and the immaturity of the perimeter landscaping although these will again diminish over time.

5.6.14 Users of Purley Chase Lane would no longer be able to gain views of the development, although residual effects will remain associated with the immaturity of the landscaping.
within the western landform, although these will again diminish over time. Adverse effects will however remain associated with HGV’s turning out of the quarry and along Purley Chase Lane during the extended life of the quarry. Users of Oldbury Road are likely to receive minor residual effects during the early stages of the operational life again due to the immaturity of the landscaping within the western landform although intervening vegetation within or around the boundary of Purley Chase Golf Course will severely restrict views especially during the summer months. These residual effects would however reduce over time.

Stage 3 Post Restoration

5.6.15 Following completion of extractive operations and final restoration works, residents of properties adjacent to Purley Chase Lane will only gain views across the western landform which will now be semi mature with visual effects only being beneficial in nature. Residents of properties within Oldbury village will again only gain views across the western landform which will now be semi mature with visual effects also only being beneficial in nature.

5.6.16 Woodland planting along the ridgeline associated with the western landform will be semi-mature with the route of bridleway AE109 through this woodland. Following completion of extractive operations and final restoration works, sections of woodland will either be thinned out, or viewpoints will be established to enable users of the footpath to gain panoramic views across the restored quarry. Footpath AE108 and users of the northwestern area would gain views across the semi mature western landform. In addition, screen planting associated with the perimeter of the quarry will be thinned to allow sections of the bridleway and the southeastern area of Purley Chase Golf Course to gain vistas across the restored quarry. Visual effects associated with this aspect of the development will be beneficial in nature.

5.6.17 Users of Purley Chase Lane will gain views across the western landform which will now be semi mature with visual effects only being beneficial in nature. Users of Oldbury Road will generally gain views towards the woodland planting on the eastern tip and partial views of the woodland planting on the western landform which will now be relatively mature with visual effects only being beneficial in nature.

Assessment Zone 2 – Located to the southwest of Oldbury Quarry between ~0.5km and ~3.0km of the Site

5.6.18 The main Potential Visual Receptors within this Zone include:

i) Residents of properties along the northern edge of Ridge Lane including those to the north of Wakefield Close and upper floors within Arden Forest Estate.

ii) Residents of properties along the B4114 Coleshill Road including Ansley Hall and number 1 Coleshill Road.

iii) Isolated farmsteads between Ridge Lane and Church End including Ox Hayes Farm, Manor House Farm complex (including Well Cottages and New Park Cottages) and Slack’s Farm.

iv) Users of the eastern and western sections of Centenary Way.

v) Users of the central section of footpath from Ridge Lane to Church End adjacent to Ox Hayes Farm and the southern section of footpath from Centenary Way to Cottage Farm.

vi) Users of a small section of Monks Park Lane, Ridge Lane and the B4114 Coleshill Road.
Stage 1 Construction of the Western Landform and Initial Extraction of Phases

5.6.19 These receptors are likely to gain partial or relatively open, distant but somewhat elevated views of the construction of the western landform, especially from upper floor windows of properties. The phased nature of the development potentially restricts levels of effect.

Stage 2 Proposed Development During the Operational Period and Post Construction / Restoration of the Western Landform

5.6.20 These receptors are likely to gain partial or relatively open, distant but somewhat elevated views of the completed western landform. Residual effects will be associated with the immaturity of the landscaping within the western landform, which over time reduces and becomes beneficial in nature.

Stage 3 Post Restoration

5.6.21 At this stage of the development receptors are likely to gain partial or relatively open, distant but somewhat elevated views of the semi-maturity of the western landform, which is beneficial in nature.

Assessment Zone 3 – Located to the northeast of Oldbury Quarry within 0.5km of the Site

5.6.22 The main Potential Visual Receptors within this Zone include:

i) Residents of properties adjacent to Purley Chase Lane, Stepney Lane and Quarry Lane including Green Hills, Quarry Cottage, Quarry Farm, Whitegates Farm, Stoneridge Meadow, Hillside Meadow Farm, Bardon Manor Farm, Canal Cottage, Railway Cottage and Rose Hill Farm.

ii) Residents of properties along the southern outskirts of Mancetter including odd number properties (41-95) along Old Farm Road.

iii) Users of the central section of Atherstone Golf Course including the bridleway and footpath.

iv) Users of the initial sections of Public Rights of Way that join with Quarry Lane and the footpath that links Quarry Lane with Mancetter via Rose Hill Farm.

v) Users of the western section of Hartshill Hayes Country Park and the Bridleway that links the Country Park with Quarry Lane adjacent to Quarry Farm.

vi) Users of Purley Chase Lane, Stepney Lane and Quarry Lane.

vii) Users of the Coventry Canal.

viii) Users of the Nuneaton to Atherstone railway line (West Coast Main Line).

Stage 1 Construction of the Western Landform and Initial Extraction of Phases

5.6.23 Minor effects to these receptors within this Zone will continue to be generally associated with the movement of HGV’s, the continued presence of the processing plant and earthmoving machinery (used for the construction of the western landform) entering or leaving the quarry along Purley Chase Lane, Stepney Lane and Quarry Lane.

5.6.24 Users of Atherstone Golf Course have been assessed as receiving adverse levels of effect associated with the movement of HGV’s and earthmoving machinery during the partial infilling and restoration of Purley Quarry which will take place in Phase 1 of the development.
Stage 2 Proposed Development During the Operational Period and Post Construction / Restoration of the Western Landform

5.6.25 Purley will have been restored at this stage however there may be residual effects still occurring associated with the immaturity of the landscaping although these will reduce over time.

5.6.26 There will be on-going effects associated with the movement of HGV’s entering or leaving the quarry along Purley Chase Lane, Steppey Lane and Quarry Lane.

Stage 3 Post Restoration

5.6.27 Following completion of extractive operations and final restoration works Purley Quarry landscaping will be relatively mature and contribute in a positive way to the landscape setting of the Golf Course.

Assessment Zone 4 – Located to the north and east of Oldbury Quarry between ~0.5km and ~4.0km of the Site

5.6.28 The main Potential Visual Receptors within this Zone include:
   i) Residents of properties alongside Quarry Lane including Mancetter Farm, The Barn, Athena, Glanrafon, Greensleeves, The Vicarage, the Old Vicarage, Manor View Manor Farm House and 1-3 Quarry Lane.
   ii) Users of the eastern section of Hartshill Hayes Country Park and the footpath that links the Country Park with the northern outskirts of Hartshill Green.
   iii) Users of the Coventry Canal.
   iv) Users of the Nuneaton to Atherstone railway line (West Coast Main Line).
   v) Users of Quarry Lane between the railway line and Mancetter.

Stage 1 Construction of the Western Landform and Initial Extraction of Phases

5.6.29 Minor additional effects to receptors within this Zone during this stage of the development will continue to be generally associated with the movement of HGV’s or earthmoving machinery during the construction of the western landform entering or leaving the quarry along Quarry Lane.

5.6.30 The on-going extraction activities result in a limited number of receptors being able to gain long distance views of the upper sections of the Plant Site between intervening vegetation and landform, especially from upper floor windows of properties or from elevated section of the West Coast Main Line Railway during the extended life of the quarry.

Stage 2 Proposed Development During the Operational Period and Post Construction / Restoration of the Western Landform

5.6.31 Effects to these receptors within this Zone will continue to be generally associated with the movement of HGV’s entering or leaving the quarry and long distance views of the upper sections of the Plant Site between intervening vegetation and landform.

Stage 3 Post Restoration
5.6.32 Following completion of extractive operations and final restoration works effects associated with both the movement of HGV's entering or leaving the quarry as well as limited views of the upper sections of the Plant Site will have been removed. In addition planting along ridgelines will have partially matured creating additional woodland structure to the visual skyline, which is beneficial in nature.

5.7 **Assessed Significance of Effect of the Proposed Quarry Development on Visual Receptors**

5.7.1 The assessment of the sensitivity of visual receptors is based on the criteria within Appendix Table 3 in Appendix B of this report. The assessed Sensitivity of the various visual receptors along with the assessed Magnitude of Effect and overall Significance of Effect is included within the Visual Assessment Tables in Figure 11-14, in line with Appendix Table 5 (Appendix B) of this report.

5.7.2 The results of this assessment process is summarised below:

**Assessment Zone 1 - Stage 1  Construction of the Western Landform and Initial Extraction of Phases**

5.7.3 Based on the visual assessment process, during this stage of the development properties adjacent to Purley Chase Lane receive **Substantial to Severe adverse** levels of effect. Users of the local road network, Oldbury village and Delamere Coarse Fishing ponds may receive **Medium to Substantial adverse** levels of effect associated with the construction of the western landform.

5.7.4 Footpath AE108 which currently abuts the site will be diverted to the exterior of the extraction area during this stage of the operations, Bridleway AE109 will be temporarily diverted around the perimeter of the site and Purley Chase Golf Course. Receptors using these pathways may receive **Medium to Substantial adverse** levels of effect associated with the construction of the western landform.

**Assessment Zone 1 - Stage 2  Proposed Development During the Operational Period and Post Construction / Restoration of the Western Landform**

5.7.5 Based on the visual assessment process, during this stage of the development properties adjacent to Purley Chase Lane receive **Medium adverse to Neutral** levels of effect and users of the local road network, Oldbury village and Delamere Coarse Fishing ponds may receive **Minor adverse to Neutral** levels of effect associated with the immaturity of the landscaping within the western landform which reduces to neutral as planting matures.

5.7.6 Footpath AE108 will have been permanently realigned to the edge of the extraction area and may therefore receive **Medium to Minor adverse** levels of effect during the early stages of the development due to the immaturity of the landscaping within the western landform which reduces to neutral as planting matures. Bridleway AE109, realigned along a similar position to its original route and Purley Chase Golf Course may receive **Minor adverse to Neutral** levels of effect during the early stages of the development due to the immaturity of the landscaping within the western landform which reduces to neutral as planting matures.

**Assessment Zone 1 - Stage 3 Post Restoration**

5.7.7 Following completion of extractive operations and final restoration works properties adjacent to Purley Chase Lane may receive **Medium beneficial** levels of effect and users of
the local road network, Oldbury village and Delamere Coarse Fishing ponds may receive Minor to Medium beneficial levels of effect associated with the relative maturity of the landscaping within the western landform.

5.7.8 Footpath AE108, which will have been permanently realigned to the edge of the extraction area, may receive Medium beneficial levels of effect due to the increasing maturity of the landscaping within the western landform. Bridleway AE109, realigned along a similar position to its original route and Purley Chase Golf Course may receive Minor to Medium beneficial levels of effect associated with the relative maturity of the landscaping within the western landform and partial vistas over the restored quarry.

Assessment Zone 2 - Stage 1 Construction of the Western Landform and Initial Extraction of Phases

5.7.9 Based on the visual assessment process, properties along the northern edge of Ridge Lane, those to the north of Wakefield Close, upper floors within Arden Forest Estate, properties along the B4114 Coleshill Road and isolated farmsteads between Ridge Lane and Church End may receive Medium to Substantial adverse levels of effect during the construction of the western landform.

5.7.10 Users of the local footpath network including Centenary Way as well as small sections of Monks Park Lane, Ridge Lane and the B4114 Coleshill Road may receive Minor to Medium adverse levels of effect during the construction of the western landform.

Assessment Zone 2 - Stage 2 Proposed Development During the Operational Period and Post Construction / Restoration of the Western Landform

5.7.11 Based on the visual assessment process, properties along the northern edge of Ridge Lane, those to the north of Wakefield Close, upper floors within Arden Forest Estate, properties along the B4114 Coleshill Road and isolated farmsteads between Ridge Lane and Church End may receive Medium adverse to Neutral levels of effect during Stage 2. These levels are generally associated with the immaturity of the landscaping within the western landform.

5.7.12 Users of the local footpath network including Centenary Way as well as small sections of Monks Park Lane, Ridge Lane and the B4114 Coleshill Road may receive Minor to Neutral levels of effect during the Stage 2. These levels are generally associated with the immaturity of the landscaping within the western landform.

Assessment Zone 2 - Stage 3 Post Restoration

5.7.13 Following completion of extractive operations and final restoration works properties along the northern edge of Ridge Lane, those to the north of Wakefield Close, upper floors within Arden Forest Estate, properties along the B4114 Coleshill Road and isolated farmsteads between Ridge Lane and Church End may receive Medium beneficial to Neutral levels of effect after the restoration is complete. These levels are generally associated with the semi maturity of landscaping within the western landform.

5.7.14 Users of the local footpath network including Centenary Way as well as small sections of Monks Park Lane, Ridge Lane and the B4114 Coleshill Road may receive Medium to Minor beneficial to Neutral levels of effect once restoration is complete. These levels are generally associated with the semi maturity of landscaping within the western landform.
Assessment Zone 3 - Stage 1  Construction of the Western Landform and Initial Extraction of Phases

5.7.15 Based on the visual assessment process, properties abutting or adjacent to Purley Chase Lane, Steppey Lane and Quarry Lane and within the southern outskirts of Mancetter may receive Medium adverse levels of effect associated with the movement of HGV's or earthmoving machinery during the construction of the western landform entering or leaving the quarry and the continued presence of the upper sections of the processing plant. Within the southern outskirts of Mancetter receptors may receive Medium adverse to Neutral levels of effect associated with the continued movement of HGV's entering or leaving the quarry, or the continued presence of the upper sections of the processing plant.

5.7.16 Other receptors to the northwest of Oldbury Quarry including users of Hartshill Hayes Country Park, footpaths, bridleways, users of the Coventry Canal and the West Coast mainline railway have been assessed as potentially receiving Neutral to Negligible and/or Minor adverse levels of effect associated with the movement of HGV's or earthmoving machinery during the construction of the western landform entering or leaving the quarry.

5.7.17 Users of Atherstone Golf Course have been assessed as receiving only Minor adverse to Neutral levels of effect associated with the movement of HGV's and earthmoving machinery during the partial infilling and restoration of Purley Quarry which will take place in Phase 1 of the development.

Assessment Zone 3 - Stage 2  Proposed Development During the Operational Period and Post Construction / Restoration of the Western Landform

5.7.18 Based on the visual assessment process, properties abutting or adjacent to Purley Chase Lane, Steppey Lane and Quarry Lane receive Medium adverse levels of effect associated with the continued movement of HGV’s entering or leaving the quarry, or the continued presence of the upper sections of the processing plant. Within the southern outskirts of Mancetter receptors may receive Medium adverse to Neutral levels of effect associated with the continued movement of HGV’s entering or leaving the quarry, or the continued presence of the upper sections of the processing plant.

5.7.19 Other receptors to the northwest of Oldbury Quarry including users of Hartshill Hayes Country Park, footpaths, bridleways, users of the Coventry Canal and the West Coast mainline railway have been assessed as potentially receiving Neutral to Minor and/or Medium adverse levels of effect associated with the continued movement of HGV’s entering or leaving the quarry, or the continued presence of the processing plant and associated activity.

5.7.20 Users of Atherstone Golf Course have been assessed as potentially receiving Minor beneficial levels of effect as the Purley Quarry restoration matures.

Assessment Zone 3 - Stage 3 Post Restoration

5.7.21 Following completion of extractive operations, removal of the processing facilities and final restoration works, properties abutting or adjacent to Purley Chase Lane, Steppey Lane and Quarry Lane and within the southern outskirts of Mancetter may receive Medium beneficial levels of effect.

5.7.22 Other receptors to the northwest of Oldbury Quarry including users of Hartshill Hayes Country Park, footpaths, bridleways, users of Atherstone Golf Course as well as the
Coventry Canal and the West Coast mainline railway have been assessed as potentially receiving **Minor beneficial** levels of effect.

**Assessment Zone 4 - Stage 1 Construction of the Western Landform and Initial Extraction of Phases**

5.7.23 Based on the visual assessment process, properties abutting or adjacent to Quarry Lane on the outskirts of Mancetter or users of Hartshill Hayes Country Park, the local footpaths and bridleways, the Coventry Canal and the West Coast mainline railway may receive **Negligible to Minor to Medium adverse** levels of effect associated with continued movement of HGV's or earthmoving machinery during the construction of the western landform entering or leaving the quarry or the continued presence of the upper sections of the processing plant.

**Assessment Zone 4 - Stage 2 Proposed Development During the Operational Period and Post Construction / Restoration of the Western Landform**

5.7.24 Based on the visual assessment process, properties abutting or adjacent to Quarry Lane on the outskirts of Mancetter or users of Hartshill Hayes Country Park, the local footpaths and bridleways, the Coventry Canal and the West Coast mainline railway may receive **Negligible to Minor to Medium adverse** levels of effect associated with the continued movement of HGV's entering or leaving the quarry, or the continued presence of the upper sections of the processing plant.

**Assessment Zone 4 - Stage 3 Post Restoration**

5.7.25 Following completion of extractive operations, removal of the processing facilities and final restoration works, properties abutting or adjacent to Quarry Lane on the outskirts of Mancetter or users of Hartshill Hayes Country Park, the local footpaths and bridleways, the Coventry Canal and the West Coast mainline railway may receive **Negligible to Minor to Medium beneficial** levels of effect.
6.0 SUMMARY AND CONCLUSIONS

6.1 Introduction

6.1.1 In order to assess the effects of the existing and proposed development on both the landscape character and visual resource/receptors within the locality, visual envelopes of the developments were established and then analysed to produce four ‘Assessment Zones’ (Zones 1, 2, 3 and 4). These Zones were derived on the basis of both the distance, direction and similarity of view of the Site within the landscape and were formulated to establish distinct areas that are likely to receive similar levels of both landscape and visual effects. This allowed for a consistency of approach during the landscape and visual assessment process. The four zones are illustrated on Figure 10.

6.1.2 Historically, extractive operations within the vicinity of Mancetter Quarry may have been underway since the Roman times. Early OS maps show extensive quarrying on the site in the 1880’s. This early quarrying operation eventually formed three separate quarries, known as Purley Quarry, Jubilee Quarry and Oldbury Quarry. Today, extraction has ceased at both Jubilee Quarry and Purley Quarry. Jubilee Quarry has been restored by infilling with quarry waste to a nature conservation afteruse including areas of woodland and grassland as well as a series of footpaths, which is now relatively mature. The restoration of Purley Quarry is still underway with partial infilling by quarry waste, with extensive tree planting having been undertaken around the periphery of the site.

6.1.3 The main current extractive area at Mancetter is associated with Oldbury Quarry which lies to the southeast of the Jubilee and Purley Quarry’s. All remaining mineral which is currently permitted is being worked at depth along the southwestern boundary which is kept dry by de-watering. The mineral seam itself dips towards this boundary with all shallower mineral to the north having already been fully extracted.

6.1.4 The Plant site area remains where it has been traditionally situated at the head of the former tramway to the Coventry Canal with the main site access along this track (Quarry Lane) crossing the Coventry Canal and the West Coast Mainline Railway to join with the A5 at Mancetter. This has been made into a one way system with the exit via Purley Chase Lane which joins into Quarry Lane prior to the Coventry Canal crossing at Quarry Farm.

6.1.5 The proposed development will involve the stripping of overburden and shales over an area of ~10 Ha within the proposed extension area to release Diorite rock for continued mineral extraction at the Site. The proposed extension would provide additional reserves and therefore extend the active life of the site. The extraction operations would however remain within the overall lifetime of the existing consent (i.e. 01 January 2025).

6.2 Baseline Landscape Effects of the Existing Permitted Quarry

6.2.1 The assessment process found that differing levels of landscape effect associated with the current extractive operations arose within each of the four Assessment Zones for the three Character Types identified within the Study Area due to location, openness of view, landform, elevation and vegetation cover.

6.2.2 Based on the above findings the existing quarry was found to cause Medium adverse significance of effects to the Baddeley to Hartshill Uplands LCA associated with the extraction of minerals, movement of materials and tip construction in Oldbury Quarry within Zone 1 within 0.5km of the site. Within the other three Zones Minor adverse effects were found to arise associated with the presence of the Plant Site and access and exit routes from the quarry along Stepney Lane, Quarry Lane and Purley Chase Lane.
6.2.3 Within the more sensitive Anker Valley LCA within Zones 3 and 4 the existing quarry was assessed as causing Medium adverse effects. This was again associated with the presence of the Plant Site and access and exit routes from the quarry along Quarry Lane and Purley Chase Lane. The Anker Valley LCA was not represented within Zones 1 and 2.

6.2.4 Within the Mease/Sence Lowlands LCA effects were solely associated with the upper elements of the Plant Site which may be visible from limited locations within this LCA mainly occurring during the winter months when leaf cover is absent. The Mease/Sence Lowlands LCA was not represented within Zones 1, 2 and 3.

6.2.5 In conclusion the existing quarry during its operational life was found not to cause any significant levels of adverse effect but only generate moderate levels of effect to the surrounding landscape character.

6.2.6 Following completion of extractive operations, removal of the processing facilities and final restoration works the permitted quarry restoration was found to give rise to Medium beneficial effects to the Baddesley to Hartshill Uplands LCA within Zone 1 associated with the restoration of the slopes of the northern tips and the removal of the plant site and processed stocks to a matrix of grassland and woodland. Within the other three Zones associated the removal of the Plant Site and HGV’s along Steppey Lane, Quarry Lane and Purley Chase Lane were assessed as giving rise to Minor beneficial effects on the Baddesley to Hartshill Uplands LCA.

6.2.7 Within the more sensitive Anker Valley LCA within Zones 3 and 4 the removal of the plant site and processed stocks to a matrix of grassland and woodland was assessed as giving rise to Medium beneficial effects. The Anker Valley LCA is not represented within Zones 1 and 2.

6.2.8 Within the Mease/Sence Lowlands LCA Minor beneficial effects from a limited number of areas were associated with the removal of the processing plant. Otherwise no measurable landscape effects were found to occur associated with the permitted final restoration of Mancetter Quarry. The Mease/Sence Lowlands LCA is not represented within Zones 1, 2 and 3.

6.2.9 In conclusion the existing quarry following its final restoration, was found to give rise generally minor beneficial levels of effect to the surrounding landscape character.

6.2.10 This landscape assessment formed a baseline against which the proposed development was evaluated.

6.3 Baseline Visual Effects of the Existing Permitted Quarry

6.3.1 The visual assessment process found that there were relatively small numbers of local residential receptors located in proximity to the Site with views of the existing and/or proposed development. The assessment process also found that differing levels of visual effect associated with the current extractive operations arose within each of the four Assessment Zones identified within the Study Area due to location, openness of view, landform, elevation and vegetation cover.

6.3.2 Within assessment Zone 1 properties adjacent to Purley Chase Lane, footpath AE108 which abuts the site were assessed as receiving Medium adverse levels of effect. Users of the road and Delamere Coarse Fishing ponds, bridleway AE109 and Purley Chase Golf Course were assessed as receiving only Minor adverse levels of effect associated with the on-going operations within Oldbury Quarry.

6.3.3 Following final restoration these receptors were assessed as receiving Medium or Minor beneficial levels of effect.
6.3.4 Within assessment Zone 2 properties along the northern edge of Ridge Lane were assessed as receiving Neutral to Medium adverse levels of effect associated with the on-going operations. Users of a small section of Monks Park Lane and Ridge Lane receive Minor adverse levels of effect associated with the on-going operations within Oldbury Quarry.

6.3.5 Following final restoration these receptors were assessed as receiving Neutral - Minor beneficial levels of effect.

6.3.6 Within assessment Zone 3 properties adjacent to Purley Chase Lane, Steppey Lane and Quarry Lane, or within the southern outskirts of Mancetter and associated footpaths were assessed as receiving Medium adverse levels of effect. Other receptors to the northwest of Oldbury Quarry including users of Hartshill Hayes Country Park, footpaths, bridleways, users of the Coventry Canal and the West Coast mainline railway have been assessed as receiving Minor or Negligible adverse levels of effect. These were found to be associated with the movement of HGV's entering or leaving the quarry and glimpses of the taller elements of the processing plant. Users of Atherstone Golf Course as receiving Minor adverse levels of effect associated with the movement of HGV's and earthmoving machinery during the partial infilling and restoration of Purley Quarry.

6.3.7 Following final restoration these receptors receive Medium or Minor or Negligible beneficial levels of effect.

6.3.8 Within assessment Zone 4 properties adjacent to Quarry Lane on the outskirts of Mancetter and users of Hartshill Hayes Country Park receive Medium adverse levels of effect. Users of footpaths and bridleways, the Coventry Canal and the West Coast mainline railway were assessed as receiving Minor or Negligible adverse levels of effect. These were found to be associated with the movement of HGV's entering or leaving the quarry and glimpses of the taller elements of the processing plant.

6.3.9 Following final restoration these receptors were assessed as receiving Medium to Minor to Negligible to Neutral beneficial levels of effect.

6.3.10 In conclusion, the existing quarry during its operational life was found not to cause any significant levels of adverse effect but generate only up to moderate levels of adverse effects to the surrounding visual receptors. Following final restoration the proposals were found to give rise to minor beneficial levels of effect.

6.3.11 This visual assessment formed a baseline against which the proposed development was evaluated.

6.4 Assessed Landscape Effects of the Proposed Development

6.4.1 The proposed development has been assessed at three key stages during the phased working and restoration of Mancetter Quarry. These being:

Stage 1 Construction of the Western Landform and the Initial Extraction Phases (Phases 1 – 3);
Stage 2 Proposed Development During the Operational Period and Post Construction / Restoration of the Western Landform; and
Stage 3 Post Restoration.

6.4.2 During the Construction of the Western Landform and Initial Extraction Phases the assessment process found that the proposed quarry extension potentially causes Substantial adverse effects to the Baddesley to Hartshill Uplands LCA within Zone 1 and Medium adverse effects within Zone 2. Only potentially Minor adverse effects are likely to occur within Zones 2 and 4. Effects to The Anker Valley LCA potentially only reach
Medium adverse during this period within Zones 3 and 4 and effects to the Mease/Sence Lowlands LCA potentially only reach Minor adverse during this period within Zone 4.

6.4.3 These effects were found to be associated with the western landform during the Stage 1 with the presence of large earthmoving machinery, the removal of vegetation, soils and their temporary storage, plus changes to the physical structure of the landform. However, the former effects are temporary and transitory in nature and are being phased so that the whole area is not affected at the same time. While the latter effects are associated with changes to the physical structure of the landform and are permanent in nature, the proposed gradients and final topography of the area have been designed to reflect the undulations and gradients that occur within the locality. Therefore, once the area has been re-soiled and re-vegetated and the proposed new hedgerows and woodland planting begins to become visually prominent, blending with the surrounding landscape elements, any residual adverse effects associated will this aspect will reduce.

6.4.4 The completion of restoration works within the Purley Quarry area will also provide a positive contribution to the northern area, generally associated with the Atherstone Golf Club and minimise any adverse effects within this area, especially as the restoration matures.

6.4.5 During the Proposed Development Operational Period and Post Construction / Restoration of the Western Landform, the proposed quarry extension potentially causes Medium/Minor adverse effects to the Baddesley to Hartshill Uplands LCA within Zone 1 and Minor adverse effects within Zones 3 and 4. Zone 2 has been assessed as only receiving Minor adverse effects initially which gradually reduce to Neutral. Effects to The Anker Valley LCA potentially only reach Medium adverse during this period within Zones 3 and 4 and effects to the Mease/Sence Lowlands LCA are either Neutral or potentially only reach Minor adverse during this period within Zone 4.

6.4.6 The majority of effects associated with the continued quarrying operations at Mancetter within the Baddesley to Hartshill Uplands LCA in Zones 1 and 2 will be largely negated by the construction of the western landform. Following completion of the construction and seeding of the area, the landform will still give rise to some slightly raised levels of effects within these Zones until the hedgerow and woodland planting establishes and the area begins to blend with the surrounding landscape.

6.4.7 Residual landscape effects associated with the quarrying operations itself within Zones 1 and 2 are generally associated with those areas either side of the new landform, or from the reinstated footpath that runs along the ridgeline which would gain more elevated and open views into the development area before the woodland planting matures.

6.4.8 Landscape effects within the Anker Valley and the Mease/Sence Lowlands LCA's are generally associated with the continued presence of the upper elements of the processing plant and the movement of HGV's on the local road network.

6.4.9 Following completion of the Final Restoration of Mancetter Quarry, based on the above findings the revised restoration proposals have been found to give rise to Medium beneficial effects to the Baddesley to Hartshill Uplands LCA within Zone 1 and Medium/Minor beneficial effects within Zones 2 and 3. Zone 4 has been assessed as receiving Minor beneficial effects. Effects to The Anker Valley LCA potentially receive Medium beneficial during this period within Zones 3 and 4 and effects to the Mease/Sence Lowlands LCA are either Neutral or potentially Minor beneficial during this period within Zone 4.

6.4.10 Within the Baddesley to Hartshill Uplands LCA in all four Zones the woodland planting within the western landform and woodland along the northeastern and southeastern boundaries of Oldbury Quarry once mature, will provide a substantial contribution to the
overall woodland structure of the locality. This together with the vegetated and grass slopes, extensive areas of aquatic and semi-aquatic habitats both surrounding the low lying lake within the Oldbury Quarry void and within the former plant site area, as well as the extended network of permissive footpaths (with an additional total path length of 854m within the proposed restoration scheme) will contribute greatly to the distinctive character of the area and help to create a strong sense of place for the area, especially with the close proximity of the Hartshill Hayes Country Park.

6.4.11 Beneficial landscape effects within the Anker Valley and the Mease/Sence Lowlands LCA’s are generally associated with the removal of the processing facilities and HGV’s from the local road network, plus the additional benefit of the woodland blocks reaching maturity along the ridgeline formed by the northeastern boundary of Oldbury Quarry.

6.5 Assessed Visual Effects of the Proposed Development

6.5.1 During the Construction of the Western Landform / Initial Extraction Phases within Zone 1 the visual assessment process found that certain receptors in proximity to the site may receive Substantial to Severe adverse levels of effect associated with the construction of the western landform. Footpath AE108 which currently abuts the site will be diverted to the periphery of the extraction area during this stage of the operations.

6.5.2 During the Proposed Development Operational Period and Post Construction / Restoration of the Western Landform within Zone 1 the visual assessment process found that certain receptors in proximity to the site including footpath AE108, permanently realigned to the edge of the extraction area may continue to receive Medium to Minor adverse levels of effect associated with the immaturity of the landscaping within the western landform which reduces as planting matures.

6.5.3 Following completion of extractive operations and Final Restoration works within Zone 1 receptors in proximity to the site may receive Medium beneficial levels of effects associated with the increasing maturity of the landscaping and integration of the western landform into the local landscape.

6.5.4 During the Construction of the Western Landform / Initial Extraction Phases within Zone 2 the visual assessment process found that certain receptors may receive Medium to Substantial adverse levels of effect during the construction of the western landform. Users of the local footpath network including Centenary Way may receive Minor to Medium adverse levels of effect during the construction of the western landform.

6.5.5 During the Proposed Development Operational Period and Post Construction / Restoration of the Western Landform within Zone 2 the visual assessment process found that certain receptors may receive Medium adverse to Neutral levels of effect during the operational period. Users of the local footpath network including Centenary Way may receive Minor to Neutral levels of effect during the operational period. These levels are generally associated with the immaturity of the landscaping within the western landform.

6.5.6 Following completion of extractive operations and Final Restoration works within Zone 2 receptors may receive Medium beneficial to Neutral levels of effect during the restoration period. Users of the local footpath network including Centenary Way may receive Medium to Minor beneficial to Neutral levels of effect during the final restoration period. These levels are generally associated with the increasing maturity of landscaping within the western landform.

6.5.7 During the Construction of the Western Landform / Initial Extraction Phases within Zone 3 the visual assessment process found that certain receptors may receive Medium adverse levels of effect associated with the movement of HGV’s, on-going extraction, continued presence of processing plant and earthmoving machinery during the construction of the
western landform. Other receptors including users of Hartshill Hayes Country Park, footpaths, bridleways, Coventry Canal and the West Coast mainline railway may receive **Neutral to Negligible** and/or **Minor adverse** levels of effect associated with the movement of HGV’s, on-going extraction and earthmoving machinery during the construction of the western landform. Users of Atherstone Golf Course have been assessed as receiving only **Minor adverse** to **Neutral** levels of effect associated with the movement of HGV’s and earthmoving machinery during the partial infilling and restoration of Purley Quarry.

6.5.8 During the **Proposed Development Operational Period and Post Construction / Restoration of the Western Landform within Zone 3** the visual assessment process found that certain receptors may receive **Medium adverse** levels of effect associated with the continued movement of HGV’s entering or leaving the quarry, or the continued presence of the upper sections of the processing plant. Receptors including users of Hartshill Hayes Country Park, footpaths, bridleways, Coventry Canal and the West Coast mainline railway may receive **Neutral to Minor** and/or **Medium adverse** levels of effect associated with the continued movement of HGV’s entering or leaving the quarry, or the continued presence of the processing plant and associated activity. Users of Atherstone Golf Course have been assessed as receiving **Minor beneficial** levels of effect as Purley Quarry will have been restored in the previous stage.

6.5.9 Following completion of extractive operations and **Final Restoration works within Zone 3** receptors may receive **Medium beneficial** levels of effect. Other receptors including users of Hartshill Hayes Country Park, footpaths, bridleways, Coventry Canal and the West Coast mainline railway may receive **Minor beneficial** levels of effect.

6.5.10 During the **Construction of the Western Landform / Initial Extraction Phases within Zone 4** the visual assessment process found that certain receptors may receive **Negligible to Minor** to **Medium adverse** levels of effect associated movement of HGV’s entering and leaving the site, upper sections of the processing plant and earthmoving machinery during the construction of the western landform and the initial phases of extraction.

6.5.11 During the **Proposed Development Operational Period and Post Construction / Restoration of the Western Landform within Zone 4** the visual assessment process found that certain receptors may receive **Negligible to Minor** to **Medium adverse** levels of effect associated with the continued movement of HGV’s entering or leaving the quarry, or the continued presence of the upper sections of the processing plant.

6.5.12 Following completion of extractive operations and **Final Restoration works within Zone 4** receptors may receive **Negligible to Minor** to **Medium beneficial** levels of effect.

6.6 Conclusions

6.6.1 In conclusion the proposed development was found to only cause significant levels of landscape and visual effects to receptors in close proximity to the western landform during the construction of the western landform. However, the phasing of the development will help minimise the extent of these effects. The completed landform will also help to link and unify the Site into the local landscape character through continuity of levels and habitats. Following completion of this landform, effects during the remaining operational life of the quarry would reduce to either medium to minor to neutral levels of effect.

6.6.2 Following final restoration, the revised proposals were assessed as being likely to give rise to higher levels of beneficial effects than the currently permitted scheme due to the increased levels of landscape enhancement and integration of the whole site within the locality. This is also achieved by an increase in visual quality, an increase in public amenity as greater public access is provided and enhanced wildlife potential and biodiversity as new habitats are created and managed.
### APPENDIX A- DRAWINGS

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APPENDIX B

GENERAL ASSESSMENT METHODOLOGY
The methodology detailed below is in accordance with:


LANDSCAPE ASSESSMENT METHODOLOGY
The assessment process is intended to provide an objective method of establishing the significance of effect of a proposed development on an area's landscape character and visual amenity.

The landscape and visual assessment was carried out in six stages as set out below:

- **Stage One**: Identification of aspects of the development likely to give rise to effects
- **Stage Two**: Identification of components/receptors most likely to be affected by the development
- **Stage Three**: Description of the interaction of the receptor with aspects of the development
- **Stage Four**: Assessment of Landscape and Visual Sensitivity in relation to the identified aspects of the development
- **Stage Five**: Assessment of Magnitude of Effects
- **Stage Six**: Assessment of Significance of Effects.

STAGE ONE

This stage was carried out to describe the proposed development and to determine aspects within it that were likely to give rise to potential landscape or visual effects. These effects will vary at different stages during the developments life cycle, including:

- **Construction Stage**
- **Operational Stage**
- **Restoration Stage following Decommissioning**

STAGE TWO

Stage two of the assessment involved an identification and description of those landscape receptors and visual receptor groups located within the study area and within the visual envelope of the proposed development, as identified by the Zone of Theoretical Visibility (ZTV) and field study that were likely to be receptive of potential effects resulting from the proposals.

STAGE THREE
Following an analysis of the proposed development consideration was given to the interaction between identified aspects of the proposals likely to give rise to effects and landscape and visual receptors identified during stage two of the process.

**STAGE FOUR**

The GLVIA 3rd Edition describes the process of evaluating the sensitivity of the landscape and visual receptors in respect of the identified aspects of the development likely to give rise to effects. Sensitivity was considered to be dependent upon the *susceptibility* to change of the receptor with respect to the proposed development and on the *value* attached to either the landscape (landscape assessment) or view (visual assessment).

However the FPCR Study on Landscape Character for North Warwickshire Council provides guidance on the sensitivity of the character areas within this assessment. Therefore the FPCR methodology is employed for the assessment of the landscape character area’s sensitivity (see below) and the Pleydell Smithyman methodology used for the assessed visual receptors (to follow the FPCR methodology).

*Extract from North Warwickshire Borough Council’s Landscape Character Assessment Final Report (August 2010):*

**Landscape Sensitivity**

In order to assess the sensitivity of each landscape unit a pro-forma has been devised (see Appendix B) which clearly and consistently sets out within a matrix the relevant factors involved in judging the sensitivity under the following headings:

- Landscape character sensitivity
- Visual sensitivity
- Landscape value

2.19 The factors are described and then judged using a three-point scoring system, the scores are then added to give an overall sensitivity score for each landscape unit and the information is summarised in GIS mapping to provide an overview of the sensitivity of each landscape unit. Use of an elaborate scoring system has been avoided in favour of a simple coding system to assess and identify the broad relative sensitivity of each landscape unit. The possible score for each landscape unit ranges from 13 to 39, the following bandings have been determined based upon the range of scores for the landscape units:

- 25 and below = Higher landscape sensitivity
- 26 – 31 = Moderate landscape sensitivity
- 32 and above = Lower landscape sensitivity

**Capacity for change**

Within Topic Paper 6 the following is said about Capacity:

6.5 Reaching conclusions about capacity means making a judgement about the amount of change of a particular type that can be accommodated without having unacceptable adverse effects on the character of the landscape, or the way that it is perceived, and without compromising the values attached to it. This step must clearly recognise that a valued landscape, whether nationally designated or not, does not automatically, and by definition, have high sensitivity. Similarly…landscapes with high sensitivity do not
automatically have no, or low capacity to accommodate change and landscapes of low sensitivity do not automatically have high capacity to accept change. Capacity is all a question of the interaction between the sensitivity of the landscape, the type and amount of change, and the way that the landscape is valued.

6.6 It is entirely possible for a valued landscape to be relatively insensitive to the particular type of development in question because of both the characteristics of the landscape itself and the nature of the development. It may also be the case that the reasons why value is attached to the landscape are not compromised by the particular form of change. Such a landscape may therefore have some capacity to accommodate change, especially if the appropriate, and hopefully standard, steps are taken in terms of siting, layout and design of the change or development in question. For example, a capacity study may show that a certain specified amount of appropriately located and well-designed housing may be quite acceptable even in a highly valued and moderately sensitive landscape. This is why capacity is such a complex issue and why most capacity studies need to be accompanied by guidelines about the ways in which certain types of change or development can best be accommodated without unacceptable adverse effects”.

In accordance with the guidance set out in Topic Paper 6, it is important to emphasise that the numerical totals simply provide a guide to the relative landscape and visual sensitivity of each landscape unit, and this in itself only provides a broad indication of each landscape units’ overall potential capacity for change. No absolute conclusion should be drawn from the totals and they must be read alongside the text for each landscape unit. The following is provided as a general guide;

Higher landscape sensitivity - Generally with good existing landscape structure and a higher proportion of sensitive landscape features, potential for development not precluded, however there may only be very limited pockets where sensitive development with appropriate mitigation might be feasible

Moderate landscape sensitivity - Some overall capacity for change with potential for development within pockets of land with appropriate mitigation, but there may be sensitive landscape components and or visual constraints that may limit the scope of development

Lower landscape sensitivity - Visually contained and / or degraded landscapes lacking in landscape structure and/or without sensitive landscape components with the most capacity for change and / or development

These broad categorisations reflect that within each landscape unit there may be only a small proportion of the land that is assessed as potentially suitable in landscape and visual terms for certain types of development. Also the complex interaction of the landscape and visual components within each landscape unit must be given due consideration. For instance one landscape may be well contained visually but have sensitive ecological features, whereas another may be visually open to the wider countryside but be lacking in inherent landscape features (for instance as a result of agricultural intensification), both potentially resulting in a similar score.

With the above considerations in mind the text that accompanies the score tables provides a broad assessment of the capacity of each landscape unit for change and its potential suitability for development.
The text also identifies appropriate mitigation as well as general landscape management objectives and strategic opportunities for enhancing green infrastructure and biodiversity. Read as a whole the scores and text can be used to support and help define planning policy and provide guidelines for developers and land managers. It is important to note, however that it is not possible within the scope of this study to provide a comprehensive assessment of the capacity of each landscape unit to a specific type of development and that any development proposal would need to be considered on its individual merits.

Appendix Table 1: Pleydell Smithyman Limited Quantitative Assessment of the Baddesley to Hartshill Landscape Character Area to Change

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<tr>
<td></td>
<td>Prevention of coalescence</td>
<td></td>
<td></td>
<td>*</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Landscape / ecological /</td>
<td></td>
<td></td>
<td>*</td>
</tr>
<tr>
<td></td>
<td>historical sensitivity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>designations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Recreational use of the</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>landscape</td>
<td></td>
<td></td>
<td>*</td>
</tr>
</tbody>
</table>

Overall sensitivity and capacity: (high score is indicative of a generally lower sensitivity and greater capacity for change)

Total Score of 29 = Moderate Landscape Sensitivity

Visual Sensitivity:

Susceptibility to change can be defined as being the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.

An assessment was made of both susceptibility and value based on a five point textual scale: Very Low, Low, Medium, High and Very High. This information was then combined to arrive at an overall sensitivity value for the receptor as a whole which is also expressed as a five point textual scale Very Low to Very High.

Assessment of individual visual receptor groups and their sensitivity to change

The visual receptor groups and their inherent sensitivities have been based on information contained within the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, as well as experience from other similar studies.
### Appendix Table 2: Visual Receptor Groups: Susceptibility to Change: Definitions

<table>
<thead>
<tr>
<th>Receptors</th>
<th>Comments</th>
<th>Sensitivity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Buildings</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing/Isolated dwellings/Farms</td>
<td>Ground Floor <strong>Upper Floors Gardens</strong></td>
<td>High</td>
</tr>
<tr>
<td></td>
<td>Containing windows on ground or upper floors designed to take advantage of specific views,</td>
<td></td>
</tr>
<tr>
<td></td>
<td>such as living rooms, dining rooms and/or kitchens where people may spend significant</td>
<td></td>
</tr>
<tr>
<td></td>
<td>periods of waking time. Gardens likely to be used for leisure purposes.</td>
<td></td>
</tr>
<tr>
<td><strong>Other Buildings</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schools</td>
<td>Classrooms <strong>Grounds/Playing Fields</strong></td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>Windowsill heights often limit views out of classrooms.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Primarily sport orientated but may have views out towards countryside</td>
<td></td>
</tr>
<tr>
<td>Hospitals</td>
<td>Wards</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>Windowsill heights often limit views out of wards.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Some wards may have windows designed to exploit particular views.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Grounds</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>May be used for convalescence or therapy but also may include car parking, access or</td>
<td></td>
</tr>
<tr>
<td></td>
<td>ornament.</td>
<td></td>
</tr>
<tr>
<td><strong>Commercial Premises</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial units</td>
<td>Unlikely to be sensitive to off-site views</td>
<td>Very Low</td>
</tr>
<tr>
<td>Retail Units and Offices</td>
<td>Unlikely to be overly sensitive to off-site views but may contain aspects where outward</td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>looking views are possible.</td>
<td></td>
</tr>
<tr>
<td>Places of Worship and Public</td>
<td>Unlikely to be particularly sensitive to off-site views but may include grounds/gardens</td>
<td>Medium</td>
</tr>
<tr>
<td>Houses</td>
<td>for outdoor activities and/or enjoyment.</td>
<td></td>
</tr>
<tr>
<td>**Transport/Recreational Routes/</td>
<td>Footpaths, Bridleways Commons and Open Access Areas</td>
<td></td>
</tr>
<tr>
<td>Public Open Space**</td>
<td>Rural paths/bridleways heavily influenced by residential areas and/or major transport</td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>routes and/or with limited views used for general recreational access to the open</td>
<td></td>
</tr>
<tr>
<td></td>
<td>countryside.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rural paths/bridleways used for general recreational purposes capable of gaining views</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>across open countryside.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rural paths/bridleways used for general recreational purposes capable of gaining elevated</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td>views across open countryside.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rural paths/bridleways used for general recreational purposes capable of gaining elevated</td>
<td>Very High</td>
</tr>
<tr>
<td></td>
<td>views across open countryside and within promoted landscapes or subject to additional</td>
<td></td>
</tr>
<tr>
<td></td>
<td>levels of designation such as NP’s or AONB’s.</td>
<td></td>
</tr>
<tr>
<td>Urban Parks/Public Open Space</td>
<td>Public Open Space that is primarily used for sporting activities and subject to intermittent</td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>use.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Public Open Space that may have views out towards the open countryside and subject to</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td>continuous daily use.</td>
<td></td>
</tr>
<tr>
<td>Cycleways/Roads/Railway</td>
<td>National Cycle Routes <strong>Unclassified/Minor Roads/ Local Rail Network/ Private Drives</strong></td>
<td>High</td>
</tr>
<tr>
<td></td>
<td>Roads and/or tracks within a rural location and promoted as a national route for the</td>
<td></td>
</tr>
<tr>
<td></td>
<td>enjoyment of the open countryside and to take in panoramic views.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rural location and relatively slow traffic speeds, possibly in conjunction with greater</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>use by cyclists or walkers may influence sensitivity to visual effects.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Main Roads/Trunk Roads/Motorways/High Speed Rail links</td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>Traffic speed and primary use likely to limit sensitivity to visual effects.</td>
<td></td>
</tr>
</tbody>
</table>
Criteria used to determine the value attached to receptor views is given in the table below:

**Appendix Table 3: Visual receptor: Value of View: Definitions**

<table>
<thead>
<tr>
<th>Nature of view</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open and long range views associated with promoted landscape, public viewpoint associated with heritage assets etc. Close range views associated with historical and or townscape settings. Views over designated landscapes and landscapes with cultural associations.</td>
<td>Very High</td>
</tr>
<tr>
<td>Open and long range views over countryside, parkland including public open space, open access land and footpaths. Unrestricted views over countryside or parkland.</td>
<td>Very Low</td>
</tr>
<tr>
<td>More restricted, close range views over countryside or parkland. Unrestricted but channelled views of wide streetscapes, avenues and boulevards.</td>
<td>Very Low</td>
</tr>
<tr>
<td>Channelled views of narrow streetscape, truncated views of urban built environments. Distant views over industrial landscape, communications networks. Close range views of commercial, development</td>
<td>Very Low</td>
</tr>
<tr>
<td>Open unrestricted close range views of degraded or industrial landscapes</td>
<td>Very Low</td>
</tr>
</tbody>
</table>

The classification system used to assess the relative susceptibilities of visual receptors ranges from **Very Low** to **Low** to **Medium** to **High** to **Very High**. This table forms the baseline against which each visual receptor is analysed. These general levels are, however, capable of being modified locally, depending on the surrounding visual and landscape characteristics of the area and/or designations.

**Appendix Table 4: Visual receptor: Sensitivity**

<table>
<thead>
<tr>
<th>Susceptibility of Visual Receptor</th>
<th>Value of the Visual Receptor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Very High</td>
</tr>
<tr>
<td>Very High</td>
<td>Very High</td>
</tr>
<tr>
<td>High</td>
<td>Very High</td>
</tr>
<tr>
<td>Medium</td>
<td>High</td>
</tr>
<tr>
<td>Low</td>
<td>High</td>
</tr>
<tr>
<td>Very Low</td>
<td>Medium</td>
</tr>
</tbody>
</table>

**STAGE FIVE**

Following an assessment of the sensitivity of the receptor an assessment was made of the magnitude or nature of effects. The magnitude of effects was assessed by considering the **Size/Scale**, (expressed in terms of **Small** or **Medium** or **Large**) **Geographical Extent** (expressed in terms of **Small** or **Medium** or **Large**), **Duration** (expressed as either **Short** or **Medium** or **Long** or **Permanent**) and **Reversibility** (expressed as either **Fully** or **Partially** or **Permanent**) of the proposed development. This information was then combined to arrive at an evaluation of the overall magnitude of effects on individual receptors. The effects were considered according to whether they were **adverse**, **neutral** or **beneficial**.

**Magnitude of Effects on Landscape Receptors**

The magnitude of effects on landscape receptors was determined according to the criteria set out in Appendix Table 6.
### Appendix Table 5: Magnitude or Nature of Change on Landscape Receptors: Definitions

<table>
<thead>
<tr>
<th>Summary of Effect</th>
<th>Criteria</th>
</tr>
</thead>
</table>
| **Very High Adverse** | The proposed site is very damaging to the landscape in that:  
  - At considerable variance with the landform, scale and pattern of the landscape.  
  - It is likely to degrade, diminish, or even destroy the integrity of a range of characteristic features and elements and their setting.  
  - It is substantially damaging to a high quality or highly vulnerable landscape, causing it to change and be considerably diminished in quality. Likely to be in a High sensitive landscape.  
  - It is unable to be mitigated.  
  - It is in serious conflict with Government policy in respect to enhancing landscape character and set out in the NPPF, or current Structure Plan Policies/LDP’s.  
  - The cumulative operations of other proposed sites results in an unacceptable loss or detriment to character.  
  - It is adverse to several of the key issues/priorities or strategies for the LCA. |
| **High Adverse**    | The proposed site is damaging to the landscape in that:  
  - At variance with the landform, scale and pattern of the landscape.  
  - It is likely to degrade or diminish the integrity of a range of characteristic features and elements and their setting.  
  - It is damaging to a high quality or highly vulnerable landscape, causing it to change and be diminished in quality. Likely to be in a High sensitive landscape.  
  - It is unable to be adequately mitigated.  
  - It is in conflict with Government policy in respect to enhancing landscape character and set out in NPPF, or current Structure Plan Policies/LDP’s.  
  - The cumulative operations of other proposed sites results in a substantial loss or detriment to character.  
  - It is adverse to some of the key issues/priorities or strategies for the LCA. |
| **Medium Adverse**  | The site is out of scale with the landscape, or at odds with the local pattern and landform in that:  
  - Probably not possible to fully mitigate for, that is mitigation will not prevent the scheme from scarring the landscape in the longer term as some features of interest will be partly destroyed or their setting reduced or removed. Likely to be in a High or Medium sensitive landscape.  
  - In conflict with national regional and local policy to respect and enhance landscape character across a wide range of character themes and set out in NPPF, or current Structure Plan Policies/LDP’s.  
  - The potential cumulative operations of other proposed sites results in a moderate loss or detriment to character.  
  - Adverse to a few (at least 2) of the issues/priorities or strategies for the LCA. |
| **Low Adverse**     | The site does not fit the landform and scale of the landscape in that:  
  - The proposal can probably not be completely mitigated for because of the nature of the proposal itself or the character of the landscape it is in. Likely to be in a Medium sensitivity landscape.  
  - In conflict with national regional and local policy to respect and enhance landscape character across few character themes and set out in NPPF, or current Structure Plan Policies/LDP’s.  
  - There is a potential of some cumulative effects of other proposed sites.  
  - At variance with some aspects of the LCA descriptions. |
| **Very Low Adverse**| The site does not quite fit the landform and scale of the landscape in that:  
  - The proposal can almost be completely mitigated for because of the nature of the proposal itself or the character of the landscape it is in. Likely to be in a Medium or Low sensitivity landscape.  
  - In partial conflict with national regional and local policy to respect and enhance landscape character across few character themes and set out in NPPF, or current Structure Plan Policies/LDP’s.  
  - There is a very slight potential of cumulative operations of other proposed sites.  
  - At variance with some minor aspects of the LCA descriptions. |
### Summary of Effect

<table>
<thead>
<tr>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neutral Effect</td>
</tr>
<tr>
<td>The proposal is likely to be able to complement and fit the scale, landform and pattern of the landscape in that:</td>
</tr>
<tr>
<td>- Mitigation measures are likely to ensure that the scheme will blend in well with surrounding landscape character components.</td>
</tr>
<tr>
<td>- Will probably maintain existing landscape character with specific planning conditions and in a Medium to Low sensitivity landscape.</td>
</tr>
<tr>
<td>- Likely to be in a degraded landscape or one with a restoration objective (identified in district/borough assessments).</td>
</tr>
<tr>
<td>- Likely to be isolated or small site with no cumulative effect from neighbouring operations.</td>
</tr>
<tr>
<td>Very Low Beneficial</td>
</tr>
<tr>
<td>The proposal will probably fit in the landform, pattern and historical use of the area.</td>
</tr>
<tr>
<td>- By incorporating measures for mitigation it will ensure that landscape character is marginally enhanced and improved, such as habitat creation, restoration of previously degraded landscape. Likely to be in a Medium or Low sensitivity Landscape.</td>
</tr>
<tr>
<td>- Could partially incorporate national, regional and local policy to enhance landscape character (on restoration) and set out in NPPF, or current Structure Plan Policies/LDP’s.</td>
</tr>
<tr>
<td>- Likely to be isolated or small site with no likely cumulative effect from neighbouring operations.</td>
</tr>
<tr>
<td>Low Beneficial</td>
</tr>
<tr>
<td>The proposal will probably fit well in the landform, pattern and historical use of the area.</td>
</tr>
<tr>
<td>- By incorporating measures for mitigation it will ensure that landscape character is enhanced and improved, such as habitat creation, restoration of previously degraded landscape. Likely to be in a Medium or Low sensitivity Landscape.</td>
</tr>
<tr>
<td>- Could incorporate national, regional and local policy to enhance landscape character (on restoration) and set out in NPPF, or current Structure Plan Policies/LDP’s.</td>
</tr>
<tr>
<td>- Likely to be isolated or relatively small site with no cumulative effect from neighbouring operations.</td>
</tr>
<tr>
<td>Medium Beneficial</td>
</tr>
<tr>
<td>The proposal will fit well in the landform, pattern and historical use of the area.</td>
</tr>
<tr>
<td>- By incorporating measures for mitigation it will ensure that landscape character is materially enhanced and improved, such as habitat creation, restoration of previously much degraded landscape. Likely to be in a Medium or High sensitivity Landscape.</td>
</tr>
<tr>
<td>- Incorporates a wide range of national, regional and local policies to enhance landscape character (on restoration) and set out in NPPF, or current Structure Plan Policies/LDP’s.</td>
</tr>
<tr>
<td>- Likely to be an isolated or small site with no cumulative effect from neighbouring operations.</td>
</tr>
</tbody>
</table>

### Magnitude of Effects on Visual Receptors

The magnitude of effects in relation to identified visual receptors was determined according to the criteria set out in Appendix Table 7.

### Appendix Table 6: Magnitude of Effects on Visual Receptors: Definitions

<table>
<thead>
<tr>
<th>Magnitude</th>
<th>Adverse</th>
<th>Beneficial</th>
</tr>
</thead>
<tbody>
<tr>
<td>HIGH / VERY HIGH</td>
<td>MEDIUM</td>
<td>LOW / VERY LOW</td>
</tr>
</tbody>
</table>
This classification system was used as a basis to ascertain the level or magnitude of change the visual receptors were likely to experience, modified by other factors such as distance from the site, obliqueness of view, intervening landform, vegetation and man-made structures.

**STAGE SIX**

**Significance of Effects: Combination of Magnitude of Change and Sensitivity**

Following the assessment of magnitude an assessment of the significance of effects was carried out by combining the level of the magnitude with overall assessed sensitivity values of the receptors present. This was presented in the form of a matrix table (see Appendix Table 8). The table was used to provide an indication of the overall level of Significance of Effects resulting from the development in relation to the localities landscape character or visual amenity. The effects were considered according to whether they were *adverse, neutral* or *beneficial*.

**Appendix Table 7: Significance of Effects: Correlation of Magnitude of Change with Sensitivity of Landscape or Visual Receptors**

<table>
<thead>
<tr>
<th>MAGNITUDE of Change</th>
<th>Higher Sensitivity</th>
<th>Moderate Sensitivity</th>
<th>Low Sensitivity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adverse</td>
<td>High</td>
<td>Severe Adverse</td>
<td>Substantial Adverse</td>
</tr>
<tr>
<td></td>
<td>Moderate</td>
<td>Substantial Adverse</td>
<td>Medium Adverse</td>
</tr>
<tr>
<td></td>
<td>Low</td>
<td>Medium Adverse</td>
<td>Minor Adverse</td>
</tr>
<tr>
<td>Neutral</td>
<td>Neutral</td>
<td>Neutral</td>
<td>Neutral</td>
</tr>
<tr>
<td>Beneficial</td>
<td>Low</td>
<td>Medium Beneficial</td>
<td>Minor Beneficial</td>
</tr>
<tr>
<td></td>
<td>Moderate</td>
<td>Substantial Beneficial</td>
<td>Medium Beneficial</td>
</tr>
</tbody>
</table>
APPENDIX C

ZONE OF THEORETICAL VISIBILITY – METHODOLOGY

A computer based study was used to establish the site’s potential visual envelope. The potential area of visibility for turbine is shown by the Zone of Theoretical Visibility (ZTV) plan on drawing number M10.171.05.

This study used Ordnance Survey digital 3D terrain Profile Data, and a detailed ground survey of the site. Computer models used specialised software (LSS, McCarthy Taylor Systems Ltd) to generate digital models of the landform to determine the site’s Zones of Theoretical Visual Influence (ZTV), based on mathematically generated vertical angles of view. No detailed level information was included for built structures, tree blocks, individual trees and hedges. These elements would generally obscure views where they intervene between the viewer and the viewed object. The ZTV therefore shows a worst-case scenario, with many of the predicted views, particularly distant ones, not likely to be present.

The computer study helps to objectively define the magnitude of visual effect the proposed development might have, by linking potential effect to the vertical angle subtended at the viewpoint by the top and bottom extremities of the object that is viewable, from which a ‘contour’ model is generated. This gives a visual measure of how much of a given vertical field of view is occupied by the object when viewed from different locations. This method automatically takes into account effects of distance from the site (i.e. an object close to the viewer occupies a greater vertical angle [field of view] than a feature further away). Where a zero value is returned, the viewpoint lies outside or on the edge of the Visual Envelope, delineating the areas from which views are not thought to be possible (un coloured).

FIGURE 1: A Diagram to Illustrate Vertical Angles

The following table shows how vertical angles of viewed objects relate to a person’s vertical field of view and the potential for an object to effect on the viewer. This table shows the mathematical relationship between a 12 metre high object, its distance from the viewer and the vertical angle it would subtend compared to the main vertical field of view of the viewer.
Appendix Table 8: Mathematical Table to Show the Vertical Angle a 12 Metre High Object Would Visually Subtend at Various Distances

<table>
<thead>
<tr>
<th>Distance From Viewer of 12m high object</th>
<th>Vertical Angle Subtended (Total Field of View = @ 90°)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.0 Km</td>
<td>0.07°</td>
</tr>
<tr>
<td>6.8 Km</td>
<td>0.1°</td>
</tr>
<tr>
<td>3.5 Km</td>
<td>0.2°</td>
</tr>
<tr>
<td>2.3 Km</td>
<td>0.3°</td>
</tr>
<tr>
<td>1.0 Km</td>
<td>0.7°</td>
</tr>
<tr>
<td>0.7 Km</td>
<td>1.0°</td>
</tr>
<tr>
<td>0.5 Km</td>
<td>1.4°</td>
</tr>
<tr>
<td>0.2 Km</td>
<td>3.0°</td>
</tr>
<tr>
<td>0.1 Km</td>
<td>6.8°</td>
</tr>
</tbody>
</table>

Based on experience, photographic studies and the mathematical table, certain ‘contour’ values were assessed as potentially indicating differences in magnitude of effect. A classification system using six ‘contour’ values was used to relate vertical angles to levels of magnitude. These classifications were used to inform the assessment process to help distinguish possible differences in magnitudes of effect from various locations within the Study Area- those where the angle of view subtended the largest angle being likely to receive the highest magnitudes of effect. Conversely, those where the angle of view subtended the smallest angle being likely to receive the lowest magnitudes of effect.
Key Characteristics

- Well-wooded farmland landscape with rolling landform.
- Ancient landscape pattern of small fields, winding lanes and dispersed, isolated hamlets.
- Contrasting patterns of well-hedged, irregular fields and small woodlands interspersed with larger semiregular fields on former deer parks and estates, and a geometric pattern on former commons.
- Numerous areas of former wood-pasture with large, old, oak trees, often associated with heathland remnants.
- Narrow, meandering river valleys with long river meadows.
- North-eastern industrial area based around former Warwickshire coalfield, with distinctive colliery settlements.
- North-western area dominated by urban development and associated urban edge landscapes.
Industrial Arden

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

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

Information taken from Warwickshire Landscape Guidelines 1993
NORTH WARWICKSHIRE BOROUGH COUNCIL
Landscape Character Assessment
Character Area 4: Baddesley to Hartshill Upland

Key Characteristics
- Steeply undulating landscape.
- Distinct and unified upland landscape on steeply sloping, undulating rock scarp.
- Complex land use pattern of settlement, woodland, recreation, quarrying, associated industry and farmland.
- Heavily wooded; ancient older oak / birch woodland and younger mixed plantations.
- Pockets of permanent pasture in small hedged fields survive on the steeper slopes around the settlement fringes, bounded by ancient, often overgrown hedgerows of hazel and holly (former wood pasture).
- Extensive areas of historic and modern rock quarrying.

Leicestershire: For Landscape Character Areas see Figure 6

**Figure 5**
The proposed extension with Western Restoration Landform - Zones of Theoretical Visibility

Zones of (Theoretical) Visual Influence

Areas where views of the development are likely to have significant impact

- >3.0°
- 1.0-3.0°
- 0.3-1.0°
- 0.2-0.3°
- 0.0-0.2°

Legend

- Application Area / Proposed Extension Area and Western Landform
- Assessment Zones

Notes:

- The critical angle of views is the theoretical angle the site forms when viewed from a specific location. The edge of the shaded areas define the critical views.
- The zones are based on the relationship between the critical angle and the distance to the site.
- The shaded areas represent zones of theoretical visibility, indicating areas where the development may have a significant visual impact.

Drawing Status:

- FINAL

Project:

- MANCETTER QUARRY PROPOSED EXTENSION

Client:

- Lafarge Tarmac Limited

Title:

- Proposed Extension with Western Restoration Landform - Zones of Theoretical Visibility

Date:

- July 2014

Scale:

- 1:25,000 @A2

Drawn:

- LMB/SMC

Checked:

- RJS

Drawing No.:

- M13.133a(1).D.030

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E: info@pleydeLLsmithyman.co.uk
www.pleydeLLsmithyman.co.uk
### Assessment Zone 1

#### Principal Potential Receptors

<table>
<thead>
<tr>
<th></th>
<th></th>
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<td>High</td>
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<td>Low</td>
</tr>
<tr>
<td>Oldbury Quarry Plant Site</td>
<td></td>
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<td>Oldbury Village</td>
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<td>Medium</td>
<td>Neutral</td>
<td>High</td>
<td>Medium</td>
<td>Low</td>
</tr>
</tbody>
</table>

#### Existing Receptors from Properties/ Settlements/ Commercial

- Purley Chase Lane - Chase Cottage, Keepers Cottage, Coachman’s Cottage, Oldbury Farm, High View, Delamere (residents/visitors to the Purley Chase and Delamere Centre and residents of 1 & 2 The Lodge, The Sycamores, The Mews and Oldbury Bungalow).

#### Existing Receptors from Public Rights of Way

- Footpath AE108 (abutting southern site boundary).
- Bridleway AE109 within the Golf Course.

#### Existing Receptors from Public Open Space/Golf Courses

- Purley Chase Golf Course.
- Purley Chase Golf Course (beneficial).

#### Existing Receptors from Roads and Railway/ Canal

- Oldbury Road.

---

**Final Drawing**

**Drawing Status:** FINAL

**Project:** Mancetter Quarry Proposed Extension

**Client:** Lafarge Tarmac Limited

**Title:** Viewpoint Photographs - Zone 1 - Sheet 1

**Date:** July 2014

**Scale:** NTS @ A3

**Drawn:** RGD

**Checked:** RJS

**Drawing No.:** M13.133(a).D.032

**Notes:** This drawing may not be used without consent of Pleysell Smithyman Limited 20a The Wharfage, Ironbridge Shropshire Telford TF4 7NH T: 01952 433211 F: 01952 433323 E: pleysellsmithyman.co.uk www.pleysellsmithyman.co.uk
### ASSESSMENT ZONE 1

#### Existing Development Operational Stage

<table>
<thead>
<tr>
<th>Principal Potential Receptors</th>
<th>Magnitude of Impact</th>
<th>Visual Impact Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oldbury Quarry Plant Site</td>
<td>High</td>
<td>Medium</td>
</tr>
<tr>
<td>Oldbury Quarry</td>
<td>Medium</td>
<td>Low</td>
</tr>
<tr>
<td>Purley Chase Golf Course</td>
<td>Low</td>
<td>Minor</td>
</tr>
</tbody>
</table>

#### Existing Development Post Restoration (Beneficial)

<table>
<thead>
<tr>
<th>Principal Potential Receptors</th>
<th>Magnitude of Impact</th>
<th>Visual Impact Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oldbury Quarry Plant Site</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Oldbury Quarry</td>
<td>Medium</td>
<td>Neutral</td>
</tr>
<tr>
<td>Purley Chase Golf Course</td>
<td>Low</td>
<td>Minor</td>
</tr>
</tbody>
</table>

### Assessments from Properties/ Settlements/ Commercial

- **Adjacent to Purley Chase Lane**: Chase Cottage, Coachman's Cottage, Oldbury Farm, High View, Keepers Cottage, Coachman's Cottage, Oldbury Farm, High View, residents/visitors to the Purley Chase Centre and Fairways.

### Assessments from Public Rights of Way

- **Footpath AE108 (abutting southern site boundary)**: Moderate - Low - Minor - Low - Minor - Low - Medium - Neutral - Low - Medium - Neutral - Medium.

### Assessments from Public Open Space/Golf Courses


### Assessments from Roads and Railway Line/ Canal

- **Purley Chase Lane**: Moderate - Low - Minor - Low - Minor - Medium - Neutral - Neutral - Medium - Neutral - Medium.
ASSESSMENT ZONE 2

Principals:

Potential Receptors Include:

- Receptors
- Potential
- Receptors
- Sensitivity
- Magnitude of Impact
- Visual Impact
- Significance
- Magnitude of Impact
- Visual Impact
- Significance
- Magnitude of Impact
- Visual Impact
- Significance
- Magnitude of Impact
- Visual Impact
- Significance

RECEPTORS FROM PROPERTIES/SETTLEMENTS/COMMERCIAL

- Properties along the northern edge of Ridge Lane, including those to the north of Wakefield Close and upper floors within Arden Forest House.
- Includes properties off Lickey End Road.
- Manor House Farm, Ox Hayes Farm, and Coleshill Road (including 1 Coleshill Road).
- Ansley Hall (including 1 Coleshill Road).
- Hayes Farm, Manor House Farm complex (including Well Cottages and New Park Cottages) and Slack’s Farm.
- RECEPTORS FROM PUBLIC RIGHTS OF WAY
- Eastern section of Centenary Way.
- Western section of Centenary Way.
- Central section of footpath from Ridge Lane to Church End.
- Southern section of B4114 Coleshill Road.

RECEPTORS FROM ROADS AND RAILWAY (LINE/CANAL)

- Small section of Monks Park Lane and Ridge Lane.
- Small section of Arden Forest Lane.

EXISTING DEVELOPMENT OPERATIONAL STAGE

EXISTING DEVELOPMENT POST RESTORATION (beneficial)

STAGE 1 - PROPOSED DEVELOPMENT LANDFORM CONSTRUCTION AND INITIAL PHASE

STAGE 2 - PROPOSED DEVELOPMENT OPERATIONAL PHASES POST LANDFORM CREATION

STAGE 3 - PROPOSED DEVELOPMENT POST RESTORATION (beneficial)

LIQUIDATION:

EXISTING DEVELOPMENT OPERATIONAL STAGE

EXISTING DEVELOPMENT POST RESTORATION (beneficial)

STAGE 1 - PROPOSED DEVELOPMENT LANDFORM CONSTRUCTION AND INITIAL PHASE

STAGE 2 - PROPOSED DEVELOPMENT OPERATIONAL PHASES POST LANDFORM CREATION

STAGE 3 - PROPOSED DEVELOPMENT POST RESTORATION (beneficial)

LIQUIDATION:

RECEPTORS FROM PROPERTIES/SETTLEMENTS/COMMERCIAL

- Properties along the northern edge of Ridge Lane, including those to the north of Wakefield Close and upper floors within Arden Forest House.
- Includes properties off Lickey End Road.
- Manor House Farm, Ox Hayes Farm, and Coleshill Road (including 1 Coleshill Road).
- Ansley Hall (including 1 Coleshill Road).
- Hayes Farm, Manor House Farm complex (including Well Cottages and New Park Cottages) and Slack’s Farm.

RECEPTORS FROM PUBLIC RIGHTS OF WAY

- Eastern section of Centenary Way.
- Western section of Centenary Way.
- Central section of footpath from Ridge Lane to Church End.
- Southern section of B4114 Coleshill Road.

RECEPTORS FROM ROADS AND RAILWAY (LINE/CANAL)

- Small section of Monks Park Lane and Ridge Lane.
- Small section of Arden Forest Lane.

STAGE 1 - PROPOSED DEVELOPMENT LANDFORM CONSTRUCTION AND INITIAL PHASE

STAGE 2 - PROPOSED DEVELOPMENT OPERATIONAL PHASES POST LANDFORM CREATION

STAGE 3 - PROPOSED DEVELOPMENT POST RESTORATION (beneficial)

LIQUIDATION:

EXISTING DEVELOPMENT OPERATIONAL STAGE

EXISTING DEVELOPMENT POST RESTORATION (beneficial)

STAGE 1 - PROPOSED DEVELOPMENT LANDFORM CONSTRUCTION AND INITIAL PHASE

STAGE 2 - PROPOSED DEVELOPMENT OPERATIONAL PHASES POST LANDFORM CREATION

STAGE 3 - PROPOSED DEVELOPMENT POST RESTORATION (beneficial)

LIQUIDATION:

RECEPTORS FROM PROPERTIES/SETTLEMENTS/COMMERCIAL

- Properties along the northern edge of Ridge Lane, including those to the north of Wakefield Close and upper floors within Arden Forest House.
- Includes properties off Lickey End Road.
- Manor House Farm, Ox Hayes Farm, and Coleshill Road (including 1 Coleshill Road).
- Ansley Hall (including 1 Coleshill Road).
- Hayes Farm, Manor House Farm complex (including Well Cottages and New Park Cottages) and Slack’s Farm.

RECEPTORS FROM PUBLIC RIGHTS OF WAY

- Eastern section of Centenary Way.
- Western section of Centenary Way.
- Central section of footpath from Ridge Lane to Church End.
- Southern section of B4114 Coleshill Road.

RECEPTORS FROM ROADS AND RAILWAY (LINE/CANAL)

- Small section of Monks Park Lane and Ridge Lane.
- Small section of Arden Forest Lane.
### Mancetter Quarry Proposed Extension

**Figure 13.1**

**Zone 3 - Viewpoint 9** - View from Purley Chase Lane at Purley Park

**Zone 3 - Viewpoint 10** - View from Coventry Canal bridge, Purley Chase Lane

---

#### ASSESSMENT ZONE 3

<table>
<thead>
<tr>
<th>Potential Nuisances</th>
<th>Stage 1 - Pre-Operational Post-Restoration (beneficial)</th>
<th>Stage 2 - Proposed Development Post-Restoration (beneficial)</th>
<th>Stage 3 - Proposed Development Post-Restoration (beneficial)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Stage 1 - Pre-Operational Post-Restoration (beneficial)</td>
<td>Stage 2 - Proposed Development Post-Restoration (beneficial)</td>
<td>Stage 3 - Proposed Development Post-Restoration (beneficial)</td>
</tr>
</tbody>
</table>
| Properties Adjacent to Properties/Settlements/Commercial: 
Adjacent to Purley Chase Lane, Steppey Lane, and Quarry Lane. 
Including Green Hills, Quarry Cottage, Quarry Farm, 
Whitegates Farm, Troutbeck Manor Farm, Canal Cottage, Railway Cottage and nearby allotments. | High | Low | Moderate | Low | Low | Low | Medium | Low | Medium | Low | Medium | Low | Medium |
| Properties along the southern outskirts of Mancetter 
Including odd number properties (41-95) along Old Farm Road. | High | Low | Neutral | Medium | Low | Medium | Low | Medium | Low | Medium | Low | Medium | Low | Medium |
| Public Rights of Way: 
Initial sections of Public Rights of Way that join with Quarry Lane and the footpath that links Quarry Lane with Mancetter via Rose Hill Farm. | Moderate | Low | Neutral | Low | Low | Low | Medium | Low | Medium | Low | Medium | Low | Medium |
| Bridleway that links the Country Park with Quarry Lane adjacent to Quarry Farm. | Moderate | Low | Minor | Low | Low | Low | Medium | Low | Medium | Low | Medium | Low | Medium |
| Small section of bridleway and footpath within Atherstone Golf Course. | Moderate | Low | Minor | Low | Low | Low | Medium | Low | Medium | Low | Medium | Low | Medium |
| Roads and Railway Line/Canal: 
Purley Chase Lane, Steppey Lane, and Quarry Lane. | Moderate | Low | Neutral | Low | Low | Low | Medium | Low | Medium | Low | Medium | Low | Medium |
| Small section of the Coventry Canal. | Moderate | Low | Minor | Low | Low | Low | Medium | Low | Medium | Low | Medium | Low | Medium |
| Nuneaton to Atherstone railway line (West Coast Main Line). | Low | Low | Negligible | Low | Low | Low | Medium | Low | Medium | Low | Medium | Low | Medium |

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**Viewpoint Photographs**

**Zone 3 - Sheet 1**

- Harthill Hayes Country Park
- Oldbury Quarry Plant Site
- Oldbury Quarry
- Purley Chase Golf Course

---

**EXISTING DEVELOPMENT**

**EXISTING DEVELOPMENT POST-RESTORATION**

**PROPOSED DEVELOPMENT LANDFORM CONSTRUCTION AND INITIAL PHASES**

**PROPOSED DEVELOPMENT OPERATIONAL PERIOD/POST LANDFORM CREATION**

**PROPOSED DEVELOPMENT POST-RESTORATION (beneficial)**

**EXISTING DEVELOPMENT POST-RESTORATION (beneficial)**

---

**REV** | **AMD** | **NOTES** | **DATE**

---

**DRAWING STATUS**

**FINAL**

**PROJECT**

**MANCETTER QUARRY PROPOSED EXTENSION**

**CLIENT**

Lafarge Tarmac Limited

**TITLE**

Viewpoint Photographs - Zone 3 - Sheet 1

**DATE**

July 2014

**SCALE**

NTS @ A3

**DRAWN**

RJG

**CHECKED**

RJS

**DRAW NO.**

M13.133(a).D.035

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**PleydellSmithyman**

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www.pleydellsmithyman.co.uk
## Mancetter Quarry Proposed Extension

### Zone 3 - Viewpoint Photographs

#### Zone 3 - Viewpoint 11 - View from Mancetter Crossing on Purley Chase Lane

#### Zone 3 - Viewpoint 12 - View from Public Right of Way

### ASSESSMENT ZONE 3

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<tr>
<td>stage 1 - proposed development landform construction and initial phases</td>
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<tr>
<td>stage 2 - proposed development operational phases/post landform creation</td>
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<tr>
<td>stage 3 - proposed development post restoration (beneficial)</td>
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<td>low</td>
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</table>

### RECEPTORS FROM PROPERTIES/SETTLEMENTS/COMMERCIAL

- Properties adjacent to Purley Chase Lane, Steppey Lane, Quarry Lane, Green Hills, Quarry Cottage, Quarry Farm, Whitegates Farm, Stoneridge Meadow, Hillside Meadow Farm, Bardon Manor Farm, Canal Cottage, Railway Cottage and Rose Hill Farm.

### RECEPTORS FROM PUBLIC RIGHTS OF WAY

- Initial sections of Public Rights of Way that join with Quarry Lane and the footpath that links Quarry Lane with Mancetter via Rose Hill Farm.

### RECEPTORS FROM PUBLIC OPEN SPACE/GOLF COURSES

- Western section of Hartshill Hayes Country Park and the Bridleway that links the Country Park with Quarry Lane adjacent to Quarry Farm.

### RECEPTORS FROM ROADS AND RAILWAY LINE/CANAL

- Purley Chase Lane, Steppey Lane and Quarry Lane.

### EXISTING DEVELOPMENT POST RESTORATION (beneficial)

- Landform construction and initial phases.

### PROPOSED DEVELOPMENT POST LANDFORM CREATION

- Operational phases/post landform creation.

### PROPOSED DEVELOPMENT POST RESTORATION (beneficial)

- Stage 1 - Proposed development landform construction and initial phases.

### DRAWING STATUS

#### FINAL

**PROJECT**
Mancetter Quarry Proposed Extension

**CLIENT**
Lafarge Tarmac Limited

**TITLE**
Viewpoint Photographs - Zone 3 - Sheet 2

**DATE**
July 2014

**SCALE**
NTS @ A3

**DRAWN**
RGG

**DRAWN NO.**
M13.133(a).D.036

**NOTES**

**DATE**

**REV**
**ASSESSMENT ZONE 4**

### Principal Potential Receptors

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<th>Property/Location</th>
<th>Impact Magnitude</th>
<th>Impact Significance</th>
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<tbody>
<tr>
<td>Properties alongside Quarry lane including Mancetter Farm, The Barn, Athena, Glanrafon, Greensleeves, The Vicarage, Manor View, Manor Farm House and 1-3 Quarry Lane.</td>
<td>High Low Medium Low</td>
<td>Neutral Medium Low Medium Neutral Low Neutral Medium</td>
</tr>
<tr>
<td>Public Rights of Way</td>
<td>Moderate Low Minor Low Minor Low Minor Low Minor Low Minor Low Minor</td>
<td>Neutral Low Neutral Low Neutral Low Neutral Low Neutral Low Neutral Low Neutral Low Neutral</td>
</tr>
<tr>
<td>Public Open Spaces/Golf Courses</td>
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<tr>
<td>Roads and Railway Line/Canal</td>
<td>Moderate Low Minor Low Neutral Low Minor Low Minor Low Minor Low Minor</td>
<td>Neutral Low Neutral Low Neutral Low Neutral Low Neutral Low Neutral Low Neutral Low Neutral</td>
</tr>
</tbody>
</table>

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### Diagrams

- **Zone 4 - Viewpoint 14 - View from Atherstone Road at Cherrytree Farm/Coventry Canal Bridge**
- **Zone 4 - Viewpoint 15 - View from Nuneaton Road to the South-West of Garden Building Centre**

---

**Table:**

<table>
<thead>
<tr>
<th>Stage</th>
<th>Existing Development Operational Stage</th>
<th>Stage 1 - Proposed Development Landform Construction and Initial Phases</th>
<th>Stage 2 - Proposed Development Operational Phase / Post Landform Creation</th>
<th>Stage 3 - Proposed Development Post Restoration (beneficial)</th>
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</thead>
<tbody>
<tr>
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**Drawing Status:**

- **FINAL**
- **CLIENT:** Lafarge Tarmac Limited
- **TITLE:** Viewpoint Photographs - Zone 4 - Sheet 1

---

**NOTES:**

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  - T: 01922 433211  F: 01922 433323
  - E: pleydellsmithyman.co.uk
  - www.pleydellsmithyman.co.uk

---

**Drawing Details:**

- **DRAWN:** RGD
- **CHECKED:** RJS
- **DRAWN NO:** M13.133(a).D.038
- **SCALE:** NTS @ A3
- **DATE:** July 2014
### ASSESSMENT ZONE 4

**Principal Potential Receptors Include:**
- Properties alongside Quarry Lane including Mancetter Farm, The Barn, Athena, Glanrafon, Greensleeves, The Vicarage, the Old Vicarage, Manor Farm House and 1-3 Quarry Lane.
- Footpath that links Hartshill Hayes Country Park with the northern outskirts of Hartshill Green.
- Eastern section of Hartshill Hayes Country Park.
- Quarry Lane between the slagheap and Mancetter.
- Small section of the Coventry Canal.
- Bureaux to Atherstone railway line (Midland Main Line).

#### Existing Development

<table>
<thead>
<tr>
<th>RECEPTORS FROM PROPERTIES/SETTLEMENTS/COMMERCIAL</th>
<th>Magnitude of Impact</th>
<th>Magnitude of Visual Impact</th>
<th>Significance</th>
</tr>
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<tbody>
<tr>
<td>Properties alongside Quarry Lane including Mancetter Farm, The Barn, Athena, Glanrafon, Greensleeves, The Vicarage, the Old Vicarage, Manor Farm House and 1-3 Quarry Lane.</td>
<td>High</td>
<td>Low</td>
<td>Medium</td>
</tr>
<tr>
<td>Footpath that links Hartshill Hayes Country Park with the northern outskirts of Hartshill Green.</td>
<td>Moderate</td>
<td>Low</td>
<td>Minor</td>
</tr>
<tr>
<td>Eastern section of Hartshill Hayes Country Park</td>
<td>High</td>
<td>Low</td>
<td>Medium</td>
</tr>
<tr>
<td>Quarry Lane between the slagheap and Mancetter</td>
<td>Moderate</td>
<td>Low</td>
<td>Minor</td>
</tr>
<tr>
<td>Small section of the Coventry Canal.</td>
<td>Moderate</td>
<td>Low</td>
<td>Minor</td>
</tr>
<tr>
<td>Bureaux to Atherstone railway line (Midland Main Line).</td>
<td>Low</td>
<td>Low</td>
<td>Negligible</td>
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</table>

#### Stage 1 – Proposed Development

<table>
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<th>RECEPTORS FROM PROPERTIES/SETTLEMENTS/COMMERCIAL</th>
<th>Magnitude of Impact</th>
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</tr>
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<td>Bureaux to Atherstone railway line (Midland Main Line).</td>
<td>Low</td>
<td>Low</td>
<td>Negligible</td>
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</table>

#### Stage 2 – Proposed Development

<table>
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<tr>
<th>RECEPTORS FROM PROPERTIES/SETTLEMENTS/COMMERCIAL</th>
<th>Magnitude of Impact</th>
<th>Magnitude of Visual Impact</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Properties alongside Quarry Lane including Mancetter Farm, The Barn, Athena, Glanrafon, Greensleeves, The Vicarage, the Old Vicarage, Manor Farm House and 1-3 Quarry Lane.</td>
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<tr>
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<tr>
<td>Bureaux to Atherstone railway line (Midland Main Line).</td>
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<td>Low</td>
<td>Negligible</td>
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</table>

#### Stage 3 – Proposed Development

<table>
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<tr>
<th>RECEPTORS FROM PROPERTIES/SETTLEMENTS/COMMERCIAL</th>
<th>Magnitude of Impact</th>
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<td>Low</td>
<td>Medium</td>
</tr>
<tr>
<td>Quarry Lane between the slagheap and Mancetter</td>
<td>Moderate</td>
<td>Low</td>
<td>Minor</td>
</tr>
<tr>
<td>Small section of the Coventry Canal.</td>
<td>Moderate</td>
<td>Low</td>
<td>Minor</td>
</tr>
<tr>
<td>Bureaux to Atherstone railway line (Midland Main Line).</td>
<td>Low</td>
<td>Low</td>
<td>Negligible</td>
</tr>
</tbody>
</table>